Stockbridge

Where Community Connects

STOCKBRIDGE

PLANNING COMMISSION

BOARD MEMBERS

Trameka Walker, Chair

Vacant, Vice-Chair

Stanley Dumas

David Planchon

Anthony Mitten

Harold Thibodeaux

ADMINISTRATION

Ryan Anderson
Community Development Director

Veronica Green
Chief Planner

Linda Logan
Senior Planner, Secretary

Gordon Linton,
Senior Planner

Brennen Reilly,
GIS Analyst / Planner II

Valerie Ross, Attorney

Planning Commission Meeting Agenda December 2, 2025 6:30 PM

STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

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AGENDA
PLANNING COMMISSION MEETING
CITY OF STOCKBRIDGE

TUESDAY, DECEMBER 2, 2025 6:30 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. ADOPTION OF THE AGENDA

VI. APPROVAL OF MINUTES

Planning Commission Summary Minutes for June 26, 2025

NEW BUSINESS

Item # 1 - FINAL PLAT CASE #FP-2025-01. (Council District 5)
Consideration of the proposed final plat for the creation of a mixed residential subdivision (with townhomes and single-family detached homes) on property at 1448 and 1468 Flippen Road. The final plat has been approved by the Community Development Staff, and it now requires the Planning Commission Chairman's signature prior to being officially recorded at Henry County Superior Court. Property Owners of 1448 Flippen Road: William K. Reichert and Brenda A. Reichert. Property Owner of 1468 Flippen Road: Willard D. Gilreath. Applicant: Land Buyers of America, LLC. Agent: Michael Kaner. The property is located in Land Lots 11 and 12 of District 6, and it contains 21.771 +/- acres.
Presented by: Linda Logan

VIII. PUBLIC HEARING

Item # 1 - SPECIAL USE PERMIT CASE #SP-2025-04. (Council District 4.)
Consideration of a request for a special use permit for a portion of the property at 4498 North Henry Boulevard to allow the development and operation of a quick-serve restaurant with drive-through windows and / or lanes. Property Owner: City of Stockbridge. Applicant: Royal TH, LLC. Agent: Battle Law, PC. Proposed Business: Tim Wharton's, a coffee restaurant. Zoning District: C-2 (General Commercial). The property is located in Land Lot 61 of District 12 within the Stockbridge City Limits, and it contains 1.32 +/- acres. The applicant intends to develop only a 0.8-acre portion of the property.
Presented by: Gordon Linton

Item # 2 - ZONING MODIFICATION CASE #ZM-2025-02. (Council District 4.) Consideration of a request for a zoning modification to Rezoning Case #RZ-2023-02 for property at 258 and 264 Valley Hill Road, plus Parcel #S08-01020000, for the purposes of 1) increasing the number of subdivision lots from 16 to 28, and 2) changing the location and types of amenities to be included within the subdivision. Zoning District: SR (Suburban Residential). Property Owners: Claudia Perez Granados (for 258 Valley Hill Road) and Alejandro Granados Encinales (for 264 Valley Hill Road and Parcel #S08-01020000). Applicants: Claudia Perez Granados and Alejandro Granados Encinales. Agent: Jacqueline Funicello. The property is located in Land Lot 92 of District 12 within the Stockbridge City Limits, and it contains 17.062 +/- total acres within three parcels, as are described below.

- **258 Valley Hill Road (Parcel #S09-06010000)--Contains 2.2492 +/- acres.**
- **264 Valley Hill Road (Parcel #S08-01010000)--Contains 6.5254 +/- acres**
- **Unaddressed Parcel (Parcel #S08-01020000)--Contains 8.2874 +/- acres).**

Presented by: Gordon Linton

Item # 3 - ANNEXATION CASE #AX-2025-02. (Property would be located in Council District 5.)
Consideration of a request for the annexation, using the 100 percent annexation method, of the property at 2220 Jodeco Road (off Feucht Drive), plus the adjacent Parcel #052-01020001, from unincorporated Henry County into the Stockbridge City Limits. Purpose: To allow for the construction of a multifamily (apartment) development. Property Owner: Kenneth J. Butcher as representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, and Debra C. Butcher. Applicant: Emory Equity, LLC. Agent: Dennis J. Webb, Attorney with the law firm of Smith, Gambrell & Russell, LLP. The property is located in Land Lot 51 of District 6, and it contains two parcels, as are listed below, with 24.995 + / - total acres.

~ 2220 Jodeco Road -- Contains 21.494 +/- acres.
~ Parcel #052-01020001 – Contains 3.501 +/- acres.

Presented by: Gordon Linton

Item # 4 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-03. (Property would be located in Council District 5.)
Consideration of a request for a Comprehensive Plan Amendment for property at 2220 Jodeco Road (off Feucht Drive), plus the adjacent Parcel #052-01020001, if and after the property is annexed into the Stockbridge City Limits. The property currently has the Henry County future land use designation of "High-Density Mixed-Use", and the applicant requests that it be assigned the City of Stockbridge's future land use designation of "High-Density Residential." Purpose: To allow for the construction of a multifamily (apartment) development. Property Owner: Kenneth J. Butcher as representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, and Debra C.

Butcher. Applicant: Emory Equity, LLC. Agent: Dennis J. Webb, Attorney with the law firm of Smith, Gambrell & Russell, LLP. The property is located in Land Lot 51 of District 6, and it contains two parcels, as are listed below, with 24.995 + / - total acres.

~ 2220 Jodeco Road -- Contains 21.494 +/- acres.

~ Parcel #052-01020001 – Contains 3.501 +/- acres.

Presented by: Gordon Linton

Item # 5 - REZONING CASE #RZ-2025-04. (Property would be located in Council District 5.)

Consideration of a request for the rezoning of the property at 2220 Jodeco Road (off Feucht Drive), plus the adjacent Parcel #052-01020001, if and after the property is annexed into the Stockbridge City Limits. The property's current Henry County zoning district is 'C-3' (Heavy Commercial), and the applicant requests that the property be assigned the City of Stockbridge's zoning district of 'MFR' ("Multiple Family Residential"). Purpose: To allow for the construction of a multifamily (apartment) development. Property Owner: Kenneth J. Butcher as representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, and Debra C. Butcher. Applicant: Emory Equity, LLC. Agent: Dennis J. Webb, Attorney with the law firm of Smith, Gambrell & Russell, LLP. The property is located in Land Lot 51 of District 6, and it contains two parcels, as are listed below, with 24.995 + / - total acres.

~ 2220 Jodeco Road -- Contains 21.494 +/- acres.

~ Parcel #052-01020001 – Contains 3.501 +/- acres.

Presented by: Gordon Linton

IX. STAFF COMMENTS

X. BOARD COMMENTS

XI. PROJECT UPDATES

XII. ADJOURN

City of Stockbridge

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

SUMMARY MINUTES
PLANNING COMMISSION
THURSDAY, JUNE 26, 2025 AT 6:30 p.m.

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

ADMINISTRATION:
Ryan Anderson, Community Dev. Director
Valerie Ross, City Zoning Attorney
Veronica Green, Chief Planner
Linda Logan, Senior Planner / PC Secretary
Gordon Linton, Senior Planner

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

II. INVOCATION – Given by Stanley Dumas.

III. PLEDGE OF ALLEGIANCE – Done in unison.

IV. ROLL CALL (Taken by Linda Logan): **Present:** **Absent:**

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

A quorum of Board members was present.

V. ADOPTION OF THE AGENDA

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

VI. APPROVAL OF MINUTES – May 22, 2025 Summary Minutes.

A motion to approve the May 22, 2025 Summary Minutes was made by Anthony Mitten. Harold Thibodeaux and Trameka Walker seconded the motion. A vote was taken, and the Minutes were unanimously approved.

VII. 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.

Staff Presentation – A joint staff presentation of AX-2025-01, CP-2025-01, and RZ-2025-01 was made by Linda Logan. She described the existing two parcels and gave an overview of the proposed development. The development would be named "Hanover Park", and it would be a mixed residential development with 31 single-family dwellings and 120 townhome units, for a total of 150 units, at a density of 6.94 units per acre. Ms. Logan said that all units would have three bedrooms, 2 baths, and two-car garages. The proposed homes would have 1,600 to 2,000 square feet, with brick and hardiboard facades. The proposed amenities included a pool with a clubhouse, a golf putting green, a tot lot, tennis or pickleball courts, and a community sports field. The applicant submitted two site plans, including a colored site plan and a black-and-white site plan. The title of the site plans was "Annexation & Rezoning Plan for Hanover Park", prepared for Land Buyers of America GA, LLC, and prepared by Elite Engineering as Project No. 24040 on 4/30/25. The site plans would serve as the PUD Master Plan for the proposed development. Ms. Logan gave an analysis of each case. The Staff recommended Approval for both AX-2025-01 and CP-2025-01, and it recommended Approval With Conditions for RZ-2025-01, with five conditions.

Board Questions:

1. Anthony Mitten—Mr. Mitten asked whether the applicant was going to submit

a traffic impact study. Ms. Logan said that that would be a question for the applicant.

2. Stanley Dumas—Mr. Dumas asked whether this project could be accomplished in Henry County, without an annexation. Ms. Logan said that she did not know whether the applicant had applied with Henry County; and that the applicant could comment on why he decided to apply with the City of Stockbridge. Mr. Dumas observed the proposed development looks similar to a another mixed residential development that has been built north of this site, still within Henry County; so he was curious as to whether the same thing could be done on this site, without annexation. Ms. Logan replied that that was possible, but that the applicant had chosen to apply for annexation. Mr. Dumas said that the annexation would further exacerbate the balance of commercial versus residential properties in the City of Stockbridge. The burden is heavily skewed now toward residential property owners, and to continue to add residential properties does not help that situation, at all. Mr. Dumas said that he was not questioning this development itself, but he wondered whether it needed to be located in the City. Ms. Logan said that that was for the Council to decide.

3. Jayden Williams—Mr. Williams said that he echoed Mr. Dumas' sentiments, because he stood with that, as well.

Applicant's Presentation—This was given by Jonathan Jones, an engineer with Elite Engineering (from 300 W.I. Parkway in Dallas, GA, 30132). Mr. Jones said that he was willing to prepare a traffic study. The proposed homes would be a minimum of 1,800 square feet in size, not 1,600 square feet. There would be a parkway-style entrance. He said that the applicant thought that Stockbridge had a better marketing image than unincorporated Henry County. The applicant wants a gated community. The proposed name of the development is "Hanover Park."

Board Questions and Comments:

1. Jayden Williams—Mr. Williams asked whether a traffic impact study had been done. The applicant said that after talking with neighbors, the applicant decided to locate the proposed single-family homes around the perimeter. Would the property values decrease due to the townhomes coming? The applicant said that the neighboring single-family homes were older homes, and that the proposed townhomes would be of significant value. There were no plans to allow for any rentals.

2. Trameka Walker—Ms. Walker said that she loves all of the proposed amenities. She was concerned, though, that the amenities would cause an increase in the cost of the homes. Mr. Jones said that the single-family units would sell for $400,000 to $500,000, and the townhomes would sell for the high $300,000s to $400,000. The applicant tried to choose amenities that would not be financially burdensome. The proposed pickleball courts would last about twice

as long as tennis courts. The proposed 151 total homes should be able to support the cost of the proposed amenities.

3. Stanley Dumas—Mr. Dumas asked who determines whether a new traffic light is needed. Mr. Jones said that the traffic study should determine that, based on trip generation and trip distribution projections. He personally believed that a traffic light was already needed. The main access would line up with St. Ives. The Henry County DOT and the Staff would get together to decide what would be needed. Mr. Dumas said that he would hate to recommend approval, then find out that no traffic light was needed according to the study. Mr. Jones said that the applicant was willing to install a traffic light, as it would be safer for the residents, as long as DOT allows it.

4. Anthony Mitten—Mr. Mitten asked whether the developer would be willing to put into the HOA covenant a restriction on rentals, leasing, and Airbnb? Mr. Jones responded, "Yes; absolutely."

5. Stanley Dumas—Mr. Dumas asked about the type of security that would be present to deter crime in the community. Mr. Jones replied that the property would be fully developed with a loop road, leaving no room for hiding by criminals. Ryan Anderson stated that flock cameras would be required to be installed at the entrances.

6. Jayden Williams—Mr. Williams asked for clarification from Mr. Anderson: Would the flock cameras be required if the community is gated, or just in general? Mr. Anderson replied that they are required, in general.

7. Trameka Walker—Ms. Walker stated that this community would be located in her district, and she wondered whether there would be any stipulations regarding subleasing. Mr. Jones said that the developer had "zero intent" to lease any of the units, but that they would be fee simple. The townhomes would be build-to-sell. Mr. Anderson said that there be a 10 percent cap (15 units) on rentals.

8. Harold Thibodeaux—Mr. Thibodeaux stated that homeowners are always responsible for maintaining their properties, and that they must give permission for renters to use the amenities.

9. Anthony Mitten—Mr. Mitten asked about the proposed timeline for the development. Mr. Jones stated that the timeline would be as fast as the process allowed. It would take eight to ten months to develop, with a three-to-four-year total buildout.

Joint Public Hearing—Ms. Sonya Cook of 118 St. Margaret Circle stated that there is a lot of traffic on Flippen Road, and it would be made worse if there were an accident on I-75. There's too much going on, on Flippen Road, to bring in

another development. There are no homes for low-income people. There needs to be homes for single mothers and seniors. She was opposed to the development.

Board Action for AX-2025-01—Harold Thibodeaux motioned to approve AX-2025-01, and Anthony Mitten seconded the motion. A vote was taken, and the motion was approved, 3-1, with Stanley Dumas opposed.

VIII. 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.

Staff Presentation – A joint staff presentation of AX-2025-01, CP-2025-01, and RZ-2025-01 was made by Linda Logan. [See the notes for AX-2025-01 above.]

Applicant's Presentation—A joint presentation of AX-2025-01, CP-2025-01, and RZ-2025-01 was made by Jonathan Jones, the engineer for the applicant. [See the notes for AX-2025-01 above.]

Board Questions and Comments—Board members' questions and comments were made jointly for AX-2025-01, CP-2025-01, and RZ-2025-01. [See the notes for AX-2025-01 above.]

Public Hearing—A joint public hearing was held for AX-2025-01, CP-2025-01, and RZ-2025-01. [See the notes for AX-2025-01 above.]

Board Action for CP-2025-01—Trameka Walker motioned to approve CP-2025-01, and the motion was seconded by Harold Thibodeaux. A vote was taken, and CP-2025-01 was unanimously approved.

VIX. 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.

Staff Presentation – A joint staff presentation of AX-2025-01, CP-2025-01, and RZ-2025-01 was made by Linda Logan. [See the notes for AX-2025-01 above.]

Applicant's Presentation—A joint presentation of AX-2025-01, CP-2025-01, and RZ-2025-01 was made by Jonathan Jones, the engineer for the applicant. [See the notes for AX-2025-01 above.]

Board Questions and Comments—Board members' questions and comments were made jointly for AX-2025-01, CP-2025-01, and RZ-2025-01. [See the notes for AX-2025-01 above.]

Public Hearing—A joint public hearing was held for AX-2025-01, CP-2025-01, and RZ-2025-01. [See the notes for AX-2025-01 above.]

Board Action for RZ-2025-01—Anthony Mitten motioned to approve RZ-2025-01, and the motion was seconded by Trameka Walker. Linda Logan asked whether the approval was to adopt the Staff's conditions, or did the Board want to add any conditions? Chairman Williams stated that the language for the Staff's Condition #2 should be changed to take out, " . . . further, if security gates are installed, flock cameras shall also be installed", to instead state, "Flock cameras shall be installed (period)." Stanley Dumas said that he wanted to add a condition that a traffic light be installed. Harold Thibodeaux added that he wanted to make sure that the property is completely fenced in, so he wanted to add that as a condition. Valerie Ross stated that since a motion was made and seconded, there needed to be a motion to amend the motion, then a new motion needed to be made. Ms. Walker motioned to amend, seconded by Mr. Thibodeaux, which was unanimously approved. Then Anthony Mitten made a new motion to approve RZ-2025-01, with three stipulations to approve (conditions from Staff plus the Board's two conditions), and Mr. Thibodeaux seconded the motion. A vote was taken, and the new motion was unanimously approved.

XV. ZONING MODIFICATION CASE #ZM-2025-01. (Property is located in 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.

Staff Presentation—Made by Gordon Linton. Mr. Linton described the subject property and the proposed development, then gave an analysis. He said that the property had 27.72 acres, is vacant, and it is heavily wooded. Wolf Creek and a floodplain cross through the center of the property, which has two accesses off Highway 42 North. The Eagles Landing Baptist Church is located across from the property. The Staff posted two zoning signs on the property on June 4, 2025. The property is currently zoned 'SR' (Suburban Residential), and its future land use designation is Low-Density Mixed-Use. The applicant proposes to build a single-family detached subdivision with 59 lots, at a density of 2.12 units per acre. Mr. Linton cited the history of the property, which received rezoning approval by the City in 2004 for a subdivision, to be named "Gadson's Crossing"; and a Development Agreement was written. Although development began, it was halted due to the global financial crisis. The property was later sold to the current owner. Mr. Linton listed the applicant's proposed changes to the conditions which comprised the Development Agreement. The applicant wanted to build a subdivision that is similar to the Winding Creek development. Mr. Linton stated that the Staff recommended approval of ZM-2025-01, with ten proposed conditions.

Board Questions:

1. Harold Thibodeaux—Mr. Thibodeaux asked whether any sound barriers were planned to be installed next to the railroad tracks.

2. Jayden Williams—Mr. Williams asked whether the City had any "quiet zones". Ryan Anderson replied that the City has no requirements for sound barriers, and that the applicant would have to address that. The only quiet zone is in the downtown area.

Applicant's Presentation—Made by Bryan Marshburn. Mr. Marshburn said that he wanted to modify the Development Agreement from 2004. He wanted to reduce the number of units, and some of the lots were very small, so the required unit sizes won't fit on them. Some of the lots are unbuildable. There would be a slight reduction in the minimum house size of 2,500 square feet to 2,400 square feet to fit on the lots. Right now, there is nowhere for sidewalks to connect to, along State Route 42, which is to be widened. But Ryan Anderson said that the Trailways Master Plan required 10-foot-wide sidewalks along SR 42, even if they go nowhere.

Board Questions:

1. Harold Thibodeaux—Mr. Thibodeaux asked whether there would be any sound barrier against the railroad tracks. Bryan Marshburn said that there is no sound barrier at the Winding Creek Subdivision, adjacent to the railroad tracks there.

2. Anthony Mitten—Mr. Mitten asked whether there would be an HOA. Bryan Marshburn replied that no, the units would be owned as fee simple. Mr. Mitten then wondered about the timelines for construction. Mr. Marshburn replied that the previous LDP permit had expired, so a new LDP submittal would be required, and that he planned to submit one probably in March 2026.

3. Jayden Williams—Mr. Williams noted that the property contained a creek in the middle, and he wondered whether the proposed subdivision would be split on the two sides of the creek. Bryan Marshburn confirmed that. Further, he said that it would be a burden if each side of the subdivision had to have its own amenities. Mr. Williams asked why all of the proposed amenities would be located on one side of the subdivision. Mr. Marshburn replied that he could put another set of mailboxes on the other side, but that he prefers to keep all of the amenities on one side.

Public Hearing—Clay Henderson of 702 Summerbrooke Court in McDonough said that he lives immediately across from the subject property, on the other side of the railroad tracks. He expressed concern about the security of people who are walking across the railroad tracks. There are some industrial uses in that area. There used to be a road crossing over the railroad tracks. He said that a buffer wall, 13-14 feet high, was needed, so that nobody could cross the tracks. Mr. Henderson was concerned about the back access to the subject property. Children are playing there. It would be an easy access into his community, on the back side of this development. He wanted rentals to be capped to 10 percent, and he wanted to confirm that all units would be no smaller than 2,400 square feet.

Board Questions:

1. Anthony Mitten—Mr. Mitten asked whether the applicant would be willing to add an HOA amendment that would restrict rentals to 10 percent. The applicant affirmed that.

2. Jayden Williams—Mr. Williams asked about landscaping. Regarding the Staff's recommended Condition #3, he asked whether hardwood street trees currently existed along Highway 42. He asked the Board to consider requiring hardwood trees to be used throughout the entire development to have environmental justice. He mentioned Condition #6, in which the applicant had agreed to add a centralized mailbox on both sides of the subdivision since the development was split. Also, the required ten-foot-wide sidewalk was non-negotiable, as was discussed.

3. Harold Thibodeaux—Mr. Thibodeaux wanted the property to be fenced at the rear and sides (on three sides). The applicant, Bryan Marshburn, explained the topography of the property. He proposed installing a fence along the back of the property, which would come up about 50 feet into the back corners of the property, to go across the railroad tracks and then back up. Then, the HOA or the homeowners could fence the rest of the property on their own. This would create a barrier, to prevent walking across the railroad tracks. Mr. Thibodeaux asked the homeowner who lives back there, Clay Henderson, how he felt about that. (His response could not be heard.) Mr. Marshburn said that none of the other adjoining neighborhoods have a fence next to the railroad tracks. Ryan Anderson said that that could be a condition. Mr. Thibodeaux agreed to add that condition, whereby the developer would put a 50-foot fence around the back of the property, adjacent to the railroad tracks, and allow the HOA to install the rest of the fence around the property. Chairman Williams restated three of the conditions. Conditions #3 and #6 were modified, and Condition #11 was added, as are listed below. Staff's other conditions remained unchanged.

   3. "Hardwood street trees shall be located throughout the entire development, not just along the highway."

   6. "Two centralized mailbox banks shall be installed, with one located on each side of the development."

   11. "The developer shall install a 50-foot fence around the back, around the railroad portion of the development, and go up 50 feet on the sides; and the HOA shall decide the rest (for fencing). "

Board Action for ZM-2025-01—Anthony Mitten motioned to approve ZM-2025-01, to include the Staff's recommended conditions, including the changes to Conditions #3 and #6, plus the addition of Condition #11 for security fencing. Harold Thibodeaux seconded the motion. A vote was taken, and there was unanimous approval.

XVI. PROJECT UPDATES

Ryan Anderson stated that the Staff would be preparing an RFP to update some things in the Unified Development Code (UDC) in the next couple of weeks, and that project will be ongoing.

XVII. STAFF COMMENTS

Ryan Anderson introduced the new Chief Planner, Veronica Green from Houston, Texas. Chairman Williams welcomed her, and he looked forward to what she

could do for the Board.

XVIII. BOARD COMMENTS

Chairman Jayden Williams had three comments:

1. Mr. Williams thanked the Staff for a successful half-year mark. He said that the Commission had made a lot of progress with the help of the Staff.

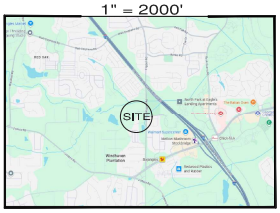
2. Mr. Williams wished a happy birthday to the Vice-Chair, and he thanked her for her willingness to serve tonight, on her birthday.

3. Mr. Williams announced that he, Mr. Anderson, and Zenovia Pearson worked hard to get the Commission some T-shirts, and that the Board members could pick them up after the meeting from Gordon Linton.

XIX. ADJOURNMENT

Chairman Williams said that it was now 8:13 p.m., and that he would accept a motion to adjourn. Stanley Dumas motioned to adjourn the meeting, and Harold Thibodeaux seconded the motion. A vote was taken, and the meeting was unanimously adjourned.

VICINITY MAP
1" = 2000'



General Notes:

1. The Contractor hereby agrees to hold harmless, indemnify and defend the owner and his agent, Architect, Engineer, Landscape Architect, and employees while acting within the scope of their duties from and against any and all liability, claims, damages and costs of defense rising out of the contractor's performance of the work described herein, but not including the sole negligence of the owner, his agent, architect, Engineer, Landscape Architect or their employees. The contractor will require any and all subcontractors to conform with the provisions of this clause prior to commencing any work and agrees to insure that this clause is in conformity with the insurance provisions of the contract.

2. The contractor shall require his insurance carrier to add the owner, his professional consultants and their agents as additional insured under the contractor's general liability insurance policy with respect to the services performed by the contractor for the owner.

3. Utility Disclaimer:
The existing utility lines shown are approximate locations only. The contractor shall field verify all existing utility line locations prior to any construction. Any deviations from the design locations shall be reported to the project engineer or landscape architect prior to construction. Damage to existing utility lines resulting from the contractor's negligence shall be repaired at the contractors expense.

4. The contractor shall be responsible for obtaining all required government inspections.

5. All existing utility relocation work and or utility reconstruction is the responsibility of the contractor unless noted otherwise.

6. All construction shall be in accordance with these plans and City of Stockbridge standards and specifications. The contractor is responsible for obtaining a copy of the Standards and Specifications from City of Stockbridge for use on this project.

7. All materials and workmanship shall conform to the Standard Specification for Public Works Construction for City of Stockbridge, latest edition, and any special provision as approved by the City of Stockbridge.

8. Prior to construction, the contractor shall make certain that all required permits and approvals have been obtained. No construction or fabrication shall begin until the contractor has received and thoroughly viewed all plans and documents approved by all of the permitting agencies.

9. During the construction of these improvements, any interpretation of the Standard Specifications for Public Works construction and any matter which requires the approval of the owner must be approved by the City Engineer or his designee before any construction involving that decision commences.

10. Spec subgrade preparation requirements in accordance with whichever is greater of geotechnical report recommendations or City of Stockbridge specifications.

CITY OF STOCKBRIDGE
PLANNING & ZONING DIVISION
REVIEWED FOR CODE COMPLIANCE

These drawings were reviewed under the applicable laws in effect at the time of submittal. Reasonable effort was exercised in checking for code compliance. The stamping of these documents shall not be construed to be a permit for, or an approval of, any violation of state and/or local codes, amendments, or ordinances thereto.

Reviewer: Linda Logan
10/27/25

LAND DISTURBANCE ACTIVITY SCHEDULE

Activities begin WEEK	0	2	4	6	8	10	12	14	16	18	20	22	24	26	28	30	32	34	36	38	40	42	44	46	48	50	52
Timber salvage operations																											
Installation of construction exit, sediment barriers, and other perimeter controls																											
Clearing and grubbing of areas necessary for the installation of sediment retention basins and related structures																											
Installation of sediment retention basins and related structures																											
Clearing and grubbing of remaining areas																											
Rough grading																											
Installation of stormwater management system																											
Permanent stabilization of areas at final grade and temporary stabilization of remaining areas																											
Installation of curb and gutter																											
Installation of gravel subbase for roads and parking areas (construction road stabilization)																											
Building construction																											
Permanent stabilization/landscaping																											
Removal of erosion and sediment control measures																											
Maintenance of Erosion Control Measures																											
Final landscaping, grassing, etc., cleaning of storm drains																											

HANOVER PARK

A MIXED RESIDENTIAL DEVELOPMENT
LAND LOT 11 ,12
6TH DISTRICT
CITY OF STOCKBRIDGE
GEORGIA
SEPTEMBER 2025

Elite
Engineering, LLC

CITY OF STOCKBRIDGE
COMMUNITY DEVELOPMENT

REVIEWED FOR COMPLIANCE:

Reviewer: Mark Whitley (Whitley Engineering)

Engineering Approval

11/14/2025 1:17:01 PM

SHEET INDEX

P1	COVER
P2	ZONING CONDITIONS
P3	EXISTING CONDITIONS
P4	SITE PLAN
P5	ENTRANCE PLAN
P7	GRADING PLAN
P8	WATER PLAN
P9	SANITARY PLAN

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 404-422-6806

4. ENGINEER :
ELITE ENGINEERING, LLC
300 WI PARKWAY DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 678-215-2968

5. CURRENT ZONING : RA (HENRY COUNTY RESIDENTIAL-AGRICULTURE)
PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
TOTAL SITE AREA = 21.77 ACRES
REQUIRED OPEN SPACE = 4.35 ACRES
PROVIDED OPEN SPACE = 4.71 ACRES
PROPOSED NUMBER OF LOTS = 151 (31 SFR, 120 TOWNHOMES)
PROPOSED DENSITY = 6.94 U/A
ALL UNITS TO BE 3 BEDROOM/2 BATHROOM

SETBACKS:
MIN. FRONT YARD = 20 FEET
MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 20' BETWEEN BUILDINGS)
MIN. REAR YARD = 20 FEET
60' MIN LOT WIDTH

PARKING REQUIREMENTS:
PROVIDED PARKING = 2 CAR GARAGE X 151 UNITS = 302 SPACES
ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 327 SPACES

6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C0088D BUT IS WITHIN 500' OF THE PROPERTY BOUNDARY.

7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.

8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.

9. SANITARY SEWER SERVICE REQUIRED PER HENRY COUNTY REGULATIONS WITH ESTIMATED DAILY FLOW = 151 UNITS X 400 GPD/UNIT = 60,400 GPD.

10. WATER SERVICE TO BE PROVIDED BY HENRY COUNTY.

11. POWER SERVICE TO BE PROVIDED BY GEORGIA POWER COMPANY.

12. FIRE PROTECTION TO BE PROVIDED BY HENRY COUNTY FIRE DEPARTMENT.

13. STORM WATER MANAGEMENT PROVIDED BY TWO EARTHEN DETENTION PONDS.

14. THIS PROPERTY IS NOT WITHIN THE WATER QUALITY CRITICAL AREA.

LEVEL II CERTIFICATION
NUMBER 14188 EXP 8/13/27

CALL
BEFORE
YOU DIG

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

PREPARED BY:
Elite Engineering
300 WI PARKWAY SUITE 310
DALLAS, Georgia 30132
Jonathan Jones, P.E.
(678)-215-2968

REVISION	CITY COMMENTS ADDRESSED	DATE: 10-20-2025
1		

PRELIMINARY PLAT FOR:
HANOVER PARK
LAND LOTS 11&12, 6TH DISTRICT, PARCELS: 032-02005000 & 032-02005001
COVER SHEET

PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
MIKE KANER
404-422-6806

GEORGIA REGISTERED PROFESSIONAL ENGINEER
10-20-2025

PROJECT No.	24040
DRAWING SCALE:	
DESIGNED BY:	JFJ
DRAWN BY:	RAH
CHECKED BY:	JFJ
DATE:	9/18/2025
SHEET	P1

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. AX-2025-01
ANNEXATION NO. AX-2025-01

AN ORDINANCE TO ANNEX PARCELS NO. 032-02006000 AND 032-02005001 LOCATED AT 1448 AND 1468 FLIPPEN ROAD FROM UNINCOPORATED HENRY COUNTY INTO THE CITY OF STOCKBRIDGE.

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and economic development; and

WHEREAS, Article IX, Section II, Paragraph IV of the Georgia Constitution empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, City of Stockbridge is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the governing authority of the City of Stockbridge desires to annex certain property into the City and to modify the zoning designation of certain property located within the city; and

WHEREAS, Parcels No. 032-02006000 and 032-02005001, currently designated as RA (Residential Agricultural) by Henry County and is located at 1448 and 1468 Flippen Road, are also currently designated for Medium-Density Suburban by Henry County (hereinafter collectively referred to as the "Parcels"); and

WHEREAS, the City Council of the City of Stockbridge finds that this annexation of this Parcel is in the best interest of the public health, safety, and welfare.

THEREFORE, IT IS NOW HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION 1. Annexation of Parcels No. 032-02006000 and 032-02005001. The property described in Exhibit "A" (the Property), a copy of which is attached hereto and incorporated by reference, is hereby annexed into the City of Stockbridge pursuant to the authority of O.C.G.A Sections 36-36-90 *et seq.*

SECTION 2. Annexation of Parcels No. 032-02006000 and 032-02005001. The City Council hereby annexes Parcels No. 032-02006000 and 032-02005001, currently designated as RA (Residential-Agricultural) by Henry County located at 1448 and 1468 Flippen Road are currently designated for Medium-Density Suburban by Henry County (hereinafter collectively referred to as the "Parcels").

1

SECTION 3. 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 4. Public Hearing. Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice on June 4, 2025 and which a public hearing was held on the 26th of June 2025, and 15th day of July 2025.

SECTION 5. Severability. To the extent any portion of this Ordinance is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Ordinance.

SECTION 6. Repeal of Conflicting Provisions. All City Ordinances inconsistent with this Ordinance shall be repealed.

SECTION 7. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SECTION 8. Attorney Authorization. The City Attorney, backed by the City's charter and with the explicit endorsement of the City Council, is authorized to make necessary amendments to contracts, ordinances, resolutions, and documents to align them with the intent of the City Council and ensure compliance with all pertinent city laws and regulations.

SO ORDAINED this 15th day of July 2025

ANTHONY S FORD, Mayor

ATTEST:

VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:

QUINTON G. WASHINGTON, City Attorney

2

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. OR25-603
COMP PLAN AMENDMENT CP-2025-01

AN ORDINANCE TO ASSIGN THE FUTURE LAND USE DESIGNATION OF MEDIUM-DENSITY RESIDENTIAL TO TWO PARCELS AT 1448 AND 1468 FLIPPEN ROAD TO ALLOW FOR THE CONSTRUCTION OF A MIXED RESIDENTIAL DEVELOPMENT WITH TOWNHOMES AND SINGLE-FAMILY DETACHED HOMES.

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and economic development; and

WHEREAS, Article IX, Section II, Paragraph IV of the Georgia Constitution empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, the City of Stockbridge is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, Parcels No. 032-02006000 and 032-02005001, comprising the properties located on 1448 and 1468 Flippen Road and located in Land Lots 11 and 12 of District 6, are designated for Medium-Density Suburban by Henry County (hereinafter collectively referred to as the "Parcels"); and

WHEREAS, the City Council of the City of Stockbridge finds that amending this designation to Medium-Density Residential for these Parcels are in the best interest of the public health, safety, and welfare.

THEREFORE, IT IS NOW HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION 1. Amendment of Future Land Use Designation for Parcels No. 032-02006000 and 032-02005001. Having considered Comprehensive Plan Amendment Case No. CP-2025-01, the City Council hereby amends the future land use designation for Parcels No. 032-02006000 and 032-02005001, comprising the properties located on 1448 and 1468 Flippen Road and located in Land Lots 11 and 12 of District 6, to Medium-Density Residential to allow for the construction of a mixed residential development with townhomes and single-family detached homes.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 3. Public Hearing. Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice on June 4, 2025 and which a public hearing was held on the 26th of June 2025, and 15th day of July 2025.

SECTION 4. Severability. To the extent any portion of this Ordinance is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Ordinance.

SECTION 5. Repeal of Conflicting Provisions. All City Ordinances inconsistent with this Ordinance shall be repealed.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SECTION 7. Attorney Authorization. The City Attorney, backed by the City's charter and with the explicit endorsement of the City Council, is authorized to make necessary amendments to contracts, ordinances, resolutions, and documents to align them with the intent of the City Council and ensure compliance with all pertinent city laws and regulations.

SO ORDAINED this 15th day of July 2025

ANTHONY S. FORD, Mayor

ATTEST:

VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:

QUINTON G. WASHINGTON

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

REZONING ORDINANCE NO. RZ-2025-01

AN ORDINANCE TO ASSIGN THE ZONING DISTRICT OF 'PUD' (PLANNED UNIT DEVELOPMENT) MASTER PLAN TO TWO PARCELS AT 1448 AND 1468 FLIPPEN ROAD TO ALLOW FOR THE CONSTRUCTION OF A MIXED RESIDENTIAL DEVELOPMENT WITH TOWNHOMES AND SINGLE-FAMILY DETACHED HOMES.

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and economic development; and

WHEREAS, Article IX, Section II, Paragraph IV of the Georgia Constitution empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, the City of Stockbridge is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, Parcels No. 032-02006000 and 032-02005001, comprising the properties located on 1448 and 1468 Flippen Road and located in Land Lots 11 and 12 of District 6, are currently designated as RA (Residential-Agricultural) by Henry County (hereinafter collectively referred to as the "Parcels"); and

WHEREAS, the City Council of the City of Stockbridge finds that assigning the PUD (Planned Unit Development) zoning district to these Parcels are in the best interest of the public health, safety, and welfare.

THEREFORE, IT IS NOW HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION 1. Assign PUD (Planned Unit Development) Master Plan to Parcels No. 032-02006000 and 032-02005001. The City Council hereby assigns the PUD Master Plan zoning to Parcels No. 032-02006000 and 032-02005001, comprising the property located on 1448 and 1468 Flippen Road and located in Land Lots 11 and 12 of District 6 (hereinafter collectively referred to as the "Parcels"); and subject to the following conditions:

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, and flock cameras shall also be provided at project entrances.

1

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.
5. **Site Plan Requirement** – The rezoning is conditioned upon the applicant submitting a revised Future Site Plan that reflects all approved zoning conditions. This revised plan shall be submitted no later than July 16, 2025 and will serve as the Master Plan for the Planned Unit Development (PUD).
6. **Traffic Study** - The applicant shall prepare and submit a Traffic Impact Study to the City of Stockbridge. The traffic study shall evaluate the feasibility of a traffic signal at the intersection of Flippen Road. A preliminary traffic study has been conducted in coordination with Henry County; the applicant shall submit results and determinations from Henry County to the City upon receipt.
7. **Traffic Signal:**
   a. If after a review of the traffic study determines a traffic device is warranted, then the Developer shall reimburse Henry County the cost of the traffic device.
   b. A four-way traffic signal configuration is preferred, utilizing the existing signal infrastructure where feasible.
8. **Security** - Flock Safety cameras shall be installed at each entrance to the subdivision.
9. **Walking Trail and Lighting** - Streetlights shall be installed along the walking trail to ensure adequate visibility and safety.
10. **Sidewalks** - Five-foot-wide sidewalks shall be installed along all interior streets within the subdivision to enhance walkability.
11. **Unit Size:** All townhomes shall have a minimum heated floor area of 1,800 square feet.
12. **Façade Materials:** All dwellings visible from Flippen Road shall feature brick facades on all four sides.
13. **Amenities** - A small, enclosed clubhouse with capacity for up to 50 people shall be constructed. Design and construction shall be coordinated with the City of Stockbridge Community Development Department.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

2

SECTION 3. Public Hearing. Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice on June 4, 2025 and which a public hearing was held on the 26th of June 2025, and 15th day of July 2025.

SECTION 4. Severability. To the extent any portion of this Ordinance is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Ordinance.

SECTION 5. Repeal of Conflicting Provisions. All City Ordinances inconsistent with this Ordinances shall be repealed.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SECTION 7. Attorney Authorization. The City Attorney, backed by the City's charter and with the explicit endorsement of the City Council, is authorized to make necessary amendments to contracts, ordinances, resolutions, and documents to align them with the intent of the City Council and ensure compliance with all pertinent city laws and regulations.

SO ORDAINED this 15th day of July 2025

ANTHONY S. FORD, Mayor

ATTEST:

VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:

QUINTON G. WASHINGTON, City Attorney

3

CITY OF STOCKBRIDGE
PLANNING & ZONING DIVISION
REVIEWED FOR CODE COMPLIANCE

These drawings were reviewed under the applicable laws in effect at the time of submittal. Reasonable effort was exercised in checking for code compliance. The stamping of these documents shall not be construed to be a permit for, or an approval of, any violation of state and/or local codes, amendments, or ordinances thereto.

Reviewer: Linda Logan
10/27/25

PREPARED BY:
Elite Engineering
300 WI PARKWAY SUITE 310
DALLAS, Georgia 30132
Jonathan Jones, P.E.
(678)-215-2968

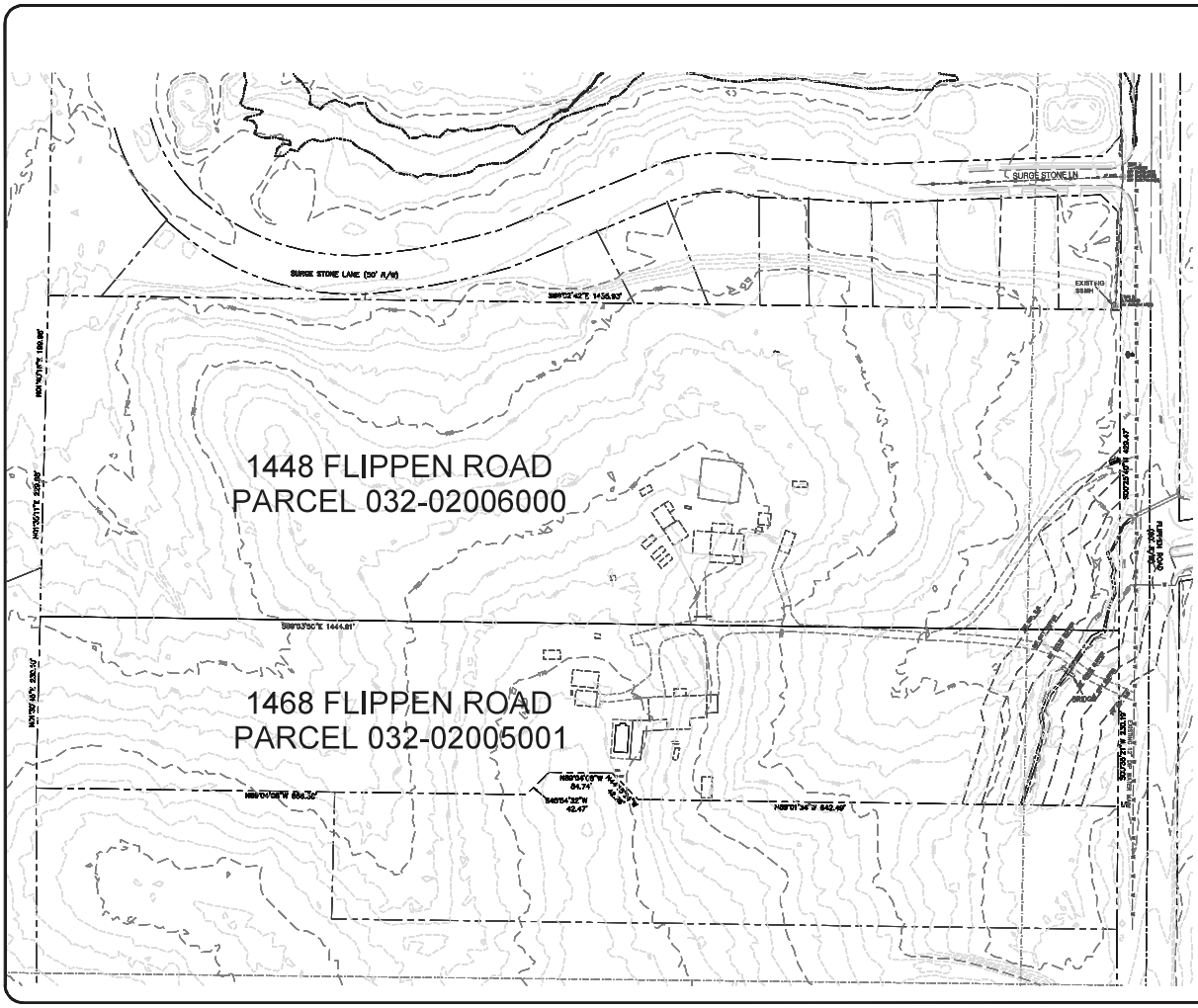
No.	REVISION	DATE:
1	CITY COMMENTS ADDRESSED	10-23-2025

PRELIMINARY PLAT FOR:
HANOVER PARK
LAND LOTS 11&12, 6TH DISTRICT, PARCELS: 032-02006000 & 032-02005001
ZONING CONDITIONS

PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
MIKE KANER
404-422-6806

GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN F. JONES
10-20-2025

PROJECT No.	24040
DRAWING SCALE:	
DESIGNED BY:	JFJ
DRAWN BY:	RAH
CHECKED BY:	JFJ
DATE:	9/19/2025
SHEET	P2



EXISTING CONDITIONS LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- EXISTING STORM PIPE
- EXISTING FENCE
- 100 YEAR FLOOD PLAIN
- EXISTING CENTERLINE OF CREEK
- EXISTING CONTOUR
- UNDISTURBED CREEK BUFFER
- EXISTING ROAD
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER MAIN

N
W E
S

NOTE: THESE ARE THE EXISTING CONDITIONS OF THE TWO PARCELS, 032-02006000 AND 032-02005001, PRIOR TO THEM BEING COMBINED INTO ONE PARCEL.

CITY OF STOCKBRIDGE
PLANNING & ZONING DIVISION
REVIEWED FOR CODE COMPLIANCE

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Reviewer: Linda Logan
10/27/25

LEVEL II CERTIFICATION NUMBER 14188 EXP 8/13/27

GRAPHIC SCALE

40 0 20 40 80 120

(IN FEET)
1 inch = 60 ft.

811
CALL BEFORE YOU DIG

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

PREPARED BY:
Elite Engineering
300 WI PARKWAY SUITE 310
DALLAS, Georgia 30132
Jonathan Jones, P.E.
(678)-215-2968

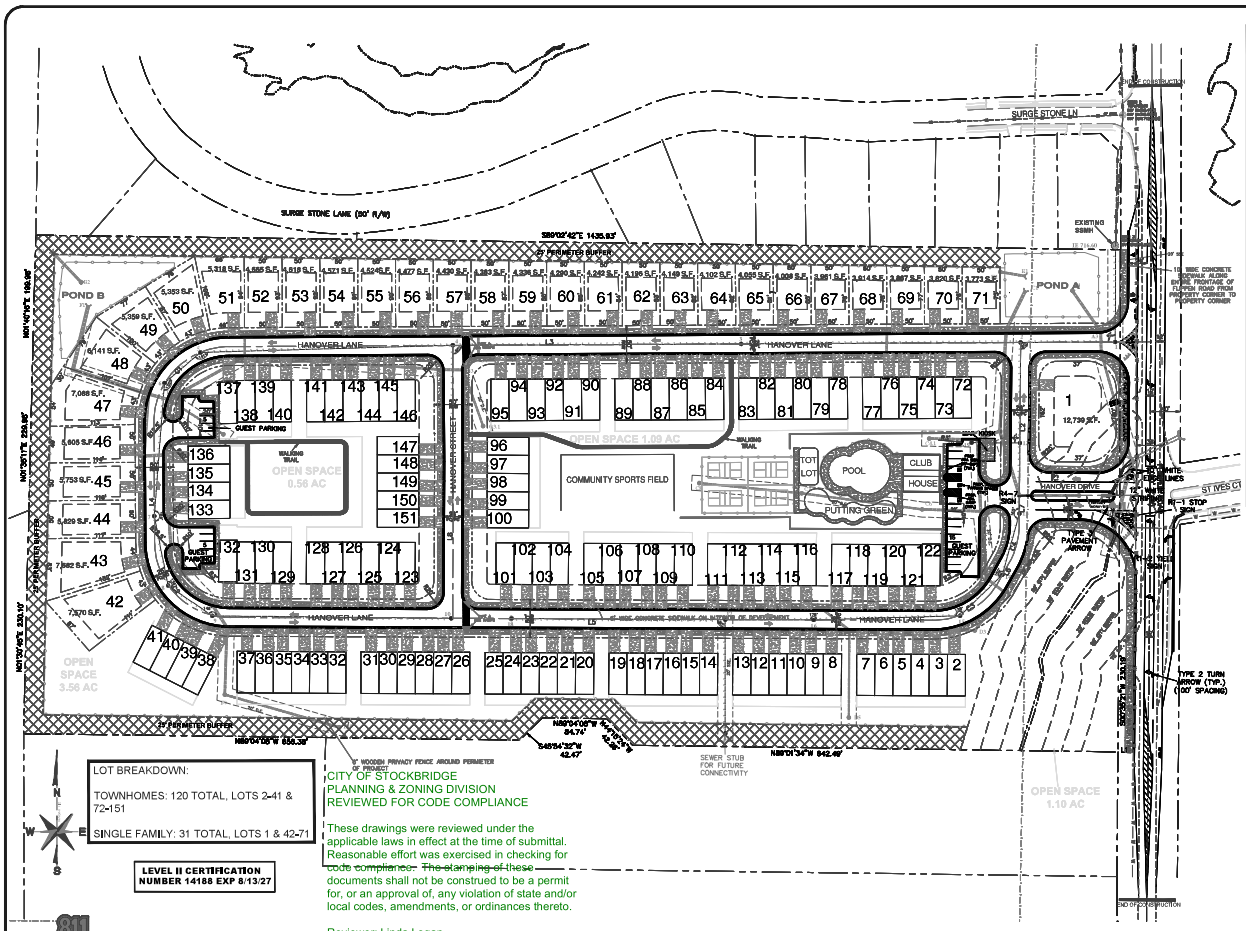
NO.	REVISION	DATE
1	CITY COMMENTS ADDRESSED	10-27-2025

PRELIMINARY PLAT FOR:
HANOVER PARK
LAND LOTS 119/12, 6TH DISTRICT, PARCELS: 032-02006000 & 032-02005001
EXISTING CONDITIONS

PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
MIKE KANER
404-422-6806

GEORGIA REGISTERED PROFESSIONAL ENGINEER
10-27-2025

PROJECT No.	24040
DRAWING SCALE:	1"=60'
DESIGNED BY:	JFJ
DRAWN BY:	RGH
CHECKED BY:	JFJ
DATE:	8/18/2025
SHEET	P3



SITE PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM PIPE
- EXISTING FENCE
- LAND LOT LINE
- CENTERLINE OF CREEK
- CREEK BUFFER
- EXISTING CONTOUR
- 100 YEAR FLOOD PLAIN LIMITS
- FLOODPLAIN AREA
- WETLAND AREA
- PERIMETER BUFFER
- DRAINAGE EASEMENT
- SANITARY EASEMENT
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED STORM PIPE
- PROPOSED HEADWALL
- PROPOSED SINGLE WING C.B.
- PROPOSED DOUBLE WING C.B.
- PROPOSED DROP INLET
- PROPOSED JUNCTION BOX

SINGLE-FAMILY SETBACKS:
MIN. FRONT YARD = 20 FEET
MIN. SIDE YARD = 5 FEET
MIN. REAR YARD = 20 FEET

TOWNHOME SETBACKS:
MIN. FRONT YARD = 20 FEET
MIN. SIDE YARD = 0 FEET
(20' BETWEEN BUILDINGS)
MIN. REAR YARD = 20 FEET

LOT BREAKDOWN:

TOWNHOMES: 120 TOTAL, LOTS 2-41 & 72-151

SINGLE FAMILY: 31 TOTAL, LOTS 1 & 42-71

LEVEL II CERTIFICATION NUMBER 14188 EXP 8/13/27

CITY OF STOCKBRIDGE
PLANNING & ZONING DIVISION
REVIEWED FOR CODE COMPLIANCE

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Reviewer: Linda Logan
10/27/25

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

NOTE:
TOWNHOMES WILL HAVE A MINIMUM OF 1,800 SQUARE FEET OF HEATED AREA

NOTE:
CULBHOUSE WILL ACCOMMODATE AT LEAST 50 PEOPLE

NOTE:
ALL UNITS THAT ARE VISIBLE FROM FLIPPEN ROAD WILL HAVE BRICK FACADES ON ALL FOUR SIDES.
THESE ARE LOTS 1-7, 68-77, & 117-122

Line Table		
Line #	Length	Direction
L1	173.164	S89° 27' 41.90"E
L2	193.151	S00° 32' 18.10"W
L3	1219.797	N89° 41' 56.02"E
L4	158.302	N00° 20' 41.13"W
L5	929.951	N89° 45' 34.10"W
L6	29.368	S29° 05' 26.97"W
L7	49.322	S00° 14' 24.89"W
L8	204.914	N00° 14' 25.90"E

Curve Table			
Curve #	Length	Radius	Delta
C1	157.156	100.000	090.0437
C2	156.058	100.000	089.4147
C3	106.726	100.000	061.1497

PREPARED BY:
Elite Engineering
300 Hill PARKWAY SUITE 310
DALLAS, Georgia 30132
Jonathan Jones, P.E.
(678)-219-2988

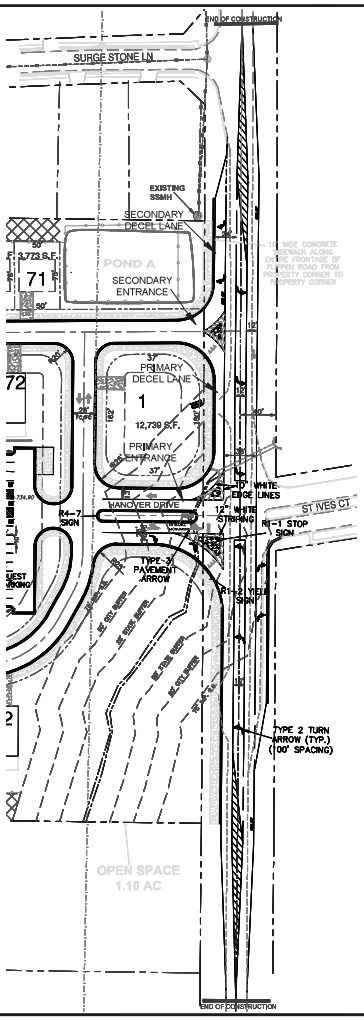
NO.	REVISION	DATE
1	CITY COMMENTS ADDRESSED	10-20-2025

PRELIMINARY PLAT FOR:
HANOVER PARK
LAND LOTS 1182, 6TH DISTRICT PARCELS: 052-2000000000 & 052-2000000011
SITE PLAN

PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
MIKE KANER
404-422-6806

RECORD DRAWING
10-20-2025

PROJECT No.	24040
DRAWING SCALE:	1"=40'
DESIGNED BY:	JFJ
DRAWN BY:	RJM
CHECKED BY:	JFJ
DATE:	6/16/2025
SHEET:	P4



SITE PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM PIPE
- EXISTING SINGLE WING C.B.
- EXISTING FLARED END SECTION
- EXISTING HEADWALL
- EXISTING FENCE
- LAND LOT LINE
- CENTERLINE OF CREEK
- CREEK BUFFER
- EXISTING CONTOUR
- 100 YEAR FLOOD PLAIN LIMITS
- FLOODPLAIN AREA
- WETLAND AREA
- PERMANENT NO ACCESS EASEMENT
- PERIMETER BUFFER
- DRAINAGE EASEMENT
- SANITARY EASEMENT
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED STORM PIPE

NOTE: FLOCK CAMERA AND 10-FOOT-WIDE SIDEWALKS WILL BE PROVIDED AT BOTH ENTRANCES

NOTE: TRAFFIC SIGNAL NOT REQUIRED BASED ON RESULTS OF TRAFFIC IMPACT STUDY

LEVEL II CERTIFICATION NUMBER 14188 EXP 8/13/27

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

CALL BEFORE YOU DIG!

CITY OF STOCKBRIDGE
PLANNING & ZONING DIVISION
REVIEWED FOR CODE COMPLIANCE

These drawings were reviewed under the applicable laws in effect at the time of submittal. Reasonable effort was exercised in checking for code compliance. The stamping of these documents shall not be construed to be a permit for, or an approval of, any violation of state and/or local codes, amendments, or ordinances thereto.

Reviewer: Linda Logan
10/27/25

PREPARED BY:
Elite Engineering
300 Hill PARKWAY SUITE 310
DALLAS, Georgia 30132
Jonathan Jones, P.E.
(678)-219-2988

NO.	REVISION	DATE
1	CITY COMMENTS ADDRESSED	10-20-2025

PRELIMINARY PLAT FOR:

HANOVER PARK

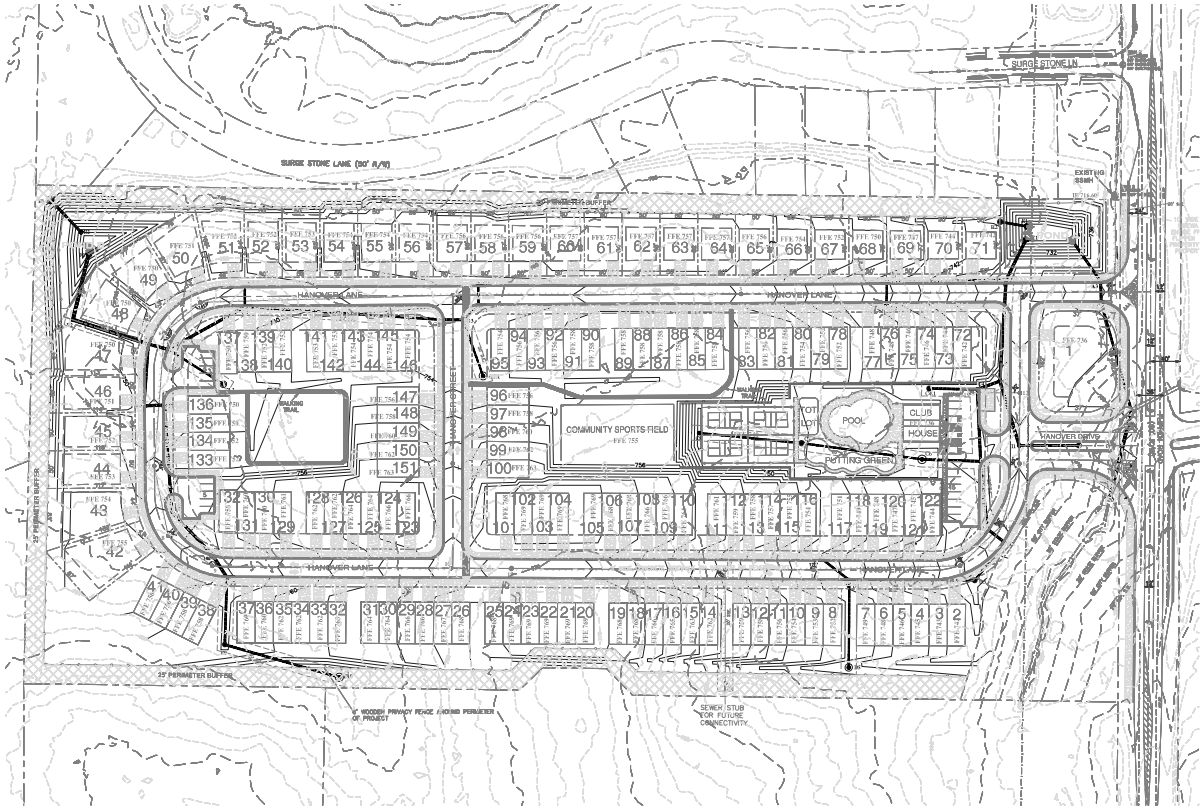
LAND LOTS 1182, 6TH DISTRICT PARCELS: 052-2000000000 & 052-2000000011

ENTRANCE PLAN

PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
MIKE KANER
404-422-6806

RECORD LANDSCAPE ARCHITECT
10-20-2025

PROJECT No.	24040
DRAWING SCALE:	1"=50'
DESIGNED BY:	JFJ
DRAWN BY:	RJH
CHECKED BY:	JFJ
DATE:	6/16/2025
SHEET:	P5



GRADING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM PIPE
- EXISTING SINGLE WING C.B.
- EXISTING FLARED END SECTION
- EXISTING HEADWALL
- EXISTING FENCE
- LAND LOT LINE
- CENTERLINE OF CREEK
- CREEK BUFFER
- EXISTING CONTOUR
- 100 YEAR FLOOD PLAIN LIMITS
- FLOODPLAIN AREA
- PERIMETER BUFFER
- DRAINAGE EASEMENT
- SANITARY EASEMENT
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED STORM PIPE
- PROPOSED HEADWALL
- PROPOSED SINGLE WING C.B.
- PROPOSED DOUBLE WING C.B.
- PROPOSED DROP INLET
- PROPOSED JUNCTION BOX
- FLOW ARROW

N W E S

LEVEL II CERTIFICATION NUMBER 14188 EXP 8/13/27

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

811 CALL BEFORE YOU DIG

PREPARED BY:
Elite Engineering
300 Hi PARKWAY SUITE 310
DALLAS, Georgia 30132
Jonathan Jones, P.E.
(678)-219-2988

No.	REVISION	DATE
1	CITY COMMENTS ADDRESSED	10-20-2025

PRELIMINARY PLAT FOR:

HANOVER PARK

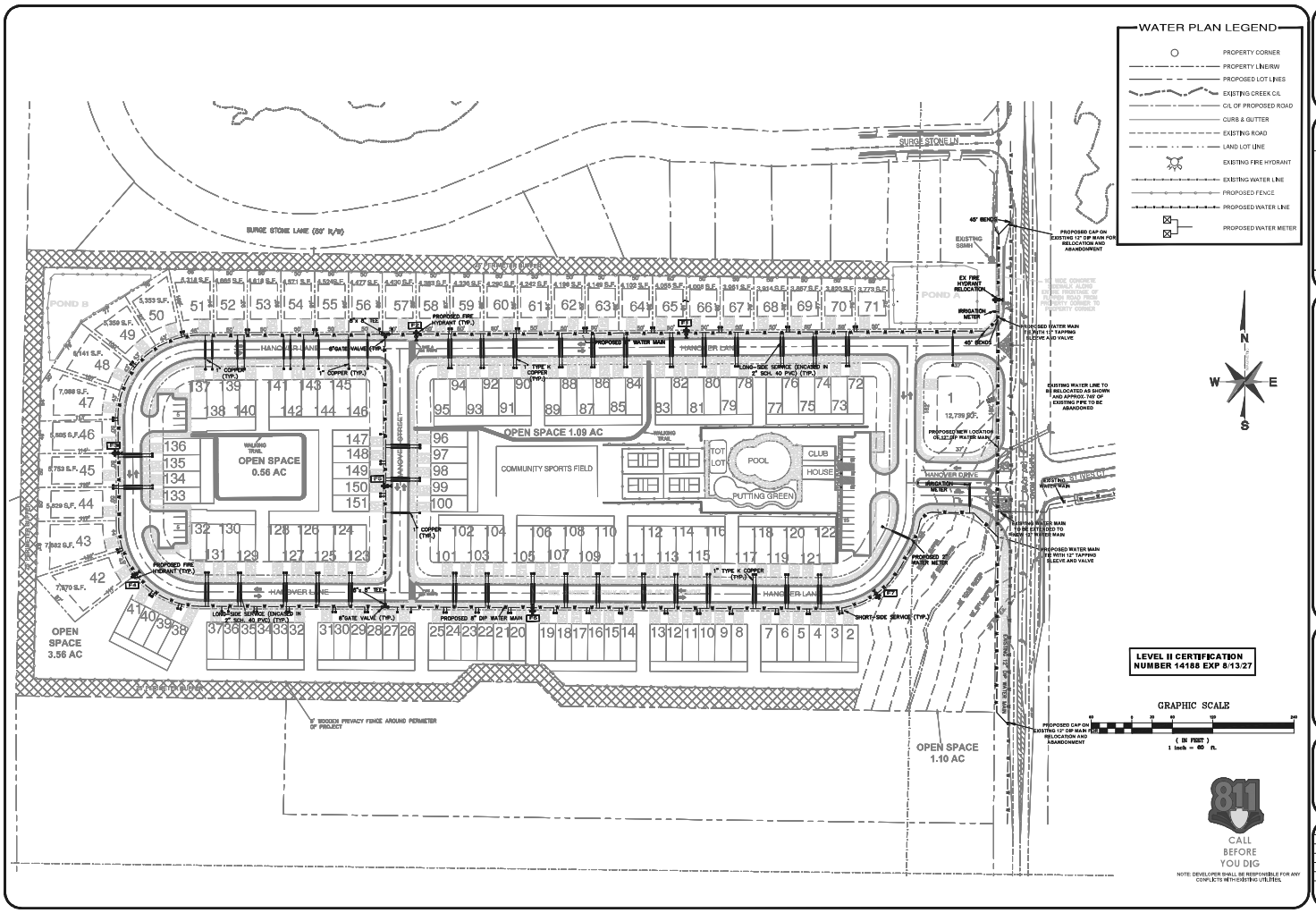
LAND LOTS 1182, 6TH DISTRICT, PARCELS: 052-2000000000 & 052-2000000011

GRADING PLAN

PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
MIKE KANER
404-422-6806

REGISTERED PROFESSIONAL ENGINEER
JONATHAN E. JONES
GEORGIA
10-20-2025

PROJECT No.	24040
DRAWING SCALE:	1"=70'
DESIGNED BY:	JFJ
DRAWN BY:	RAH
CHECKED BY:	JFJ
DATE:	6/16/2025
SHEET:	P6



PREPARED BY:
Elite Engineering
300 MI PARKWAY SUITE 310
DALLAS, Georgia 30132
Jonathan Jones, P.E.
(678)-215-3968

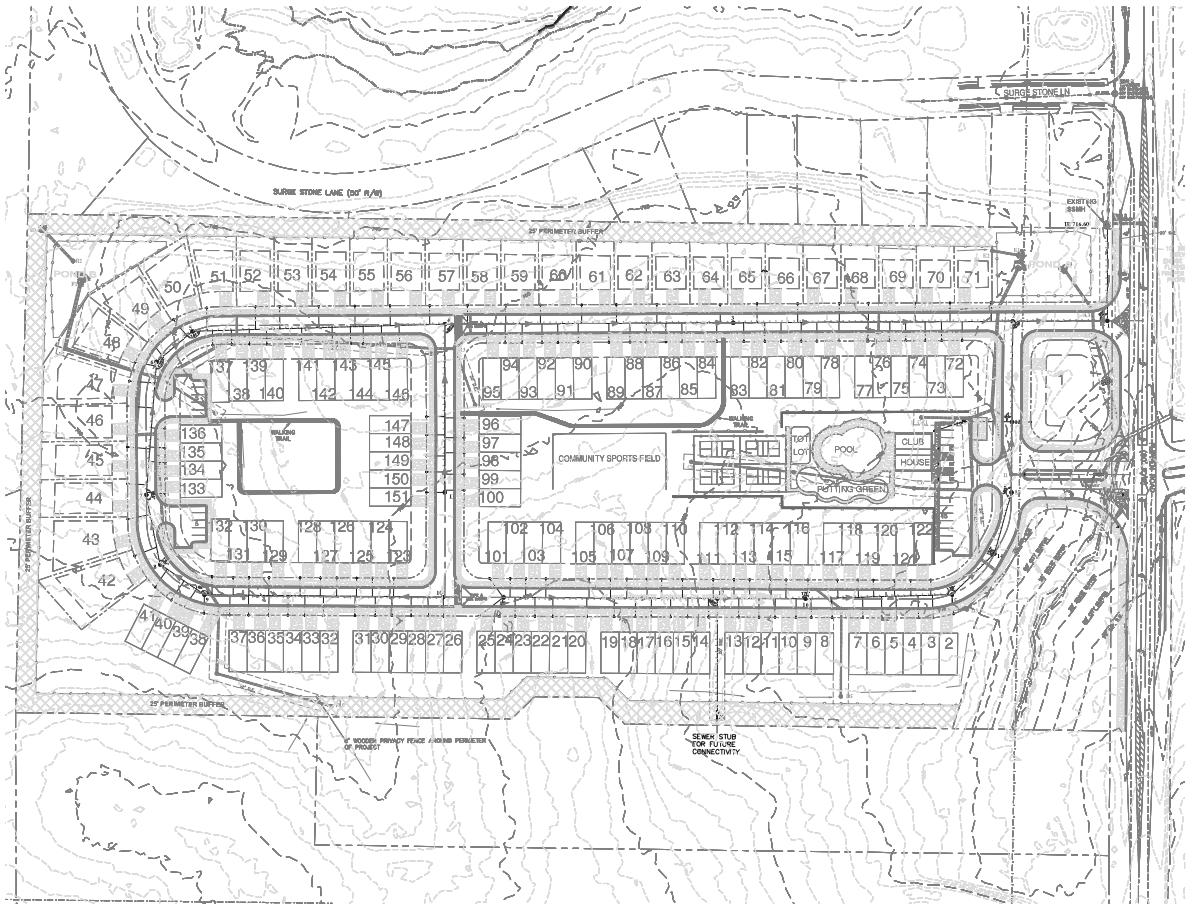
No.	REVISION	DATE
1	CITY COMMENTS ADDRESSED	10-20-2025

PRELIMINARY PLAT FOR:
HANOVER PARK
WATER PLAN
LAND LOTS 1182, 6TH DISTRICT, PARCELS: 0062C0205000 & 0062C0205001

PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
MIKE KANER
404-422-6806

GEORGIA REGISTERED PROFESSIONAL ENGINEER
10-20-2025

PROJECT No.	24840
DRAWING SCALE:	1"=70'
DESIGNED BY:	JFJ
DRAWN BY:	RAH
CHECKED BY:	JFJ
DATE:	9/14/2025
SHEET	P7



SANITARY PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE/R/W
- PROPOSED LOT LINES
- EXISTING CREEK C/L
- C/L OF PROPOSED ROAD
- CURB & GUTTER
- EXISTING ROAD
- EXISTING SANITARY SEWER
- LAND LOT LINE
- PROPOSED FENCE
- FLOW ARROW
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY LATERALS
- PROPOSED FORCE MAIN
- FLOOD ELEVATION

LEVEL II CERTIFICATION NUMBER 14188 EXP 8/13/27

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

CALL BEFORE YOU DIG

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

PREPARED BY:
Elite Engineering
300 MI PARKWAY SUITE 310
DALLAS, Georgia 30132
Jonathan Jones, P.E.
(678)-315-3968

NO.	REVISION	DATE
1	CITY COMMENTS ADDRESSED	11-25-2025

PRELIMINARY PLAT FOR:

HANOVER PARK

LAND LOTS 1182, 5TH DISTRICT, PARCELS: 030-02009/6000 & 030-02009/5001

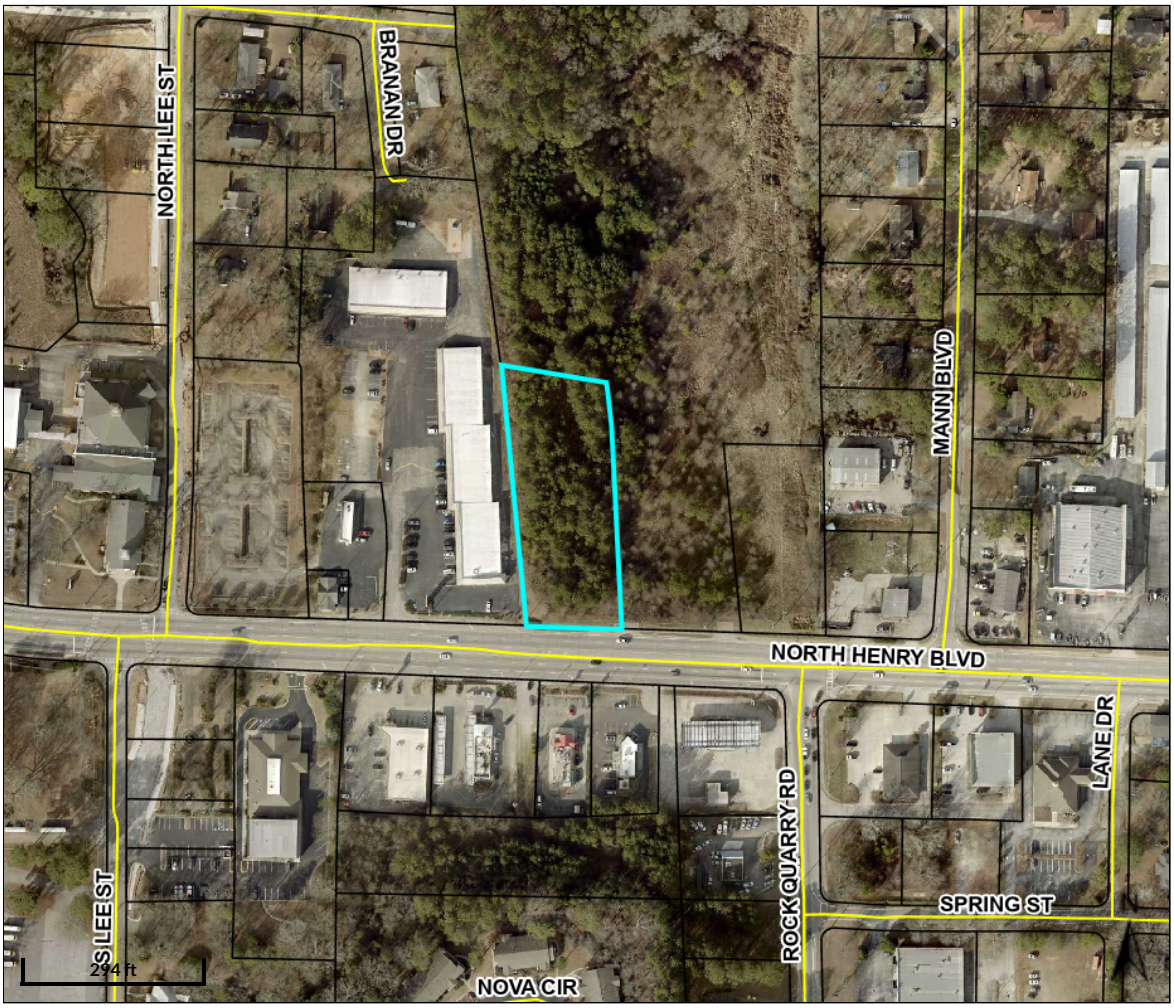
SANITARY PLAN

PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
MIKE KANER
404-422-6806

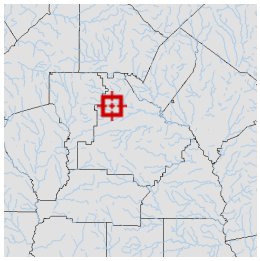
10-24-2025

PROJECT No.	23060
DRAWING SCALE:	1"=70'
DESIGNED BY:	JFJ
DRAWN BY:	RJM
CHECKED BY:	JFJ
DATE:	8/19/2025
SHEET	P8

Henry County, GA



Overview



Legend

- Parcels
- Roads

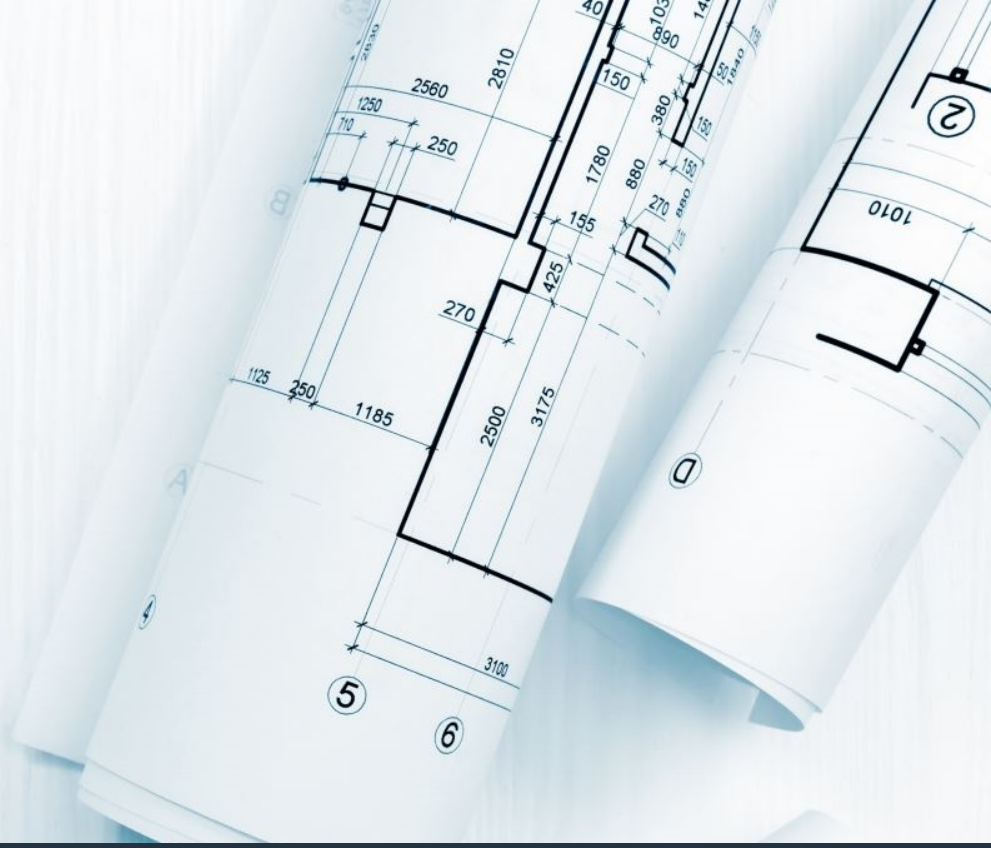
Parcel ID	S26-01015000	**Class**	Exempt	**Owner Address**	THE CITY OF STOCKBRIDGE 4640 NORTH HENRY BLVD STOCKBRIDGE, GA 30281	**Land Value:**	$245,800				
Property Address	4498 NORTH HENRY BLVD	**Acreage**	1.32			**Building Value:**	$0	**Last 2 Sales**			
District	City/Stockbridge TAD					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
								12/17/2015	$1,870,000	VH	U
								12/30/2013	$0	VH	U
						Total Value:	$245,800				

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: 10/29/2025
Last Data Uploaded: 10/29/2025 1:11:41 AM

Developed by SCHNEIDER GEOSPATIAL

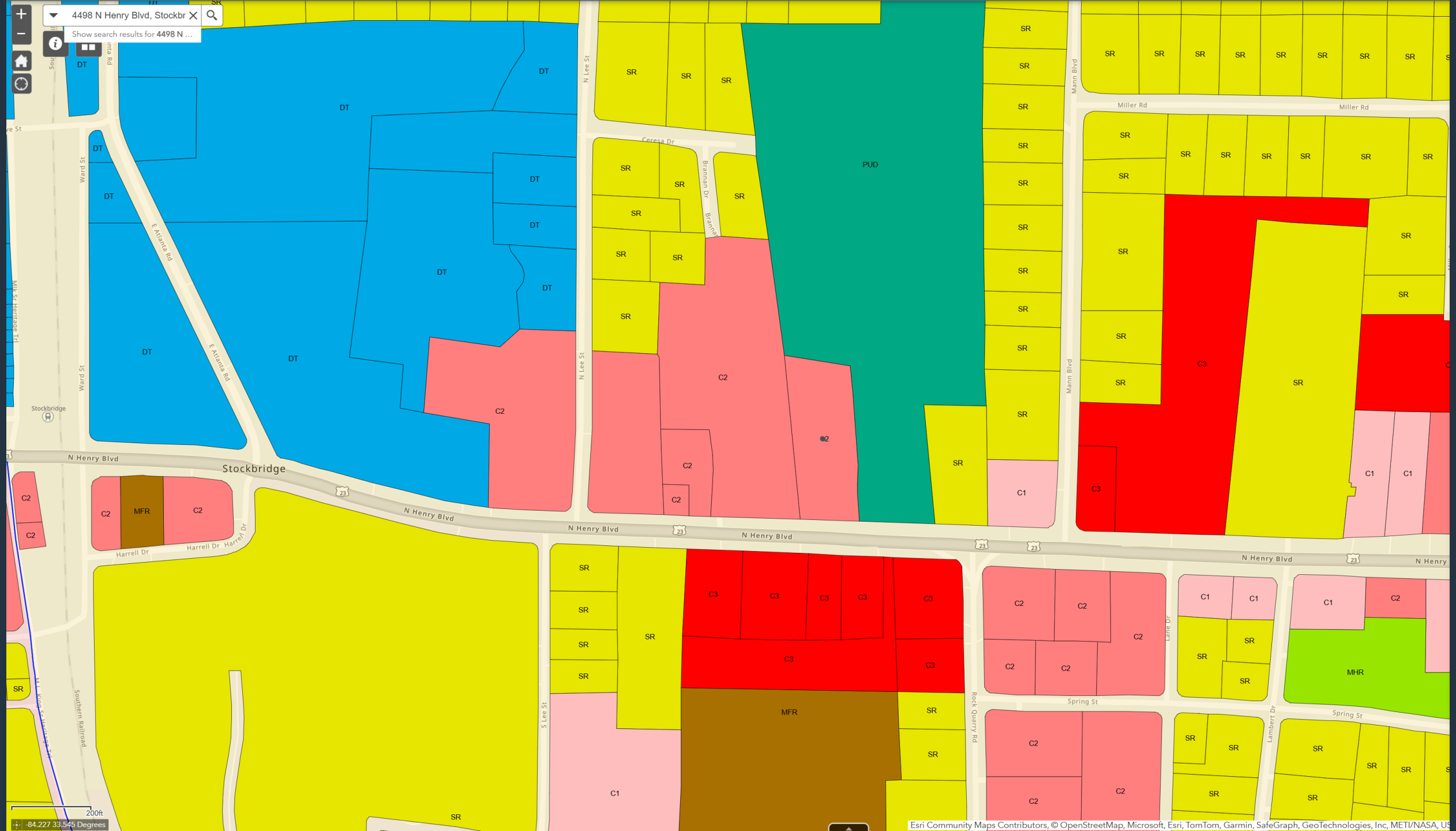
Battle Law

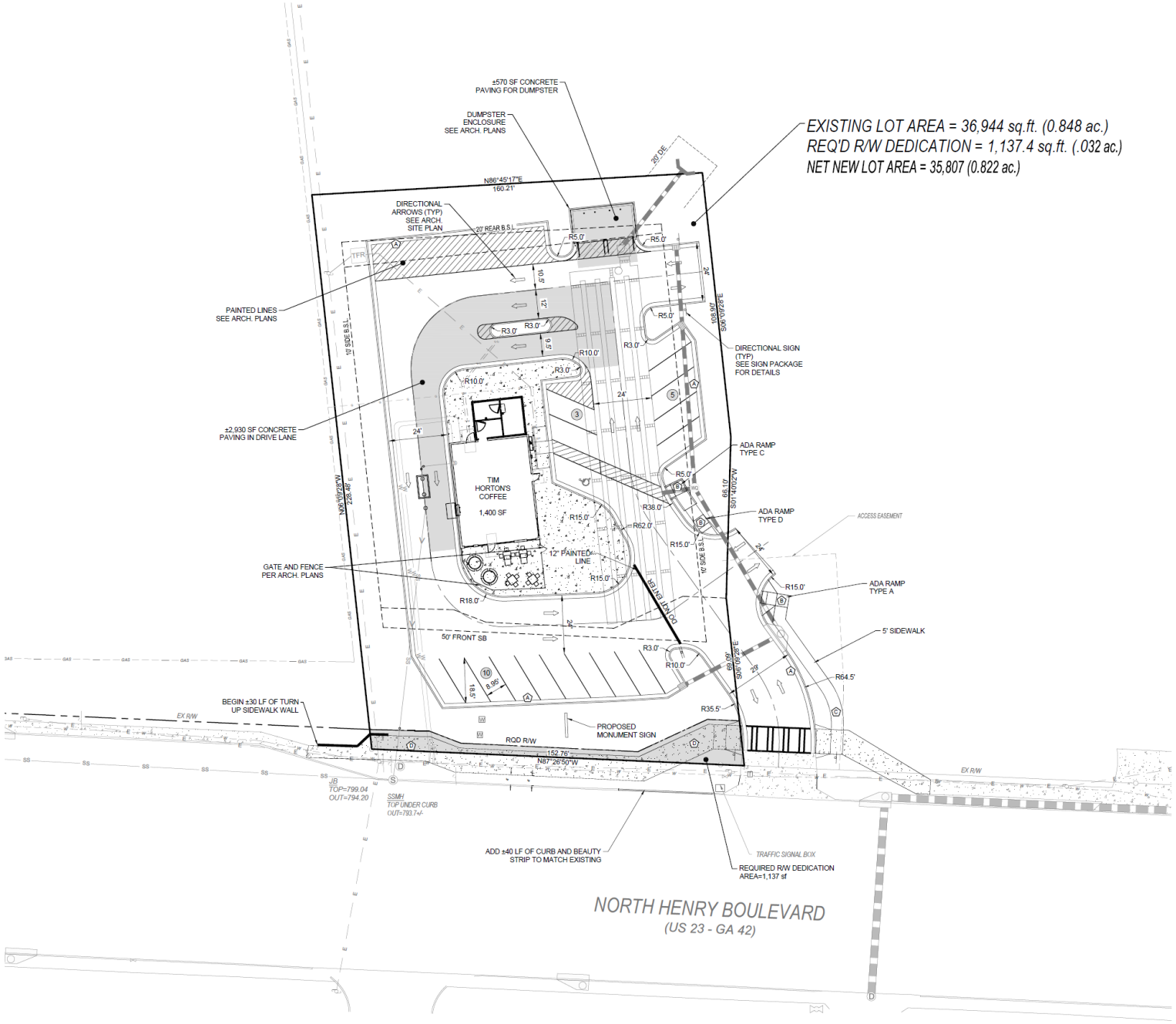


4498 NORTH HENRY BLVD.

A SLUP to Allow a Restaurant with a Drive-Through

North Lee Street
Mann Blvd.
North Henry Blvd.
Sonic Drive-In
Mrs. Winner's
Stockbridge Amphitheater
Stockbridge City Hall
Stockbridge Elementary School
Stockbridge Senior High School
Municipal Park
Harrell Dr
Nolan St
Ceresa Dr
Miller Rd
Spring St
Quarry Rd
Lambert Dr
Neal Ave
Expand side panel


4498 N Henry Blvd, Stockbr
Show search results for 4498 N ...
DT
SR
PUD
C1
C2
C3
MFR
MHR
N Henry Blvd
Stockbridge
E Atlanta Rd
N Lee St
S Lee St
Ceresa Dr
Brannan Dr
Miller Rd
Mann Blvd
Harrell Dr
Spring St
Rock Quarry Rd
Lambert Dr
Lane Dr
Ward St
Milk St
Heritage Trl
Southern Railroad
200ft
-84.227 33.545 Degrees
Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, US



EXISTING LOT AREA = 36,944 sq.ft. (0.848 ac.)
REQ'D R/W DEDICATION = 1,137.4 sq.ft. (.032 ac.)
NET NEW LOT AREA = 35,807 (0.822 ac.)

LEGEND

	PROPOSED	EXISTING
RIGHT-OF-WAY	R/W	R/W
BOUNDARY LINE		
PROPERTY LINE		
CURB & GUTTER		
EASEMENT		
BUILDING		
SIDEWALK		
CONCRETE PAVING		
FENCE		
FIRE HYDRANT		
WATER VALVE		
WATER METER		
WEIR INLET		
JUNCTION BOX		
SANITARY SEWER MANHOLE		
SINGLE WING CATCH BASIN		
DOUBLE WING CATCH BASIN		
STORM PIPE		
SEWER PIPE	SS	SS
WATER MAIN	W	W
CONTOUR (MAJOR)	000	000
CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE		

KEY NOTES:

- (A) CONCRETE CURB AND GUTTER - (SEE DETAILS ON SHEET 15.3)
- (B) ACCESSIBLE RAMP - (SEE DETAILS ON SHEET 15.1)
- (C) 5' SIDEWALK
- (D) 10' SIDEWALK

DEVELOPMENT NOTES:

1. ALL ROADWAY DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB AND ALL RADIUS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS. SEE TIM HORTONS SIGN PACKAGE FOR DETAILED SIGN REQUIREMENTS.
3. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS ISLE SHALL BE 2.00% (1:50). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.
4. DRAINAGE AND UTILITY EASEMENTS SHALL BE DEDICATED TO THE CITY OF STOCKBRIDGE.

GRID NORTH

PRELIMINARY (NOT FOR CONSTRUCTION)

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

TEDROW DESIGN GROUP
2866 ADAMS BROOK WAY
SNELLVILLE, GA 30078
PH. 678.777.9548
E-MAIL: tom.tedrow@tedrowdesign.com

Tim Hortons

PROJECT:

ADDRESS
4498 NORTH HENRY BLVD.
STOCKBRIDGE, GA 30281

STORE #:

STORE TYPE:

US WELCOME MODEL 2023: 1400-24

EXTERIOR FINISH SCHEDULE

TAG	PRODUCT	MANUF.	PATTERN & COLOUR	SUPPLIER/ CONTACT
FC-2	EXTRUDED ALUMINUM SIDING	LUMABUILT	SIZE: 6" NOMINAL SPACING WITH 1/4" REVEAL JOINTS, COLOUR: LIGHT SUPER WIDE GRAIN (G.C TO TOUCH UP IN FIELD), PATTERN: STACKED AT VERTICAL BUMP OUTS AND STAGGERED AT HORIZONTAL BUMP OUTS. NOTE: SIDING TO BE INSTALLED WITH ALUMABOARD ALUMINUM TRIM PIECES, STARTER CLIPS & JOINTS (COLOUR MATCH: 'LIGHT SUPER WIDE GRAIN')	LUMABUILT CONTACT: LINDA SAVOIE TEL: 310-968-4551 EMAIL: LSAVOIE@LUMABUILT.COM APPROVED ALT: KNOTWOOD WHITE ASH
FC-7	EIFS	STO CORP (OR APPROVED EQUAL)	130D STO STOLIT DARK + GLOSSY 37104 (MID GREY) NOTE: EIFS NOT TO BE INSTALLED IN DIRECT SUNLIGHT. CRITICAL NOTE: REVIEW AND FOLLOW MANUFACTURES INSTALL GUIDELINES CRITICAL	CONTACT: RAY REDMOND TEL: (616)437-2230 RREDMOND@STOCORP.COR
FC-8	EIFS	STO CORP (OR APPROVED EQUAL)	131 STOLIT 1.5 37108 (LIGHT GREY) CRITICAL NOTE: REVIEW AND FOLLOW MANUFACTURES INSTALL GUIDELINES CRITICAL	
P-01	PAINT	SHERWIN WILLIAMS	COLOR: #SW7004 'SNOWBOUND' PRIMARY WALL PAINT FINISH: EGGSHELL. THE LIGHT COLOR EIFS GOES BEYOND THE PAINT STRIPES. NOTE: FOR EIFS MUST USE DRYVIT DEMANDIT PMR ACRYLIC PAINT AS THE BASE WITH STRATATONE (FOR DARK COLORS) ADDITIVE. COLOR TO MATCH SHERWIN WILLIAMS.	SHERWIN WILLIAMS (NORTH AMERICA) CONTACT: DEAN GIVELAS TEL:416-431-6975 EMAIL:DEAN.GIVELAS@SHERWIN.COM
P-02	PAINT	SHERWIN WILLIAMS	COLOUR: 'BLACK RED' CUSTOM 3007 NOTE: FOR EIFS MUST USE DRYVIT DEMANDIT PMR ACRYLIC PAINT AS THE BASE WITH STRATATONE (FOR DARK COLORS) ADDITIVE. COLOR TO MATCH SHERWIN WILLIAMS.	
P-08	EXTERIOR METAL PAINTS & METAL RAILING	SHERWIN WILLIAMS	PAINT FOR FASCIAS AND/OR EXTERIOR METALS (SOFFITS, TRIM, ETC.) TO MATCH SURROUNDING COLOURS WHERE NECESSARY SHERWIN WILLIAMS "IRON ORE SW7069" MIN. 2 COATS SPRAY APPLICATION NOTE:FOR EIFS MUST USE DRYVIT DEMANDIT PMR ACRYLIC PAINT AS THE BASE WITH STRATATONE (FOR DARK COLORS) ADDITIVE. COLOR TO MATCH SHERWIN WILLIAMS.	
P-11	PAINT	SHERWIN WILLIAMS	PPG ADS230103N CORAFLON ADS INTERMIX. COLOUR: BLACK, STAIN SHEEN, SPRAY APPLICATION PAINT FOR EXTERIOR METAL (WINDOW FRAMES AND DOORS)	
P-17	BOLLARD	SHERWIN WILLIAMS	COLOR: #SW6868 'REAL RED' MIN. 2 COATS SPRAY APPLICATION	
P-26	EXTERIOR METAL PAINTS	SHERWIN WILLIAMS	"GRAY SCREEN SW7071" TO MATCH FC-8. MIN. 2 COATS SPRAY APPLICATION	
MT-1	PREFINISHED METAL FLASHING	FIRESTONE BUILDING PRODUCTS	COLOR: MATTE BLACK *SEALANT: TITEBOND WEATHER MASTER SEALANT COLOUR: 61121 BLACK	
WL4	WALL SCONCES	VISO INC.	LED EXTERIOR WALL MOUNT UP/DOWN LIGHT, FINISH: RED	EMAIL:FILIPE2@VISOINC.COM
	ANODIZED ALUMINUM (EXTERIOR STOREFRONT)	KAWNEER (OR APPROVED ALTERNATE PER SP4)	KAWNEER TRIFAB VERSAGLAZE 451T, THERMALLY BROKEN 2"X4 ½" WITH 1" INSULATED CLASS LOW E GLASS UNIT (BLACK ANODIZED) SWING DOORS KAWNEER 190 SERIES, SINGLE ACTING, NARROW STILE DOORS WITH 1" TEMPERED, INSULATED GLASS AND 10" BOTTOM RAIL (BLACK ANODIZED)	KAWNEER CONTACT: CHERYL WILKERSON TEL: (770)449-5555 CHERYL.WILKERSON@ARCONIC.COM
	ANODIZED ALUMINUM (DRIVE-THRU WINDOW)	QUICKSERV	BI-PARTING WINDOW WITH 2 CENTERED MOVING PANELS AND 2 SIDELITES "PW-54E", COLOUR: BRONZE ANODIZED.	CONTACT: INSIDE SALES CONTACT TEL: (713)849-5882
	C-CHANNEL PERIMETER INTEGRATED LIGHTING	LEKTRON BRANDING SOLUTIONS	CUSTOM LENGTH; COLOUR: BLACK.	SUPPLIED BY FZ THROUGH TIM HORTONS SCHED A
	DRIVE-THRU CANOPY	SIGN VENDOR	ALPOLIC ACM TOB BLACK	

Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Zoning Ordinance
For
A Special Land Use Permit for
A Restaurant with a Drive Through

of

Royal TH, LLC
c/o Battle Law, P.C.

for

+/-1.32 Acres of Land
Being 4498 North Henry Boulevard
City of Stockbridge, Georgia and
Parcel Nos. S26-01015000

Submitted for Applicant by:

Michèle L. Battle, Esq.
Joshua S. Mahoney, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com
jsm@battlelawpc.com

Battle Law

I. LETTER OF INTENT

Royal TH, LLC (the "Applicant") is seeking to develop on +/- 1.32 acres of land being tax parcel number. S26-01015000 having frontage on 4498 North Henry Boulevard (the "Subject Property") with a restaurant with a drive through. The Applicant is seeking a special land use permit of the Subject Property. The Subject Property is zoned C2 in the Downtown Village Overlay District.

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 SPECIAL LAND USE PERMIT CRITERIA

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 Subject Property has a future land use designation of Downtown District, is zoned C2 and is within the Downtown Village Overlay District. The Subject Property is surrounded by other properties with restaurants with drive throughs including Mrs. Winner's, Sonic Drive-In, and Pizza Hut. The proposed use is compatible with the City's plans, goals and objectives.

2. How the proposal impacts the purposes of the overall zoning scheme, and whether the proposed change furthers the purposes of these zoning regulations.

The Subject Property fronts a commercialized stretch of North Henry Boulevard. The properties on the north side of North Henry Boulevard are zoned PUD, C2, SR, C1, and C3. On the south side of North Henry Boulevard there are several C3, C2, SR, and C1 properties. This zoning application does not seek to change the zoning designation. Rather, it seeks a special use permit to allow for a drive through. So, the zoning application would allow another iteration of a well-established use in the area and not disrupt the zoning scheme in the area.

3. How the proposal impacts the character of the zoning district, the particular piece of property, neighborhoods, or the community.

The zoning proposal would allow another restaurant with a drive through in an area that has several. So, the proposed use not disrupt the area's character.

4. Whether the proposal creates an isolated district unrelated to adjacent properties and nearby districts.

The zoning proposal would not create an isolated district unrelated to adjacent properties.

5. How the proposal impacts the aesthetic character of existing and future uses of the property and the surrounding area.

The zoning proposal would not have a negative impact on the aesthetic character of existing and future uses of property and the surrounding area. The proposal will allow a new restaurant with a drive through.

6. Whether the proposal is consistent with adjacent development densities and the density patterns reflected in the comprehensive plan.

The Subject Property is surrounded by other commercial uses including three restaurants with drive throughs. The proposed building would not be much larger than the nearby restaurants. So, the proposal is consistent with adjacent development densities.

7. How the proposal impacts the public health, safety, and general welfare.

The Subject Property is vacant and wooded. The Subject Property, as is, does not contribute to the public health, safety, or general welfare. The zoning proposal would not detract from the public health, safety, or general welfare and would provide a new place for citizens to visit.

8. How the proposal impacts water, sewerage, other public facilities, or public services, and how the proposed amendment impacts expenditures of public funds.

There is water and sewer capacity to support the proposed use. The proposed restaurant would not overburden public facilities or services nor would it impact expenditures of public funds.

9. How the proposal impacts traffic safety and congestion.

The proposed use would capture traffic already traveling along North Henry Boulevard. While there may be a moderate increase in traffic, the Applicant does not anticipate a great change.

10. How the proposal impacts environmental conditions, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, water quality and quantity.

The zoning proposal includes stormwater management to address drainage. The Applicant will work with a civil engineer to meet all of the City of Stockbridge's standards for soil erosion and sedimentation, flooding, air quality, water quality and quantity.

11. How the proposal impacts the provision of adequate light and air.

The proposal will not have a negative impact on the provision of adequate light and air.

12. How the proposal impacts the value of adjacent property.

The Applicant does not anticipate a negative impact on the value of adjacent property.

13. Whether there are substantial reasons why the property cannot be used in accordance with existing regulations.

There is no economically viable use as currently zoned.

14. Preservation of the 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 zoning proposal will not will not adversely impact the integrity of a residential neighborhood. The Subject Property is not immediately adjacent to a developed residential subdivision. The property east of the Subject Property is zoned PUD, but is not developed residentially or otherwise. So, the zoning proposal would not impact the character of that subdivision should it be developed at all.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a special land use permit for a restaurant with a drive through 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 Special Land Use Permit 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 special land use permit 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 special land use permit 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

TEDROW DESIGN GROUP
2866 ADAMS BROOK WAY
SNELLVILLE, GA 30078
PH. 678.777.9548
E-MAIL: tom.tedrow@tedrowdesign.com

Tim Hortons

PROJECT:

ADDRESS
4498 NORTH HENRY BLVD.
STOCKBRIDGE, GA 30281

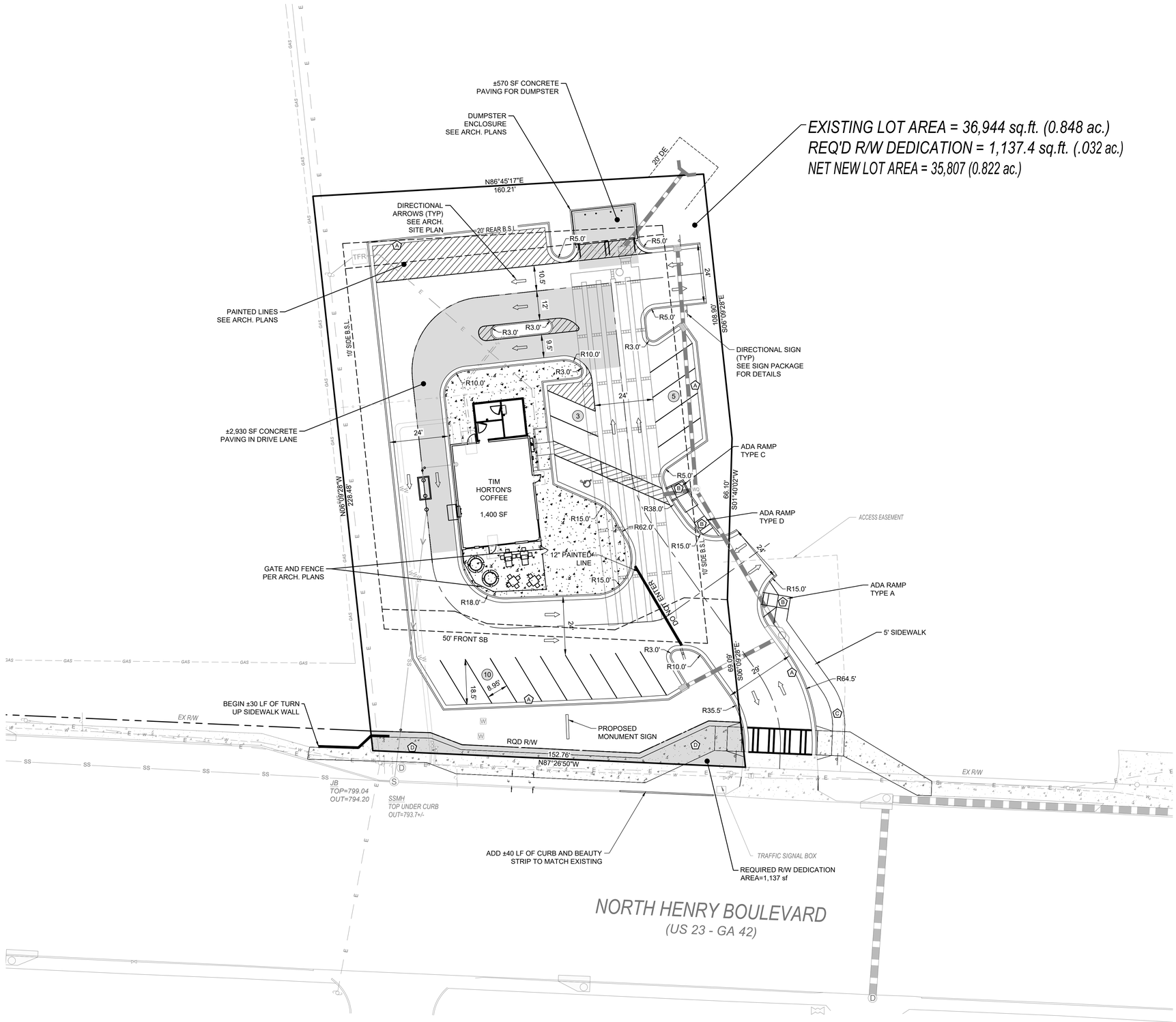
STORE #:

STORE TYPE:

US WELCOME MODEL 2023: 1400-24

EXTERIOR FINISH SCHEDULE

TAG	PRODUCT	MANUF.	PATTERN & COLOUR	SUPPLIER/ CONTACT
FC-2	EXTRUDED ALUMINUM SIDING	LUMABUILT	SIZE: 6" NOMINAL SPACING WITH 1/4" REVEAL JOINTS, COLOUR: LIGHT SUPER WIDE GRAIN (G.C TO TOUCH UP IN FIELD), PATTERN: STACKED AT VERTICAL BUMP OUTS AND STAGGERED AT HORIZONTAL BUMP OUTS. NOTE: SIDING TO BE INSTALLED WITH ALUMABOARD ALUMINUM TRIM PIECES, STARTER CLIPS & JOINTS (COLOUR MATCH: 'LIGHT SUPER WIDE GRAIN')	LUMABUILT CONTACT: LINDA SAVOIE TEL: 310-968-4551 EMAIL: LSAVOIE@LUMABUILT.COM APPROVED ALT: KNOTWOOD WHITE ASH
FC-7	EIFS	STO CORP (OR APPROVED EQUAL)	130D STO STOLIT DARK + GLOSSY 37104 (MID GREY) NOTE: EIFS NOT TO BE INSTALLED IN DIRECT SUNLIGHT. CRITICAL NOTE: REVIEW AND FOLLOW MANUFACTURES INSTALL GUIDELINES CRITICAL	CONTACT: RAY REDMOND TEL: (616)437-2230 RREDMOND@STOCORP.COR
FC-8	EIFS	STO CORP (OR APPROVED EQUAL)	131 STOLIT 1.5 37108 (LIGHT GREY) CRITICAL NOTE: REVIEW AND FOLLOW MANUFACTURES INSTALL GUIDELINES CRITICAL	
P-01	PAINT	SHERWIN WILLIAMS	COLOR: #SW7004 'SNOWBOUND' PRIMARY WALL PAINT FINISH: EGGSHELL. THE LIGHT COLOR EIFS GOES BEYOND THE PAINT STRIPES. NOTE: FOR EIFS MUST USE DRYVIT DEMANDIT PMR ACRYLIC PAINT AS THE BASE WITH STRATATONE (FOR DARK COLORS) ADDITIVE. COLOR TO MATCH SHERWIN WILLIAMS.	SHERWIN WILLIAMS (NORTH AMERICA) CONTACT: DEAN GIVELAS TEL:416-431-6975 EMAIL:DEAN.GIVELAS@SHERWIN.COM
P-02	PAINT	SHERWIN WILLIAMS	COLOUR: 'BLACK RED' CUSTOM 3007 NOTE: FOR EIFS MUST USE DRYVIT DEMANDIT PMR ACRYLIC PAINT AS THE BASE WITH STRATATONE (FOR DARK COLORS) ADDITIVE. COLOR TO MATCH SHERWIN WILLIAMS.	
P-08	EXTERIOR METAL PAINTS & METAL RAILING	SHERWIN WILLIAMS	PAINT FOR FASCIAS AND/OR EXTERIOR METALS (SOFFITS, TRIM, ETC.) TO MATCH SURROUNDING COLOURS WHERE NECESSARY SHERWIN WILLIAMS "IRON ORE SW7069" MIN. 2 COATS SPRAY APPLICATION NOTE:FOR EIFS MUST USE DRYVIT DEMANDIT PMR ACRYLIC PAINT AS THE BASE WITH STRATATONE (FOR DARK COLORS) ADDITIVE. COLOR TO MATCH SHERWIN WILLIAMS.	
P-11	PAINT	SHERWIN WILLIAMS	PPG ADS230103N CORAFLON ADS INTERMIX. COLOUR: BLACK, STAIN SHEEN, SPRAY APPLICATION PAINT FOR EXTERIOR METAL (WINDOW FRAMES AND DOORS)	
P-17	BOLLARD	SHERWIN WILLIAMS	COLOR: #SW6868 'REAL RED' MIN. 2 COATS SPRAY APPLICATION	
P-26	EXTERIOR METAL PAINTS	SHERWIN WILLIAMS	"GRAY SCREEN SW7071" TO MATCH FC-8. MIN. 2 COATS SPRAY APPLICATION	
MT-1	PREFINISHED METAL FLASHING	FIRESTONE BUILDING PRODUCTS	COLOR: MATTE BLACK *SEALANT: TITEBOND WEATHER MASTER SEALANT COLOUR: 61121 BLACK	
WL4	WALL SCONCES	VISO INC.	LED EXTERIOR WALL MOUNT UP/DOWN LIGHT, FINISH: RED	EMAIL:FILIPE2@VISOINC.COM
	ANODIZED ALUMINUM (EXTERIOR STOREFRONT)	KAWNEER (OR APPROVED ALTERNATE PER SP4)	KAWNEER TRIFAB VERSAGLAZE 451T, THERMALLY BROKEN 2"X4 ½" WITH 1" INSULATED CLASS LOW E GLASS UNIT (BLACK ANODIZED) SWING DOORS KAWNEER 190 SERIES, SINGLE ACTING, NARROW STILE DOORS WITH 1" TEMPERED, INSULATED GLASS AND 10" BOTTOM RAIL (BLACK ANODIZED)	KAWNEER CONTACT: CHERYL WILKERSON TEL: (770)449-5555 CHERYL.WILKERSON@ARCONIC.COM
	ANODIZED ALUMINUM (DRIVE-THRU WINDOW)	QUICKSERV	BI-PARTING WINDOW WITH 2 CENTERED MOVING PANELS AND 2 SIDELITES "PW-54E", COLOUR: BRONZE ANODIZED.	CONTACT: INSIDE SALES CONTACT TEL: (713)849-5882
	C-CHANNEL PERIMETER INTEGRATED LIGHTING	LEKTRON BRANDING SOLUTIONS	CUSTOM LENGTH; COLOUR: BLACK.	SUPPLIED BY FZ THROUGH TIM HORTONS SCHED A
	DRIVE-THRU CANOPY	SIGN VENDOR	ALPOLIC ACM TOB BLACK	



LEGEND

	PROPOSED	EXISTING
RIGHT-OF-WAY	R/W	R/W
BOUNDARY LINE		
PROPERTY LINE		
CURB & GUTTER		
EASEMENT		
BUILDING		
SIDEWALK		
CONCRETE PAVING		
FENCE		
FIRE HYDRANT		
WATER VALVE		
WATER METER	M	M
WEIR INLET	W	W
JUNCTION BOX	JB	JB
SANITARY SEWER MANHOLE	S	S
SINGLE WING CATCH BASIN		
DOUBLE WING CATCH BASIN		
STORM PIPE		
SEWER PIPE	SS	SS
WATER MAIN	W	W
CONTOUR (MAJOR)	000	000
CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE		

KEY NOTES:

- (A) CONCRETE CURB AND GUTTER - (SEE DETAILS ON SHEET 15.3)
- (B) ACCESSIBLE RAMP - (SEE DETAILS ON SHEET 15.1)
- (C) 5' SIDEWALK
- (D) 10' SIDEWALK

DEVELOPMENT NOTES:

1. ALL ROADWAY DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB AND ALL RADIUS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS. SEE TIM HORTONS SIGN PACKAGE FOR DETAILED SIGN REQUIREMENTS.
3. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS ISLE SHALL BE 2.00% (1:50). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.
4. DRAINAGE AND UTILITY EASEMENTS SHALL BE DEDICATED TO THE CITY OF STOCKBRIDGE.

GRID NORTH

PRELIMINARY (NOT FOR CONSTRUCTION)

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

CIVIL ENGINEERING COA NO. PEB 004790
LAND SURVEYING COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8666 - Fax (770)389-8656

NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 755-7978

CUMMING OFFICE
500 PIERCE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7100

www.fdc-llc.com

SITE PLAN
FOR
TIM HORTONS
4498 NORTH HENRY BLVD
LOCATED IN:
LAND LOT 61, 12TH DISTRICT
CITY OF STOCKBRIDGE, GEORGIA

REVISIONS

DATE	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER
1 (800) 282-7411 (WASHINGTON)
OR DIAL 811

DATE:	6/30/25
SCALE:	1" = 20'
PROJ NUMBER:	257.006
DRAWN BY:	CAM
REVIEWED BY:	-
REVISED BY:	-

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER SEAL PAUL HAYES
6/30/25

GSWCC# 0000058941
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
7.0

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Special Use Permit Application Form

Name of Applicant Royal TH, LLC c/o Battle Law PC .Phone: 678-938-5173 Date: 10/08/2025

Address Applicant: 110 Vaughan Rd Fax Cell # 678-938-5173

City: Suwanee State: GA Zip: 30024 E- mail: jsm@battlelawpc.com

Name of Agent Battle Law, P.C. Phone: 404-601-7616 Date: 10/08/2025

Address Agent: 3562 Habersham At Northlake, Bldg J, Suite 100 Fax Cell # 404-601-7616

City: Tucker State: GA Zip: 30084 E-mail: jsm@battlelawpc.com; cag@battlelawpc.com

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

Special Use Permit(s) being requested:
Restaurant with a drive through.

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

Address of Property or Parcel Number: 4498 North Henry Blvd, Stockbridge, GA 30281

Nearest intersection to the property: North Henry Blvd

Size of Tract: 1.32 acres, Land Lot Number(s): 61, District(s): 2

Property Tax Parcel Number(s): S26-01015000 **(Required)**

Witness' Signature

Printed Name of Witness: Gabrielle Glenn

Notary

NOTARY STAMP: ALLESHIA Y. PARKS NOTARY PUBLIC MY COMMISSION EXPIRES 01/18/2028 SPALDING COUNTY, GEORGIA

Signature of Applicant
By: Tushar N. Patel, Owner

Royal TH LLC c/o Battle Law PC 10/08/2025
Printed Name of Applicant

Signature or Agent

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

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

Pre-application meetil4g:_____ **Date:** _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature:_____ Date: _____

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 29th day of August, 2025

Royal TH, LLC
Applicant's Name - Printed
By: Tushar N. Patel, Owner

Signature of Applicant/Property Owner/Agent

Michele L. Battle, ESQ.
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of August, 2025.

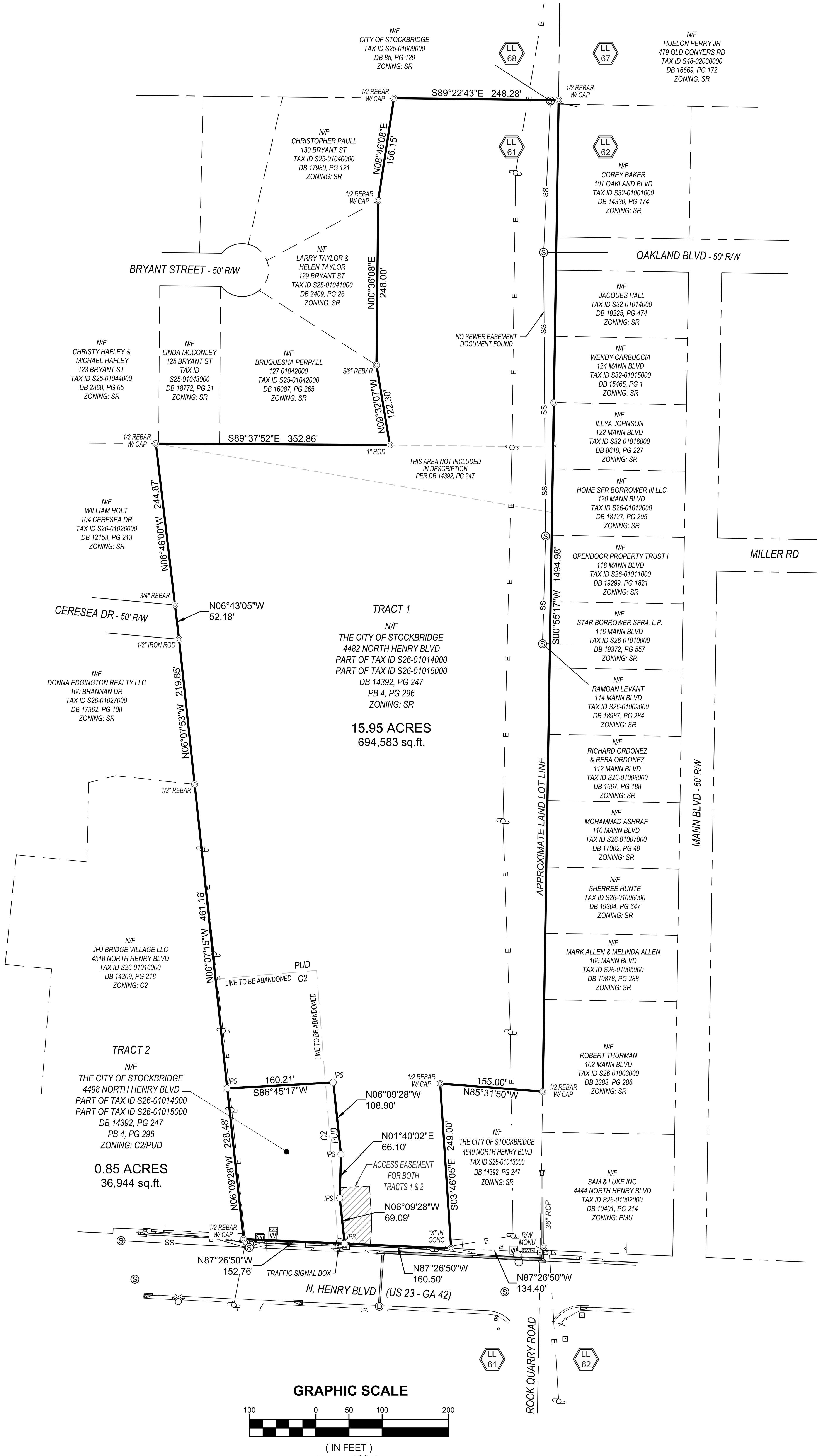
ALLESHIA Y. PARKS
MY COMMISSION EXPIRES
NOTARY
PUBLIC
01/18/2028
SPALDING COUNTY
GEORGIA

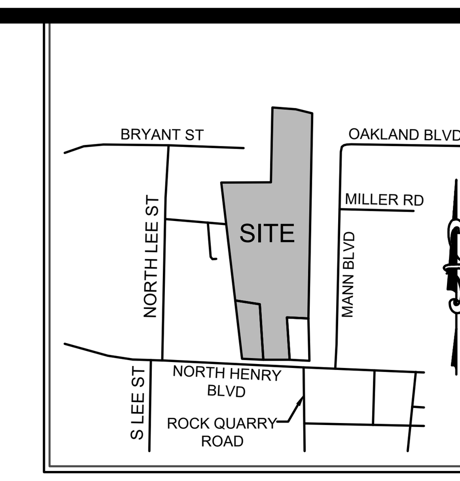
Allesha Y. Parks
Notary Public

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

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE PARCEL #S26-01014000 PARCEL #S26-01015000





VICINITY MAP
NOT TO SCALE

LEGEND

DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
LL	LAND LOT
OTP	OPEN TOP PIPE
RB	REBAR
IPF	IRON PIN FOUND
IPS	1/2" REBAR W/C FDC 000995
CTP	CRIMP TOP PIPE
C&G	CURB & GUTTER
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
-E-	OVERHEAD POWER LINE
sq ft	SQUARE FOOT
REF	REFERENCE
TBM	TEMPORARY BENCHMARK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE
ℙ	PROPERTY LINE
℄	CENTERLINE
ID	IDENTIFICATION
B.S.L.	BUILDING SETBACK LINE
BOC	BACK OF CURB
C	CURVE LABEL
CI	CURB INLET
DE	DRAINAGE EASEMENT
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
L	LINE LABEL
PKS	PK NAIL SET
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
SWMF	STORMWATER MANAGEMENT FACILITY
C/O	SEWER CLEAN OUT
◎	IRON PIN FOUND
○	IRON PIN SET
◉	CALCULATED POINT
	POWER POLE
	FIRE HYDRANT
⋈	WATER VALVE
W	WATER METER
D	JUNCTION BOX
S	SANITARY SEWER MANHOLE
	DROP INLET
	R/W MONUMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	HEADWALL
	FLARED END SECTION
G	GAS METER
	GAS VALVE
E	ELECTRIC TRANSFORMER
T	TELEPHONE PEDESTAL
	LIGHT POST

SITE NOTES

OWNER: THE CITY OF STOCKBRIDGE
4640 NORTH HENRY BLVD
STOCKBRIDGE, GEORGIA 30281

NUMBER OF LOTS: 2

TOTAL ACRES - 16.80

ZONING: C2 - GENERAL COMMERCIAL DISTRICT

MINIMUM LOT AREA: 10,000 SQUARE FEET
MINIMUM LOT WIDTH: 100 FEET
MINIMUM LOT FRONTAGE: 100% OF THE LOT WIDTH
MAXIMUM LOT COVERAGE: 70%

SETBACKS:
FRONT - 50 FEET
SIDE - 10 FEET
REAR - 20 FEET

ZONING: PUD - PLANNED UNIT DEVELOPMENT DISTRICT

MINIMUM LOT AREA: 3 ACRES
ALL OTHER CONDITIONS DETERMINED BY APPROVED CONCEPT PLAN

SURVEY NOTES

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED DECEMBER 2, 2024 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY B. BRAND USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 220,188 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 407,921 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A ½" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
5. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
7. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HxGN SMARTNET.
8. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C0086D EFFECTIVE DATE OCTOBER 6, 2016, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.

CITY NOTES

1. THIS PROPERTY IS ON THE COUNTY WATER SYSTEM.
2. THIS PROPERTY IS ON A PAVED COUNTY RIGHT OF WAY.
3. THIS PROPERTY IS NOT PART OF A PLATTED SUBDIVISION.
4. THIS PROPERTY DOES NOT HAVE A BODY OF WATER ON THE PROPERTY.
5. THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN.
6. THERE ARE NO WETLANDS ON THE PROPERTY.
7. THIS PROPERTY IS NOT LOCATED IN A WATERSHED PROTECTION DISTRICT.
8. PROOF OF CITY OF STOCKBRIDGE OR HENRY COUNTY APPROVAL FOR WATER CONNECTION, SEWER CONNECTION OR SEPTIC SYSTEM SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

STATEMENT OF OWNER

The undersigned is the owner of record of the property, and the entire parcel is contained within the subject plat.

Owner Date

This statement must be notarized.

MINOR (DIVISION/COMBINATION) PLAT

Signature will be completed upon approval.

CITY OF Stockbridge, GA CERTIFICATE OF ZONING DIRECTOR

Community Director Date

Pursuant to section 11.2 of the Unified Development Code, this plat has been approved for recording by the Zoning Director of the City of Stockbridge in accordance with existing rules and regulations.

CERTIFICATE OF SURVEYOR

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments show hereon actually exist or are marked as Future, and their locations, size, type and material are correctly shown; and that all engineering requirements of the City of Stockbridge and all requirements of the Unified Development Code of the City of Stockbridge, Georgia have been fully complied with.

KEVIN M. BROWN
Registered Georgia Land Surveyor No.: 2960
Address: 235 CORPORATE CENTER DRIVE, STOCKBRIDGE, GA 30281
Phone #: 770-389-8666

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

KEVIN M. BROWN — *8/13/2025*
REGISTERED LAND SURVEYOR #2960 — *DATE*

CIVIL ENGINEERING COA NO. PER 004790
LAND SURVEYING COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

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235 CORP. CTR. DR., STE 200
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NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 710-8908

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7100

www.fdc-llc.com

LOT RECONFIGURATION
4482-4498 NORTH HENRY BLVD
CITY OF STOCKBRIDGE
LAND LOT 61, 12TH DISTRICT
HENRY COUNTY, GEORGIA

REVISIONS

1.	
2.	
3.	
4.	

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

DATE:	8-13-2025
SCALE:	1" = 100'
FILE NUMBER:	257.006
DRAWN BY:	J. ROBERTS
REVIEWED BY:	K. BROWN

GEORGIA REGISTERED No. 2960 PROFESSIONAL LAND SURVEYOR KEVIN M. BROWN
8/13/25

COA# LSF 000995
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
1 of 1

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ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF STOCKBRIDGE, LAND LOT 61, 12TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR AND CAP SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH HENRY BOULEVARD (RIGHT-OF-WAY WIDTH VARIES), NORTH 87 DEGREES 26 MINUTES 50 SECONDS WEST, 294.90 FEET FROM A CONCRETE MONUMENT AT THE INTERSECTION OF THE EASTERLY LINE OF LAND LOT 61 AND THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH HENRY BOULEVARD;

THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 87 DEGREES 26 MINUTES 50 SECONDS WEST, 152.76 FEET TO A 1/2 INCH REBAR AND CAP;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 06 DEGREES 09 MINUTES 28 SECONDS WEST, 228.48 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, NORTH 86 DEGREES 45 MINUTES 17 SECONDS EAST, 160.21 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 06 DEGREES 09 MINUTES 28 SECONDS EAST, 108.90 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 01 DEGREES 40 MINUTES 02 SECONDS WEST, 66.10 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 06 DEGREES 09 MINUTES 28 SECONDS EAST, 69.09 FEET TO THE ***POINT OF BEGINNING.***

SAID TRACT OR PARCEL CONTAINING ***0.85 ACRES (36,944 SQUARE FEET).***

Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Zoning Ordinance
For
A Special Land Use Permit for
A Restaurant with a Drive Through

of

Royal TH, LLC
c/o Battle Law, P.C.

for

+/-1.32 Acres of Land
Being 4498 North Henry Boulevard
City of Stockbridge, Georgia and
Parcel Nos. S26-01015000

Submitted for Applicant by:

Michèle L. Battle, Esq.
Joshua S. Mahoney, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com
jsm@battlelawpc.com

Battle Law

I. LETTER OF INTENT

Royal TH, LLC (the "Applicant") is seeking to develop on +/- 1.32 acres of land being tax parcel number. S26-01015000 having frontage on 4498 North Henry Boulevard (the "Subject Property") with a restaurant with a drive through. The Applicant is seeking a special land use permit of the Subject Property. The Subject Property is zoned C2 in the Downtown Village Overlay District.

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 SPECIAL LAND USE PERMIT CRITERIA

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 Subject Property has a future land use designation of Downtown District, is zoned C2 and is within the Downtown Village Overlay District. The Subject Property is surrounded by other properties with restaurants with drive throughs including Mrs. Winner's, Sonic Drive-In, and Pizza Hut. The proposed use is compatible with the City's plans, goals and objectives.

2. How the proposal impacts the purposes of the overall zoning scheme, and whether the proposed change furthers the purposes of these zoning regulations.

The Subject Property fronts a commercialized stretch of North Henry Boulevard. The properties on the north side of North Henry Boulevard are zoned PUD, C2, SR, C1, and C3. On the south side of North Henry Boulevard there are several C3, C2, SR, and C1 properties. This zoning application does not seek to change the zoning designation. Rather, it seeks a special use permit to allow for a drive through. So, the zoning application would allow another iteration of a well-established use in the area and not disrupt the zoning scheme in the area.

3. How the proposal impacts the character of the zoning district, the particular piece of property, neighborhoods, or the community.

The zoning proposal would allow another restaurant with a drive through in an area that has several. So, the proposed use not disrupt the area's character.

4. Whether the proposal creates an isolated district unrelated to adjacent properties and nearby districts.

The zoning proposal would not create an isolated district unrelated to adjacent properties.

5. How the proposal impacts the aesthetic character of existing and future uses of the property and the surrounding area.

The zoning proposal would not have a negative impact on the aesthetic character of existing and future uses of property and the surrounding area. The proposal will allow a new restaurant with a drive through.

6. Whether the proposal is consistent with adjacent development densities and the density patterns reflected in the comprehensive plan.

The Subject Property is surrounded by other commercial uses including three restaurants with drive throughs. The proposed building would not be much larger than the nearby restaurants. So, the proposal is consistent with adjacent development densities.

7. How the proposal impacts the public health, safety, and general welfare.

The Subject Property is vacant and wooded. The Subject Property, as is, does not contribute to the public health, safety, or general welfare. The zoning proposal would not detract from the public health, safety, or general welfare and would provide a new place for citizens to visit.

8. How the proposal impacts water, sewerage, other public facilities, or public services, and how the proposed amendment impacts expenditures of public funds.

There is water and sewer capacity to support the proposed use. The proposed restaurant would not overburden public facilities or services nor would it impact expenditures of public funds.

9. How the proposal impacts traffic safety and congestion.

The proposed use would capture traffic already traveling along North Henry Boulevard. While there may be a moderate increase in traffic, the Applicant does not anticipate a great change.

10. How the proposal impacts environmental conditions, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, water quality and quantity.

The zoning proposal includes stormwater management to address drainage. The Applicant will work with a civil engineer to meet all of the City of Stockbridge's standards for soil erosion and sedimentation, flooding, air quality, water quality and quantity.

11. How the proposal impacts the provision of adequate light and air.

The proposal will not have a negative impact on the provision of adequate light and air.

12. How the proposal impacts the value of adjacent property.

The Applicant does not anticipate a negative impact on the value of adjacent property.

13. Whether there are substantial reasons why the property cannot be used in accordance with existing regulations.

There is no economically viable use as currently zoned.

14. Preservation of the 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 zoning proposal will not will not adversely impact the integrity of a residential neighborhood. The Subject Property is not immediately adjacent to a developed residential subdivision. The property east of the Subject Property is zoned PUD, but is not developed residentially or otherwise. So, the zoning proposal would not impact the character of that subdivision should it be developed at all.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a special land use permit for a restaurant with a drive through 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.

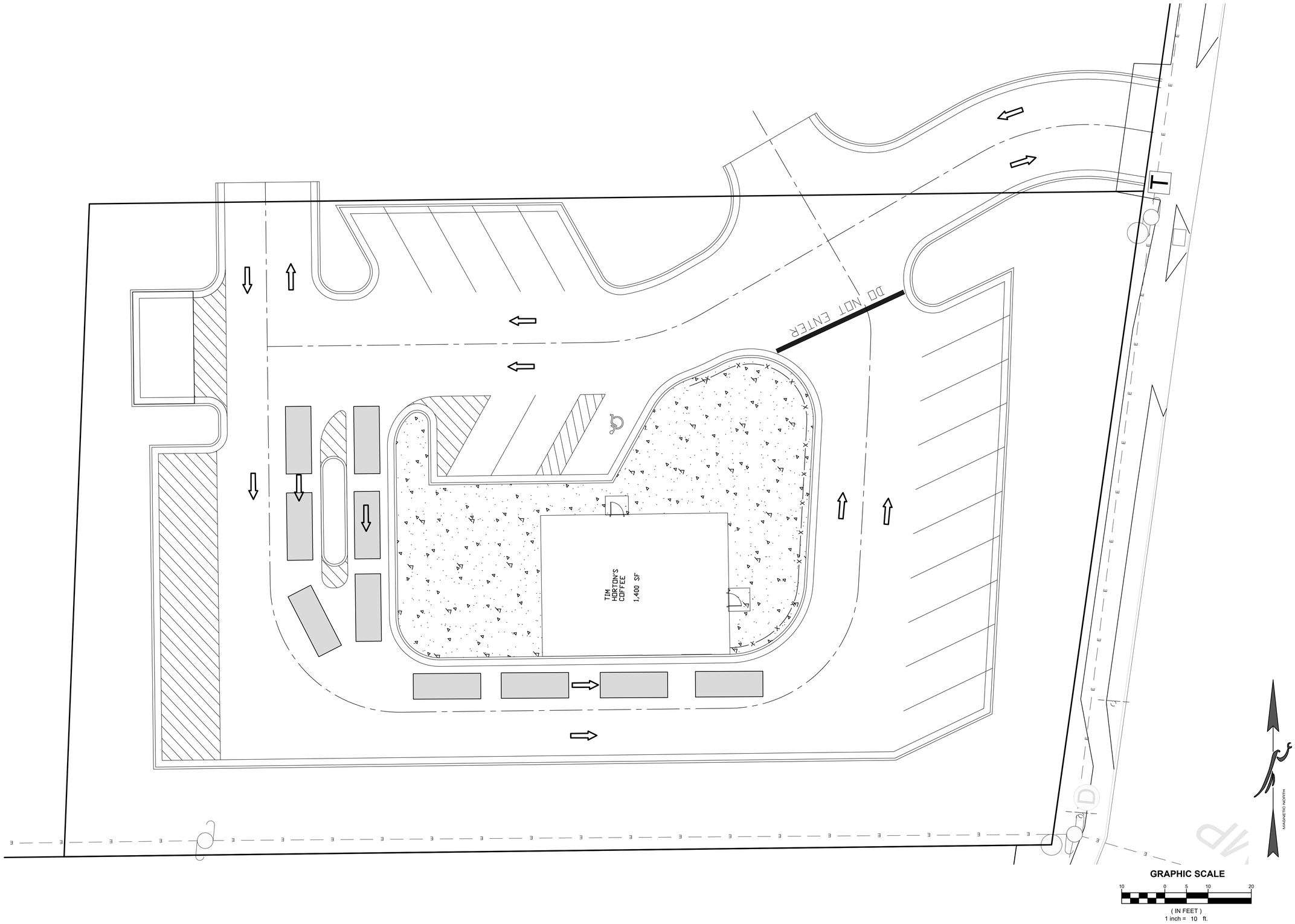
A refusal by the City of Stockbridge Mayor and Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly 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 Special Land Use Permit 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 special land use permit 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 special land use permit 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



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COA NO. PER 004790
LAND SURVEYING
COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
255 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8666 - Fax (770)389-8656

NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 755-7078

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7100

www.fdc-llc.com

CONCEPT PLAN
FOR
TIM HORTONS
STOCKBRIDGE
LOCATED IN:
CITY OF STOCKBRIDGE
GEORGIA

REVISIONS

	DATE
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Know what's below.
Call before you dig.
UTILITIES PROTECTION CENTER
1 (800) 282-7411 THROUGHOUT GEORGIA
OR 1-800-241-4113

GEORGIA811
Utilities Protection Center

DATE:	2/27/25
SCALE:	1" = 10'
PROJ NUMBER:	257.006
DRAWN BY:	EDA
REVIEWED BY:	JP
REVISED BY:	-

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

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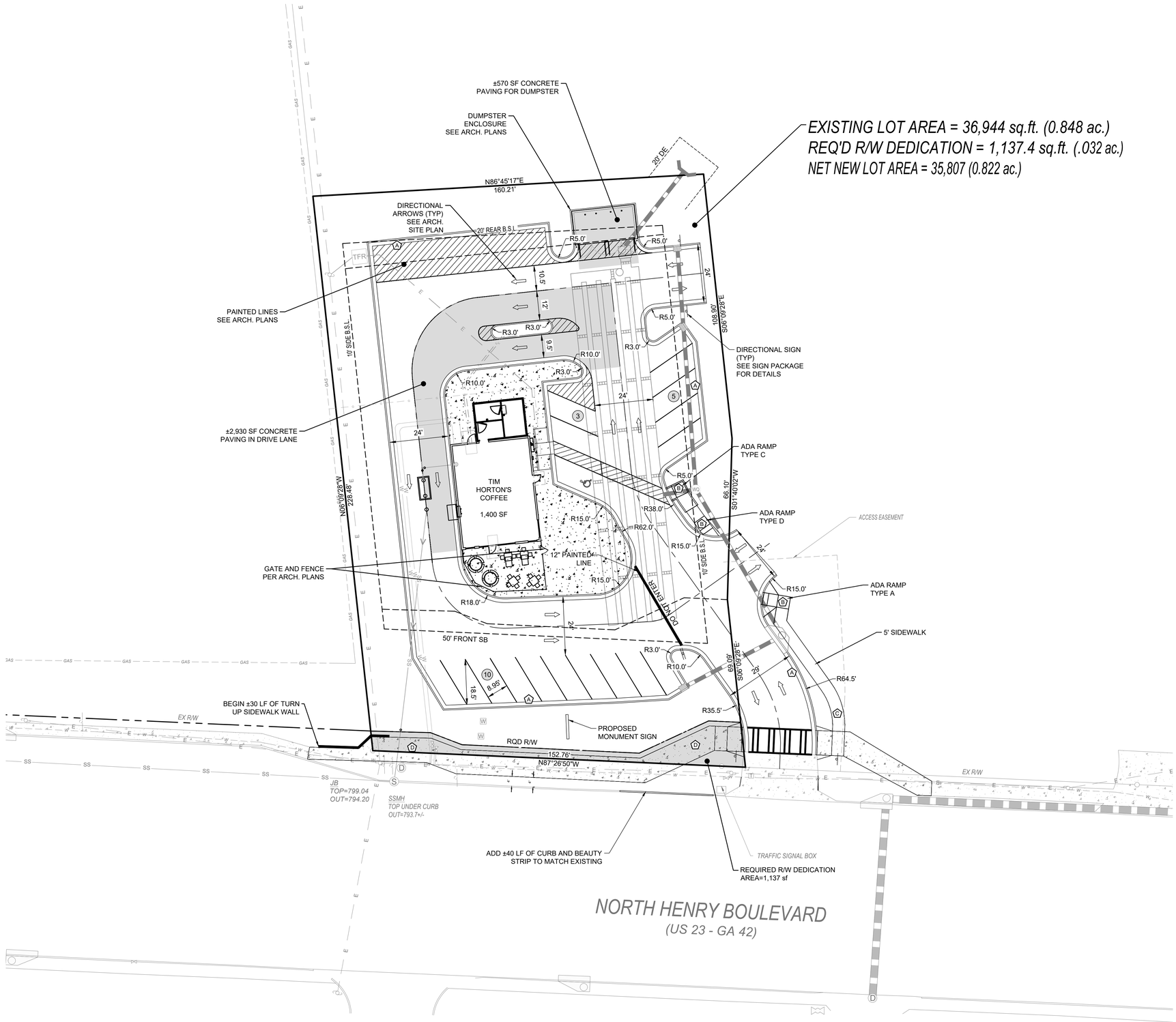
P:\Projects\257.006 North Henry Blvd Tim Horton\ENGINEERING\DWG\ENG00 - nf working.dwg, EArmstrong, Thu, Feb 27, 2025 - 3:49pm



LEGEND

	PROPOSED	EXISTING
RIGHT-OF-WAY	R/W	R/W
BOUNDARY LINE		
PROPERTY LINE		
CURB & GUTTER		
EASEMENT		
BUILDING		
SIDEWALK		
CONCRETE PAVING		
FENCE		
FIRE HYDRANT		
WATER VALVE		
WATER METER	M	M
WEIR INLET	W	W
JUNCTION BOX	JB	JB
SANITARY SEWER MANHOLE	S	S
SINGLE WING CATCH BASIN		
DOUBLE WING CATCH BASIN		
STORM PIPE		
SEWER PIPE	SS	SS
WATER MAIN	W	W
CONTOUR (MAJOR)	000	000
CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE		

KEY NOTES:

- (A) CONCRETE CURB AND GUTTER - (SEE DETAILS ON SHEET 15.3)
- (B) ACCESSIBLE RAMP - (SEE DETAILS ON SHEET 15.1)
- (C) 5' SIDEWALK
- (D) 10' SIDEWALK

DEVELOPMENT NOTES:

1. ALL ROADWAY DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB AND ALL RADIUS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS. SEE TIM HORTONS SIGN PACKAGE FOR DETAILED SIGN REQUIREMENTS.
3. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS ISLE SHALL BE 2.00% (1:50). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.
4. DRAINAGE AND UTILITY EASEMENTS SHALL BE DEDICATED TO THE CITY OF STOCKBRIDGE.

GRID NORTH

PRELIMINARY (NOT FOR CONSTRUCTION)

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

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LAND SURVEYING COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

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CUMMING OFFICE
500 PIERCE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7100

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SITE PLAN
FOR
TIM HORTONS
4498 NORTH HENRY BLVD
LOCATED IN:
LAND LOT 61, 12TH DISTRICT
CITY OF STOCKBRIDGE, GEORGIA

REVISIONS

DATE	
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DRAWN BY:	CAM
REVIEWED BY:	-
REVISED BY:	-

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER SEAL PAUL HAYES
6/30/25

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CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

September 5, 2025

Sarah Shirk
Executive Assistant/Permit Coordinator
Falcon Design Consultants, LLC
235 Corporate Center Drive
Suite 200
Stockbridge, GA 30281

RE: Service Availability Letter
4498 North Henry Blvd.
Parcel #: S26-01015000
Development Type: Coffee Shop

Ms. Shirk:

As requested, let this letter serve as an acknowledgement of service availability and that the City of Stockbridge is the water and sewer provider of the subject property.

Sincerely,

Kevin Miller
Sewer Superintendent

Cc: Decius T. Aaron, Public Works Director
Scott Mask, Water Superintendent

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director

Veronica Green, Chief Planner

DATE: November 20, 2025 (Planning Commission)

December 8, 2025 (Mayor and Council)

SUBJECT: #SP-2025-04 For 4498 North Henry Boulevard (To be located in Council District 4)

Summary of Request: The applicant requests approval of a Special Use Permit to allow the operation of a drive-through coffee shop (Tim Hortons) at 4498 North Henry Boulevard, within the Downtown District. The property is currently zoned C-2 (General Commercial) and is located along a key commercial corridor designated for pedestrian-oriented, mixed-use redevelopment. The proposal includes redevelopment of a vacant parcel with a new restaurant building, enhanced landscaping, and site improvements consistent with the Downtown Village Overlay District standards. The request is submitted concurrently with Text Amendment TX-2025-01, which clarifies drive-through uses within the Downtown District.

I. PURPOSE

Royal T.H., LLC. represented by Battle Law, P.C., is requesting a special use permit to allow the development and operation of a restaurant with a drive-through (Tim Horton's) at 4498 North Henry Boulevard. The subject property contains 1.32 ± acres, of which the applicant intends to develop approximately 0.8 acres for the proposed project.

II. PROJECT INFORMATION

Proposed Development	Restaurant with a drive-through
Site Address	4498 North Henry Boulevard

Parcel Identification	S26-01015000
Parcel Acreage	1.32 ± acres, of which the applicant intends to develop approximately 0.8 acres for the proposed project.
Applicant	Royal T.H., LLC.
Agent	Battle Law, P.C.
Owner:	City of Stockbridge
Current Zoning	C-2 (General Commercial District)
Current Future Land Use Designation	Downtown District
Current Use of Property	The subject property is currently vacant and wooded. It was previously developed with a small commercial building, which appears to be demolished after 2006. It now contains remnants of curb cuts, a paved asphalt pad, with a sidewalk along the North Henry Boulevard frontage.

III. LAND USE ANALYSIS

The table below identifies the zoning classifications and existing land uses of adjacent properties surrounding the subject site.

SURROUNDING ZONING PROPERTY INFORMATION

Location	Current Zoning	Existing Land Use
Property to the North	PUD (Planned Unit Development)	Vacant Land

Property to the South	C-3 (Heavy Commercial District)	Mrs. Winner's Chicken & Biscuits-Stockbridge Pizza Hut
Property to the East	PUD (Planned Unit Development) SR (Suburban Residential District)	Vacant Land
Property to the West	C-2 (General Commercial District)	The Bridge Village (Shopping Plaza)

The subject property is located along North Henry Boulevard (SR 138) within a developed commercial corridor containing restaurants, retail centers, and vacant parcels designated for future mixed-use development. Surrounding properties exhibit a mix of commercial, residential, and planned unit development (PUD) zoning, providing a gradual transition from the corridor's commercial intensity to vacant land and vacant single-family residences located to the east. The table below identifies the zoning classifications and existing land uses of properties surrounding the subject site.

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Current Future Land Use Designation	Existing Land Use
Property to the North	Downtown District	Vacant Land
Property to the South	Downtown District	Mrs. Winner's Chicken & Biscuits-Stockbridge Pizza Hut
Property to the East	Downtown District	Vacant Land
Property to the West	Downtown District	The Bridge Village (Shopping Plaza)

The Future Land Use Map designates the subject property and surrounding parcels within the Downtown District, which encourages a mix of commercial, office, and residential uses in a walkable, connected environment. This classification supports infill development, adaptive reuse of vacant sites, and neighborhood-scale commercial activity that enhances the corridor's visual character. The properties to the north, south, east, and west share this designation, reflecting the City's long-term vision for coordinated redevelopment along North Henry Boulevard (SR 138). The table below summarizes the current future land use designations and existing land uses surrounding the subject site.

IV. FINDING OF FACTS

1. The subject property is surrounded by the following zoning districts: C-2 (General Commercial), PUD (Planned Unit Development), C-3 (Heavy Commercial), and SR (Suburban Residential District).

2. The subject property is surrounded by parcels designated Downtown District on the City's Future Land Use Map.

3. The subject property has frontage on North Henry Boulevard, which is classified by the Georgia Department of Transportation as a principal arterial road.

4. The site is vacant but previously developed, containing remnants of a former commercial use, including asphalt paving and curb cuts.

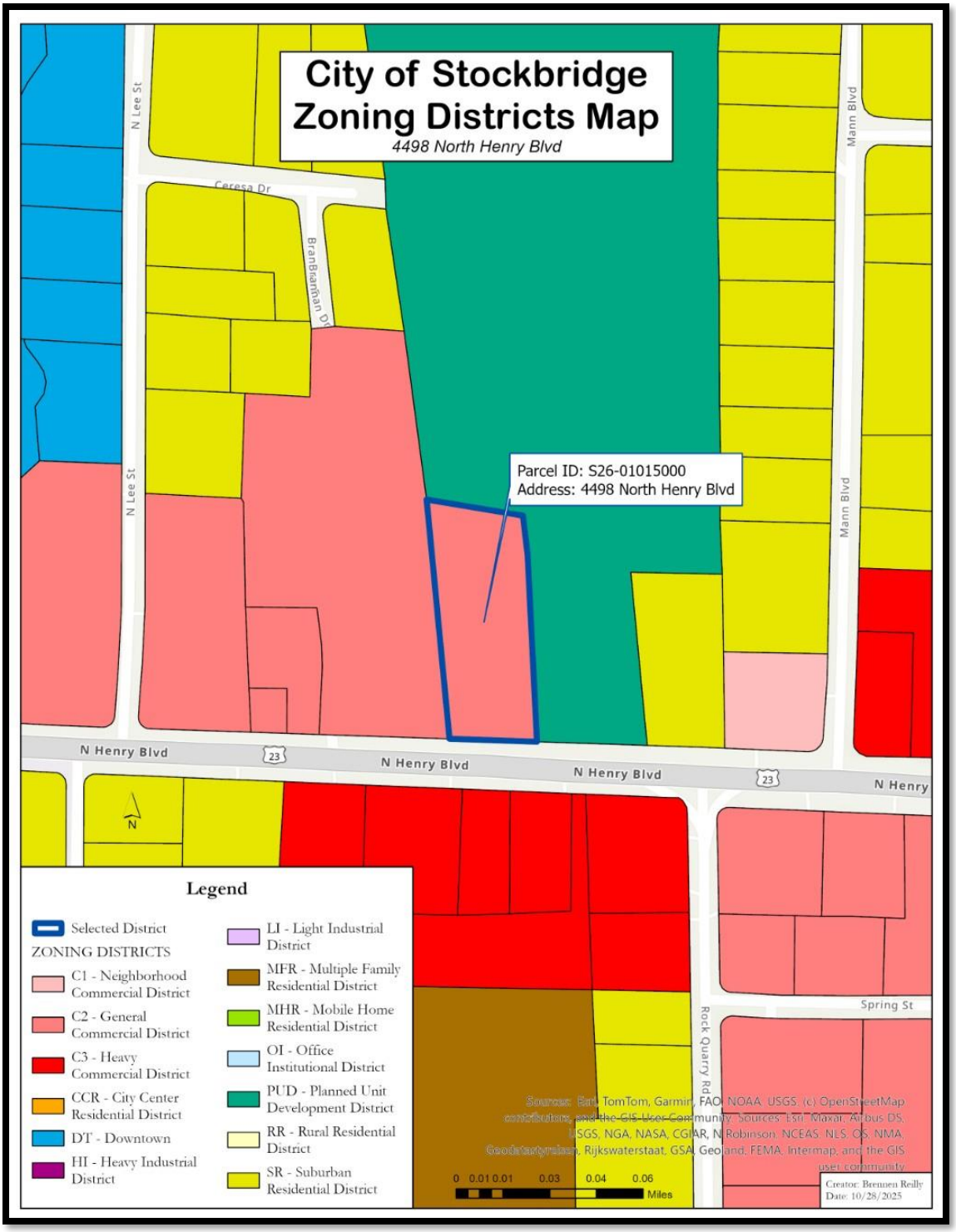
5. The property is located within the Downtown Village Overlay District (DTV), which encourages mixed-use development and promotes traditional urban design consistent with the City's downtown character.

6. In accordance with the Unified Development Code and state law, a public notice sign was posted on the subject property on November 5, 2025, and legal advertisements were placed in the Henry Herald to announce the public hearing dates before the Planning Commission and City Council.

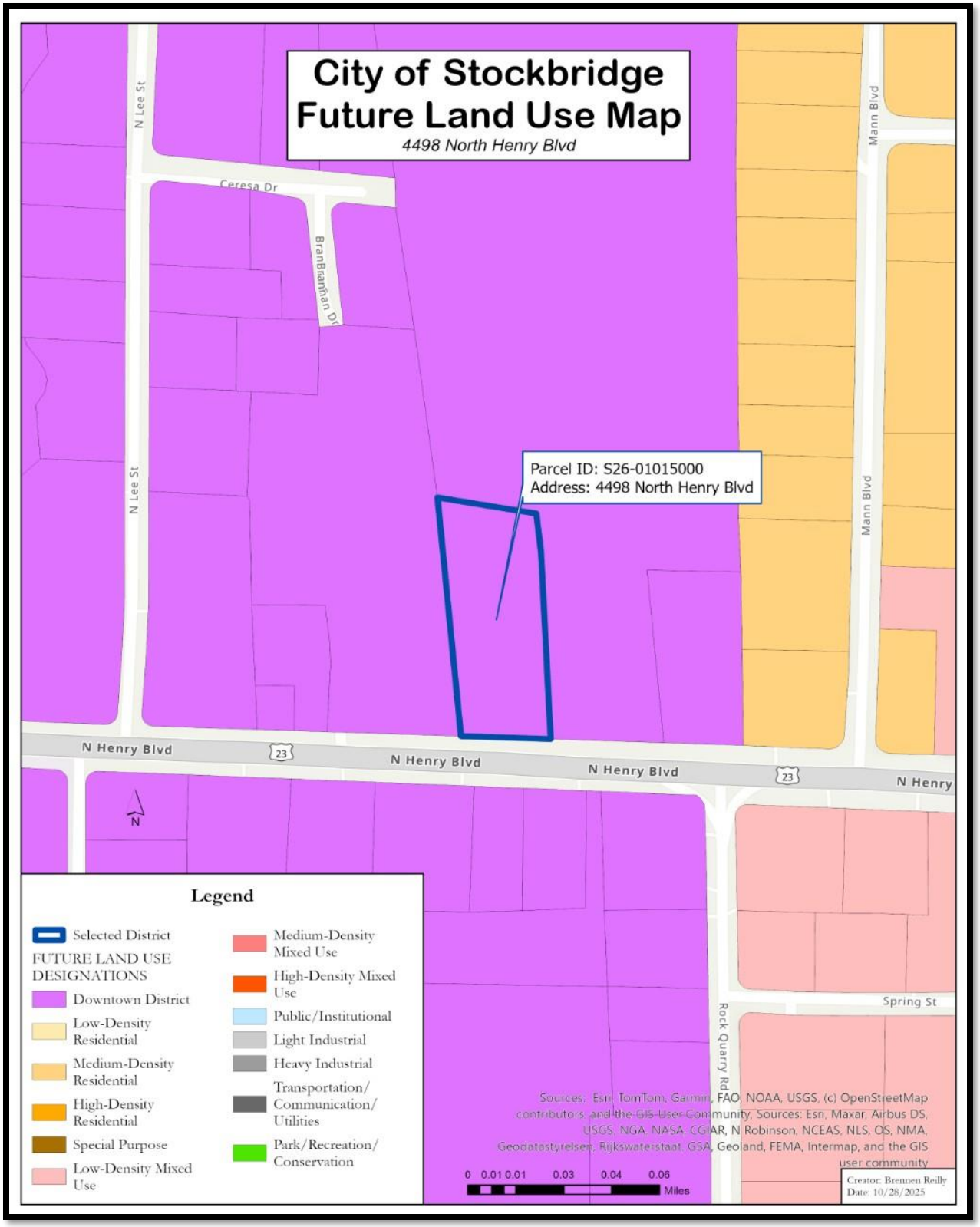
V. MAPS, SITE PLAN, RENDERINGS

Vicinity Map of 4498 North Henry Boulevard

Zoning Map of 4498 North Henry Boulevard

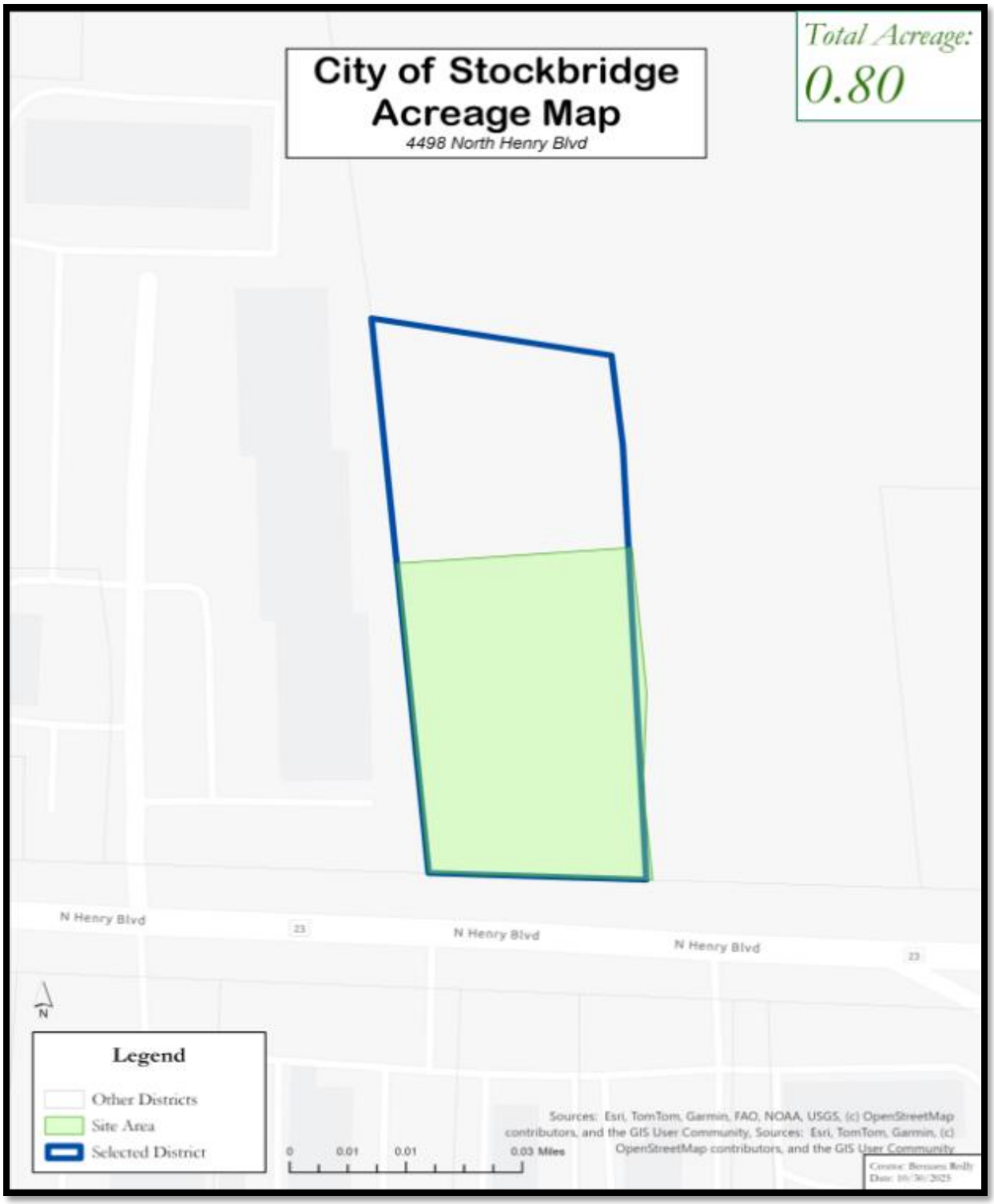


Future Land Use Map of 4498 North Henry Boulevard



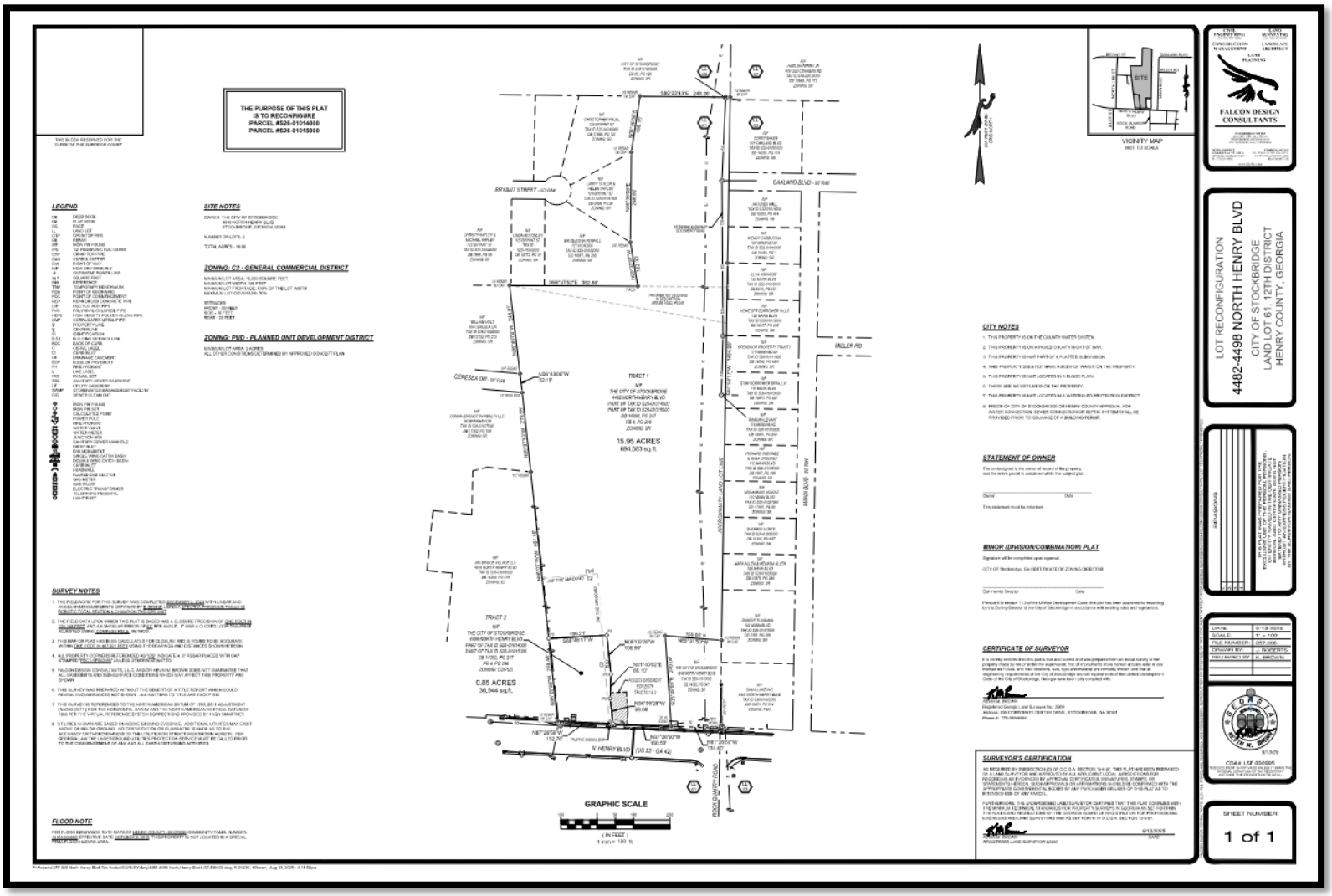
Location of 4498 North Henry Boulevard in the Downtown Village Overlay District

Acreage Map For 4498 North Henry Boulevard

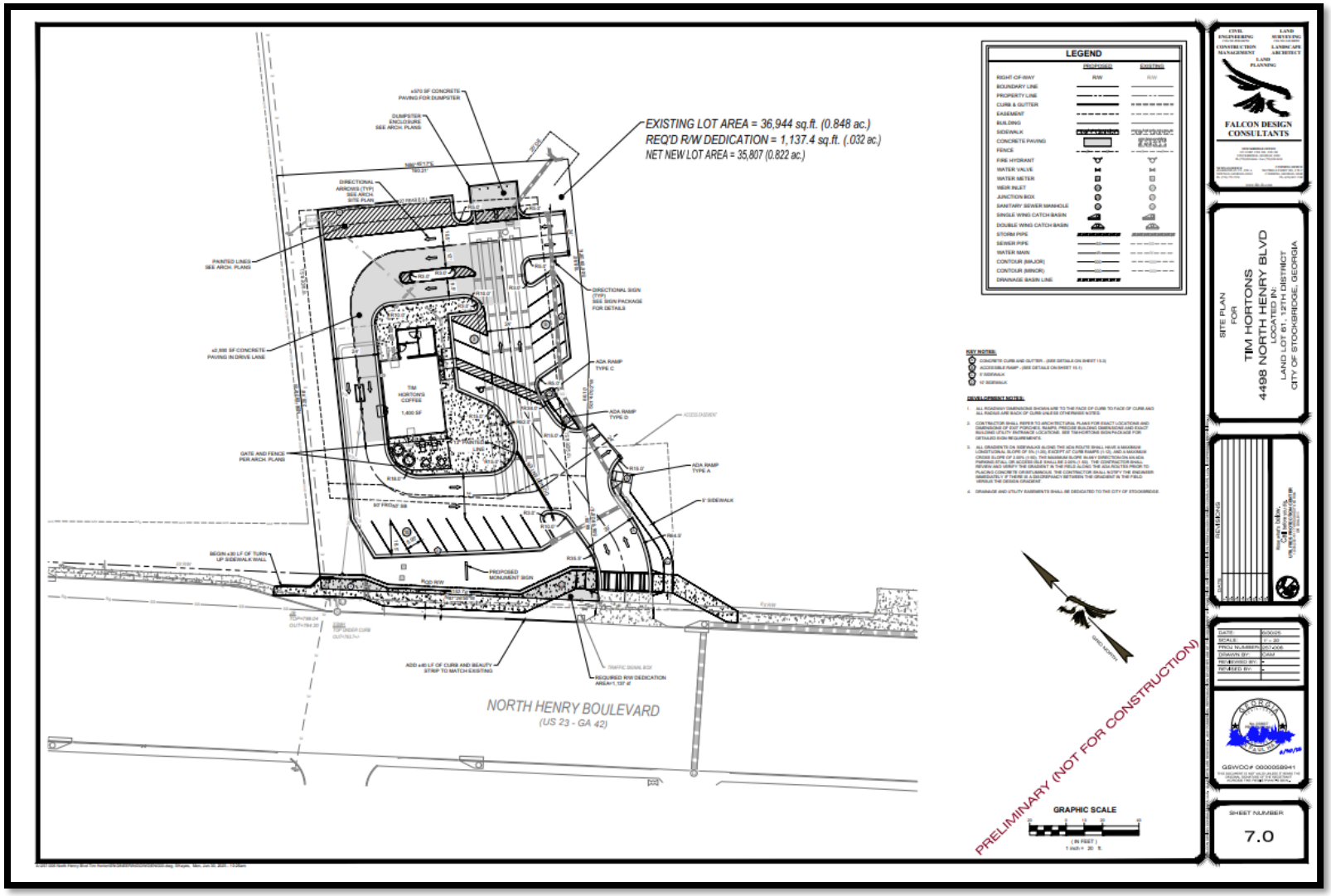


#SP-2025-04 For 4498 North Henry Boulevard

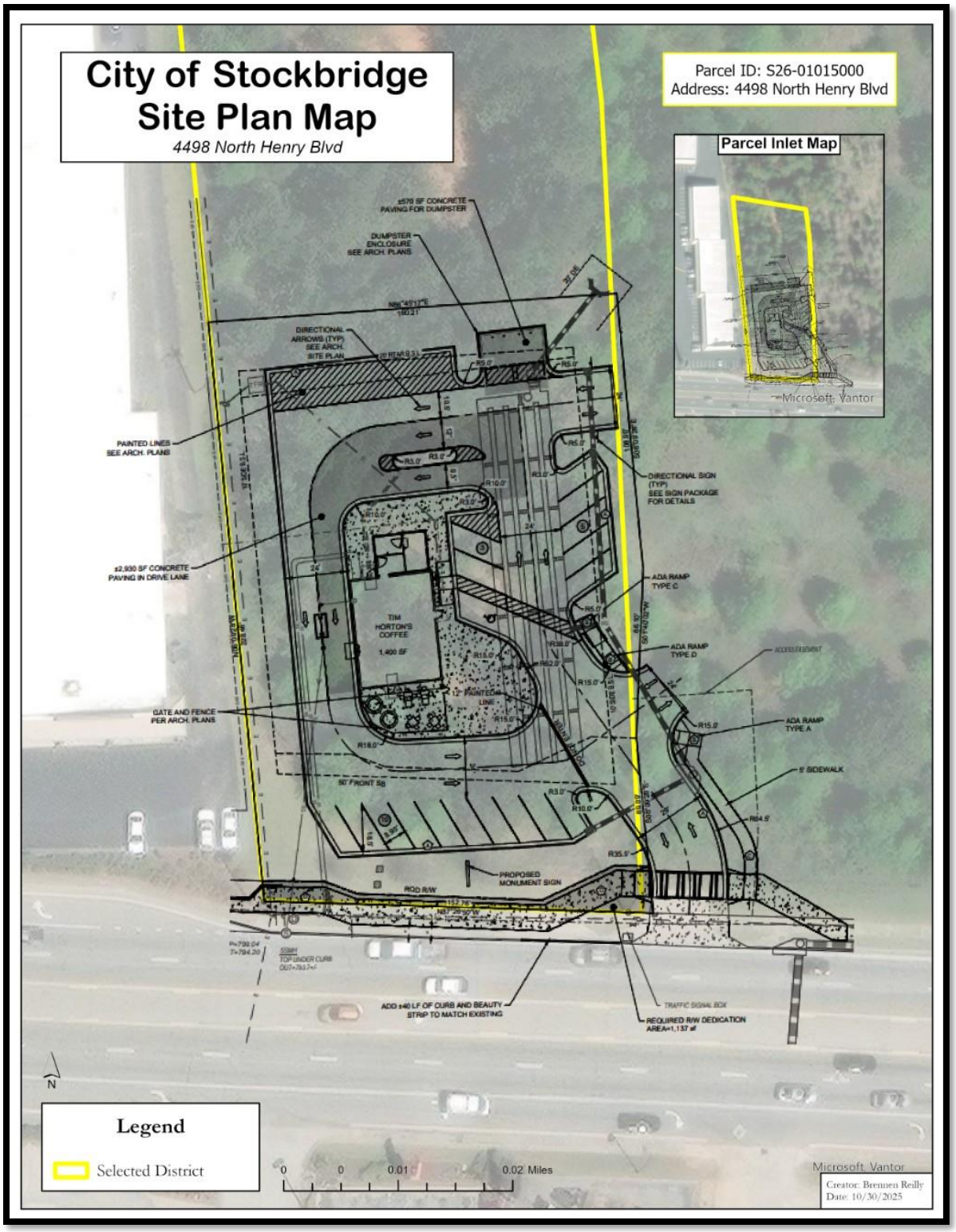
Survey of 4498 North Henry Boulevard



Site Plan of Proposed Tim Horton's at 4498 North Henry Boulevard



Aerial Photo with Site Plan for Proposed Tim Horton's at 4498 North Henry Boulevard



Elevations of Proposed Tim Horton's

TEDROW DESIGN GROUP
2866 ADAMS BROOK WAY
SNELLVILLE, GA 30078
PH. 678.777.9548
E-MAIL: tom.tedrow@tedrowdesign.com

Tim Hortons

PROJECT:

ADDRESS
4498 NORTH HENRY BLVD.
STOCKBRIDGE, GA 30281

STORE #

STORE TYPE:
US WELCOME MODEL 2023: 1400-24

EXTERIOR FINISH SCHEDULE

TAG	PRODUCT	MANUF.	PATTERN & COLOUR	SUPPLIER/ CONTACT
FC-2	EXTRUDED ALUMINUM SIDING	LUMABUILT	SIZE: 6" NOMINAL SPACING WITH 1/4" REVEAL JOINTS. COLOUR: LIGHT SUPER WIDE GRAIN (0.C TO TOUCH UP IN FIELD). PATTERN: STACKED AT VERTICAL BUMP OUTS AND STAGGERED AT HORIZONTAL BUMP OUTS. NOTE: SIDING TO BE INSTALLED WITH ALUMABOARD ALUMINUM TRIM PIECES, STARTER CLIPS & JOINTS (COLOUR MATCH: 'LIGHT SUPER WIDE GRAIN')	LUMABUILT CONTACT: LINDA SAVOIE TEL: 310-969-4551 EMAIL: LSAVOIE@LUMABUILT.COM APPROVED ALT: KNOTWOOD WHITE ASH
FC-7	EIFS	STO CORP (OR APPROVED EQUAL)	1300 STO STOLIT DARK + GLOSSY 37104 (MID GREY) NOTE: EIFS NOT TO BE INSTALLED IN DIRECT SUNLIGHT. CRITICAL NOTE: REVIEW AND FOLLOW MANUFACTURES INSTALL GUIDELINES CRITICAL	CONTACT: RAY REDMOND TEL: (818)437-2230 RREDMOND@STOCORP.COR
FC-4	EIFS	STO CORP (OR APPROVED EQUAL)	131 STOLIT 1.5 37108 (LIGHT GREY). CRITICAL NOTE: REVIEW AND FOLLOW MANUFACTURES INSTALL GUIDELINES CRITICAL	
P-21	PAINT	SHERWIN WILLIAMS	COLOR: #SW7004 'SNOWBOUND' PRIMARY WALL PAINT FINISH: EGGSHELL. THE LIGHT COLOR EIFS GOES BEYOND THE PAINT STRIPES. NOTE: FOR EIFS MUST USE DRYVIT DEMANDIT PMR ACRYLIC PAINT AS THE BASE WITH STRATATONE (FOR DARK COLORS) ADDITIVE. COLOR TO MATCH SHERWIN WILLIAMS	SHERWIN WILLIAMS (NORTH AMERICA) CONTACT: DEAN GIVELAS TEL:416-431-6975 EMAIL:DEAN.GIVELAS@SHERWIN.COM
P-22	PAINT	SHERWIN WILLIAMS	COLOUR: 'BLACK RED' CUSTOM 3007 NOTE: FOR EIFS MUST USE DRYVIT DEMANDIT PMR ACRYLIC PAINT AS THE BASE WITH STRATATONE (FOR DARK COLORS) ADDITIVE. COLOR TO MATCH SHERWIN WILLIAMS	
P-26	EXTERIOR METAL PAINTS & METAL RAILING	SHERWIN WILLIAMS	PAINT FOR FASCIAS AND/OR EXTERIOR METALS (SOFFITS, TRIM, ETC.) TO MATCH SURROUNDING COLOURS WHERE NECESSARY SHERWIN WILLIAMS "IRON ORE SW7069" MIN. 2 COATS SPRAY APPLICATION NOTE:FOR EIFS MUST USE DRYVIT DEMANDIT PMR ACRYLIC PAINT AS THE BASE WITH STRATATONE (FOR DARK COLORS) ADDITIVE. COLOR TO MATCH SHERWIN WILLIAMS	
P-11	PAINT	SHERWIN WILLIAMS	PPG ADS230103N CORAFLON ADS INTERMIX. COLOUR: BLACK, STAIN SHEEN, SPRAY APPLICATION PAINT FOR EXTERIOR METAL (WINDOW FRAMES AND DOORS)	
P-17	BOLLARD	SHERWIN WILLIAMS	COLOR: #SW6868 'REAL RED' MIN. 2 COATS SPRAY APPLICATION	
P-28	EXTERIOR METAL PAINTS	SHERWIN WILLIAMS	"GRAY SCREEN SW7071" TO MATCH FC-8. MIN. 2 COATS SPRAY APPLICATION	
MT-1	PREFINISHED METAL FLASHING	FIRESTONE BUILDING PRODUCTS	COLOR: MATTE BLACK *SEALANT: TITEBOND WEATHER MASTER SEALANT COLOUR: 61121 BLACK	
WL-4	WALL SCONCES	VISO INC.	LED EXTERIOR WALL MOUNT UP/DOWN LIGHT, FINISH: RED	EMAIL:FILIPE2@VISOINC.COM
	ANODIZED ALUMINUM (EXTERIOR STOREFRONT)	KAWNEER (OR APPROVED ALTERNATE PER SPs)	KAWNEER TRIFAB VERSAGLAZE 451T, THERMALLY BROKEN 2"X4 ½" WITH 1" INSULATED GLASS LOW E GLASS UNIT (BLACK ANODIZED) SWING DOORS KAWNEER 190 SERIES, SINGLE ACTING, NARROW STILE DOORS WITH 1" TEMPERED, INSULATED GLASS AND 10" BOTTOM RAIL (BLACK ANODIZED)	KAWNEER CONTACT: CHERYL WILKERSON TEL: (770)449-5555 CHERYL.WILKERSON@ARCONIC.COM
	ANODIZED ALUMINUM (DRIVE-THRU WINDOW)	QUICKSERV	BI-PARTING WINDOW WITH 2 CENTERED MOVING PANELS AND 2 SIDELITES "PW-548", COLOUR: BRONZE ANODIZED.	CONTACT: INSIDE SALES CONTACT TEL: (713)849-5882
	C-CHANNEL PERIMETER INTEGRATED LIGHTING	LEKTRON BRANDING SOLUTIONS	CUSTOM LENGTH; COLOUR: BLACK.	SUPPLIED BY FZ THROUGH TIM HORTONS SCHED A
	DRIVE-THRU CANOPY	SIGN VENDOR	ALPOLIC ACM TOB BLACK	

VI. PROJECT DESCRIPTION

The applicant, Royal T.H., LLC represented by Battle Law, P.C. proposes to construct and operate a 1,400 square foot Tim Hortons restaurant with drive through facilities, located at 4498 North Henry Boulevard. The subject property contains 1.32 acres, of which the applicant intends to develop approximately 0.8 acres for the proposed project. The proposed development includes a new curb cut and access drive connecting North Henry Boulevard. The site design includes a 24-foot-wide internal circulation drive, a single-lane drive through with stacking up for eight (8) vehicles, 24 parking spaces (including two ADA-accessible stalls), and a new access drive connecting directly to North Henry Boulevard.

A monument sign is proposed along the street frontage, and a brick-screened dumpster enclosure will be located near the northeast corner of the site. The building will be oriented toward North Henry Boulevard with customer entry along the west façade and drive-through circulation wrapping the southern and eastern sides. Pedestrian access will be enhanced through a five-foot sidewalk connection and ADA-accessible ramps linking the building to the public sidewalk. In addition, landscaping and a beauty strip will buffer the site parameter, and a new curb and gutter improvement will tie into existing road infrastructure.

The proposed building will feature a modern one-story façade consistent with the Tim Hortons U.S. prototype, emphasizing clean lines, warm materials, and pedestrian-scale design. The exterior finish palette includes wood-textured aluminum siding (Lumabuilt) in a natural tone, EIFS accent panels in neutral gray, and black anodized aluminum trim and canopies.

A Special Use Permit (SUP) is required for the proposed development pursuant to Section 2.5.3(E)(2) of the Downtown Village (DTV) Overlay District, as amended by Ordinance No. TX-2025-01. The ordinance identifies restaurants with drive-through facilities or windows as “Special Uses” under Section 2.5.3(C)(1) of the Stockbridge Unified Development Code (UDC), which may be permitted within the C-2 (General Commercial) zoning district upon obtaining Special Use Permit approval in accordance with the provisions of the UDC. Therefore, the proposed Tim Hortons coffee shop with drive-through facilities requires approval of a Special Use Permit prior to development.

VII. STAFF ANALYSIS

The following sections of the Stockbridge Unified Development Code (UDC) were reviewed and analyzed in connection with the applicant’s request to establish a Tim Horton’s restaurant with drive through facilities.

UDC Development Regulations Relevant to this Request

- **Section 9.2.5** – Requirements for Special Use Permits.
- **Section 9.2.6** – Use Permit Considerations.
- **TX-2025-01:** Section 2.5.2 (E) 2 of the Downtown Village Overlay District

Section 2.5.3(E)(2) – Requirements for Special Uses

Requirement	Staff Analysis / Findings
a. Location on Collector or Arterial Road	The subject property has frontage along North Henry Boulevard (SR 138 / US 23), which is classified by the Georgia Department of Transportation (GDOT) as a principal arterial road. This meets the requirement that Special Uses be located on a collector or arterial roadway.
b. Base Zoning District Permitting the Use	The property is zoned C-2 (General Commercial District), which allows restaurants by right and permits drive-through facilities as a Special Use under the Downtown Village (DTV) Overlay District. The proposed Tim Hortons meets this condition.
c. Compliance with Base Zoning District Design Standards	The proposed development complies with the C-2 zoning district standards, including building setbacks, parking, and landscaping. The site layout and building orientation align with the SR 138 Corridor Design Standards and UDC Section 4.4.4(F).
d. Nonconforming Structures	The site is vacant and contains no existing structures, so there are no nonconforming buildings proposed to be enlarged or altered. Requirement satisfied.
e. Building Façade Construction – Brick on All Sides	The proposed elevations originally include brick veneer with EIFS accent panels; however, EIFS is not a permitted material under Section 2.5.3(H)(2) of the Downtown Village (DTV) Overlay District. The Overlay requires that all building façades be constructed of 100% brick on all sides. Therefore, staff recommends that EIFS be removed and replaced with full brick construction to ensure compliance with the architectural design standards of the Downtown Village Overlay District.
f. Electric Charging Stations (Applicable to Gasoline Stations)	This requirement does not apply. The proposed restaurant does not include fuel pumps or electric charging stations.
g. Acceptable Means of Access and Internal Circulation	The site plan provides a 24-foot-wide internal circulation drive, a single-lane drive-through with stacking for up to eight (8) vehicles, and a driveway connection to North Henry Boulevard (SR 138). Circulation is adequate and will be reviewed by the Fire Marshal for compliance.
h. Required Parking Spaces	The development provides 24 parking spaces, including two ADA-accessible stalls, meeting the UDC requirement for a restaurant of this size. Parking is efficiently located for convenient access.
i. Required Buffers	The plan includes landscaping and perimeter buffers along the property boundaries and frontage. These improvements satisfy the buffer and beautification standards of the Downtown Village Overlay District.
j. Other Special Requirements	No additional special conditions have been identified by the Community Development Department. The project will comply with all applicable site development, landscaping, and signage standards during final plan review.

The proposed development has been reviewed for compliance with Section 2.5.3(E)(2) of the Downtown Village (DTV) Overlay District. Overall, the proposed development meets the requirements of the Overlay District. First, the subject property fronts North Henry Boulevard, which is classified by the Georgia Department of Transportation (GDOT) as a principal arterial road. Second, the property is zoned C-2 (General Commercial District), which allows restaurants with drive-through facilities and specialty food stores such as coffee shops as permitted uses with a Special Use Permit. Since the site is currently vacant and undeveloped, the project does not involve the enlargement of any nonconforming structures.

Third, the proposed building elevations originally included EIFS accents; however, EIFS is not permitted within the Downtown Village Overlay District. Staff recommends that all exterior façades be constructed of 100% brick with limited use of metal trim or canopies for architectural detailing to fully comply with the Overlay's design standards.

In addition, the site design provides adequate access and internal circulation, including a 24-foot-wide internal drive, a single-lane drive-through with stacking for up to eight vehicles, and direct access to North Henry Boulevard (SR 138). Lastly, the proposed development satisfies parking and buffer requirements by providing 24 parking spaces, including two ADA-accessible stalls, and landscaping enhancements along the frontage and perimeter that contribute to the aesthetic intent of the Downtown Village Overlay District.

9.2.5 Requirements for special use permits.

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

The proposed Tim Horton coffee shop is located along North Henry Boulevard, a principal arterial road under the jurisdiction of the Georgia Department of Transportation. This area is characterized by high-capacity commercial traffic and accommodate multiple drive through restaurants, including Mrs. Winner's Chicken & Biscuits-Stockbridge, Pizza Hut, and Sonic Drive-In. The development benefits from direct frontage and visibility along North Henry Boulevard, allowing for safe ingress and egress without direct traffic through residential streets.

The development includes a 24-foot-wide internal circulation drive and a single lane drive-through with stacking capacity for eight vehicles, which minimizes potential stacking onto North Henry Boulevard. As designed, the proposed use is not anticipated to cause traffic congestion or adverse impact to surrounding properties.

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

The subject property is approximately 1.32 acres in size with 0.8 acres proposed for development. The site is rectangular in shape and has direct frontage in North Henry Boulevard providing convenient access for both vehicles and pedestrians. The property is generally level with only minor elevation changes that support both efficient site grading and drainage design. Overall, the site's shape, size, and topography and access make it physically suitable to accommodate the proposed Tim Horton's restaurant with drive through facilities without adverse environmental or design constraints.

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

Adequate public facilities are available to serve the proposed development. The City of Stockbridge Department of Public Works issued a Service Availability Letter on September 5, 2025 confirming that the City of Stockbridge will provide both water and sewer service to the subject property located at 4498 North Henry Boulevard. The development will connect directly to the City's existing public sewer system eliminating the need for any on-septic system. The property is within the City's established utility service area, and sufficient capacity exists to support the proposed Tim Hortons coffee shop. Therefore, the proposed use will be adequately served by existing public facilities without creating additional demand beyond the current service capacity.

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

No special binding agreements have been proposed by the applicant beyond compliance with applicable City codes and standards. Staff finds that no additional limitations are necessary to protect the public interest at this time.

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

The proposed Tim Horton's coffee shop with drive through facilities align with the goals and intent of the Downtown District designation in the City of Stockbridge 2024 Comprehensive Plan. The City of Stockbridge 2024 Comprehensive Plan envisions the Downtown area as a pedestrian friendly, walkable environment with attractive streetscapes, landscaping, and vertical mixed-use buildings that support restaurants and retail activity at the street level. The project revitalizes an underutilized parcel along North Henry Boulevard, introducing a high quality commercial use that compliments nearby destinations such as City Hall, the Stockbridge Amphitheater, and adjacent establishments. The building's brick and neutral-toned façade, landscaped buffers, and improved sidewalk connectivity align with the Downtown Village Overlay District design standards. Overall, the project advances the City's vision for a vibrant, walkable downtown while remaining compatible with the surrounding properties and existing infrastructure.

<u>9.2.6 Use permit considerations</u>

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

Community Goals and Policies (pages 42–44)

Community Goals and Policies (pages 42–44)	Details
Economic Development Goal	To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.
Policy	Support programs for the retention, expansion, and creation of businesses that complement our vision for the community and local economy. Target reinvestment opportunities for declining, vacant, or underutilized sites or buildings.
Future Land Use Goal 1,2	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.
Policy	Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
Population Goal	To protect and enhance the City's unique qualities while embracing growth and ensuring that all residents have access to critical services, safe and attractive neighborhoods, and good work opportunities.
Population Policy	Maintain a family friendly environment and focus on attracting and retaining young adults.

The current Future Land Use designation of the subject property is Downtown District. The subject property is surrounded by parcels that also carry the Downtown District designation, reflecting the City's intent to promote a cohesive pattern of pedestrian-oriented, mixed-use development along the North Henry Boulevard corridor. The proposed Tim Hortons coffee shop with drive-through facilities is consistent with the Downtown District designation and compatible with surrounding commercial and service-oriented uses, including nearby restaurants, shopping centers, and vacant parcels suitable for future infill development. The project supports the goals of the Comprehensive Plan by redeveloping a currently vacant parcel within an established commercial corridor, enhancing the area's visual character with high-quality building design and landscaping, and contributing to the City's economic development objectives through new job opportunities and increased tax revenue. Additionally, the proposal reinforces

the Downtown District's function as a connected, accessible, and community-serving activity center that provides convenient retail and dining options for residents, visitors, and employees in the heart of Stockbridge.

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

The proposed Tim Hortons coffee shop is compatible with surrounding C-2 (General Commercial) and Downtown Village Overlay District (DTV) uses, which encourage pedestrian-friendly, service-based commercial activity. Adjacent uses include restaurants to the south, a shopping plaza to the west, and vacant parcels to the north and east designated for future commercial or mixed-use infill. The building's architecture and materials will comply with DTV Overlay standards; EIFS is not permitted, and staff recommends all façades be constructed of 100 percent brick to ensure continuity with the architectural character of the Downtown District.

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

The proposed use does not violate local, State, or Federal statutes, ordinances, or regulations governing land development. Compliance will be required with the City's Unified Development Code (UDC), Georgia Department of Transportation (GDOT) access standards, and all applicable environmental and safety regulations.

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

The proposed Tim Hortons coffee shop is located along North Henry Boulevard (SR 138 / US 23), a principal arterial road designed to accommodate high traffic volumes and commercial activity. The development provides a single full-access driveway with a 24-foot-wide internal circulation drive and drive-through stacking for up to eight (8) vehicles, which will minimize vehicle delays and prevent congestion along the public right-of-way. Internal circulation is designed for one-way movement, ensuring safe and efficient vehicle flow. A sidewalk connection and ADA-accessible ramps are included to enhance pedestrian access and connectivity along the corridor. As designed, the development will not adversely affect vehicular or pedestrian movement on adjoining streets.

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

The site plan provides 24 off-street parking spaces, including two ADA-accessible stalls, which meet the parking requirements of the Stockbridge Unified Development Code (UDC) for a restaurant of this size. The parking spaces are strategically located along the southern and western sides of the site, providing convenient customer access while maintaining clear separation from the drive-through lane. The layout allows for safe ingress, egress, and circulation without disrupting pedestrian pathways or traffic flow.

6. The amount and location of open space

The proposed site plan incorporates landscaped buffers, perimeter plantings, and foundation greenery consistent with the Downtown Village (DTV) Overlay District standards. Green space is provided along the North Henry Boulevard frontage and the site's perimeter, contributing to stormwater absorption and enhancing the visual appearance of the corridor. Landscaping will include shade trees, shrubs, and ornamental plantings that create an attractive streetscape environment in alignment with the City's

overlay design requirements.

7. Protective screening

The development provides adequate screening and buffering to minimize visual and operational impacts on surrounding properties. A brick-screened dumpster enclosure is located in the northeast corner of the site and designed with materials matching the principal structure. Additional landscape buffers and plantings will screen the drive-through lane and mechanical equipment from public view, ensuring compliance with UDC Section 4.7 and the Downtown Village Overlay District design standards.

8. Hours and manner of operation

The Tim Hortons restaurant will operate during typical business hours, generally between 5:00 a.m. and 10:00 p.m., consistent with nearby restaurant uses along the corridor. Operations will focus on drive-through and dine-in service, with no outdoor amplified sound or late-night activity. The manner of operation will remain consistent with similar quick-service establishments and will not generate noise, lighting, or traffic impacts beyond normal commercial levels.

9. Outdoor lighting

All proposed exterior lighting will be downward-facing and fully shielded, designed to prevent glare or spillover onto adjacent properties. Lighting fixtures will meet the energy-efficient and pedestrian-scale requirements of the Downtown Village Overlay District, providing adequate illumination for safety while preserving the corridor's visual character during nighttime hours.

10. Ingress and egress to the property.

Access to the site will be provided via a single full-access driveway connection to North Henry Boulevard (SR 138 / US 23), subject to GDOT approval. The internal circulation system is designed for one-way counterclockwise movement around the building, allowing for efficient drive-through operations and clear separation from parking areas. Adequate turning radii and directional signage are provided to ensure safe ingress and egress for both passenger and service vehicles.

VIII. STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested Special Use Permit (SUP) for a Tim Hortons coffee shop with drive-through facilities at 4498 North Henry Boulevard meets the applicable requirements of Sections 9.2.5 and 9.2.6 of the Stockbridge Unified Development Code (UDC) and is consistent with the goals and policies of the City of Stockbridge Comprehensive Plan and the Downtown Village (DTV) Overlay District.

The proposed development represents a reinvestment in a vacant and underutilized commercial parcel within the Downtown District, improving corridor aesthetics, pedestrian accessibility, and the overall quality of development along North Henry Boulevard. The site plan demonstrates

compliance with access, parking, and circulation requirements, while the proposed building design—with full brick construction—meets the architectural standards of the DTV Overlay District.

Therefore, staff recommends **APPROVAL** of the Special Use Permit (SUP) for the construction and operation of a Tim Hortons coffee shop with drive-through facilities, subject to the following conditions:

1. **Site Plan Conformance:** The development shall be constructed in substantial conformance with the plan entitled "Site Plan for Tim Hortons Coffee Shop, 4498 North Henry Boulevard," prepared for Royal T.H., LLC by Falcon Design Consultants, LLC dated June 30, 2025, and received by City staff on June 30, 2025. Any major deviation from the approved site plan, including changes to the building footprint, drive-through layout, or access configuration, shall require review and approval by the Community Development Department and, if applicable, the City Council.
2. **Building Design and Materials**: All building façades shall be constructed of 100% brick, consistent with Section 2.5.3(H)(2) of the Downtown Village (DTV) Overlay District. The use of EIFS, corrugated metal, or other non-permitted materials shall be prohibited. Accent features may include black anodized aluminum trim, canopies, and decorative glass consistent with the approved elevations.
3. **Access and Circulation:** Vehicular access shall be provided via a single full-access driveway connection to North Henry Boulevard (SR 138 / US 23), subject to Georgia Department of Transportation (GDOT) approval. The internal drive shall be a minimum of 24 feet wide, and the drive-through lane shall accommodate a minimum stacking capacity of eight (8) vehicles.
4. **Pedestrian Connectivity:** The applicant shall install sidewalk connections and ADA-accessible ramps linking the building entrance to the existing public sidewalk along North Henry Boulevard, consistent with the Downtown Village (DTV) Overlay District requirements.
5. **Landscaping and Screening:** The development shall provide all required perimeter buffers, foundation plantings, and street trees in accordance with the UDC and the DTV Overlay District. All mechanical equipment, transformers, and refuse areas shall be screened from public view using materials consistent with the principal structure. The dumpster enclosure shall be constructed of full brick matching the building.
6. **Lighting and Signage:** All exterior lighting shall be downward-facing and fully shielded to prevent glare or light spillover. Signage shall comply with Chapter 5 (Sign Regulations) of the UDC, and the Downtown Village Overlay District. Any monument sign shall include a brick base matching the principal structure; pole-mounted signs shall be prohibited.
7. **Maintenance:** The property owner shall maintain the site in a clean, safe, and orderly condition at all times. All landscaping, lighting, signage, and building elements shall be kept in good repair consistent with the approved plans and City standards.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE PARCEL #S26-01014000 PARCEL #S26-01015000

LEGEND

DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
LL	LAND LOT
OTP	OPEN TOP PIPE
RB	REBAR
IPF	IRON PIN FOUND
IPS	1/2" REBAR W/C FDC 000995
CTP	CRIMP TOP PIPE
C&G	CURB & GUTTER
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
-E-	OVERHEAD POWER LINE
sq ft	SQUARE FOOT
REF	REFERENCE
TBM	TEMPORARY BENCHMARK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE
PL	PROPERTY LINE
CL	CENTERLINE
ID	IDENTIFICATION
B.S.L.	BUILDING SETBACK LINE
BOC	BACK OF CURB
C	CURVE LABEL
CI	CURB INLET
DE	DRAINAGE EASEMENT
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
L	LINE LABEL
PKS	PK NAIL SET
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
SWMF	STORMWATER MANAGEMENT FACILITY
C/O	SEWER CLEAN OUT
	IRON PIN FOUND
	IRON PIN SET
	CALCULATED POINT
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
W	WATER METER
D	JUNCTION BOX
S	SANITARY SEWER MANHOLE
	DROP INLET
	R/W MONUMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	HEADWALL
	FLARED END SECTION
G	GAS METER
	GAS VALVE
E	ELECTRIC TRANSFORMER
T	TELEPHONE PEDESTAL
	LIGHT POST

SITE NOTES

OWNER: THE CITY OF STOCKBRIDGE
4640 NORTH HENRY BLVD
STOCKBRIDGE, GEORGIA 30281

NUMBER OF LOTS: 2

TOTAL ACRES - 16.80

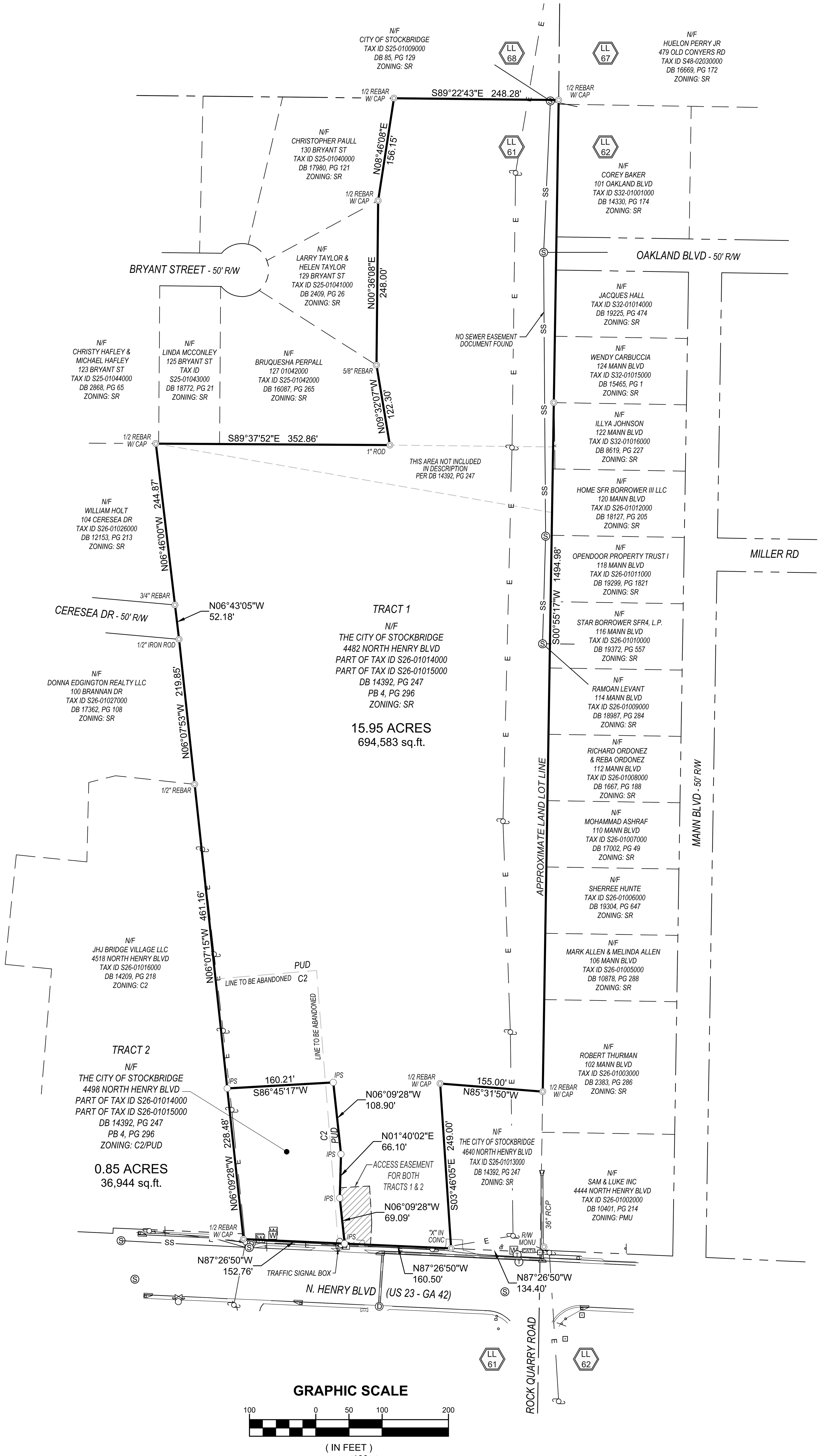
ZONING: C2 - GENERAL COMMERCIAL DISTRICT

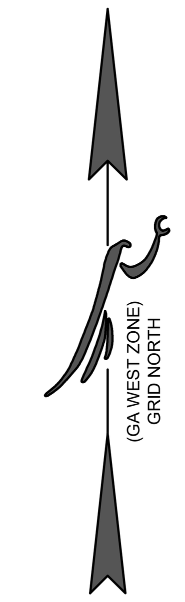
MINIMUM LOT AREA: 10,000 SQUARE FEET
MINIMUM LOT WIDTH: 100 FEET
MINIMUM LOT FRONTAGE: 100% OF THE LOT WIDTH
MAXIMUM LOT COVERAGE: 70%

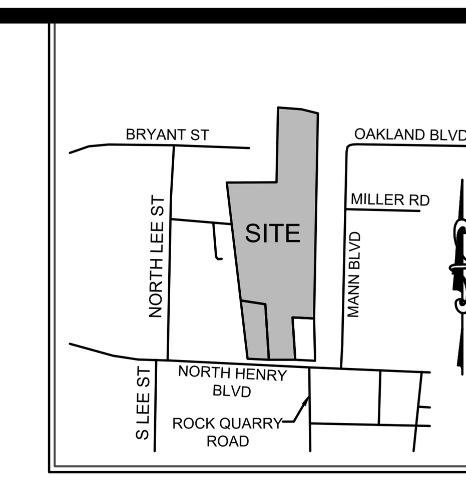
SETBACKS:
FRONT - 50 FEET
SIDE - 10 FEET
REAR - 20 FEET

ZONING: PUD - PLANNED UNIT DEVELOPMENT DISTRICT

MINIMUM LOT AREA: 3 ACRES
ALL OTHER CONDITIONS DETERMINED BY APPROVED CONCEPT PLAN







VICINITY MAP
NOT TO SCALE

CITY NOTES

1. THIS PROPERTY IS ON THE COUNTY WATER SYSTEM.
2. THIS PROPERTY IS ON A PAVED COUNTY RIGHT OF WAY.
3. THIS PROPERTY IS NOT PART OF A PLATTED SUBDIVISION.
4. THIS PROPERTY DOES NOT HAVE A BODY OF WATER ON THE PROPERTY.
5. THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN.
6. THERE ARE NO WETLANDS ON THE PROPERTY.
7. THIS PROPERTY IS NOT LOCATED IN A WATERSHED PROTECTION DISTRICT.
8. PROOF OF CITY OF STOCKBRIDGE OR HENRY COUNTY APPROVAL FOR WATER CONNECTION, SEWER CONNECTION OR SEPTIC SYSTEM SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

STATEMENT OF OWNER

The undersigned is the owner of record of the property, and the entire parcel is contained within the subject plat.

Owner Date

This statement must be notarized.

MINOR (DIVISION/COMBINATION) PLAT

Signature will be completed upon approval.

CITY OF Stockbridge, GA CERTIFICATE OF ZONING DIRECTOR

Community Director Date

Pursuant to section 11.2 of the Unified Development Code, this plat has been approved for recording by the Zoning Director of the City of Stockbridge in accordance with existing rules and regulations.

CERTIFICATE OF SURVEYOR

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments show hereon actually exist or are marked as Future, and their locations, size, type and material are correctly shown; and that all engineering requirements of the City of Stockbridge and all requirements of the Unified Development Code of the City of Stockbridge, Georgia have been fully complied with.

KEVIN M. BROWN
Registered Georgia Land Surveyor No.: 2960
Address: 235 CORPORATE CENTER DRIVE, STOCKBRIDGE, GA 30281
Phone #: 770-389-8666

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

KEVIN M. BROWN *8/13/2025*
REGISTERED LAND SURVEYOR #2960 *DATE*

CIVIL ENGINEERING COA NO. PER 004790
LAND SURVEYING COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
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NEWNAN, GEORGIA 30265
Ph. (770) 710-8908

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7100

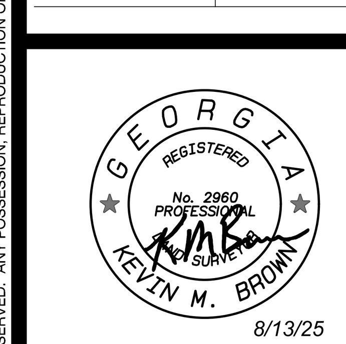
www.fdc-llc.com

LOT RECONFIGURATION
4482-4498 NORTH HENRY BLVD
CITY OF STOCKBRIDGE
LAND LOT 61, 12TH DISTRICT
HENRY COUNTY, GEORGIA

REVISIONS
1.
2.
3.
4.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

DATE:	8-13-2025
SCALE:	1" = 100'
FILE NUMBER:	257.006
DRAWN BY:	J. ROBERTS
REVIEWED BY:	K. BROWN



8/13/25

COA# LSF 000995
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
1 of 1

FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC. IS EXPRESSLY PROHIBITED.

SURVEY NOTES

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED DECEMBER 2, 2024 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY B. BRAND USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 220,188 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 407,921 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A ½" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
5. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
7. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HxGN SMARTNET.
8. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C0086D EFFECTIVE DATE OCTOBER 6, 2016, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.

CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

September 5, 2025

Sarah Shirk
Executive Assistant/Permit Coordinator
Falcon Design Consultants, LLC
235 Corporate Center Drive
Suite 200
Stockbridge, GA 30281

RE: Service Availability Letter
4498 North Henry Blvd.
Parcel #: S26-01015000
Development Type: Coffee Shop

Ms. Shirk:

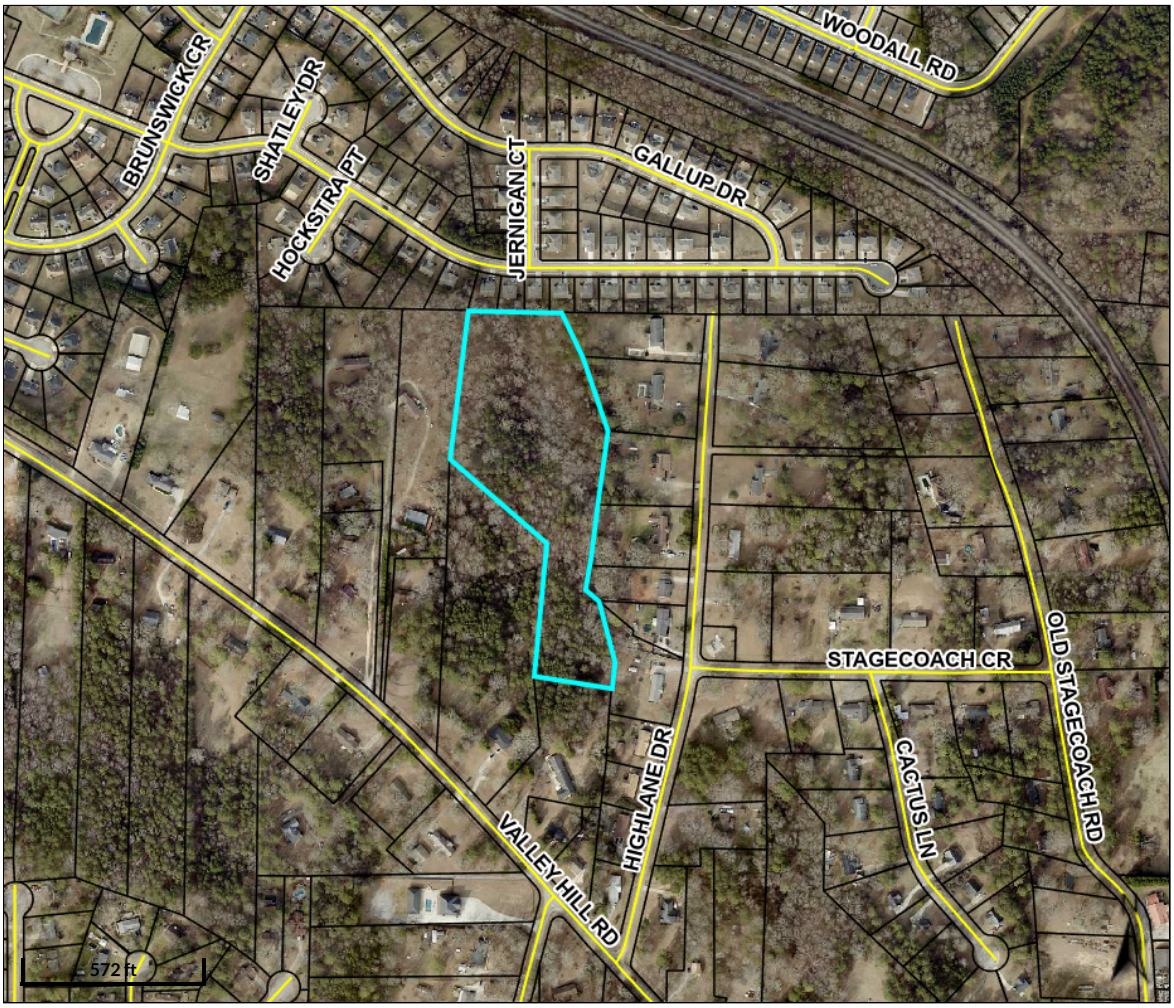
As requested, let this letter serve as an acknowledgement of service availability and that the City of Stockbridge is the water and sewer provider of the subject property.

Sincerely,

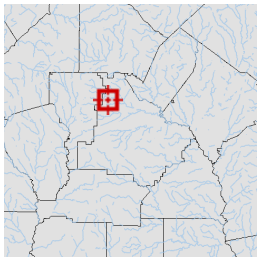
Kevin Miller
Sewer Superintendent

Cc: Decius T. Aaron, Public Works Director
Scott Mask, Water Superintendent

qPublic.net™ Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S08-01020000	**Class**	R	**Owner Address**	ENCINALES ALEJANDRO G & TORRES DIANA P V 264 VALLEY HILL RD STOCKBRIDGE GA 30281	**Land Value:**	$107800
Property Address		**Acreage**	8.29			**Building Value:**	$0
District	City/Stockbridge					**Misc Value:**	$0
						Total Value:	$107800

Last 2 Sales

Date	Price	Reason	Qual
2/18/2021	$375,000	MULTI PARCEL	Q
1/1/2010	$0	CORPORATE	U

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

Date created: 9/5/2023
Last Data Uploaded: 9/5/2023 1:24:23 AM

Developed by Schneider GEOSPATIAL

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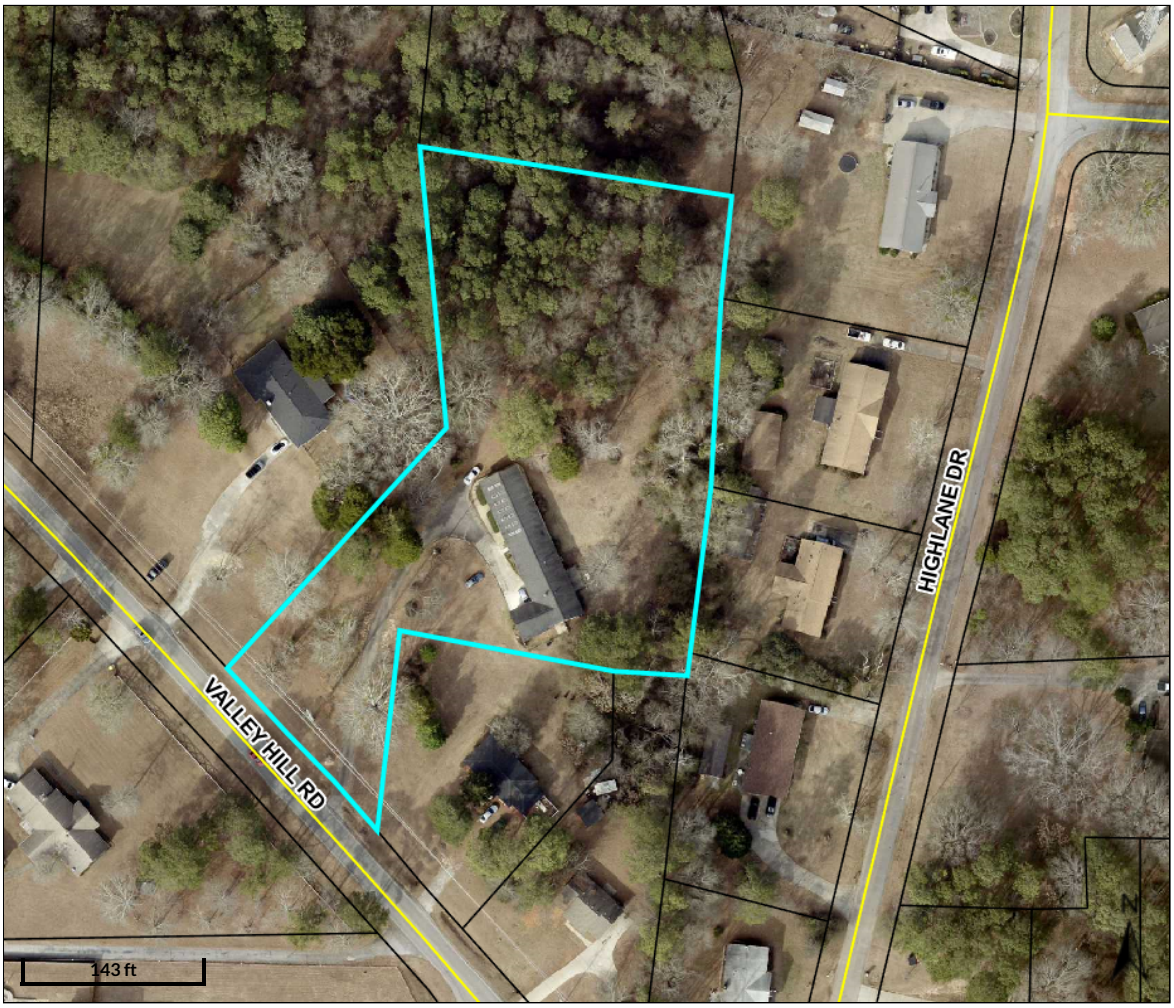
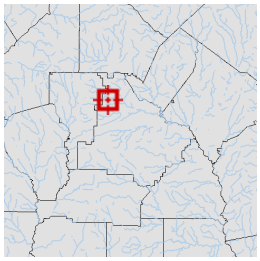


Overview



Legend

- Parcels
- Roads

Parcel ID	S09-06010000	**Class**	R	**Owner**	GRANADOS CLAUDIA PEREZ	**Land Value:**	$
Property Address	258 VALLEY HILL RD	**Acreage**	2.43	**Address**	258 VALLEY HILL RD STOCKBRIDGE GA 30281	**Building Value:**	$
District	City/Stockbridge					**Misc Value:**	$
						Total Value:	$0

Last 2 Sales

Date	Price	Reason	Qual
6/30/2022	$299,900	n/a	Q
2/3/2003	$82,900	OTHER	U

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

Date created: 6/16/2023
Last Data Uploaded: 6/15/2023 8:54:48 PM

Developed by Schneider GEOSPATIAL

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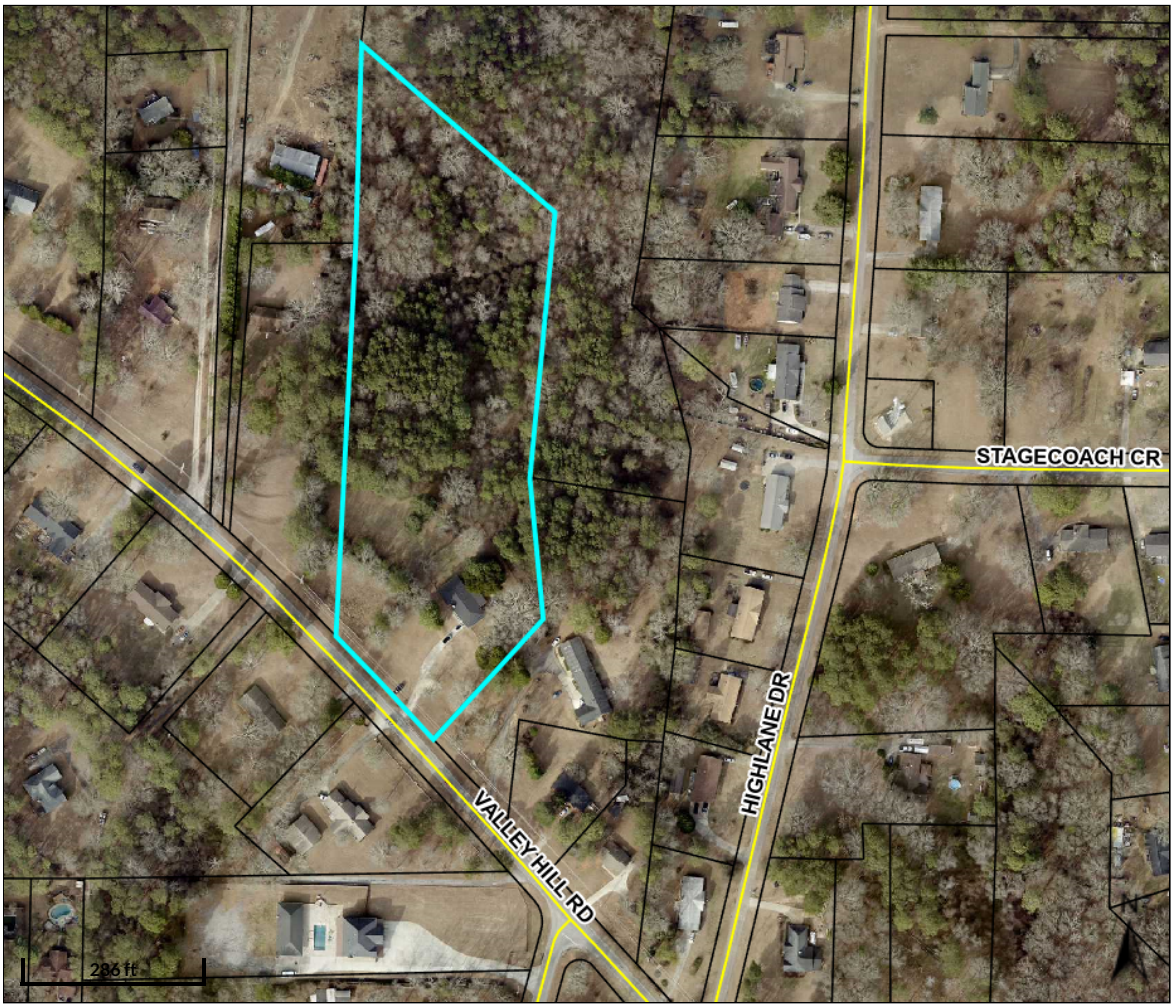
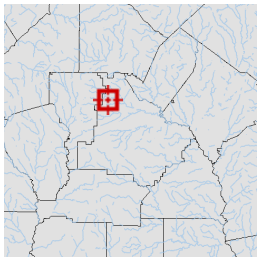


Overview



Legend

- Parcels
- Roads

Parcel ID	S08-01010000	**Class**	R	**Owner**	ENCINALES ALEJANDRO G &	**Land Value:**	$
Property Address	264 VALLEY HILL RD	**Acreage**	6.525	**Address**	TORRES DIANA P V 264 VALLEY HILL RD STOCKBRIDGE GA 30281	**Building Value:**	$
District	City/Stockbridge					**Misc Value:**	$
						Total Value:	$0

Last 2 Sales

Date	Price	Reason	Qual
2/18/2021	$375,000	MULTI PARCEL	Q
1/2/2008	$221,600	CORPORATE	U

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

Date created: 6/16/2023
Last Data Uploaded: 6/15/2023 8:54:48 PM

Developed by Schneider GEOSPATIAL

LETTER OF INTENT

Project Description

The applicant requesting the zoning modification from what was approved by the RZ-2023-02 rezoning, those reasons are to 1) Increase the number of lots from 16 to 28 because we had the approval from the City of Stockbridge with the Sewer Availability; 2) Change and relocate the amenities to keep the walking trail, playground, gazebo and BBQ area in the same location; This development on the property located at 258 and 264 Valley Hill Road. The subject property contains about 17.06 acres of land, and it is comprised of three parcels. 258 and 264 Valley Hill Road, plus parcel # S08-01020000, has single family residential homes while the parcel is mostly wooded.

The current 'SR' zoning district for 258 - 264 Valley Hill Road and the larger parcel # S08-01020000 does allow single family detached lots, the applicant would be able to build the number of lots on the subject property due to the maximum allowed density of the lot area which is 3.9. The previously approved density for the lots was .94. The proposed density of the lots would be 1.64 which is far below the maximum allowable density for the lots. The reason for the modification is due to the City of Stockbridge Water Authority approving connection to the water and sewer lines. A letter of approval has been provided. The previous density of .94 was due to the construction of septic tanks on the lots. The connection directly to the City of Stockbridge Water Authority allows for a higher density and therefore eliminates the need for septic tanks. To allow for the subdivision to be built, the existing three parcels will need to be combined. Thus, the applicant intends to request a recombination plat to combine all three properties.

Section 2.4.2 of the Stockbridge Unified Development Code states that the purpose of the 'SR' zoning district is to "provide for single-family dwellings of a low to moderate density charter on individual lots". Table 1 below shows the SR requirements. The SR zoning district requires the minimum lot size of 12,000 square feet, the minimum lot width of 75 feet, and the minimum house size of 1,500 square feet. In addition, the yard setback requirements of the SR zoning district are as follows: 50 feet in the front, 10 feet at the side, and 40 feet in the rear.

SR Zoning District Requirements	
Minimum Lot Size	12,000 square feet
Minimum Lot Width	75 feet
Minimum Lot Frontage	100 percent of the lot width
Minimum Fron Yard Setback	50 feet

Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	40 feet
Maximum Lot Coverage	30 percent
Minimum Heated Floor Area (House Size)	1,500 square feet

Section 4.4.2 of the Stockbridge Unified Development Code states the requirements for single family detached and attached homes should abide by the county's architectural Guidelines.

Proposed Architectural Design Materials	
Fascades	Stone and cement fiberboard siding
Roof Pitch	4:12
Roof Materials	Asphalt Shingles
Foundation	Concrete
Finished Floor	Concrete
Garages	2-Car Garage

Course	Bearing	Distance
L1	S 11°26'02"W	15.10'
L2	S 13°15'41"W	33.48'

TREE NOTE:
TREES ARE NOT SHOWN ON THE SURVEY

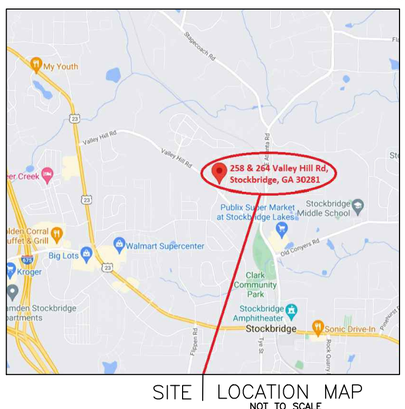
NO PUBLIC SEWER SERVICE WAS FOUND
POSSIBLE SEPTIC TANK FACILITIES

SSMH1
TOP=802.99
INV IN=795.79
INV OUT=795.69

SSMH2
TOP=809.74
INV IN=793.14
INV OUT=792.94

BEARING SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002
ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.



SITE LOCATION MAP
NOT TO SCALE

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED 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 EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.
7. PRESENCE OF STATE WATERS AND BUFFERS REQUIREMENT ARE SUBJECT TO COUNTY OF CITY DETERMINATION BY ENVIRONMENTAL. BUFFERS MAY APPLY.

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 13151C0086D AND 13151C0080D, EFFECTIVE DATE: 10/06/2016 ZONE: X.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

PROPERTY IS ZONED C-1
HENRY COUNTY

BUILDING SETBACK
FRONT: 50.0'
SIDE: 0.0'
REAR: 20.0'
MAX. LOT COVERAGE N/A
MAX. BUILDING HEIGHT 50'
MINIMUM LOT FRONTAGE:
125.0' WITH SEPTIC SYSTEM
60.0' WITH PUBLIC SEWER

PROPERTY IS ZONED RA
HENRY COUNTY

BUILDING SETBACK
FRONT: 75.0' OR 50.0'
SIDE: 20.0'
REAR: 40.0'
MAX. LOT COVERAGE N/A
MAX. BUILDING HEIGHT 45' OR 35'
MINIMUM LOT FRONTAGE: 175.0'

CITY OF STOCKBRIDGE APPROVAL

THIS COMBINATION PLAT IS HEREBY APPROVED FOR RECORDING:

BY:_____ , MAYOR
CITY OF STOCKBRIDGE

DATE: _____

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERLY 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.

BY:_____

DATE: SEPTEMBER 19, 2025
EUGENE A. STEPANOV 3197
REGISTERED GEORGIA LAND SURVEYOR

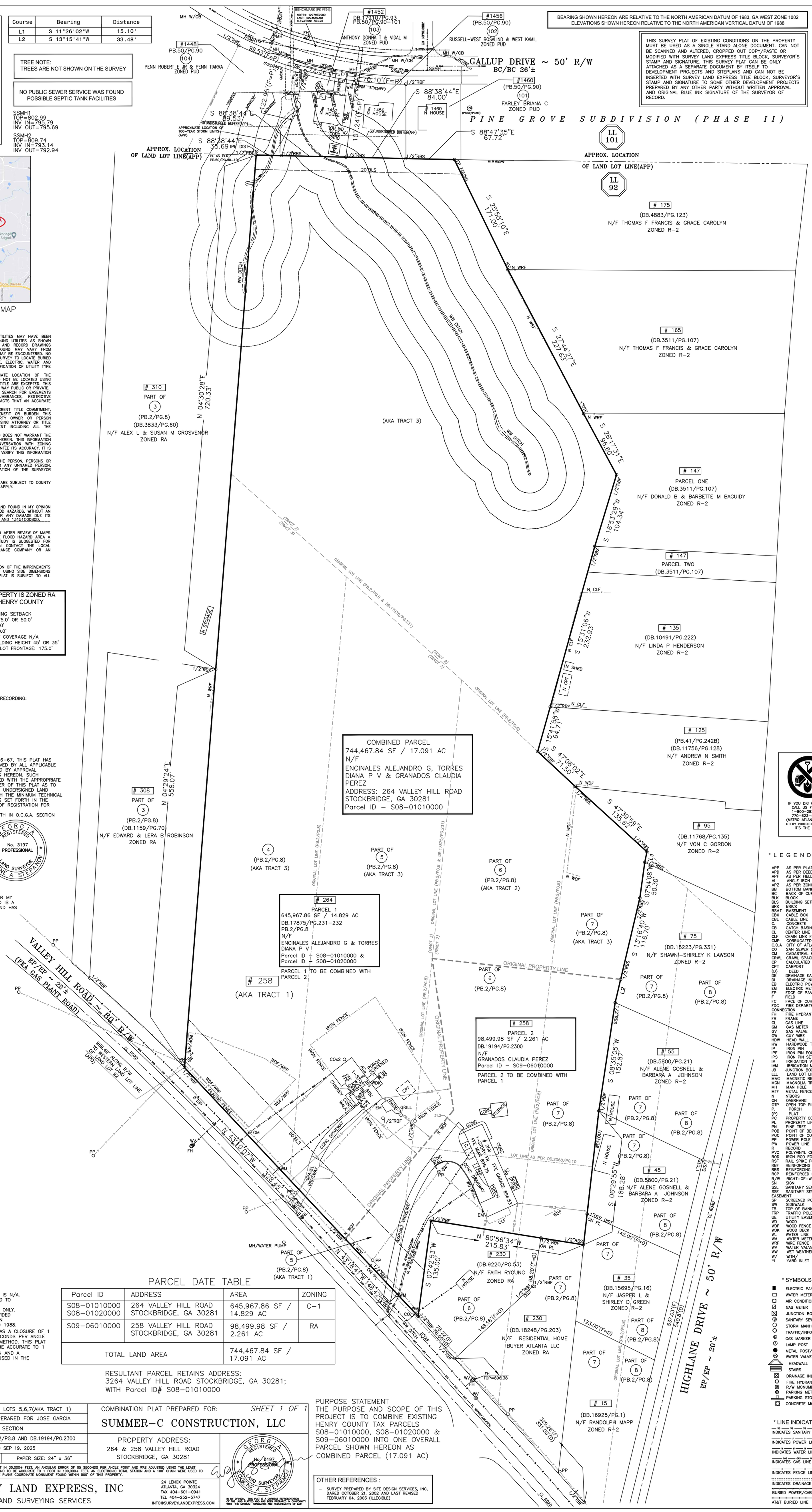
GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A STEPANOV

SURVEYOR'S ACKNOWLEDGMENT

IN MY OPINION, THIS PLAT, DRAWN BY ME OR UNDER MY SUPERVISION, WAS MADE FROM ACTUAL SURVEY, AND IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIRED BY LAW.

BY:_____

DATE: DECEMBER 18, 2024
EUGENE A. STEPANOV 3197
REGISTERED GEORGIA LAND SURVEYOR



* LEGEND *

APP AS PER PLAT
APD AS PER DEED
APF AS PER FIELD
AI ANGLE IRON FOUND
APZ AS PER ZONING
BB BOTTOM BANK
BC BACK OF CURB
BLK BLOCK
BLS BUILDING SETBACK LINE
BRK BRICK
BSMT BASEMENT
CBX CABLE BOX
CBL CABLE LINE
C. CONCRETE
CB CATCH BASIN
CL CENTER LINE
CLF CHAIN LINK FENCE
CMP CORRUGATED META PIPE
C.O.A CITY OF ATLANTA
CO SAN SEWER CLEAN OUT
CM CADASTRAL MAP
CRWL CRAWL SPACE
CP CALCULATED POINT
CPT CARPORT
(D) DEED
DE DRAINAGE EASEMENT
DI DRAINAGE INLET
EB ELECTRIC POWER BOX
EM ELECTRIC METER
EP EDGE OF PAVEMENT
F FIELD
FC FACE OF CURB
FDC FIRE DEPARTMENT CONNECTION
FH FIRE HYDRANT
FR FRAME
GL GAS LINE
GM GAS METER
GV GAS VALVE
GW GUY WIRE
HDW HEAD WALL
HW HARDWOOD TREE
IP IRON PIN
IPF IRON PIN FOUND
IPS IRON PIN SET
IV IRRIGATION VALVE
IVM IRRIGATION METER
JB JUNCTION BOX
LLL LAND LOT LINE
MAG MAGNETIC READING IP
MGN MAGNOLIA TREE
MH MAN HOLE
MTF METAL FENCE
N N'BORS
OH OVERHANG
OTP OPEN TOP PIPE FOUND
P. PORCH
(P) PLAT
PC PROPERTY CORNER
PL PROPERTY LINE
PN PINE TREE
POB POINT OF BEGINNING
POC POINT OF COMMENCING
PP POWER POLE
PW POWER LINE
R RECORD
PVC POLYVINYL CHLORIDE PIPE
ROD IRON ROD FOUND
RSF RAIL SPIKE FOUND
RBF REINFORCING BAR FOUND
RBS REINFORCING BAR SET
RCP REINFORCED CONC. PIPE
R/W RIGHT-OF-WAY
SN SIGN
SSL SANITARY SEWER LINE
SSE SANITARY SEWER EASEMENT
SP SCREENED PORCH
SW SIDEWALK
TB TOP OF BANK
TRP TRAFFIC POLE
UE UTILITY EASEMENT
WD WOOD
WDF WOOD FENCE
WDK WOOD DECK
WL WATER LINE
WM WATER METER
WRF WIRE FENCE
WV WATER VALVE
WW WET WEATHER
W/ WITH/
YI YARD INLET

* SYMBOLS *

ELECTRIC PANEL/METER
WATER METER
AIR CONDITIONER
GAS METER
JUNCTION BOX
SANITARY SEWER MANHOLE
STORM MANHOLE
TRAFFIC/INFO SIGN
GAS MARKER
LAMP POST
METAL POST/PILLAR
WATER VALVE
HEADWALL
STAIRS
DRAINAGE INLET
FIRE HYDRANT
R/W MONUMENT
PARKING METER
PARKING STOPS BLOCKS
CONCRETE MONUMENT

* LINE INDICATORS *

INDICATES SANITARY SEWER LINE
INDICATES POWER LINE
INDICATES WATER LINE
INDICATES GAS LINE
INDICATES FENCE LINE
INDICATES DRAINAGE LINE
BURIED POWER/CABLE LINE
AT&T BURIED LINE

SPECIAL NOTES:

1. RECEIVING WATERS IS BIG COTTON INDIAN CREEK
2. NO WETLANDS ON THE PROPERTY
3. INTERMEDIATE REGIONAL FLOOD ELEVATION BENCHMARK IS N/A. GPS RTK CHAMPION ROVER ON EGPS NETWORK WAS USED TO ESTABLISH MEAN SEA LEVEL ELEVATIONS, NAVD 1988.
4. NO BURY PITS ON SITE BASED ON VISUAL INSPECTION ONLY.
5. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED FROM FIELD RUN SURVEY. REFERENCE DATUM STATE PLAIN COORDINATES, GPS CHAMPION RTK, EGPS NETWORK, NAVD 1988.
6. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 65,000± FEET, AN ANGULAR ERROR OF 06 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 AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.

PARCEL DATE TABLE

Parcel ID	ADDRESS	AREA	ZONING
S08-01010000 S08-01020000	264 VALLEY HILL ROAD STOCKBRIDGE, GA 30281	645,967.86 SF / 14.829 AC	C-1
S09-06010000	258 VALLEY HILL ROAD STOCKBRIDGE, GA 30281	98,499.98 SF / 2.261 AC	RA
TOTAL LAND AREA		744,467.84 SF / 17.091 AC	

RESULTANT PARCEL RETAINS ADDRESS:
3264 VALLEY HILL ROAD STOCKBRIDGE, GA 30281;
WITH Parcel ID# S08-01010000

PURPOSE STATEMENT
THE PURPOSE AND SCOPE OF THIS PROJECT IS TO COMBINE EXISTING HENRY COUNTY TAX PARCELS S08-01010000, S08-01020000 & S09-06010000 INTO ONE OVERALL PARCEL SHOWN HEREON AS COMBINED PARCEL (17.091 AC)

OTHER REFERENCES :
- SURVEY PREPARED BY SITE DESIGN SERVICES, INC, DARED OCTOBER 21. 2002 AND LAST REVISED FEBRUARY 04, 2003 (ILLEGIBLE)

0 60
SCALE 1" = 60'

LOTS 4, 5(AKA TRACT 3), TRACT 2 AND PART OF LOTS 5,6,7(AKA TRACT 1)	
J.W. STOKES SUBDIVISION AND A SURVEY PRERARED FOR JOSE GARCIA	
LAND LOT 92 12TH DISTRICT SECTION	
HENRY COUNTY, GEORGIA DB.17875/PG.231-232 PB.2/PG.8 AND DB.19194/PG.2300	
FIELD WORK DATE NOV 14, 2022	PRINTED/SIGNED SEP 19, 2025
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"

COMBINATION PLAT PREPARED FOR: *SHEET 1 OF 1*

SUMMER-C CONSTRUCTION, LLC

PROPERTY ADDRESS:
264 & 258 VALLEY HILL ROAD
STOCKBRIDGE, GA 30281

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 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 AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

AU
COORD #20221465
DWG #20221465 COMBINATION PLAT

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

RANGE ROVER

After recording Return to:
Pacific Law Group, LLC
3475 Dallas Hwy, Suite 410
Marietta, GA 30064

DOCUMENT PREPARATION ONLY

Parcel ID Nos.: 028G01103000 and
S08-01020000

(For Recording Purposes)

SEWER GRANT OF EASEMENT

State of Georgia

County of Henry

This Easement Agreement is made and entered into this _____day of August, 2025, by and between **Donna T. Anthony and Vidal M. Anthony,** as party of the first part, hereinafter referred to as "Grantor(s)" and **Alejandro Granados Encinales and Diana Paola Vargas Torres**, as party of the second part hereinafter referred to as "Grantee" (the term "Grantee" to include respective heirs, beneficiaries, legal representatives, employees, contractors, agents, tenants and subtenants, successors and assigns, where the context hereof requires or permits):

WITNESSETH

That the Grantor(s) for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee, a perpetual sewer easement over, upon, through, under and across Grantor's(s') property being more particularly described as follows:

See attached Exhibit "A"

The sanitary sewer easement conveyed by this instrument is **20 (twenty) feet in width** and includes the permission from Grantor(s) to use up to an additional 0 (zero) feet in width for the construction and installation of the sanitary sewer line to be situated within the said easement, the center line of which construction easement shall be the center line of the sanitary sewer line hereinafter installed in the permanent easement by the Grantee, over, upon, through, under or across the subject property.

The sanitary sewer easement conveyed herein by Grantor(s) is for the purpose of installing, operating and maintaining a sanitary sewer line and includes the rights to enter upon Grantor's(s') property to inspect, maintain, replace or repair the same, as may from time to time be necessary whenever Grantee deems fit, with all rights, members and appurtenances to said easement and right-of-way in anywise appertaining or belonging thereto.

Grantor(s) for both itself and its heirs and assigns understands and agrees in connection with this conveyance that any and all construction, digging, clearing, filling or other earth moving or construction activities within or in the easement area conveyed herein are specifically in violation of the rights conveyed herein and are, therefore, prohibited.

Grantor(s) hereby covenants with Grantee that it is lawfully seized and possessed of the real estate previously described herein and that it has good and lawful right to convey the easement covered by this document, or any part thereof, and that the said easement is free from all encumbrances. The easement herein granted shall bind the heirs and assigns of Grantor(s) and shall inure to the benefit of the successors in title of Grantee.

Additional Stipulations:

All parties agree Grantee will pay Grantor a one-time cash payment of $5,000.00. In exchange, Grantor will clean and clear approximately 2,800 square feet (±) in the rear portion of Grantor's property, including removal of specified trees. If either party fails to complete their obligation within a reasonable amount of time, the other party may seek any remedies available under law.

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and their seals on the day and year above first written.

Grantor:

Donna T. Anthony

Vidal M. Anthony

Signed, sealed and delivered in the presence of:

Witness

Notary Public

[NOTARY SEAL]

ANNA KATE MILLER
My Commission Expires
NOTARY PUBLIC
05-23-2027
COBB COUNTY, GEORGIA

Grantee:

Alejandro Granados Encinales

Diana Paola Vargas Torres

Signed, sealed and delivered in the presence of:

Witness

Notary Public

[NOTARY SEAL]

ANNA KATE MILLER
My Commission Expires
NOTARY PUBLIC
05-23-2027
COBB COUNTY, GEORGIA

Exhibit "A"
Sewer Easement Area
Legal Description

All that tract or parcel of land lying and being in Land Lot 101 of the 12th District of Henry County, Georgia, and being shown as a portion of Lot 103 of Pine Grove Subdivision, Phase II as per plat recorded in Plat Book 50, Pages 90-101, records of Henry County, Georgia and more particularly described as follows:

COMMENCING at a point of the intersection of the southern right of way line of Gallup Drive (having a 50-foot right-of-way width) with eastern right of way line of Hockstra Point (having a 50-foot right-of-way width), thence proceed in southeasterly direction along said southern right-of-way line of Gallup Drive a distance of 435.54 feet to a point and THE TRUE POINT OF BEGINNING; Thence continuing along southern right of way line of Gallup Drive run along a curve to the left having a radius of 525.00 feet and an arc length of 20.00 feet, being subtended by a chord of South 75 Degrees 51 Minutes 21 Seconds East for a distance of 20.00 feet to a point; Thence leaving said right of way line run South 15 Degrees 22 Minutes 37 Seconds West a distance of 118.04 feet to a point; Thence run North 88 Degrees 38 Minutes 44 Seconds West a distance of 20.61 feet to a point; Thence run North 15 Degrees 22 Minutes 38 Seconds East a distance of 122.60 feet to point, said point being THE TRUE POINT OF BEGINNING.

SAID EASEMENT CONTAINS +/- 0.055AC

IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

SSMH1
TOP=802.99
INV IN=795.79
INV OUT=795.69

SSMH2
TOP=809.74
INV IN=793.14
INV OUT=792.94

PROPOSED LOCATION OF SANITARY SEWER EASEMENT

Curve	Radius	Length	Chord	Chord Bearing
C1	525.00'	72.36'	72.30'	S 78°33'47"E

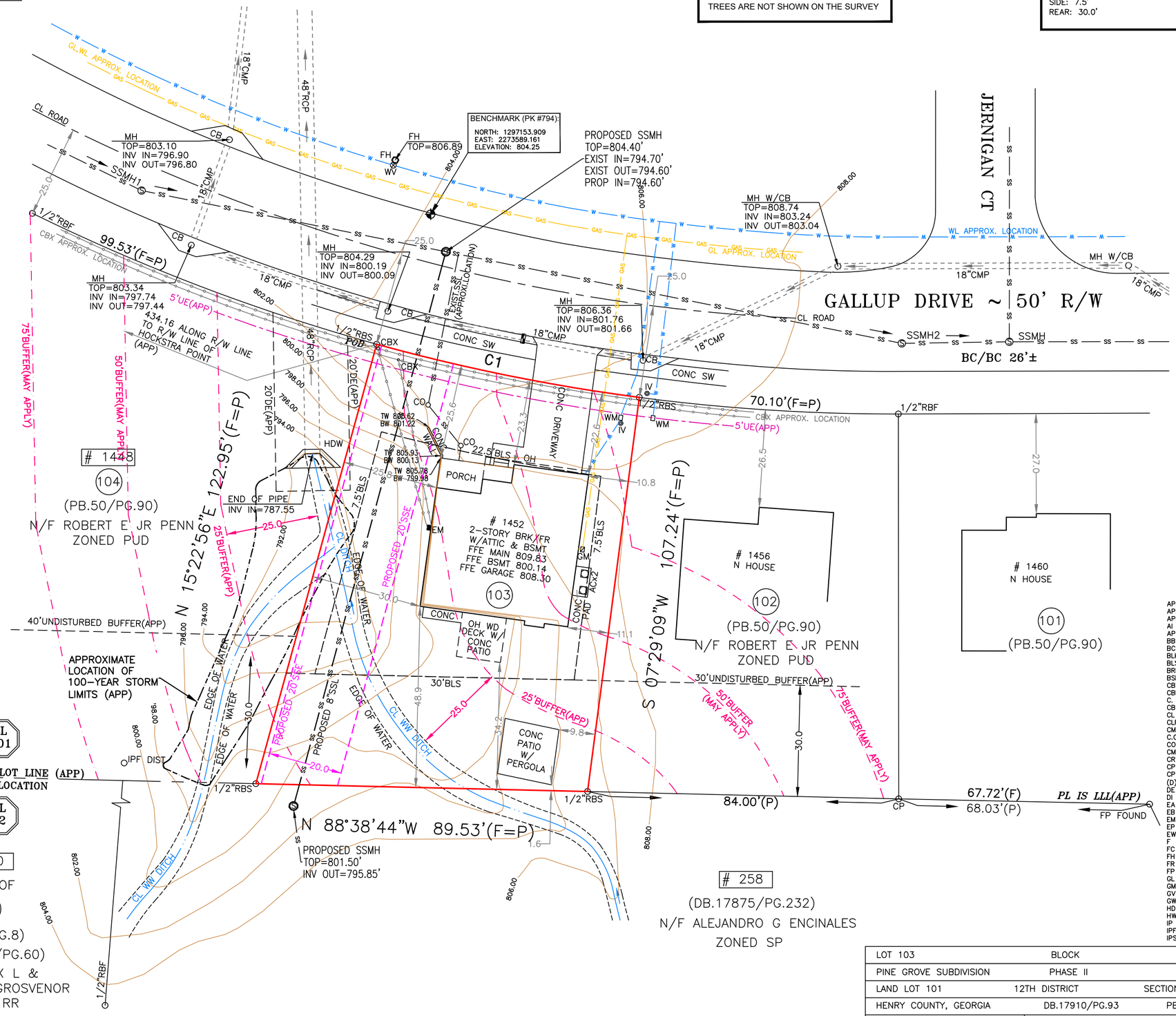
BEARING SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002
ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

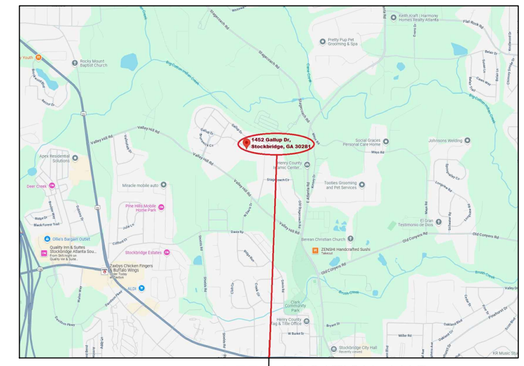
TREE NOTE:
TREES ARE NOT SHOWN ON THE SURVEY

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT,PER ZONING DEPARTMENT.

PROPERTY IS ZONED PUD
CITY OF STOCKBRIDGE

BUILDING SETBACK(AS PER PLAT)
FRONT: 22.5'
SIDE: 7.5'
REAR: 30.0'





SITE LOCATION MAP
NOT TO SCALE

MAGNETIC
GRID NORTH
GA WEST 1002

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 13151C0080D, EFFECTIVE DATE: 10/6/2016 ZONE: X.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

FUTURE FLOOD DISCLAIMER:

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SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
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7. PRESENCE OF STATE WATERS AND BUFFERS REQUIREMENT ARE SUBJECT TO COUNTY OF CITY DETERMINATION BY ENVIRONMENTAL. BUFFERS MAY APPLY.

* L E G E N D *

APP	AS PER PLAT
APD	AS PER DEED
APF	AS PER FIELD
AI	ANGLE IRON FOUND
APZ	AS PER ZONING
BB	BOTTOM BANK
BC	BACK OF CURB
BLK	BLOCK
BLS	BUILDING SETBACK LINE
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CBX	CABLE BOX
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CMP	CORRUGATED META PIPE
C.O.A	CITY OF ATLANTA
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(D)	DEED
DE	DRAINAGE EASEMENT
DI	DRAINAGE INLET
EA	EASEMENT
EB	ELECTRIC POWER BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
EWDK	ELEVATED WOOD DECK
F	FIELD
FC	FENCE CORNER
FH	FIRE HYDRANT
FR	FRAME
FP	FENCE POST
GL	GAS LINE
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
HDW	HEAD WALL
HW	HARDWOOD TREE
IP	IRON PIN
IPF	IRON PIN FOUND
IPS	IRON PIN SET
ROD	IRON ROD FOUND
ICP	INTERLOCKING CONCRETE PAVERS
IWP	INTERLOCKING WOOD PAVERS
IV	IRRIGATION VALVE
IVM	IRRIGATION METER
JB	JUNCTION BOX
LLL	LAND LOT LINE
MAG	MAGNETIC READING IP
MGN	MAGNOLIA TREE
MH	MAN HOLE
MTF	METAL FENCE
N	N'BORS
OH	OVERHANG
OTP	OPEN TOP PIPE FOUND
OU	OWNERSHIP UNCLEAR
P.	PORCH
(P)	PLAT
PC	PROPERTY CORNER
PL	PROPERTY LINE
PN	PINE TREE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
PP	POWER POLE
PW	POWER LINE
R	RECORD
PVC	POLYVINYL CHLORIDE PIPE
RBF	REINFORCING BAR FOUND
RBS	REINFORCING BAR SET
RCP	REINFORCED CONC. PIPE
R/W	RIGHT-OF-WAY
SN	SIGN
SSL	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
SP	SCREENED PORCH
SW	SIDEWALK
TB	TOP OF BANK
UE	UTILITY EASEMENT
WD	WOOD
WDF	WOOD FENCE
WDK	WOOD DECK
WL	WATER LINE
WM	WATER METER
WRF	WIRE FENCE
WV	WATER VALVE
WW	WET WEATHER
W/	WITH/

* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT
- MAIL BOX

* LINE INDICATORS *

- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- BURIED POWER/CABLE LINE
- AT&T BURIED LINE

TOTAL LAND AREA
9147.09 SF / 0.210 AC

EXISTING LOT COVERAGE
2509.07 SF / 0.058 AC / 27.4%

0 20
SCALE 1" = 20'

LOT 103	BLOCK	
PINE GROVE SUBDIVISION	PHASE II	
LAND LOT 101	12TH DISTRICT	SECTION
HENRY COUNTY, GEORGIA	DB.17910/PG.93	PB.50/PG.90-101
FIELD WORK DATE JULY 18, 2025	PRINTED/SIGNED JULY 25, 2025	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 18" x 24"

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 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 AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

LK
COORD #20221465
DWG #20251093 PROPOSED SSL

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

PROPOSED SANITARY SEWER LINE PREPARED FOR:
ALEJANDRO GRANADOS

SHEET 1 OF 2

PROPERTY ADDRESS:
1452 GALLUP DRIVE
STOCKBRIDGE, GA 30281

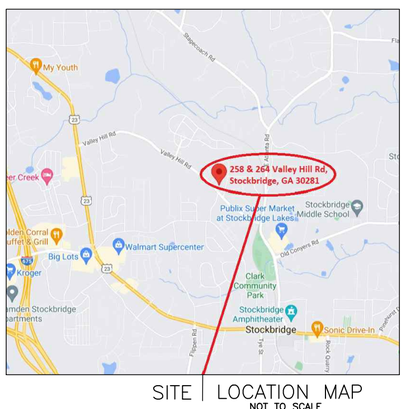
GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 3187 EUGENE A. STEPANOV

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

BEARING SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002
ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

ALL LOTS ON SEPTIC

MAGNETIC



SITE LOCATION MAP
NOT TO SCALE

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 13151C0086D AND 13151C0080D, EFFECTIVE DATE: 10/06/2016 ZONE: X

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Course	Bearing	Distance
L1	S 11°26'02"W	15.10'
L2	S 13°15'41"W	33.48'

Curve	Radius	Length	Chord	Chord Bear.
C1	709.33'	218.40'	217.53'	N 34°07'36"E
C2	709.33'	88.45'	88.40'	N 21°44'02"E
C3	709.33'	99.92'	99.84'	N 14°07'33"E
C4	709.33'	97.96'	97.88'	N 06°08'01"E
C5	709.33'	78.68'	78.64'	N 01°00'01"W
C6	28.00'	25.88'	24.97'	N 20°41'44"E
C7	60.00'	33.63'	33.19'	N 31°07'15"E
C8	60.00'	75.18'	70.35'	N 20°49'52"W
C9	60.00'	23.01'	22.87'	N 67°42'40"W
C10	60.00'	75.18'	70.35'	S 65°24'32"W
C11	60.00'	92.44'	83.56'	S 14°37'12"E
C12	28.00'	25.88'	24.97'	S 32°16'18"E
C13	659.33'	62.20'	62.18'	S 01°24'54"E
C14	659.33'	122.46'	122.28'	S 06°36'31"W
C15	659.33'	127.82'	127.63'	S 17°29'00"W
C16	659.33'	225.71'	224.61'	S 32°50'41"W

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT,PER ZONING DEPARTMENT.

CURRENT ZONING

258 VALLEY HILL ROAD
STOCKBRIDGE, GA 30281

PROPERTY IS ZONED RR
(RURAL RESIDENTIAL)
CITY OF STOCKBRIDGE

BUILDING SETBACK
FRONT: 75'
SIDE: 20'
REAR: 40'
MAX. LOT COVERAGE: 30%
MAX. BUILDING HEIGHT:
35' FOR THE PRIMARY STRUCTURE
15'FOR ACCESSORY STRUCTURES
MINIMUM LOT AREA:
1 ACRE ON PUBLIC WATER/SEWER AND/OR SEPTIC
1.25 ACRE ON PRIVATE WELL AND SEPTIC
3 ACRES FOR AGRICULTURAL USE
MINIMUM LOT WIDTH: 150'
MINIMUM LOT DEPTH: NONE
MINIMUM LOT FRONTAGE:
100% OF THE LOT WIDTH

264 VALLEY HILL ROAD
STOCKBRIDGE, GA 30281

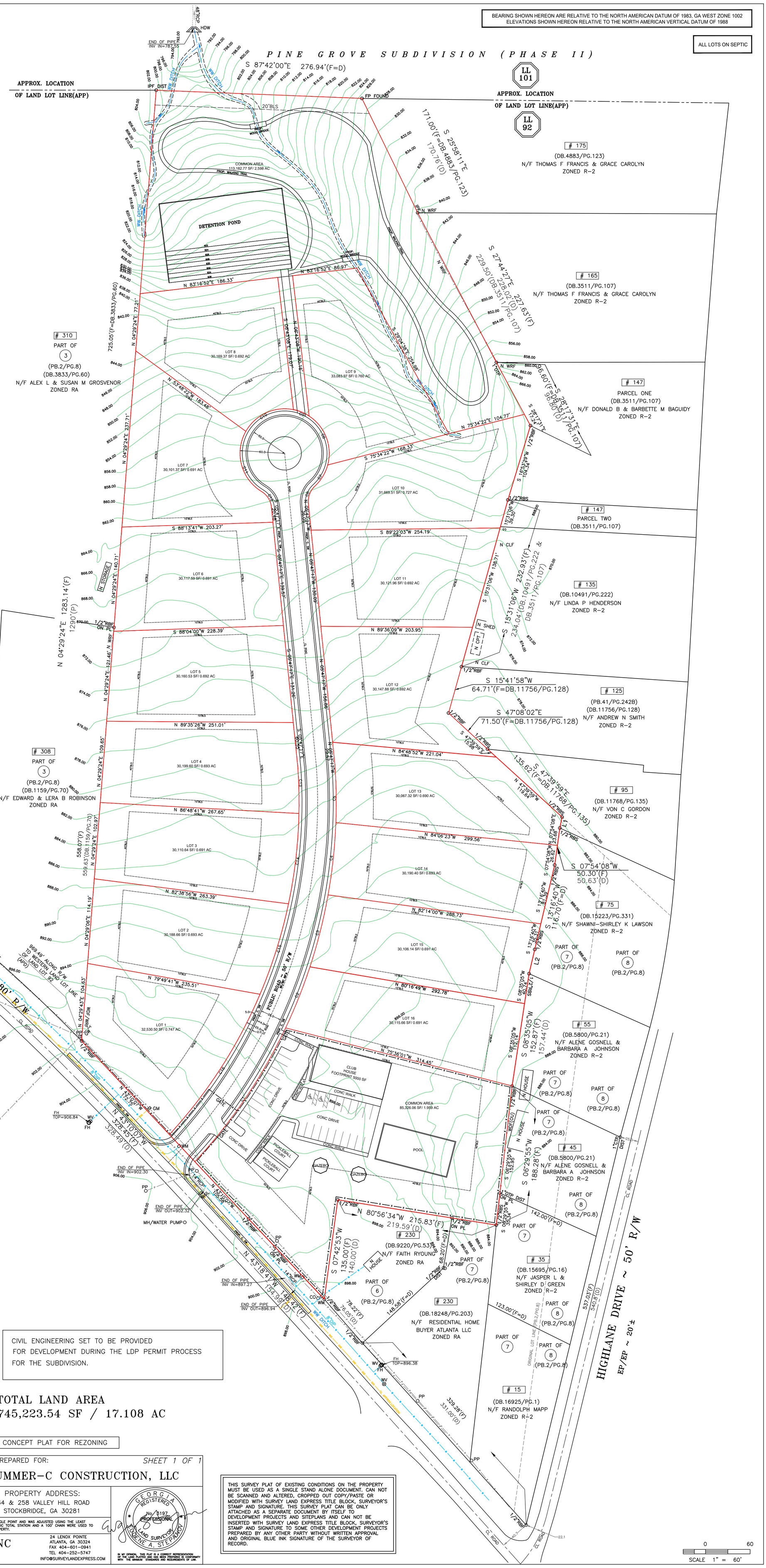
PROPERTY IS ZONED C-1
(NEIGHBORHOOD COMMERCIAL)
CITY OF STOCKBRIDGE

BUILDING SETBACK
FRONT: 50'
SIDE: 10'
30' FOR CORNER LOTS
REAR: 20'
MINIMUM DISTANCE BETWEEN BUILDINGS: 20'
MAX. LOT COVERAGE 70%
MAX BUILDING HEIGHT:
35' FOR THE PRIMARY STRUCTURE
15' FOR ACCESSORY STRUCTURES
MINIMUM LOT AREA: 10,000 SF
MINIMUM LOT WIDTH: 60'
MAXIMUM LOT DEPTH: NONE
MINIMUM LOT FRONTAGE:
100% OF THE LOT WIDTH

PROPOSED ZONING

PROPERTY IS ZONED SR
CITY OF STOCKBRIDGE

BUILDING SETBACK
MIN. LOT AREA: 12,000 SF
MIN. LOT WIDTH: 75'
MAX. LOT DEPTH: NONE
MIN. LOT FRONTAGE: 100% OF THE LOT WIDTH
FRONT: 50'
SIDE: 10'
REAR: 40'
MAX. LOT COVERAGE: 30%
MIN. LIVING AREA 1,500 SF
MAX BUILDING HEIGHT:
35' FOR THE PRIMARY STRUCTURE
15' FOR ACCESSORY STRUCTURES



* L E G E N D *

APP	AS PER PLAT
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AI	ANGLE IRON FOUND
APZ	AS PER ZONING
BB	BOTTOM BANK
BC	BACK OF CURB
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BLS	BUILDING SETBACK LINE
BRK	BRICK
BSMT	BASEMENT
CBX	CABLE BOX
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CLF	CHAIN LINK FENCE
CMP	CORRUGATED META PIPE
C.O.A	CITY OF ATLANTA
CO	SAN SEWER CLEAN OUT
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FH	FIRE HYDRANT
FR	FRAME
GL	GAS LINE
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
HDW	HEAD WALL
HW	HARDWOOD TREE
IP	IRON PIN
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IV	IRRIGATION VALVE
IVM	IRRIGATION METER
JB	JUNCTION BOX
LLL	LAND LOT LINE
MAG	MAGNETIC READING IP
MGN	MAGNOLIA TREE
MH	MAN HOLE
MTF	METAL FENCE
N	N'BORS
OH	OVERHANG
OTP	OPEN TOP PIPE FOUND
P.	PORCH
(P)	PLAT
PC	PROPERTY CORNER
PL	PROPERTY LINE
PN	PINE TREE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
PP	POWER POLE
PW	POWER LINE
R	RECORD
PVC	POLYVINYL CHLORIDE PIPE
ROD	IRON ROD FOUND
RSF	RAIL SPIKE FOUND
RBF	REINFORCING BAR FOUND
RBS	REINFORCING BAR SET
RCP	REINFORCED CONC. PIPE
R/W	RIGHT-OF-WAY
SN	SIGN
SSL	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
SP	SCREENED PORCH
SW	SIDEWALK
TB	TOP OF BANK
TRP	TRAFFIC POLE
UE	UTILITY EASEMENT
WD	WOOD
WDF	WOOD FENCE
WDK	WOOD DECK
WL	WATER LINE
WM	WATER METER
WRF	WIRE FENCE
WV	WATER VALVE
WW	WET WEATHER
W/	WITH/
YI	YARD INLET

* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- METAL POST/PILLAR
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT
- R/W MONUMENT
- PARKING METER
- PARKING STOPS BLOCKS
- CONCRETE MONUMENT

* LINE INDICATORS *

- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- BURIED POWER/CABLE LINE
- AT&T BURIED LINE

CIVIL ENGINEERING SET TO BE PROVIDED FOR DEVELOPMENT DURING THE LDP PERMIT PROCESS FOR THE SUBDIVISION.

TOTAL LAND AREA
745,223.54 SF / 17.108 AC

CONCEPT PLAT FOR REZONING

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

LOTS 4, 5(AKA TRACT 3), TRACT 2 AND PART OF LOTS 5,6,7(AKA TRACT 1)	PLAT PREPARED FOR: SHEET 1 OF 1
J.W. STOKES SUBDIVISION AND A SURVEY PRERARED FOR JOSE GARCIA	SUMMER-C CONSTRUCTION, LLC
LAND LOT 92 12TH DISTRICT SECTION	
HENRY COUNTY, GEORGIA DB.17875/PG.231 AND DB.5711/PG.252 PB.2/PG.8	PROPERTY ADDRESS: 264 & 258 VALLEY HILL ROAD STOCKBRIDGE, GA 30281
FIELD WORK DATE NOV 14, 2022 PRINTED/SIGNED NOV 14, 2023	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 24" x 36"	

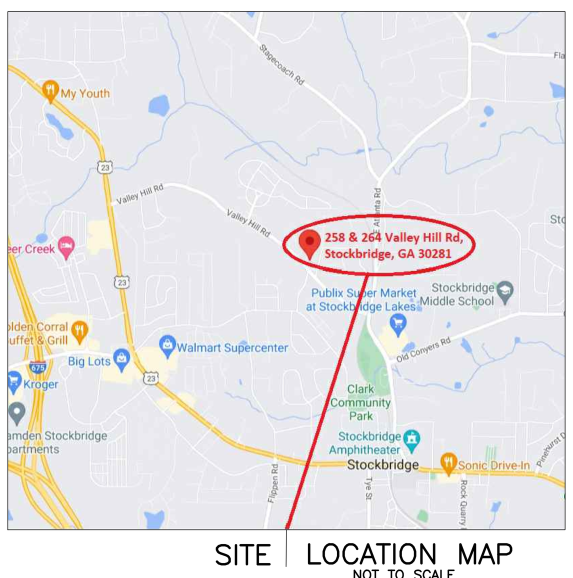
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES
24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

AU
COORD #20221465
DWG #20221465 CONCEPT PLAT 5 264&258



SITE LOCATION MAP
NOT TO SCALE

SSMH1
TOP=802.99
INV IN=795.79
INV OUT=795.69

SSMH2
TOP=809.74
INV IN=793.14
INV OUT=792.94

TREE NOTE:
TREES ARE NOT SHOWN ON THE SURVEY

NO PUBLIC SEWER SERVICE WAS FOUND
POSSIBLE SEPTIC TANK FACILITIES

BEARING SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002
ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

IF YOU DIG GEORGIA... CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

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FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 13151C0086D AND 13151C0080D, EFFECTIVE DATE: 10/06/2016 ZONE: X.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPLAITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED 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 EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.
7. PRESENCE OF STATE WATERS AND BUFFERS REQUIREMENT ARE SUBJECT TO COUNTY OF CITY DETERMINATION BY ENVIRONMENTAL. BUFFERS MAY APPLY.

Course	Bearing	Distance
L1	S 11°26'02"W	15.10'
L2	S 13°15'41"W	33.48'

CURRENT ZONING SR
CITY OF STOCKBRIDGE

BUILDING SETBACK
MIN. LOT AREA: 12,000 SF
MIN. LOT WIDTH: 75'
MAX. LOT DEPTH: NONE
MIN. LOT FRONTAGE: 100% OF THE LOT WIDTH
FRONT: 50'
SIDE: 10'
REAR: 40'
MAX. LOT COVERAGE: 30%
MIN. LIVING AREA 1,500 SF
MAX BUILDING HEIGHT:
35' FOR THE PRIMARY STRUCTURE
15' FOR ACCESSORY STRUCTURES

LOT DENSITY 1.64

TOTAL LAND AREA
744,467.84 SF / 17.091 AC

PROPERTY OWNERS:

264 VALLEY HILL RD
ENCINALES ALEJANDRO G & TORRES DIANA P V
MAILING ADDRESS: 264 VALLEY HILL RD

258 VALLEY HILL RD
GRANADOS CLAUDIA PEREZ
MAILING ADDRESS: 258 VALLEY HILL RD

CONCEPT PLAT FOR ZONING MODIFICATION

LOTS 4, 5(AKA TRACT 3), TRACT 2 AND PART OF LOTS 5,6,7(AKA TRACT 1)	PREPARED FOR: SHEET 1 OF 1
J.W. STOKES SUBDIVISION AND A SURVEY PRERARED FOR JOSE GARCIA	ALEJANDRO GRANADOS
LAND LOT 92 12TH DISTRICT SECTION	
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FIELD WORK DATE NOV 14, 2022 / PRINTED/SIGNED OCT 03, 2025	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED / PAPER SIZE: 24" x 36"	

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AU
COORD #20221465
DWG #20221465 CONCEPT PLAT 9

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

May 20, 2025

Mr. Alejandro Granados
264 Valley Hill Road
Stockbridge, Ga 30281

RE: Water and Sewer Availability
Parcel # S08-01010000, S08-01020000
S09-06010000
Development Type: 30 Residential Units

Mr. Granados:

The City has reviewed the water and sewer flow calculations for the referenced development. The City has determined that the existing water and wastewater systems have sufficient capacity to support the requested water and sanitary sewer flows. The Developer is fully responsible for confirming that connection to the existing system is a viable option through a gravity conveyance system. If this development requires a local pump station to access the sewer system, this capacity review should be revisited. If you decide to submit a request for capacity reservation, please contact our office.

Sincerely,

Kevin Miller
Sewer Superintendent

Cc: Decius T. Aaron, Public Works Director
Chad Peden, P.E., Carter & Sloope, Inc

Henry County Water Authority
Engineering Division

August 23, 2023

Re: Water and Sewer Services - Availability

Proposed Development:	**Single-Family Residential**
Property Information:	**264 – 258 Valley Hill Road**
	Parcel Numbers: S08-01010000, S08-0102000
	S09-06010000
	LL 92; District 12; 17.06+/- acres
Proposed Zoning:	**SR**
Sewer Basin:	**Big Cotton Indian**
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. A fire flow test calculated in the area revealed the following data:

Static:	94	psi
Residual:	68	psi
Flow	1200	gpm
Calculated Flow @ 20 psi:	2110	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.

Public sewer is not available to the property.

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

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

This letter was prepared with information submitted to HCWA on a Conceptual Plat dated 06/12/2023 prepared by Survey Land Express, Inc.

Date:
2023.08.23
16:22:16 -04'00'

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

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director

DATE: November 20, 2025 (Planning Commission)

December 8, 2025 (Mayor and Council)

Subject: #ZM-2025-03 for 258 Valley Hill Road; 264 Valley Hill Road; #S08-01020000 (To be located in Council District 4)

Summary of Request: The applicant requests approval of a major zoning modification to the previously approved subdivision plan under Case No. RZ-2023-02 for property located at 258 and 264 Valley Hill Road. The modification would increase the number of single-family detached lots from sixteen (16) to twenty-eight (28) and revise the site layout accordingly. The proposal maintains the existing SR (Suburban Residential) zoning classification and remains consistent with the Low-Density Residential future land use designation. The applicant, Alejandro Granados Encinales, is also proposing connection to municipal sewer service and relocation of the community amenity area for improved functionality and pedestrian accessibility.

I. PURPOSE

Consideration of a request for a major zoning modification to amend the previously approved site plan for a subdivision approved under RZ-2023-02 to increase the number of dwelling units from sixteen (16) to twenty-eight (28).

II. PROPERTY INFORMATION

Proposed Development	Subdivision with 28 single family detached lots
Site Address	258 Valley Hill Road; 264 Valley Hill Road; #S08-01020000

Parcel Identification	258 Valley Hill Road - S09-06010000 264 Valley Hill Road - S08-01010000 #S08-01020000 (large parcel on Valley Hill Road)
Parcel Acreage	17.06 acres
Applicant	Alejandro Granados Encinales
Owner	Claudia Perez Granados – 258 Valley Hill Road Alejandro Granados Encinales and Diana P.V. Torres – 264 Valley Hill Road; #S08-01020000
Current Zoning of Property	SR (Suburban Residential)
Current Future Land Use Designation of Property	Low-Density Residential
Proposed Number of Units Per Acre	1.64 units per acre
Current Use of Property	The subject properties, located along Valley Hill Road are presently undeveloped or developed with single family residential dwellings on large lots. The parcels at 258 Valley Hill Road contain existing single family homes while the northernmost parcel (S08-01020000) remains vacant and wooded.

III. LAND USE ANALYSIS

The table below identifies the zoning classifications and existing land uses of adjacent properties surrounding the subject site.

SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	Pine Grove (Subdivision)	PUD (Planned Unit Development)
Property to the South	Single Family Residences	RR (Rural Residential District) SR (Suburban Residential District)
Property to the East	Single Family Residences	SR (Suburban Residential District)
Property to the West	Single Family Residences	RR (Rural Residential District)

The Future Land Use Map (FLUM) of the City of Stockbridge identifies the subject property and surrounding areas primarily as Low-Density Residential, supporting detached single-family housing on large lots. This designation aligns with the established suburban development pattern along Valley Hill Road and nearby neighborhoods. The table below summarizes the existing land uses and corresponding future land use designations for adjacent properties.

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Current Future Land Use Designation
Property to the North	Pine Grove (Subdivision)	Low-Density Residential

Property to the South	Single Family Residences	Low-Density Residential
Property to the East	Single Family Residences	Low-Density Residential
Property to the West	Single Family Residences	Low-Density Residential

The proposed development's residential density has been evaluated in relation to nearby subdivisions to determine its compatibility with the surrounding built environment. The table below provides a comparison of the total number of dwelling units and the overall density of existing neighborhoods within the immediate area, illustrating how the proposed 28-lot subdivision aligns with established residential patterns along Valley Hill Road.

SURROUNDING LAND USE DENSITIES (SUBDIVISION)

Name of Subdivision/Development	Number of Units	Estimated Density Per Acres
258-264 Valley Hill Road	**28 units**	**1.64 units per acre**
Pine Grove	276 units	2.55 units per acre
Pineview	78 units	4.22 units per acre
Cactus Ridge	12 units	1.27 units per acre
Springwood Valley	58 units	1.94 units per acre
Sentry Oaks	30 units	1.00 units per acre

IV. FINDING OF FACTS

1. The vicinity of the proposed use is mostly commercial and residential with the following zoning classifications: RR (Rural Residential District), CCR (City Center Residential District), SR (Suburban Residential District), and PUD (Planned Unit Development).

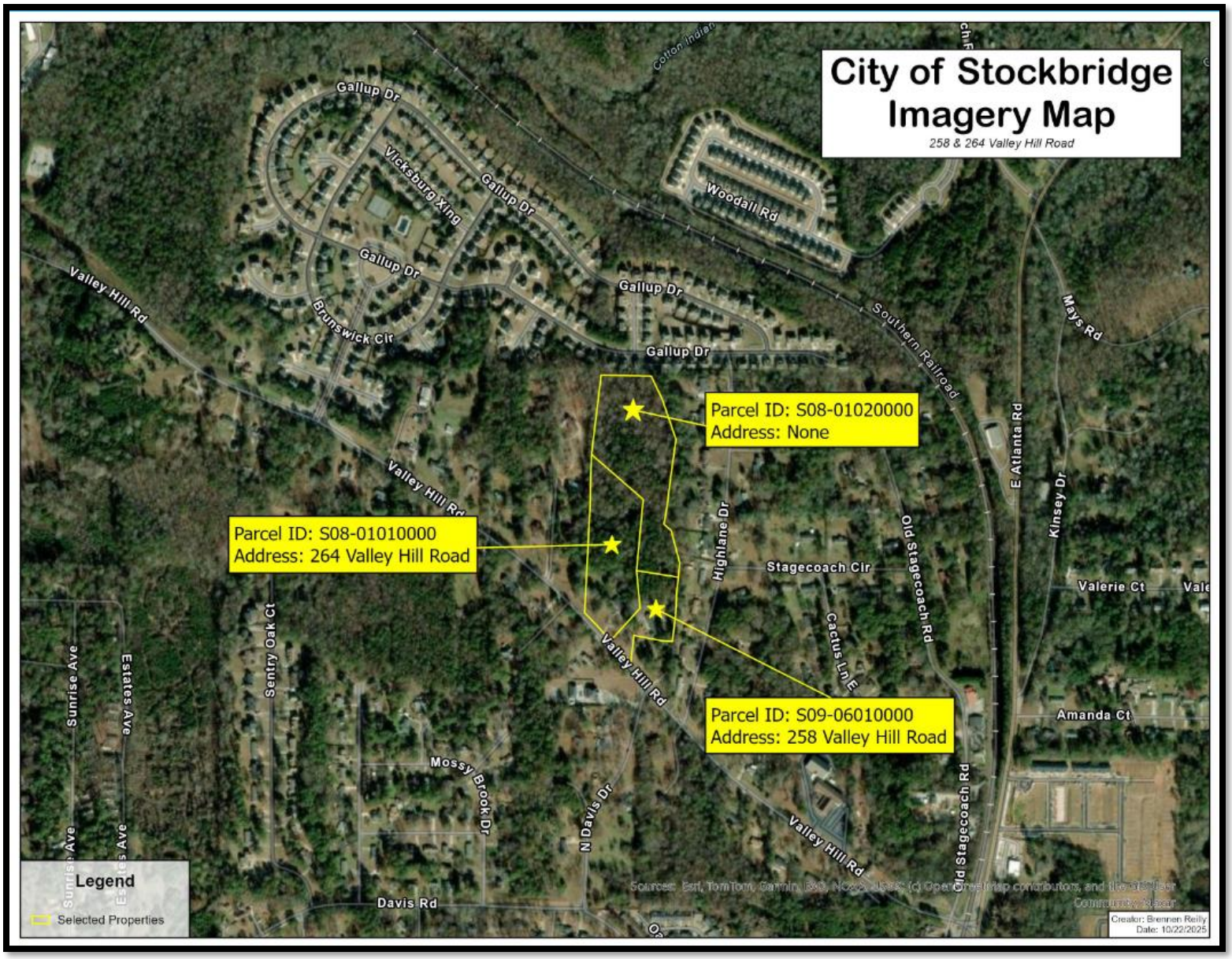
2. The subject property is surrounded by the following current future land use designations: Low Density Residential and Medium Density Residential.

3. The subject property is surrounded by the following subdivisions: Sentry Oaks, Cactus Ridge, Pine Grove, Pineview, and Springwood Valley.

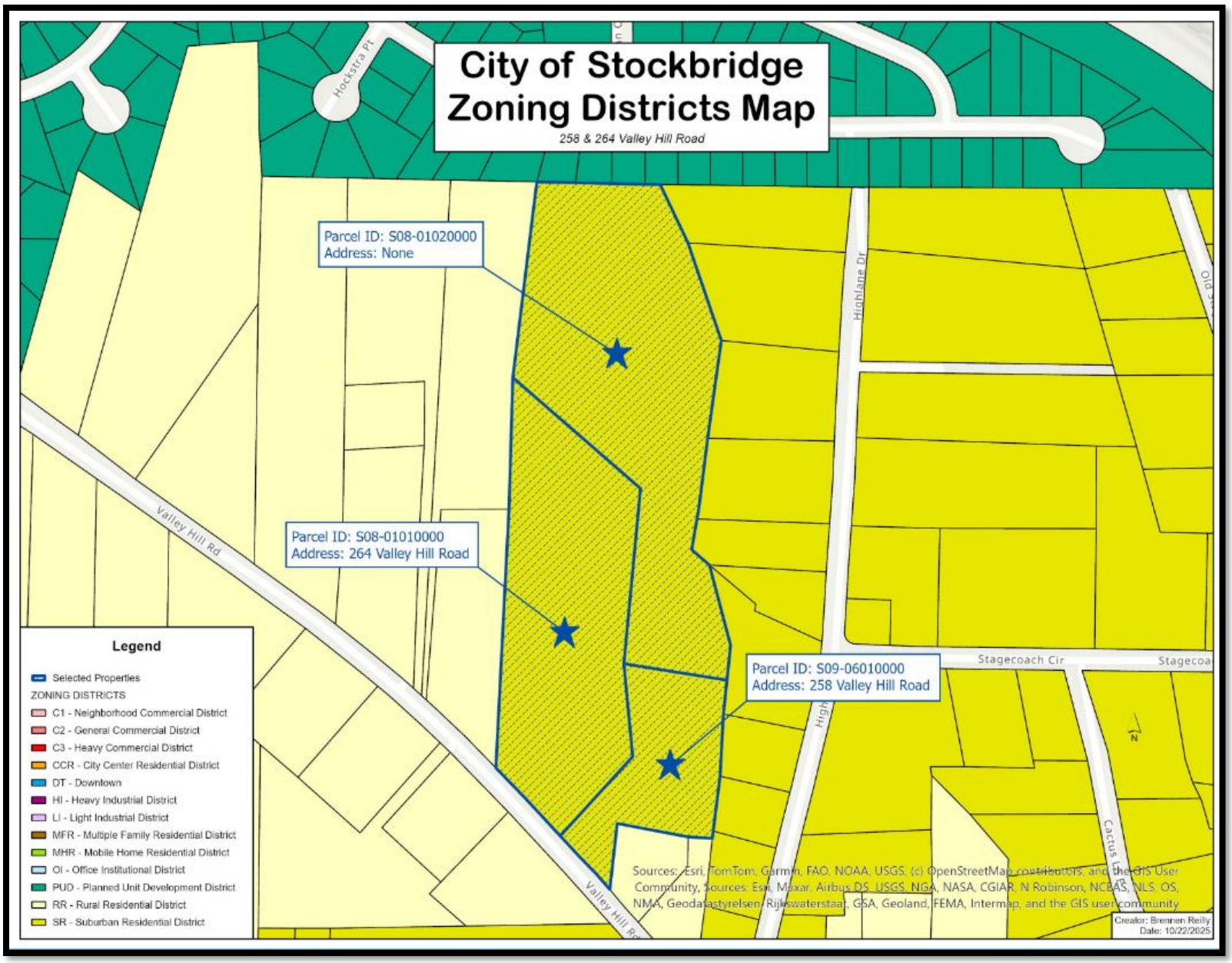
4. In accordance with the Unified Development Code and state law, a public notice sign was posted on the subject property on November 5, 2025, and legal advertisements were placed in the Henry Herald to announce the public hearing dates before the Planning Commission and City Council.

V. MAPS, SITE PLAN, AND RENDERINGS

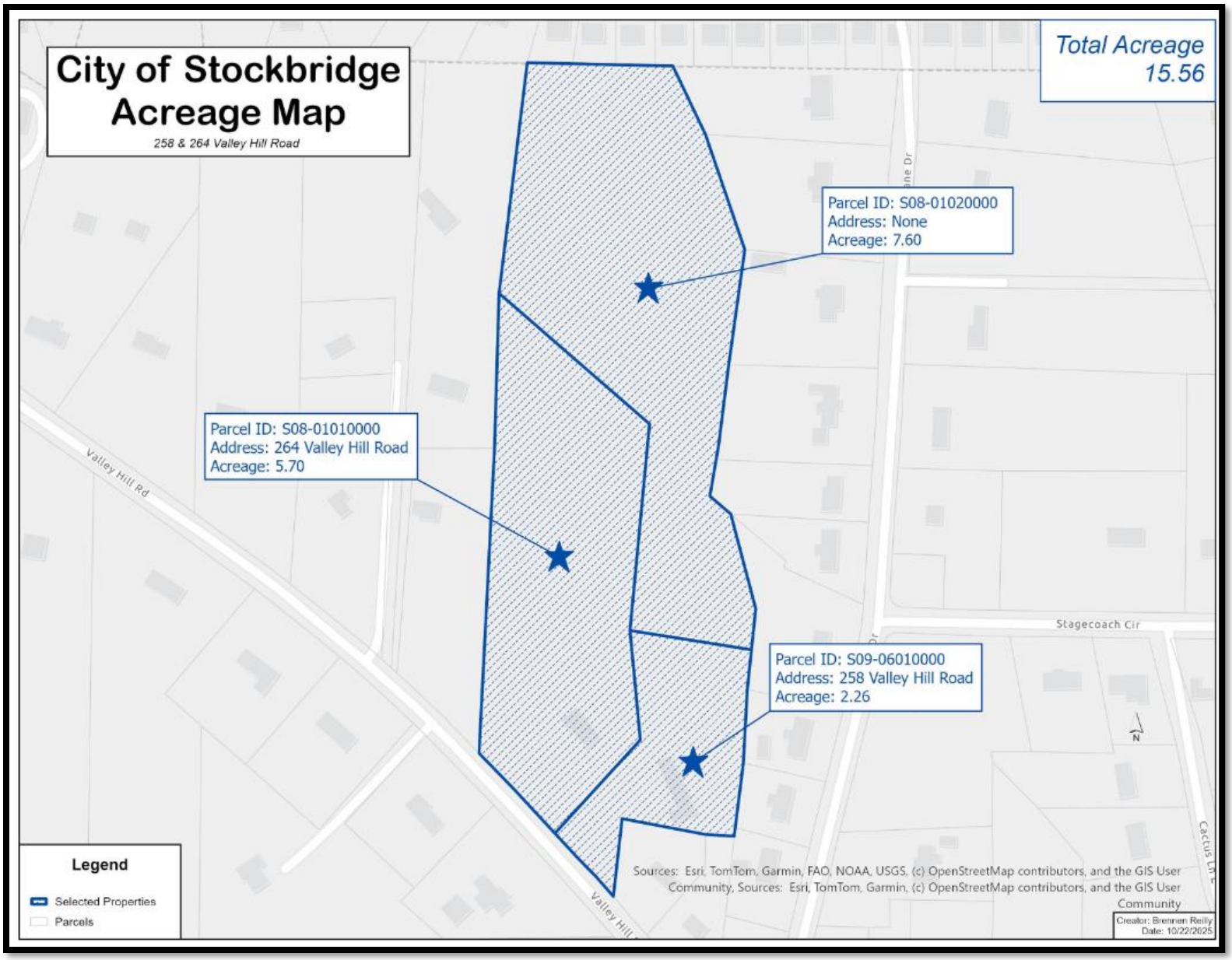
Aerial Photo of 258 Valley Hill Road; 264 Valley Hill Road; #S08-01020000



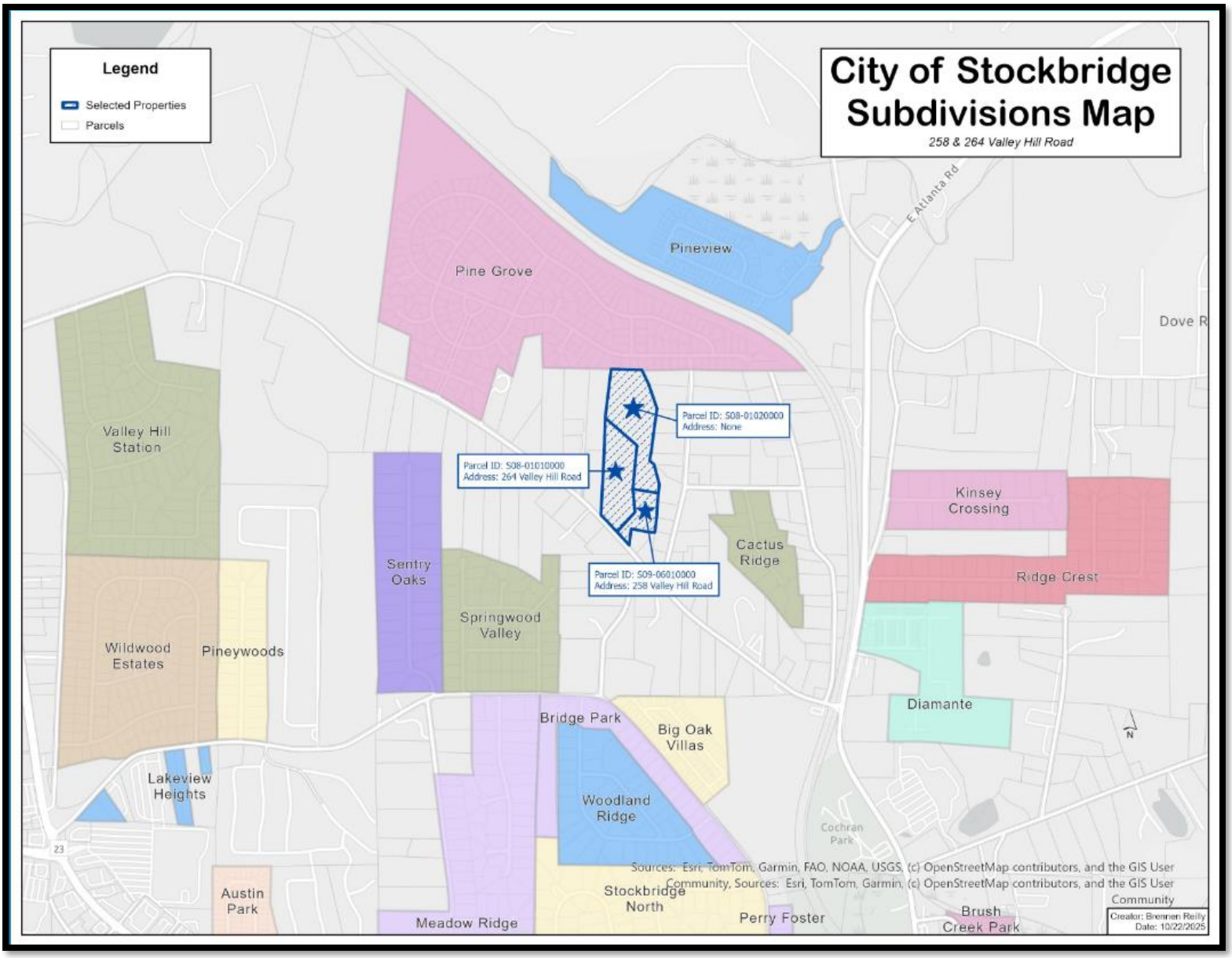
Zoning Map of 258 Valley Hill Road; 264 Valley Hill Road; #S08-01020000



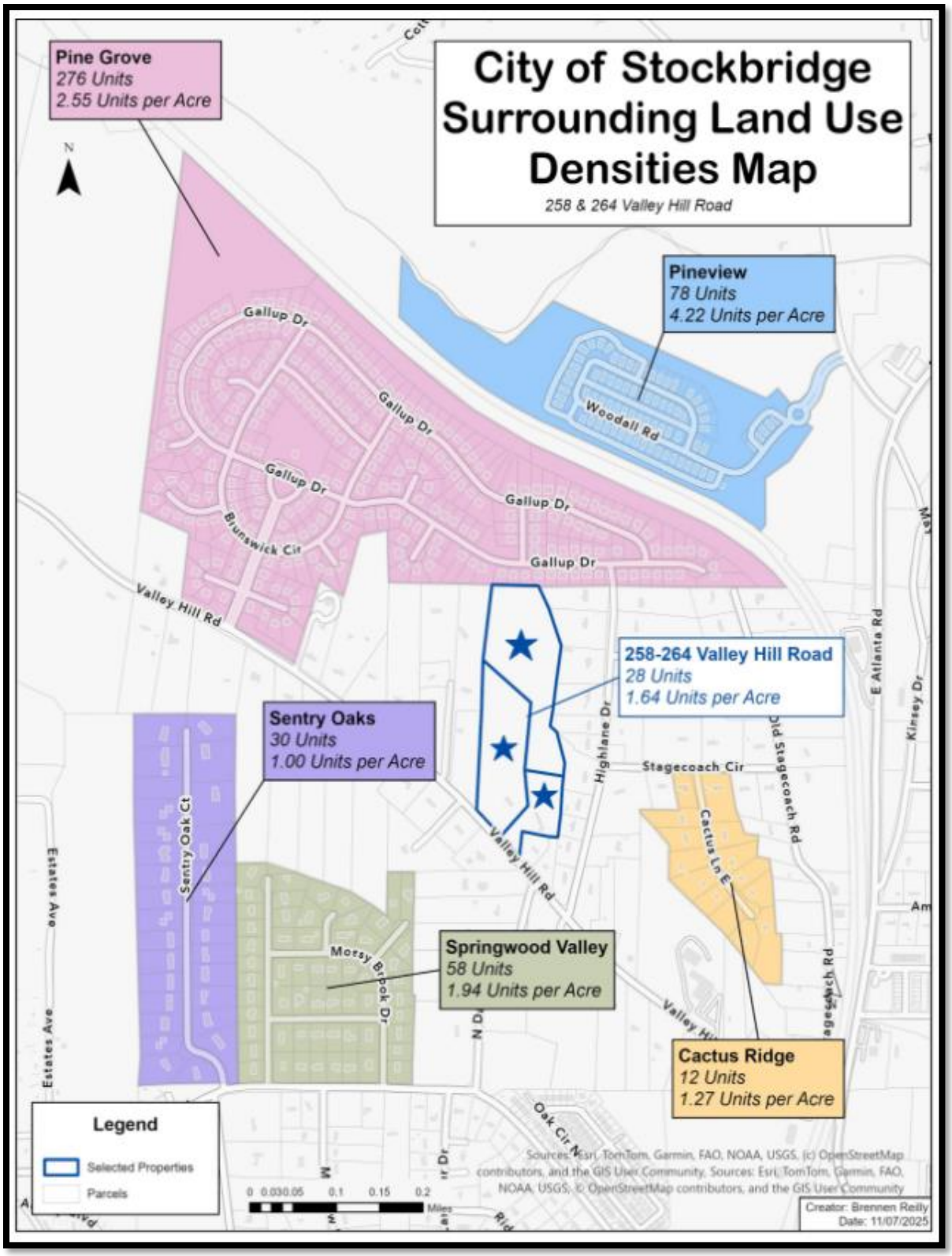
Acreage Map For 258 Valley Hill Road; 264 Valley Hill Road; #S08-01020000



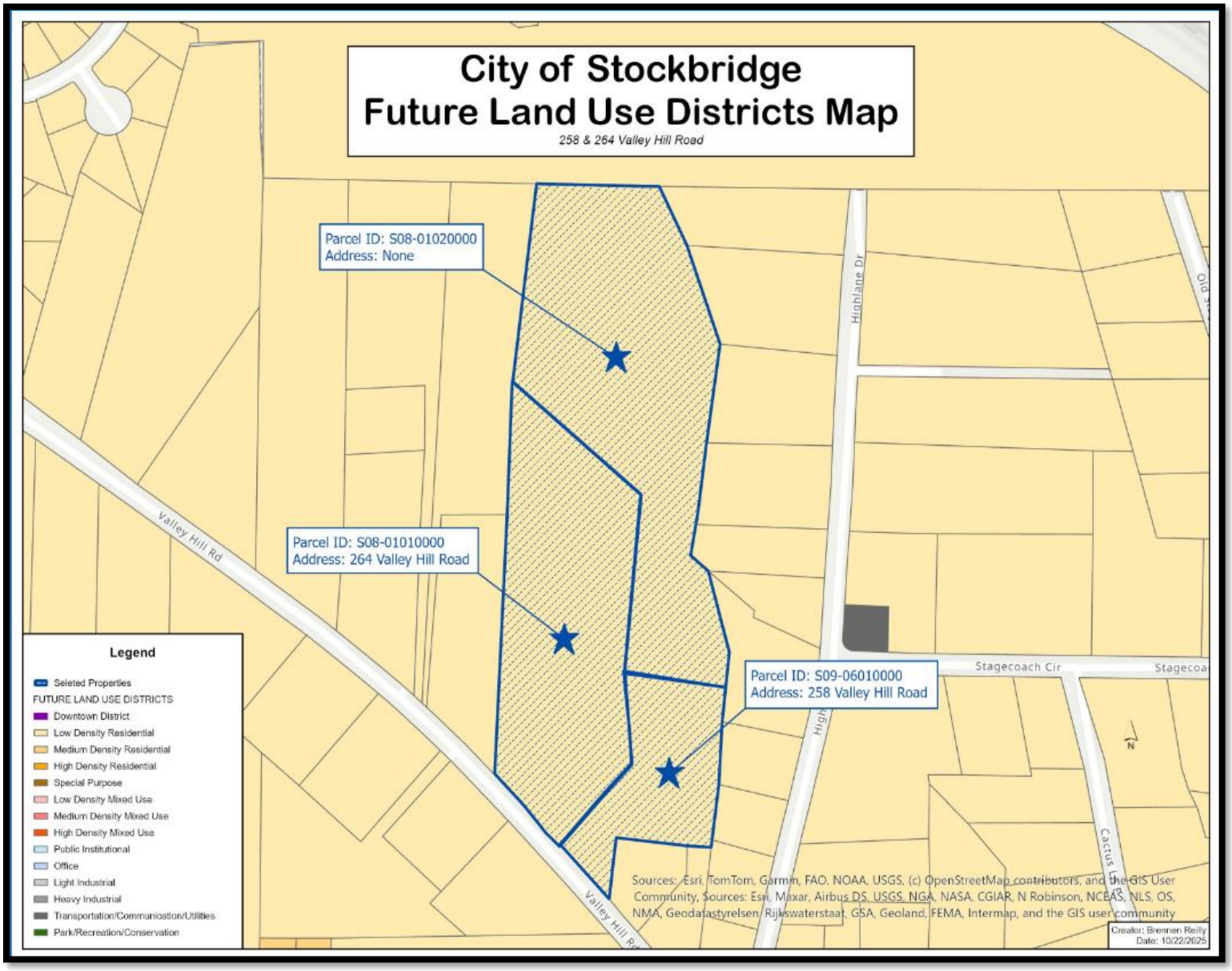
Surrounding Subdivision Map



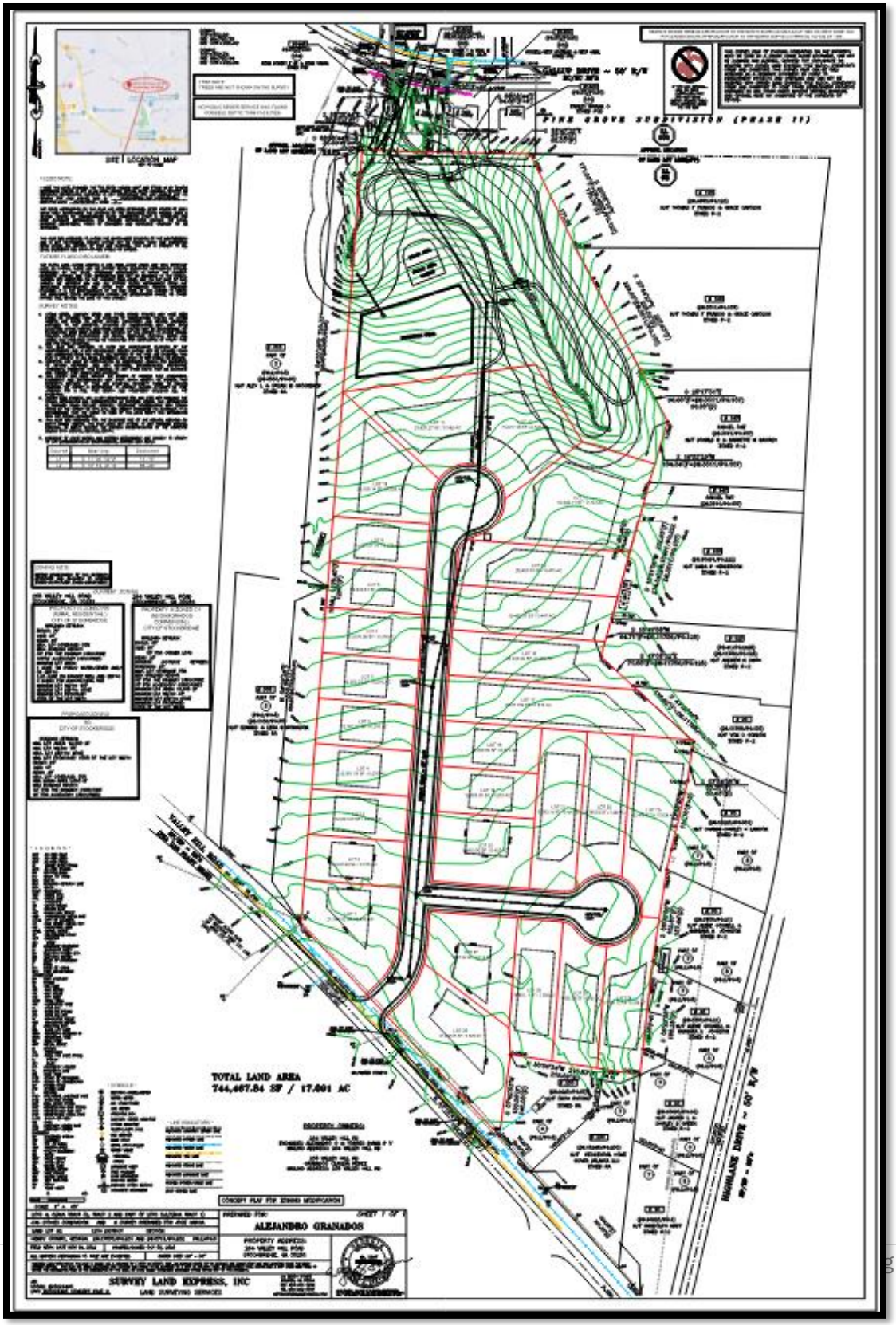
Surrounding Land Use Densities Map



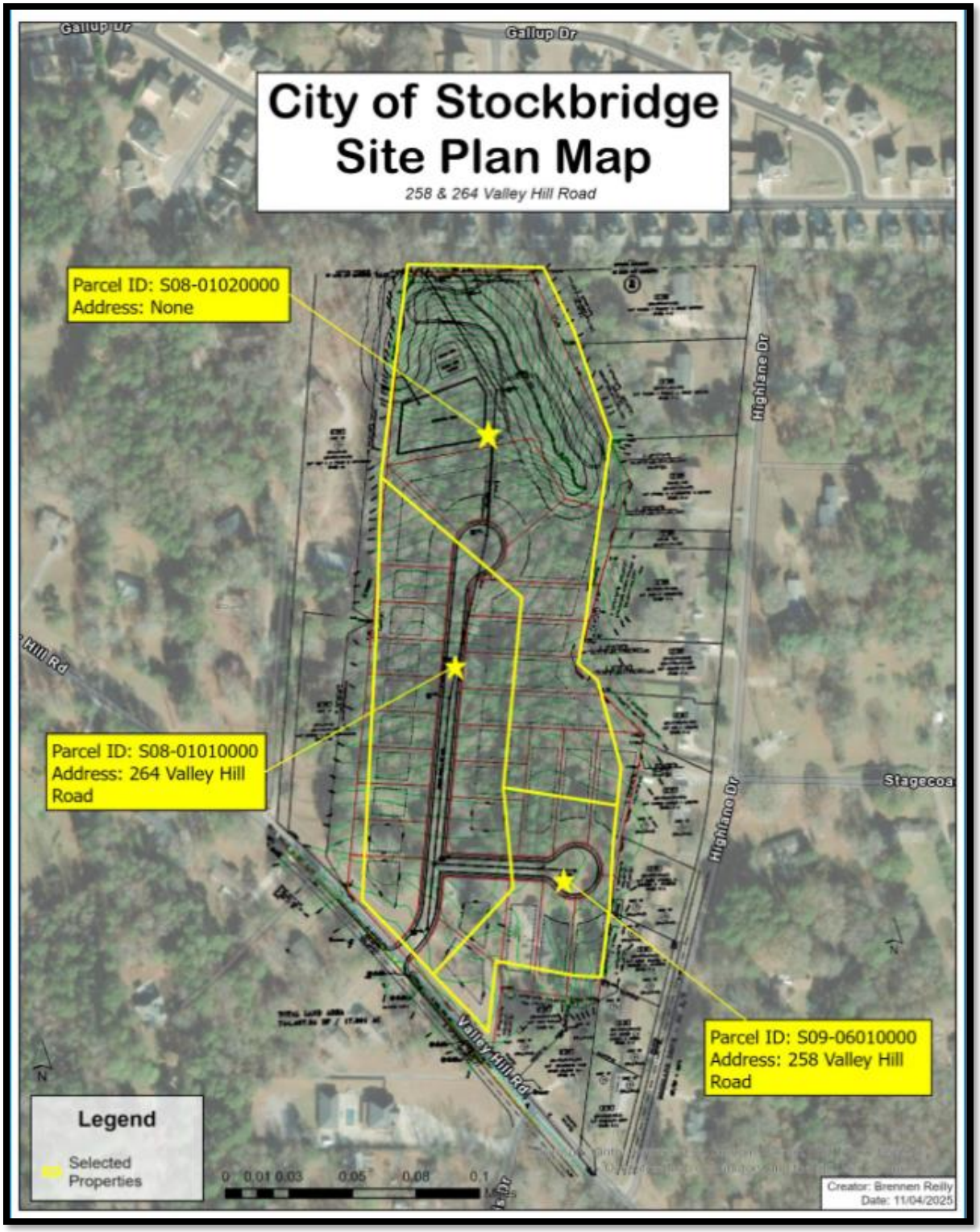
Future Land Use Map of 258 Valley Hill Road; 264 Valley Hill Road; #S08-01020000



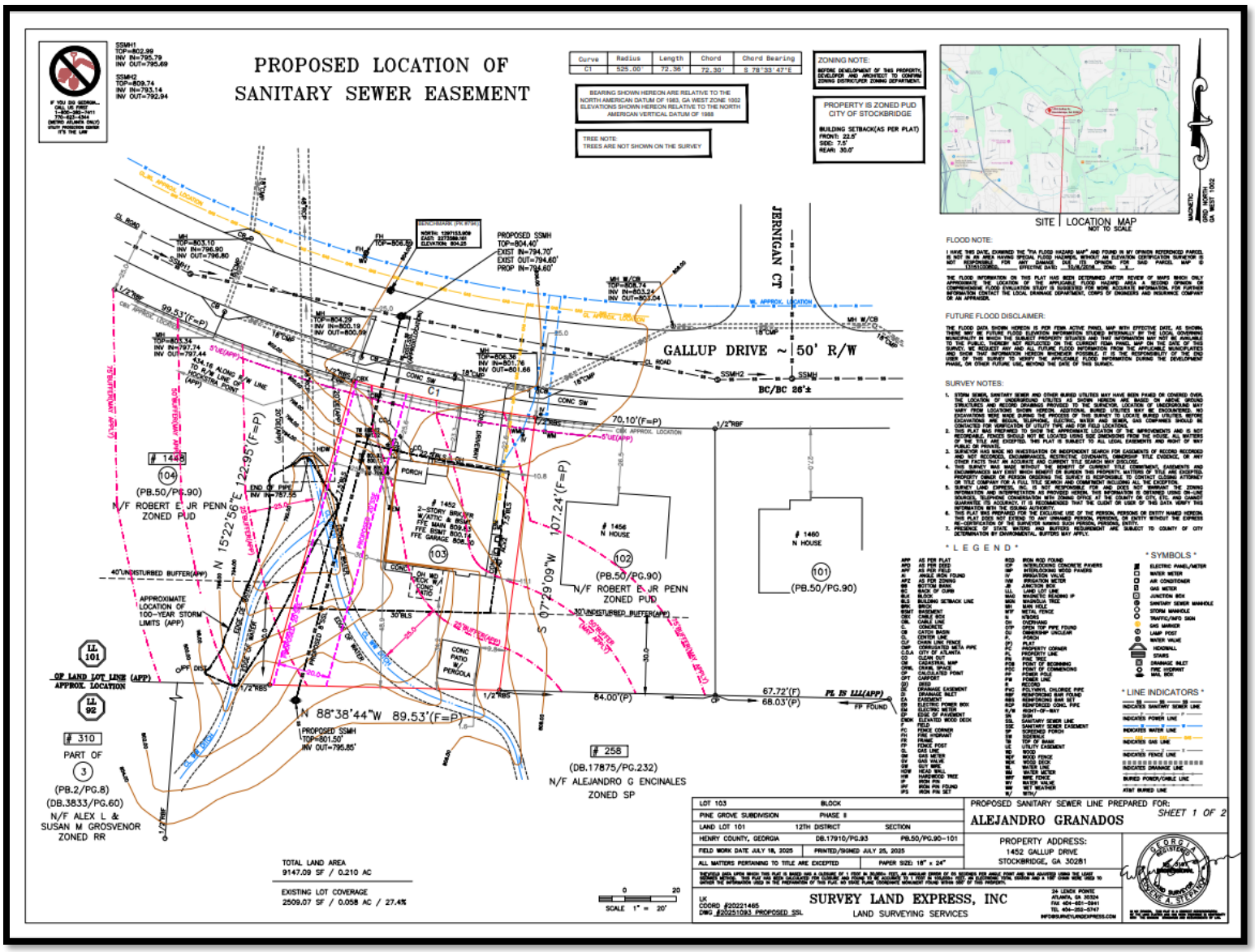
Site Plan of 258 Valley Hill Road; 264 Valley Hill Road; #S08-01020000



Aerial Photo with Site Plan for Proposed Subdivision at 258 Valley Hill Road; 264 Valley Hill Road; #S08-01020000



Proposed Location of Sanitary Sewer Easement on 1452 Gallup Drive



Renderings of Proposed Subdivision

VI. ZONING HISTORY

The subject property consists of three parcels located along Valley Hill Road – identified as 258 Valley Hill Road (#S09-060100000, 264 Valley Hill Road (#S08-01010000), and #S08-01020000 (large parcel on Valley Hill Road).

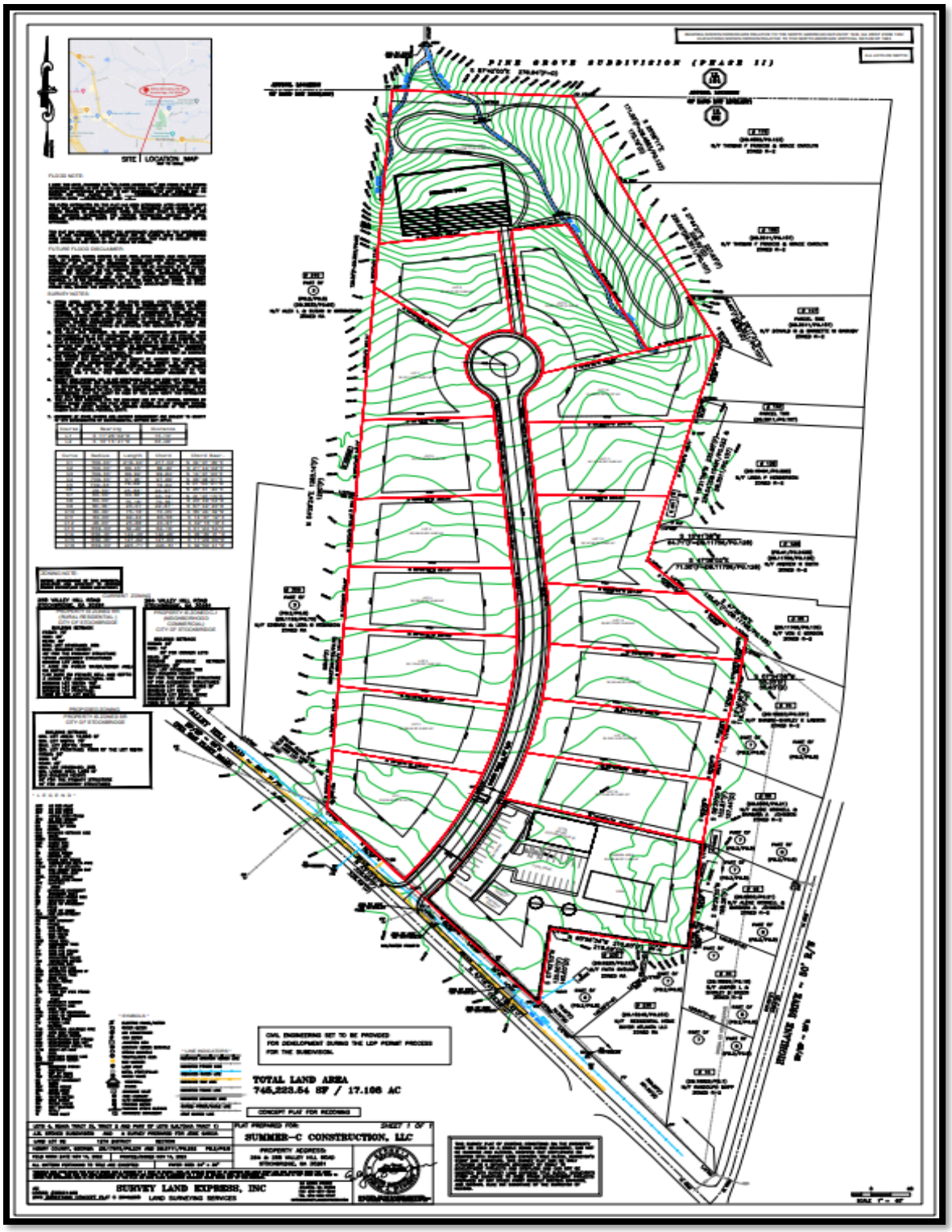
These parcels were the subject of a previous zoning case in which the applicant requested to rezone the property from RR (Rural Residential District) and C-1 (Neighborhood Commercial District) to SR (Suburban Residential District). The purpose of the request was to allow the development of a single-family residential subdivision with 16 (sixteen) detached lots. The proposed subdivision included a clubhouse, swimming pool, pickleball court, walking trail, and a dog park.

The rezoning was approved by the City Council on October 9, 2023, under RZ-2023-02 subject to the following conditions:

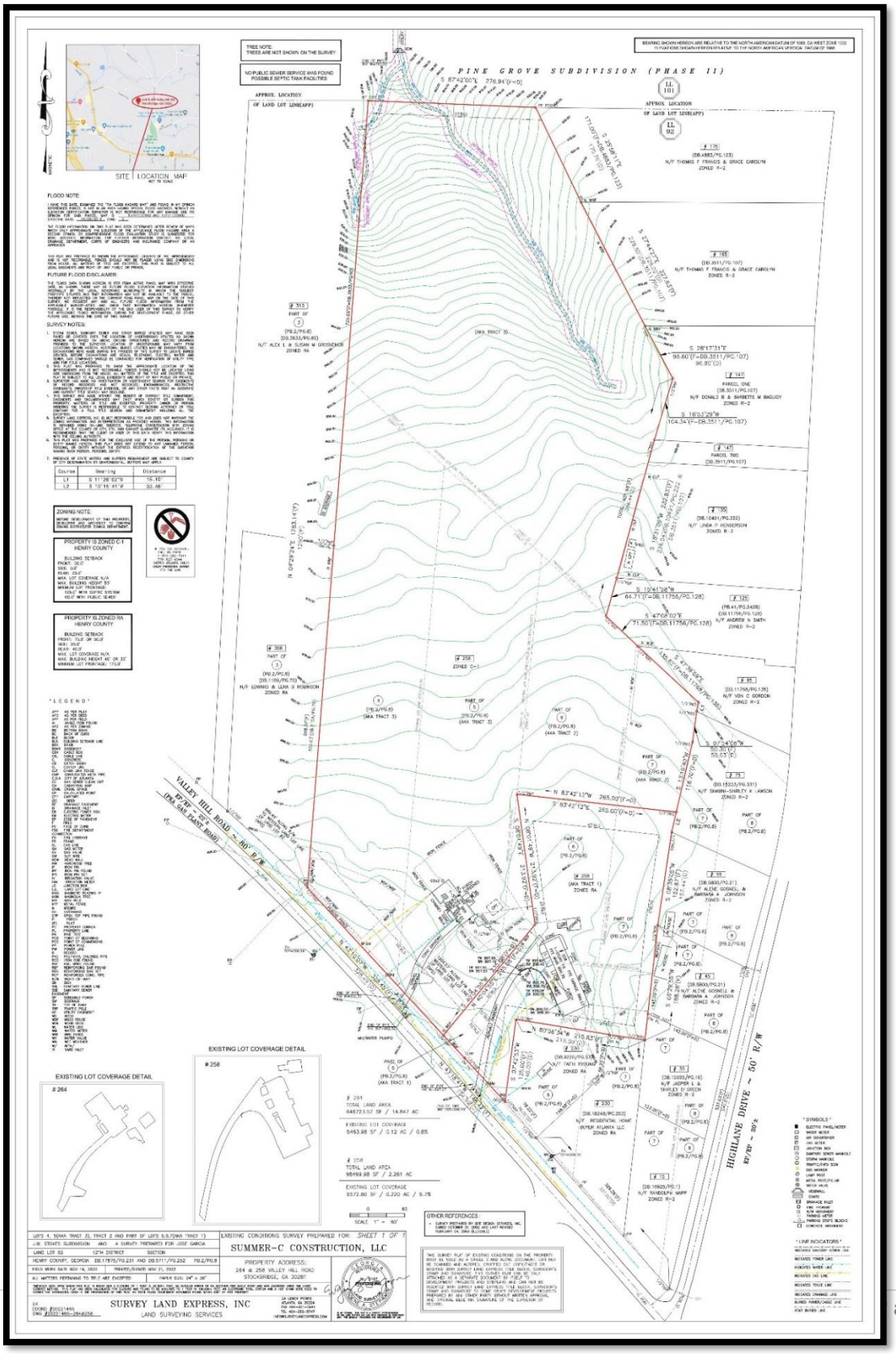
1. **Amenities Location.** Community amenities shall be located at the front of the development to maximize visibility, accessibility, and integration with the subdivision entrance.
2. **Home Construction.** All homes shall be constructed on slab foundations; basements shall not be permitted.
3. **Multi-Use Path.** A 10-foot-wide multi-use path shall be constructed along the frontage of the development, integrated into a gated entrance design, and connected to internal pedestrian circulation where practicable.
4. **Landscaping and Screening.** Evergreen trees with supplemental landscaping shall be installed along property boundaries, together with a continuous privacy fence, to provide effective screening from adjacent properties.
5. **Insurance.** A Marine Policy Liability (or equivalent coverage acceptable to the City) shall be provided to the adjacent property owner in the event of damage to their home resulting from development activities.
6. **Site Development Compliance.** The subdivision shall be developed in accordance with the City of Stockbridge Unified Development Code and SR district site development standards, except as otherwise conditioned herein.
7. **Architectural Standards.** All homes shall comply with Section 4.4.2 of the Unified Development Code, including applicable design and façade requirements.
8. **Plat Recording.** No land-disturbance or building permits shall be issued until the applicant has recorded a recombination plat and submitted a copy to the City of Stockbridge Community Development Department.

To date, the subdivision has not been constructed, and no final plat or LDP (land disturbance permit) has been issued. The current request constitutes a major zoning modification to the previously approved site plan to increase the number of units from 16 (sixteen) to 28 (twenty-eight).

Previously Approved 16-Lot Subdivision Plan (RZ-2023-02)



Survey Prepared on November 14, 2022



Ordinance for RZ-2023-02 that was Approved by Mayor and Council on October 9, 2023

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. RZ-2023-02

AN ORDINANCE TO REZONE PROPERTY LOCATED ON THE NORTH SIDE OF VALLEY HILL ROAD FROM 'RR' (RURAL RESIDENTIAL) AND 'C-1' (NEIGHBORHOOD COMMERCIAL) TO 'SR' (SUBURBAN RESIDENTIAL) FOR THE PURPOSE OF ALLOWING THE CONSTRUCTION OF A SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION WITH SIXTEEN (16) LOTS.

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and high-quality residential development; and

WHEREAS, Article IX, Section II, Paragraph IV of the Georgia Constitution empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, the City of Stockbridge is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the property subject to this rezoning consists of three parcels located on the north side of Valley Hill Road, within Land Lot 92 of District 12, Stockbridge city limits, as described below:

- 258 Valley Hill Road (Parcel #S09-06010000), containing approximately 2.2492 acres, zoned RR (Rural Residential).
- 264 Valley Hill Road (Parcel #S08-01010000), containing approximately 6.5254 acres, zoned RR (Rural Residential).
- Unaddressed Parcel (Parcel #S08-01020000), containing approximately 8.2874 acres, zoned C-1 (Neighborhood Commercial).

WHEREAS, the City Council of the City of Stockbridge finds that rezoning these parcels to SR (Suburban Residential) to allow for the development of a sixteen (16)-lot single-family detached residential subdivision is in the best interest of the public health, safety, and welfare.

1

Ordinance for RZ-2023-02 that was Approved by Mayor and Council on October 9, 2023

THEREFORE, IT IS NOW HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION 1. Rezoning of Parcels #S09-06010000, S08-01010000,

The City Council hereby rezones and designates Parcels #S09-06010000, #S08-01010000, and #S08-01020000, located on the north side of Valley Hill Road in Land Lot 92 of District 12, from RR (Rural Residential) and C-1 (Neighborhood Commercial) to SR (Suburban Residential), subject to the following conditions:

1. **Amenities Location.** Community amenities shall be located at the front of the development to maximize visibility, accessibility, and integration with the subdivision entrance.
2. **Home Construction.** All homes shall be constructed on slab foundations; basements shall not be permitted.
3. **Multi-Use Path.** A 10-foot-wide multi-use path shall be constructed along the entire frontage of the development, integrated into a gated entrance design, and connected to internal pedestrian circulation where practicable.
4. **Landscaping and Screening.** Evergreen trees with supplemental landscaping shall be installed along property boundaries, together with a continuous privacy fence, to provide effective screening from adjacent properties.
5. **Insurance.** A Marine Policy Liability (or equivalent coverage acceptable to the City) shall be provided to the adjacent property owner in the event of damage to their home as a result of development activities.
6. **Site Development Compliance.** The subdivision shall be developed in accordance with the City of Stockbridge Unified Development Code and the site development standards and requirements of the SR (Suburban Residential) zoning district, except as otherwise conditioned herein.
7. **Architectural Standards.** All homes shall comply with Section 4.4.2 of the Stockbridge Unified Development Code, including applicable design and façade requirements.
8. **Plat Recording.** No land disturbance or building permits shall be issued for the subject property until the applicant has recorded a recombination plat and submitted a copy of the recorded plat to the City of Stockbridge Community Development Department.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

2

Ordinance for RZ-2023-02 that was Approved by Mayor and Council on October 9, 2023

SECTION 3. Public Hearing. Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice on March 5, 2025 and which a public hearing was held on the 20th of March 2025.

SECTION 4. Severability. To the extent any portion of this Ordinance is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Ordinance.

SECTION 5. Repeal of Conflicting Provisions. All City Ordinances inconsistent with this Ordinances shall be repealed.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SECTION 7. Attorney Authorization. The City Attorney, backed by the City's charter and with the explicit endorsement of the City Council, is authorized to make necessary amendments to contracts, ordinances, resolutions, and documents to align them with the intent of the City Council and ensure compliance with all pertinent city laws and regulations.

SO ORDAINED this 9th day of October 2023

VII. DEVELOPMENT INFORMATION

A. Overview of Development

The applicant, Alejandros Granados Encinales, is proposing to construct a 28 lot subdivision on approximately 17.06 acres of land located along Valley Hill Road. The development will be accessed via a single primary entrance along Valley Hill Road and will include internal streets with sidewalks on both sides for pedestrian connectivity.

The subdivision will incorporate a community amenity area located toward the rear of the subdivision, adjacent to the stormwater detention pond, The planned amenities includes a grassed open area, a picnic area with a gazebo, a playground area, and a proposed walking trail with a pedestrian bridge. This amenity space connects directly to the internal sidewalk and the proposed multi-use walking trail ensuring pedestrian accessibility from all lots within the subdivision. Stormwater management for the subdivision will be provided through a detention pond located adjacent to the amenity area at the rear of the site. The area surrounding the pond will remain landscaped and integrated with the walking trail and pedestrian bridge, creating a cohesive open space environment that combines recreation and drainage features.

A sanitary sewer extension and easement is proposed to serve the development, as illustrated on the Sanitary Sewer Easement Plan prepared by Survey Land Express, Inc. The plan identifies the extension of a new sewer line running northward through the property and connecting to the existing main within Gallup Drive.

B. Letter of Intent.

The applicant submitted a Letter of Intent explaining the reasons to modify the previously approved site plan associated with Case Number for RZ-2023-02. According to the applicant, the primary reason for the modification is the connection to the City sewer system, which eliminates the need for individual on-septic tanks and allows a density of 1.64 units per acre, remaining the well below the required maximum 3.9 units per acre permitted under the Low-Density Residential future land use designation. This change was made possible following the City of Stockbridge Water Authority's approval of sewer and water service availability for the site.

The relocation of the amenity area from the front to the rear of the proposed subdivision is also intended to improve the accessibility, functionality and integration with the subdivision's open space network. Positioning the proposed amenity area at the rear of the subdivision enables direct pedestrian connections to the walking trail and pond, creating a cohesive open space system that enhances both aesthetics and resident safety.

The applicant's requested changes are summarized in Table 1 below, which compares the originally approved development standards under Case No. RZ-2023-02 with the proposed modifications outlined in the current request.

Table 1. Summary of Requested Modifications

Reason #	From (Approved RZ-2023-02)	To (Proposed Modification)	Reason / Explanation
1.	16 single-family detached lots	28 single-family detached lots	Connection to municipal sewer system eliminates the need for individual septic tanks, allowing increased density of 1.64 units per acre (still below maximum of 3.9 u/ac).
2.	Amenity area located near the subdivision entrance	Amenity area relocated to the rear of the subdivision	Relocated to improve accessibility, functionality, and integration with open space; connects directly to walking trail, pond, and pedestrian bridge.
3.	On-site septic systems	Connection to municipal sewer	City of Stockbridge Water Authority approved sewer service, eliminating the need for septic and supporting increased lot yield.
4.	Amenities: pool, clubhouse, pickleball court, dog park, walking trail	Amenities: grassed open space, picnic area with gazebo, playground, and walking trail with bridge	Simplified and reconfigured amenity package to reflect smaller-scale neighborhood recreation areas and cohesive open-space design.

C. Site Plan Comparison

The previously approved site plan (Case No. RZ-2023-02) established a 16-lot single-family detached subdivision on three parcels totaling approximately 17 acres, with access from Valley Hill Road and the use of on-site septic systems. The original layout included a central amenity area featuring a pool, clubhouse, pickleball court, dog park, and walking trail, generally located near the subdivision entrance.

The current request proposes a revised site plan increasing the total to 28 single-family detached lots while maintaining the same overall acreage, resulting in a gross density of 1.64 units per acre, well below the 3.9-unit-per-acre maximum permitted under the Low-Density Residential future land use designation. All lots meet or exceed the minimum lot size and setback requirements established by the UDC.

Comparison of Approved vs. Proposed Site Plan

Category	Approved Site Plan (RZ-2023-02)	Proposed Major Zoning Modification (2025)	Change / Notes
Total Acreage	± 17.06 acres	± 17.06 acres	No change in total acreage
Total Dwelling Units	16 lots	28 lots	+ 12 lots (increase of 75%)
Gross Density	0.94 units/acre	1.64 units/acre	Increase due to municipal sewer connection
Utility Service	On-site septic systems	Connection to municipal sewer and water	Eliminates need for individual septic tanks
Access	One (1) entrance on Valley Hill Road	One (1) entrance on Valley Hill Road	No change
Amenity Location	Front of subdivision (near entrance)	Rear of subdivision (adjacent to detention pond)	Relocated for better connectivity and safety
Amenity Components	Pool, clubhouse, pickleball court, dog park, walking trail	Grassed open space, picnic area with gazebo, playground, walking trail with pedestrian bridge	Simplified, lower-intensity recreational package
Open Space	Centralized pocket park and trail	Integrated rear open space and trail system	Open space redesigned and connected to stormwater area
Roadway Layout	One internal loop street	Two connected internal streets	Improved circulation and lot access
Lot Size / Configuration	Avg. ~18,000 sq ft; large septic lots	Avg. ~10,000 – 12,000 sq ft lots	Smaller, uniform lots consistent with SR zoning
Stormwater Management	Detention pond near entrance	Detention pond relocated to rear with pedestrian bridge	Repositioned for better drainage and visual buffering

VIII. STAFF ANALYSIS

1. Reasonableness of Applicant's Request.

The applicant's request to modify the previously approved subdivision plan is considered reasonable, justified, and consistent with the intent of the SR (Suburban Residential) zoning district. The increase from sixteen (16) to twenty-eight (28) single-family detached lots remains well within the maximum density of 3.9 units per acre permitted by the district, achieving a gross density of 1.64 units per acre. This modest increase in unit count results directly from the connection to municipal sewer service, which eliminates the spatial constraints previously imposed by individual septic systems.

The revised layout allows for a more efficient and cohesive design without overburdening the property or diminishing neighborhood character. The proposal maintains compliance with all established SR development standards, including minimum lot size, width, setbacks, and architectural design criteria outlined in Section 4.4.2 of the Unified Development Code (UDC). Furthermore, the applicant has elected to retain the majority of the conditions from the original rezoning (RZ-2023-02), ensuring that the overall intent and quality envisioned by City Council remain intact.

Staff finds the applicant's request reasonable in scope and consistent with City policies promoting orderly residential growth, compact development patterns where infrastructure is available, and the provision of community amenities that enhance livability.

2. Suitability for the Proposed Development

The subject property is physically suitable and appropriately located for the proposed modification. The total tract area of approximately 17.06 acres provides adequate land area to accommodate the proposed 28-lot subdivision with integrated open space, stormwater management facilities, and community amenities. The topography is generally favorable for residential development, and no environmentally sensitive features or constraints have been identified that would hinder construction.

The site's proximity to existing residential subdivisions—including Pine Grove, Pineview, Springwood Valley, and Sentry Oaks—further supports its suitability for continued residential use. These surrounding neighborhoods exhibit similar or higher densities, demonstrating that the proposed project is compatible with existing development patterns along Valley Hill Road.

The relocation of the amenity area to the rear of the subdivision represents a functional improvement to the overall site design. This configuration allows the walking trail, playground, and open green space to connect seamlessly with the detention pond and internal sidewalk network, providing a safe, attractive, and accessible recreational feature for residents. The proposed subdivision layout, lot dimensions, and infrastructure align with the City of Stockbridge's Comprehensive Plan and the Low-Density Residential Future Land Use designation.

3. Effects on Surrounding Properties and Infrastructure

The proposed modification is not expected to produce adverse impacts on surrounding properties or public infrastructure. The development remains within the capacity of existing municipal water and sewer systems, and the City's Engineering and Environmental Services Department has

confirmed the availability of adequate utilities. Vehicular access will continue to be provided via a single entrance along Valley Hill Road, designed in accordance with City standards for sight distance, spacing, and emergency access.

Traffic impacts associated with the addition of twelve (12) dwelling units are anticipated to be minimal and well within the operational capacity of the existing roadway network. The internal street system includes sidewalks on both sides, promoting walkability and reducing localized vehicular circulation.

The subdivision's design incorporates landscaping, tree preservation, and buffering along property boundaries to maintain compatibility with adjacent uses. The relocated amenity and open-space areas serve as a visual buffer at the rear of the property, while the architectural standards and materials remain consistent with the surrounding residential character. Overall, the proposed modification is expected to enhance the site's functionality without negatively affecting neighboring properties or overburdening city services.

IX. STAFF RECOMMENDATION

After careful review of the applicant's request, supporting documents, and applicable provisions of the City of Stockbridge Unified Development Code (UDC), staff finds that the proposed Major Zoning Modification is reasonable, justified, and consistent with the intent of the SR (Suburban Residential) zoning district and the City's Comprehensive Plan.

The proposed modification increases the total number of dwelling units from sixteen (16) to twenty-eight (28) based on the connection to municipal sewer service, which removes prior limitations associated with on-site septic systems. The revised layout achieves a gross density of 1.64 units per acre, remaining well below the maximum 3.9 units per acre permitted in the SR district. The updated site plan maintains compliance with all zoning and design standards, preserves architectural consistency, and enhances the subdivision's pedestrian and recreational features.

The relocation of the community amenity area to the rear of the subdivision improves functionality, safety, and integration with the open-space and stormwater systems. The proposed grassed open space, picnic area with gazebo, playground, and walking trail with pedestrian bridge exceed the minimum amenity expectations for a subdivision of this scale and contribute to neighborhood livability.

The project remains compatible with the surrounding single-family neighborhoods, aligns with the Low-Density Residential Future Land Use designation, and utilizes existing infrastructure efficiently without creating adverse impacts to public services or adjacent properties.

Therefore, staff recommends **APPROVAL WITH CONDITIONS** of this zoning modification request, subject to compliance with the following zoning conditions:

1. **Site Plan Conformance.** Development shall substantially conform to the concept plan titled "Concept Plat for 258 & 264 Valley Hill Road," prepared by Survey Land Express, Inc., dated [insert latest revision date], except as may be modified by these conditions or required by the City of Stockbridge during the engineering and permitting process. Minor adjustments to lot configuration, dimensions, or infrastructure placement may be approved administratively by the Community Development Director to accommodate field conditions or regulatory compliance.

2. **Maximum Number of Units:** The subdivision shall be limited to a maximum of twenty-eight

(28) single-family detached lots as shown on the approved concept plan. Any future increase in the number of lots shall require an amendment to this Major Zoning Modification and City Council approval.

3. **Amenities Location:** Community amenities shall be located at the rear of the subdivision, adjacent to the stormwater detention pond, to improve accessibility, safety, and integration with the open-space and trail system.

4. **Home Construction:** All homes shall be constructed on slab foundations; basements shall not be permitted.

5. **Multi-Use Path:** A 10-foot-wide multi-use path shall be constructed along the Valley Hill Road frontage and connected to the internal sidewalk and trail system. A gated entrance shall not be required.

6. **Landscaping and Screening:** Evergreen trees and supplemental landscaping shall be installed along all property boundaries, together with a continuous privacy fence, to provide effective screening from adjacent properties.

7. **Insurance:** A Marine Policy Liability (or equivalent coverage acceptable to the City) shall be provided to the adjacent property owner in the event of damage to their home as a result of development activities.

8. **Site Development Compliance:** The subdivision shall be developed in accordance with the City of Stockbridge Unified Development Code (UDC) and the SR (Suburban Residential) district standards, except as otherwise conditioned herein.

9. **Architectural Standards:** All homes shall comply with Section 4.4.2 of the Unified Development Code, including façade articulation, exterior materials, roof pitch, and garage design requirements.

10. **Recombination Plat:** No land-disturbance or building permits shall be issued until the applicant has recorded a recombination plat merging the three existing parcels and submitted a copy of the recorded plat to the Community Development Department.

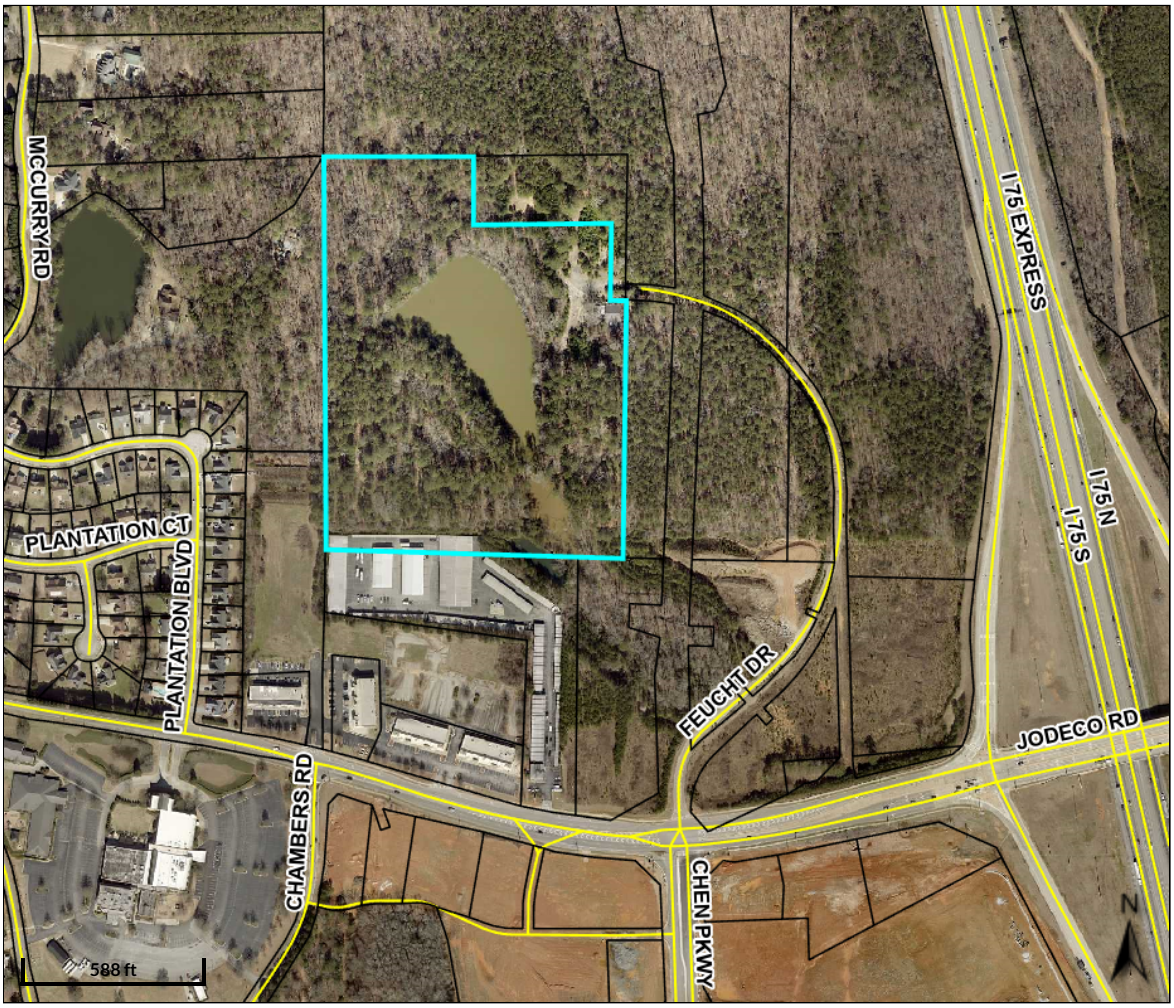
11. **Open Space and Infrastructure Maintenance:** All common open-space, stormwater, and amenity areas shall be maintained by a Homeowners' Association (HOA). All public utilities and stormwater improvements shall be designed, permitted, and constructed in accordance with the City of Stockbridge Engineering and Environmental Services Department requirements prior to the issuance of any certificate of occupancy.

12. **Perimeter Fencing:** A wrought iron perimeter fence shall be installed around the subdivision to provide a defined boundary and enhance neighborhood aesthetics. The fence shall be located along the Valley Hill Road frontage and along any subdivision boundaries adjacent to existing

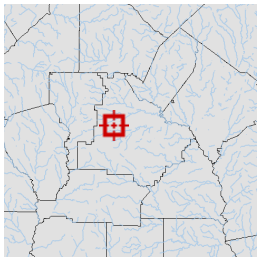
residential properties, as shown on the approved concept plan. The fencing shall be supplemented with evergreen landscaping for additional screening and visual appeal. The final fence design, height, and placement shall be reviewed and approved by the Community Development Department prior to the issuance of a land-disturbance permit.

13. Lighting - All streetlights and entrance lighting within the subdivision shall be decorative in design and consistent with the architectural character of the homes.

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	052-01020000	**Class**	Commercial	**Owner**	COOK GLENN D & CAROL J & JULIA A & ET AL	**Land Value:**	$1,075,000				
Property Address	2220 JODECO RD	**Acreage**	21.5	**Address**	1080 RIVERSIDE DRIVE WATKINSVILLE, GA 30677	**Building Value:**	$0	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
								6/10/2022	$31,800	VL	U
								9/3/2002	$0	U	U
						Total Value:	$1,075,000				

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: 4/17/2025
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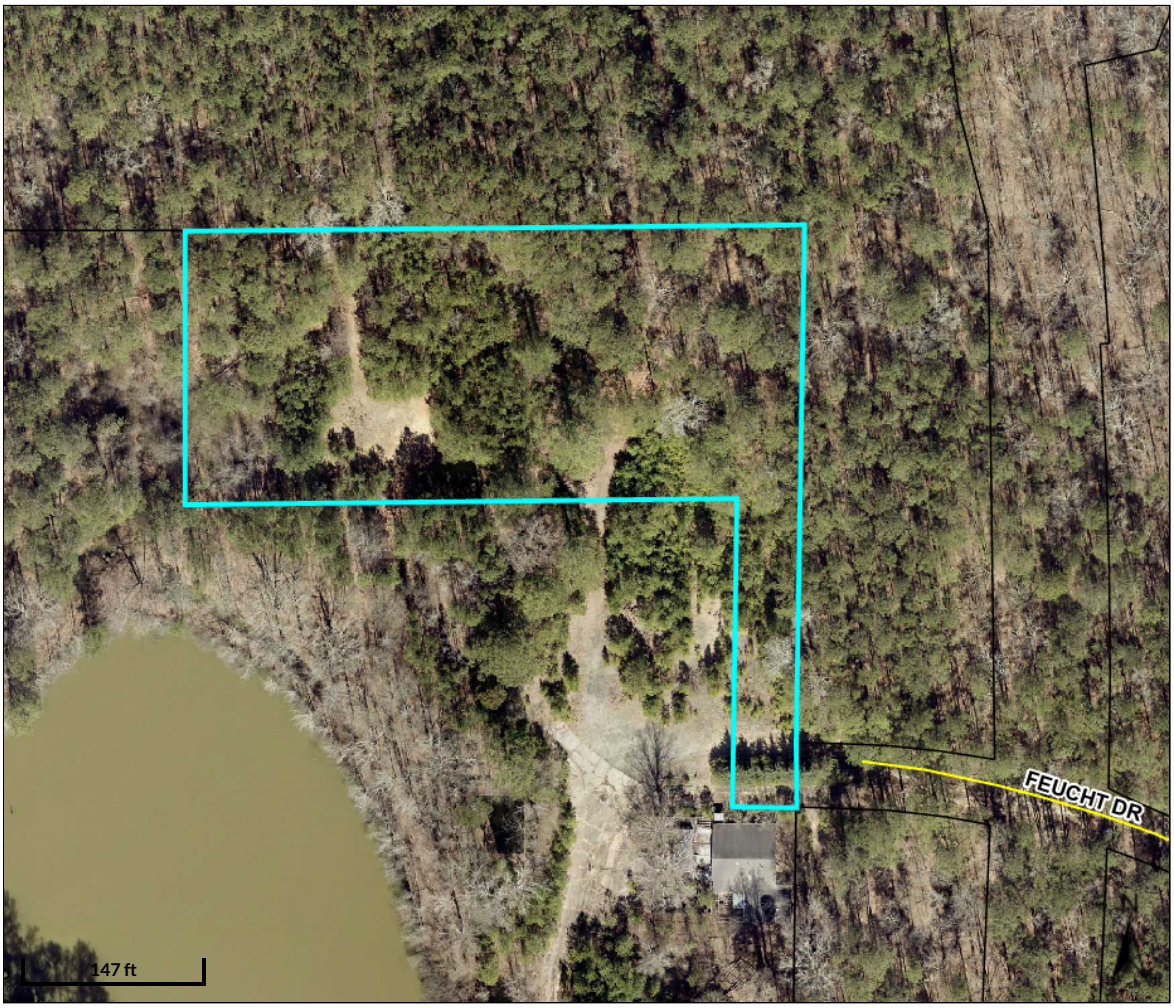
Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



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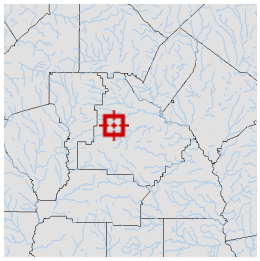

Legend

- Parcels
- Roads

Parcel ID	052-01020001	**Class**	Commercial	**Owner**	COOK BRYAN	**Land Value:**	$175,000				
Acreage	3.5	**Address**	64 SELLERS RD HAZELHURST, GA 31539								
Property Address	JODECO RD					**Building Value:**	$0	**Last 2 Sales**			
								Date	**Price**	**Reason**	**Qual**
District	Henry County					**Misc Value:**	$0	6/7/2006	$0	U	U
								n/a	$	n/a	n/a
						Total Value:	$175,000				

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: 4/17/2025
Last Data Uploaded: 4/17/2025 2:34:03 AM

Developed by SCHNEIDER GEOSPATIAL

Project/Case #

ANNEX-2025.04.0405

Location Details:

0 & 2220 Jodeco Road

CITY OF STOCKBRIDGE ANNEXATION APPLICATION

City of Stockbridge Community Development Department
4640 North Henry Boulevard
Stockbridge, Georgia 30281
(770) 389-7900 www.stockbridgega.org

Zoning Case Number:

Ordinance Case Number:

Type of Annexation

○ 60% Method -- Petitioners owning at least 60% of the property in the area to be annexed, and at least 60 percent of the voters in an area, may seek to have their property annexed into the City of Stockbridge.

◉ 100% Method -- Property owners of all the land in an area may seek to have their property annexed into the City of Stockbridge by signing a petition.

Case Name: 2220 Jodeco Road

Acres: 24.995

Zoning District: C-3 (Heavy Commercial District)

District: District 5

Is this property contiguous to the Stockbridge City Limits? ◉ Yes ○ No ○ Not Sure

Do you have plans to develop this property soon? ◉ Yes ○ No ○ Not Sure

APPLICANT INFORMATION

Name of Applicant: First: Dennis Last: Webb

Applicant's Address: 1105 W. Peachtree St NE Phone: 4048153620

City: Atlanta State: Georgia Zip: 30309 Email: djwebb@sgrlaw.com

DJW

Applicant Signature

INFORMATION ABOUT THE FIRST PROPERTY OWNER:

First Name: Kenneth

Last: Butcher

Mailing Address: 1080 Riverside Drive

Phone #: 7705608440

City: Watkinsville

State: Georgia

Zip: 30677

Email: ken@hardrockcs.com

INFORMATION ABOUT THE SECOND PROPERTY OWNER:

First Name

Last

Mailing Address

Phone #:

City: State:

Zip:

Email:

INFORMATION ABOUT THE THIRD PROPERTY OWNER:

First Name Name

Last Name

Mailing Address:

Phone #:

City:

State:

Zip:

Email:

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 2220 Jodeco Road [address], with Parcel Number 052-01020000, which is the subject of this application.

Name of Property Owner: Kenneth J. Butcher as representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, Debra C. Butcher

Property Owner's Address: 1080 RIVERSIDE DR, WATKINSVILLE, GA 30677

Telephone: 770-560-8440 E-mail: KenI@HARDROCKCS.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: Kenneth J. Butcher Date: 4.1.25

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): Emory Equity, LLC

Company/law firm (if applicable): c/o Dennis J. Webb - Smith, Gambrell & Russell, LLP

Telephone, E-Mail, & Address: 404-815-3620, dwebb@sgrlaw.com

1105 W. Peachtree Street. NE Suite 1000, Atlanta, GA 30309

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

Kenneth J. Butcher

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

4.1.25

Date

Signature of Notary Public

Kelly Johnson

Printed Name of Notary Public

April 1st 2025

Date

Notary Public's Seal or Stamp:

KELLY JOHNSON NOTARY PUBLIC GEORGIA ROCKDALE COUNTY EXPIRES MARCH 28, 2029

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 Jodeco Road [address], with Parcel Number 052-01020001, which is the subject of this application.

Name of Property Owner: Kenneth J. Butcher as representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, Debra C. Butcher

Property Owner's Address: 1080 RIVERSIDE DR., WATKINSVILLE, GA 30677

Telephone: 770-560-8440 E-mail: KenJ@HARDRICKCS.COM

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Kenneth J. Butcher

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

4.1.25

Date

Signature of Notary Public

Kelly Johnson

Printed Name of Notary Public

April 1st 2025

Date

Notary Public's Seal or Stamp:

KELLY JOHNSON NOTARY PUBLIC GEORGIA MARCH 28, 2029 ROCKDALE COUNTY

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 1ST day of APRIL, 2025

KENNETH J BUTCHER
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1st day of April, 2025,.

As representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, Debra C. Butcher

Notary Public

KELLY JOHNSON NOTARY PUBLIC EXPIRES GEORGIA MARCH 28, 2029 ROCKDALE COUNTY

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

Applicant Campaign Disclosure Form

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

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

If **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 7th day of April, 2025

Arthur Lynn

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of April, 2025.

JACK R. LLOYD
NOTARY
EXPIRES
GEORGIA
01/14/2029
PUBLIC
FULTON COUNTY

Notary Public

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

Applicant Campaign Disclosure Form

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

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

If **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 sixth day of January, 2025, _____

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Dennis J. Webb, Jr.

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Smith, Gambrell & Russell, LLP

Sworn to and subscribed before me this sixth day of January, 2025, _____.

Notary Public

KAREN LAWRENCE NOTARY PUBLIC GEORGIA GWINNETT COUNTY EXPIRES January 26, 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** ☑

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 sixth day of January, 2025, _____

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

J. Alexander Brock

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Smith, Gambrell & Russell, LLP

Sworn to and subscribed before me this sixth day of January, 2025, _____.

Notary Public

KAREN LAWRENCE NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES January 26, 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 ☑

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 sixth day of January, 2025, _____

Applicant's Name - Printed

Kathryn M. Zickert

Signature of Applicant/Property Owner/Agent

Kathryn M Zickert

Applicant's Attorney, if applicable - Printed

Smith, Gambrell & Russell, LLP

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this sixth day of January, 2025, _____.

Notary Public

KAREN LAWRENCE NOTARY PUBLIC GEORGIA EXPIRES January 26, 2025 GWINNETT COUNTY

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

Applicant Campaign Disclosure Form

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

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

If **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 sixth day of January, 2025

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kirk R. Fjelstul

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Smith, Gambrell & Russell, LLP

Sworn to and subscribed before me this sixth day of January, 2025

Notary Public

KAREN LAWRENCE NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES January 26, 2025

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

LEGAL DESCRIPTION (AS SURVEYED)

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF LAND LOTS 51, 52, 77, & 78;
THENCE ALONG THE SOUTH LINE OF LAND LOT 51 S89°17'27"E A DISTANCE OF 50.00 FEET TO A FOUND CONCRETE MONUMENT AND THE POINT OF BEGINNING;
THENCE N00°51'53"E A DISTANCE OF 1,197.98 FEET TO A FOUND CONCRETE MONUMENT; THENCE S89°17'50"E A DISTANCE OF 243.55 FEET TO A FOUND 1/2" REBAR; THENCE S00°52'40"W A DISTANCE OF 208.65 FEET TO A FOUND 1/2" REBAR; THENCE S89°16'18"E A DISTANCE OF 615.33 FEET TO A FOUND 1/2" REBAR; THENCE S00°52'56"W A DISTANCE OF 270.63 FEET TO A SET 1/2" REBAR, ALSO KNOWN AS "POINT A"; THENCE S88°54'07"E A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR; THENCE S00°51'53"W A DISTANCE OF 718.18 FEET TO A SET 1/2" REBAR; THENCE N89°17'27"W A DISTANCE OF 908.75 FEET TO A FOUND CONCRETE MONUMENT WHICH IS THE POINT OF BEGINNING.
SAID LAND HAVING AN AREA OF 936,281 SQUARE FEET, 21.494 ACRES, MORE OR LESS.

TOGETHER WITH A 50-FOOT PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT KNOWN AS "POINT A" DESCRIBED ABOVE THENCE N00°52'56"E A DISTANCE OF 50.00 FEET TO A POINT; THENCE S88°53'53"E A DISTANCE OF 90.42 FEET TO A POINT ON A CIRCULAR CURVE TO THE RIGHT; THENCE ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 657.27 AN ARC DISTANCE OF 999.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING S45°21'06"E FOR A DISTANCE OF 905.75 FEET TO A POINT; THENCE S01°53'53"E A DISTANCE OF 139.25 FEET TO A POINT; THENCE N89°18'55"W A DISTANCE OF 50.00 FEET TO A POINT; THENCE N01°53'53"W A DISTANCE OF 139.25 FEET TO A POINT ON A CIRCULAR CURVE TO THE LEFT; THENCE ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 607.27 AN ARC DISTANCE OF 920.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING N45°26'49"W FOR A DISTANCE OF 835.17 FEET TO A POINT; THENCE N88°53'53"W A DISTANCE OF 40.43 FEET TO A SET 1/2" REBAR; THENCE S88°54'07"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING KNOWN AS "POINT A".
SAID LAND HAVING AN AREA OF 59,443 SQUARE FEET, 1.365 ACRES, MORE OR LESS.

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 1 AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM COLORADO PINES CAMPING RESORT, A COLORADO PARTNERSHIP COMPOSES OF VAN PALMER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK, DATED MARCH 6, 1989, FILED MARCH 8, 1989 AND RECORDED IN DEED BOOK 1041, PAGE 44, AFORESAID RECORDS;

LESS AND EXCEPT ANY PORTION OF THE PROPERTY SET FORTH ABOVE CONTAINED WITHIN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF LAND LOTS 51, 52, 77, & 78; THENCE ALONG THE SOUTH LINE OF LAND LOT 51 S89°17'27"E A DISTANCE OF 50.00 FEET TO A FOUND CONCRETE MONUMENT; THENCE N00°51'53"E A DISTANCE OF 1,197.98 FEET TO A FOUND CONCRETE MONUMENT;
THENCE S89°17'50"E A DISTANCE OF 243.55 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING; THENCE S89°18'55"E A DISTANCE OF 665.23 FEET TO A FOUND CONCRETE MONUMENT; THENCE S00°52'07"W A DISTANCE OF 480.11 FEET TO A SET 1/2" REBAR; THENCE N88°54'07"W A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR KNOWN AS "POINT A"; THENCE N00°52'56"E A DISTANCE OF 270.63 FEET TO A FOUND 1/2" REBAR; THENCE N89°16'18"W A DISTANCE OF 615.33 FEET TO A FOUND 1/2" REBAR; THENCE N00°52'40"E A DISTANCE OF 208.65 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING.
SAID LAND HAVING AN AREA OF XX,XXX SQUARE FEET, X.XXX ACRES, MORE OR LESS.

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 2 AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

LEGAL DESCRIPTION (AS PER TITLE COMMITMENT – COPIED VERBATIM)

TRACT 1

[illegible]

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 1 AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM COLORADO PINES CAMPING RESORT, A COLORADO PARTNERSHIP COMPOSED OF VAN PALMER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK [illegible] AFORESAID RECORDS.

[illegible]

TRACT 2

[illegible]

LEGAL DESCRIPTION (AS SURVEYED)

TRACT 1

[illegible]

TRACT 2

[illegible]

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 2 AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK DATED JUNE 7, 2006 FILED JULY 20, 2006 AND RECORDED IN DEED BOOK [illegible], PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA

SCHEDULE B-II EXCEPTIONS

1-10 – STANDARD EXCEPTIONS. NOT ADDRESSED

11 – EASEMENT FROM HERMAN SIMMS, IRVING BRYAN, LINDA M. BRYAN AND JEFFERY A. BRYAN TO BOB H. EVANS AND CHARLES J. WATERS, DATED FEBRUARY 10, 1971, FILED FEBRUARY 11, 1971 AND RECORDED IN DEED BOOK 119, PAGE 248, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THIS SURVEY.

12 – EASEMENTS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM COLORADO PINES CAMPING RESORT, A COLORADO PARTNERSHIP COMPOSED OF VAN PALMER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK, DATED MARCH 6, 1989, FILED MARCH 8, 1989 AND RECORDED IN DEED BOOK 1041, PAGE 44, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THIS SURVEY.

13 – EASEMENTS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA. AFFECTS PROPERTY AND IS SHOWN ON THIS SURVEY.

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

TABLE A ITEMS:

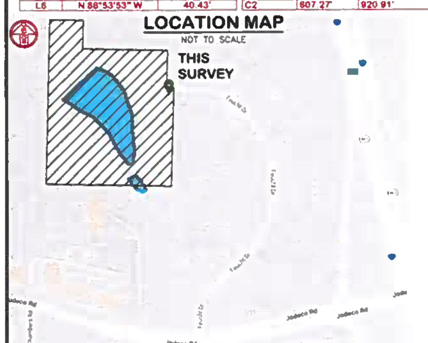
1) ALL MONUMENTS FOUND AND/OR SET AS NOTED ON THE SURVEY. ALL CORNERS SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
2) SITE ADDRESS: 2220 JODECO ROAD, MCDONOUGH, GEORGIA 30253
3) BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA. PANEL #13151C0151D EFFECTIVE DATE: 10/08/2016
4) GROSS ACREAGE AND SQUARE FOOTAGE OF SUBJECT PROPERTY ARE SHOWN ON THE DRAWING.
5) THIS DRAWING DOES FEATURE TOPOGRAPHIC CONTOURS AT A 1-FOOT INTERVAL WITH HIGHLIGHTED CONTOURS AT EVERY 5 FEET BASED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON REAL-TIME GPS NETWORK BASE OBSERVATIONS.
6) NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
7)
   a. EXTERIOR DIMENSIONS OF ALL BUILDINGS ON SITE ARE NOT SHOWN HEREON AS MEASURED AT THE GROUND LEVEL.
   b. (1) SQUARE FOOTAGE OF BUILDING FOOTPRINTS ON SITE ARE NOT PROVIDED HEREON. (2) SQUARE FOOTAGE OF OTHER AREAS ARE NOT PROVIDED HEREON.
   c. BUILDING HEIGHTS ARE NOT PROVIDED HEREON.
8) ALL SUBSTANTIAL FEATURES OBSERVED DURING THE SURVEY ARE DEPICTED HEREON UNLESS OTHERWISE NOTED.
9) SITE CONTAINS 0 MARKED REGULAR PARKING SPACES & 0 HANDICAPPED SPACES.
10) PARTY WALLS WERE NOT REQUESTED AND ARE NOT SHOWN HEREON.
11) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. PER ALTA/NSPS.
12) THIS SURVEY HAS NO KNOWN STATUSES IN REGARD TO GOVERNMENT AGENCIES.
13) ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE HENRY COUNTY TAX ASSESSOR'S WEBSITE.
14) THE DISTANCE TO THE NEAREST ROAD INTERSECTION IS PROVIDED HEREON MEASURED EITHER ALONG THE R/W, THE C/L OF FRONTAGE ROAD OR BY STRAIGHT-LINE BEARING AND DISTANCE.
15) ORTHOMETRIC, PHOTOGRAMMETRIC, OR LASER SCANNING DATA WAS PERFORMED IN AIDE OF THE DRAFTING OF THIS SURVEY. IT WAS USED EXCLUSIVELY FOR NON-BOUNDARY FEATURES AND WAS CONTROLLED BY POINTS ESTABLISHED BY STANDARD SURVEYING PROCEDURES AND TECHNIQUES WITH THE EQUIPMENT AND DATUM NOTED HEREON.
16) VISIBLE EVIDENCE OF RECENT EARTHWORK ON SITE WAS NOT OBSERVED.
17) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
18) ANY PERTINENT OFFSITE EASEMENTS OR APPARENT EASEMENTS FOUND IN THE COURSE OF RESEARCH AND FIELD WORK ARE SHOWN HEREON UNLESS OTHERWISE NOTED.
19) LIABILITY INSURANCE WAS NOT OBTAINED BY THE SURVEYOR

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°52'56" E	50.00'
L2	S 88°53'53" E	90.42'
L3	S 01°53'53" E	139.25'
L4	N 89°18'55" W	50.00'
L5	N 01°53'53" W	139.25'
L6	N 88°53'53" W	40.43'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	657.27'	999.24'	905.75'	S 45°21'06" E	087°06'21"
C2	607.27'	920.91'	835.17'	N 45°26'49" W	086°53'15"

LOCATION MAP

NOT TO SCALE



CERTIFY TO:
EMORY EQUITY, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.
GLENN D. COOK, CAROL J. COOK & JULIA A. COOK
KENNETH J. BUTCHER & DEBRA C. BUTCHER
FIDELITY NATIONAL TITLE INSURANCE COMPANY

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

THE FIELDWORK WAS COMPLETED ON: 07/01/2022

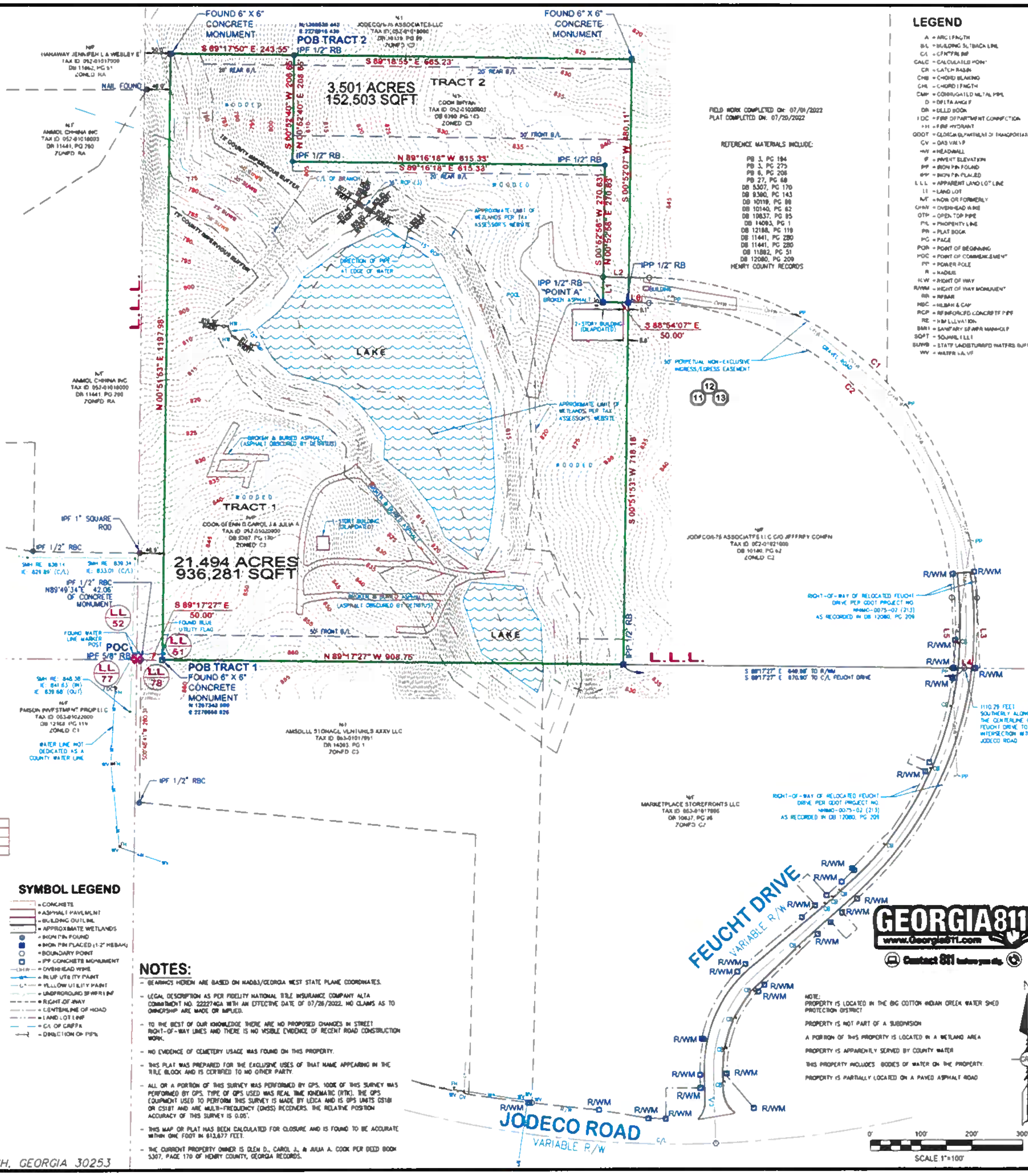
DATE OF PLAT OR MAP: 08/25/2022

GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2311 JOHN PATRICK HARRIS

JOHN PATRICK HARRIS,
P.L.S. #2311

08/25/2022
DATE

SITE ADDRESS: 2220 JODECO ROAD, MCDONOUGH, GEORGIA 30253



LEGEND

A = ARC LENGTH
B/L = BUILDING SETBACK LINE
C/L = CENTERLINE
CALC = CALCULATED POINT
CB = CATCH BASIN
CHB = CHORD BEARING
CHL = CHORD LENGTH
CMP = CORRUGATED METAL PIPE
D = DELTA ANGLE
DB = DEED BOOK
FDC = FIRE DEPARTMENT CONNECTION
FH = FIRE HYDRANT
GDOT = GEORGIA DEPARTMENT OF TRANSPORTATION
GV = GAS VALVE
HW = HEADWALL
IE = INVERT ELEVATION
IPF = IRON PIN FOUND
IPP = IRON PIN PLACED
L.L.L. = APPARENT LAND LOT LINE
LL = LAND LOT
N/F = NOW OR FORMERLY
OHW = OVERHEAD WIRE
OTP = OPEN TOP PIPE
P/L = PROPERTY LINE
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POWER POLE
R = RADIUS
R/W = RIGHT OF WAY
R/WM = RIGHT OF WAY MONUMENT
RB = REBAR
RBC = REBAR & CAP
RCP = REINFORCED CONCRETE PIPE
RE = RIM ELEVATION
SSMH = SANITARY SEWER MANHOLE
SQFT = SQUARE FEET
SUWB = STATE UNDISTURBED WATERS BUFFER
WV = WATER VALVE

SYMBOL LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- BUILDING OUTLINE
- APPROXIMATE WETLANDS
- IRON PIN FOUND
- IRON PIN PLACED (1/2" REBAR)
- BOUNDARY POINT
- IPF CONCRETE MONUMENT
- OVERHEAD WIRE
- BLUE UTILITY PAINT
- YELLOW UTILITY PAINT
- UNDERGROUND SEWER LINE
- RIGHT OF WAY
- CENTERLINE OF ROAD
- LAND LOT LINE
- C/L OF CREEK
- DIRECTION OF PIPE

NOTES:

- BEARINGS HEREON ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- LEGAL DESCRIPTION AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 222274GA WITH AN EFFECTIVE DATE OF 07/28/2022. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- NO EVIDENCE OF CEMETERY USAGE WAS FOUND ON THIS PROPERTY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.
- ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY GPS. 100% OF THIS SURVEY WAS PERFORMED BY GPS. TYPE OF GPS USED WAS REAL TIME KINEMATIC (RTK). THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY IS MADE BY LEICA AND IS GPS UNITS GS18I OR GS18T AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 613,677 FEET.
- THE CURRENT PROPERTY OWNER IS GLEN D., CAROL J., & JULIA A. COOK PER DEED BOOK 5307, PAGE 170 OF HENRY COUNTY, GEORGIA RECORDS.

NOTE:
PROPERTY IS LOCATED IN THE BIG COTTON INDIAN CREEK WATER SHED PROTECTION DISTRICT
PROPERTY IS NOT PART OF A SUBDIVISION
A PORTION OF THIS PROPERTY IS LOCATED IN A WETLAND AREA
PROPERTY IS APPARENTLY SERVED BY COUNTY WATER
THIS PROPERTY INCLUDES BODIES OF WATER ON THE PROPERTY
PROPERTY IS PARTIALLY LOCATED ON A PAVED ASPHALT ROAD

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

No.	JOB No.	DESCRIPTION OF REVISION	DATE

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

ALTA/NSPS LAND TITLE SURVEY
FOR EMORY EQUITY, LLC
IN LAND LOT 51, DISTRICT 6, HENRY COUNTY, GEORGIA

ORIGINAL PLAT DATE: 08/25/2022
SCALE: 1" = 100'
DRAWN BY: SJL
CHECKED BY: JPH
ORIGINAL FIELD DATE: 07/01/2022
CREW: RL/AL
FIELD BOOK: FIELD SKETCH
JOB NO.: 220221
DWG NO.: 220221-A
SHEET: 1 of 1

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the Annexation, Rezoning,
Future Land Use Map Amendment
and Concurrent Variance Application

of

EMORY EQUITY, LLC.

for

± 24.995 Acres of Land
located in
Land Lot 51
6th District, Henry County

REZONE: C-3 (Henry County) to MFR
FLUMA: HDMU (Henry County) to HDR

Submitted for Applicant by:

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

Emory Equity, LLC ("Applicant") seeks to annex and rezone ± 24.995 acres of land located in Land Lot 51, 6th District of Henry County (the "Subject Property") to allow a multifamily development. The Subject Property is currently located within unincorporated Henry County, is zoned Highway Commercial District (C-3) and designated as High-Density Mixed Use on the Henry County Future Land Use Map. The Applicant files this request to (a) annex the Subject Property into the City of Stockbridge; (b) rezone the Subject Property to the Stockbridge designation of MFR (Multi-Family Residential); (c) amend the Future Land Use Map designation for the Subject Property to HDR (High Density Residential) under the City's Comprehensive Plan; and (d) request one concurrent variance to reduce the amount of required parking.

The Subject Property formerly contained a commercial campground and supporting facilities but is now vacant with mostly wooded areas and a large central lake. The property currently has access to Jodeco Road via an access easement along Feucht Drive, however the easement will provide direct access to the I-75 Western Parallel Connector once it is completed in 2026.[1] The Applicant seeks to redevelop the property for 321 multifamily units at a density of ±12.8 units per acre along with amenities and associated site improvements ("Proposed Development"). The unit sizes and heights will meet the requirements of the MFR district and will be a mix of 1-, 2- and 3-bedroom units. The parking for the units will be provided through ±424 surface spaces.

The Applicant envisions the Proposed Development as a residential retreat, interweaving the design into the natural landscape, existing waterscape and providing ample amenities. The

[1] The I-75 Parallel Connector Road is currently under construction as of the date of this application and is anticipated to be completed by November 2026. Refer to the Georgia Department of Transportation's website for Project 0014482: https://www.dot.ga.gov/applications/geopi/Pages/Dashboard.aspx?ProjectID=0014482.

development will incorporate approximately 15.97 acres, or 63.9% of the overall property, as open space. The open space includes the preservation of natural vegetation within the onsite stream buffer, the existing lake and providing landscaped areas throughout the development. In particular, the Applicant seeks to incorporate the lake as both an aesthetic attraction as well as an amenity for the residents by incorporating extensive walking paths. The site design also provides pedestrian connectivity throughout and a connection to future sidewalks and trails along the I-75 Western Parallel Connector to foster walkability and connectivity to the neighborhood. Additionally, the Proposed Development will contain other amenities spread throughout the complex including a clubhouse, pool, dog park, additional walking trails and meditation garden.

The Subject Property is well situated for the proposed multi-family development. The Jodeco Road corridor to the south is a primarily commercial area with many uses that are supportive of the proposed residential including restaurant, retail, retail club warehouse, and grocery. The introduction of modern, attractive multifamily will act to further boost this commercial node and potentially attract newer business to the area. Examples of the adjacent commercial uses along Jodeco Road include the Bridges at Jodeco mixed-use development, the Emson Square Shopping Center and the Compass Self Storage, both located within unincorporated Henry County and zoned General Commercial District (C-2) and C-3, respectively. Also to the south is a property zoned Planned Unit District (PUD) in the City of Stockbridge, that was rezoned in 2023 pursuant to RZ-23-06 for a proposed mixed-use development. To the east and north are undeveloped properties, zoned C-2 within unincorporated Henry County. To the west, the Subject Property borders a ±11.43-acre parcel developed with one single family home, which is zoned Residential Agricultural (RA) within unincorporated Henry County. The proposed multi-family development and the requested MFR zoning will act as a transition in intensity from the

commercial and high-density mixed-use zonings to the existing single-family residential to the east.

Also to the east, is the I-75 Western Parallel Connector right-of-way which is anticipated to be the main access point for the Proposed Development once that roadway is completed. Currently, the Subject Property does not front a right-of-way, but has access to Jodeco Road via a 50-foot wide perpetual ingress/egress easement from Feucht Drive.[2] This will only be a temporary condition during construction since GDOT's plans indicate that the section of the I-75 Western Parallel Connector fronting the Subject Property will be completed in 2026, prior to the construction of the Proposed Development. Although Henry County nor GDOT have given the roadway a classification the I-75 Western Parallel Connector, a 4-lane road connecting two arterials, is anticipated to be at least a collector per the GDOT design manual definition.[3]

The proposed multifamily residences also are aligned with recent residential development trends within the City of Stockbridge. The City of Stockbridge Comprehensive Plan 2024 ("Comp Plan") notes that the city's residential development has not kept pace with the population growth and that the city will need at least 800 new residential units within the next 5 years and 1,700 units by 2040 to meet the current housing demand.[4] The Proposed Development is meeting the Comp Plan's needs by adding high quality multi-family residential development into the city. In addition, the proposed multi-family will add to the mix of housing options existing in the area. Multi-family residences tend to attract younger professionals, empty nesters, and newer residents to the area that are not ready to purchase a home, demographics that are not currently served by

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[2] The right-of-way of Feucht Drive terminates at the northern boundary of Parcel 053-01017005 and access to the site is extended through the easement.

[3] *See GDOT Design Policy Manual, pg. xxxvii* ("Collector – Functional classification for a street or highway that provides a less highly developed level of service than an arterial, at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials.")

[4] *See City of Stockbridge Comprehensive Plan 2024, pg 13.*

the surrounding single-family residences. Many young professionals are choosing apartments in locations with easy access to employment and retail. The Subject Property meets these needs by being ideally situated in proximity to Jodeco Road, a large commercial corridor, and a short distance from other commercial corridors along Jonesboro Road, to the south, and Hudson Bridge Road, to the north via the proposed I-75 Western Parallel Connector. The Subject Property is in close proximity to a number of local employers and is a short distance from the on-ramp to I-75 which provides quick access to regional employment centers. In all, the Proposed Development is a natural and fitting use for the Subject Property and a positive step towards furthering the City's long-term goals for growth in the area.

In addition to the annexation and rezoning, the Applicant is requesting an amendment to the City's Future Land Use Map to designate the Subject Property as High Density Residential (HDR) land use. The current Henry County land use designation is High Density Mixed Use ("Henry County HDMU"). The Henry County HDMU land use allows a density up to 20 units per acre.[5] The Applicant's request for HDR allows a comparable land use designation under Stockbridge's Comp Plan, which allows a density of 16 units per acre. The HDR land use also is compatible with certain zoning categories, namely MFR.[6] Moreover, the Comp Plan notes that the HDR land use is appropriate transition between mixed-use and low or medium density residential.[7] As noted in the paragraphs above, the Subject Property and its proposed HDR land use will act as a transition from the high density mixed-use land uses to the south and east and the existing single family residential in unincorporated Henry County to the west. Thus, the proposed

[5] *See Henry County Comprehensive Plan, pg. 90.*
[6] *See the City of Stockbridge Comprehensive Plan 2024, pg. 50.*
[7] *Id.*

HDR land use designation is appropriate for the area and allows a development that is aligned with the Comp Plan's goals for growth.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code ("UDC"), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

To the Applicant's knowledge, no rezoning applications concerning the Subject Property have been granted.

III. REZONING IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, concurrent with its request for annexation, the Applicant requests that the City designate the Subject Property as HDR land use. The Proposed Development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- To provide a variety of housing choices to suit the changing needs and lifestyles of City residents;
- Provide a mixture of housing options to attract young professionals, singles, and small families;
- Reduce the impact of new development through the preservation of greenspace; and

- To ensure that new developments promote a better sense of place and preserve valued elements of community character.[8]

In addition, the HDR designation is compatible with character area designations adjacent and nearby properties. The existing land use designations in the area consist primarily of Henry County HDMU (a density of up to 20 units per acre) and HDMU (City of Stockbridge) to the southeast.

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

As noted in the paragraphs above, the proposed multiple-family development will be compatible with exiting development in the area. In addition, it adds to the diversity of housing stock in the city attracting a wide range of residents, including younger professionals as noted in the Comp Plan.

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Proposed Development will be a positive addition to the area. As noted above, the City of Stockbridge envisions a mixture of housing options to attract young professionals, singles, and small families. Existing development in the area, however, consists primarily of commercial and single-family residential. The proposed multifamily residential will provide modern residential options and add to the mix of uses in the area, thus furthering the goals of the City of Stockbridge's UDC and long-term planning documents.

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[8] *See the City of Stockbridge Comprehensive Plan 2024, pgs. 43-44.*

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property is surrounded by properties zoned C-2 and C-3 (Henry County), PUD (City of Stockbridge) and RA (Henry County). In addition, the Subject Property is surrounded on three sides by properties designated as HDMU on both the Henry County and City of Stockbridge Future Land Use Maps. The Proposed MFR zoning and HDR land use will act as a transition between the HDMU land uses to the south and east and the existing single family residential to the west. Moreover, some of the existing PUD developments currently under construction, south of Jodeco Road, contain multi-family residential components, including the Argento at the Bridges apartments, located approximately 1 mile south of the Subject Property on the I-75 Western Parallel Connector.[9]

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The proposed resort-style multifamily community will blend harmoniously with the surrounding developments. The Applicant is preserving a significant amount of open space that will buffer the RA zoned property to the west. Additionally, the Applicant will be providing onsite amenities for the residents as well as amenitized open space in the form of trails, dog parks/runs, and meditation gardens.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Yes. The 321 residential units equates to a density of ±12.8 units per acre. This is below the Comprehensive Plan's maximum density for the HDR land use of up to 16 units per acre. The

[9] The southern portion of the I-75 Western Parallel Connector is currently constructed from Mt. Olive Road north to Jodeco Road.

Applicant's proposed density will allow a development that is fitting for the area and commensurate with densities allowed in uses surrounding the property. Also see Paragraphs C, D and E above.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern development that diversifies the housing stock available and advances a number of goals outlined in the City's Comprehensive Plan. *See, e.g., Comp Plan at pp. 43-44.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

The Applicant has requested sewer capacity and water availability letters with this application to demonstrate that water and sewer are available and adequate to serve the Subject Property, along with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

The proposed development will not overly burden existing streets or transportation facilities. The Applicant used the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th Edition, to calculate the anticipated number of vehicular trips. The Proposed Development (ITE Category 223 – Mid-Rise Apartments) is expected to generate ±112.35 trips during the AM weekday peak hour, ±141.24 trips during the PM weekday peak hour.[10] The proposed number of trips is not expected to overburden the surrounding roadways, however. The Subject Property will have direct access onto the I-75 Western Parallel Connector which is a

[10] Note that the ITE 9th Edition does not provide a daily total trip generation rate for Mid-Rise Apartments.

collector roadway and is a short distance from Jodeco Road, a minor arterial. These types of major roadways are intended for a high volume of traffic and are anticipated to adequately accommodate the Proposed Development's minor amount of vehicular trips. Additionally, the Subject Property is approximately one mile from and U.S. Interstate 75, which can provide quick access to regional transportation. Because the Subject Property is located in proximity to a number of major roadways, its impact on traffic is anticipated to be minimal.

In addition, the proposed trips are expected to be significantly lower than a development allowed under the current C-3 zoning. For example, the C-3 district would allow a 150,000 retail shopping center (ITE Category 820) which would generate approximately 556.5 trips in the PM peak hour. This is a 294% increase in peak hour vehicular trips over the proposed multifamily development. Thus, the Proposed Development will have a significantly reduced impact over what could be constructed under the current C-3 zoning district today.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also* J, above.

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, residential neighborhood that will deliver quality design and construction, all

of which should "raise-the-bar" for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

The property is currently zoned C-3 which restricts development to primarily commercial uses. The property has seen no redevelopment under its current zoning, likely due to its distance from Jodeco Road. This separation from the view corridor of major roadways inhibits its attractiveness for commercial development. In addition, the onsite large lake, federally protected wetlands and rolling topography, significantly limits physical feasibility for commercial development and associated parking offer little benefit to a commercial use. On the contrary, the lake, wetlands, and topography are appealing for a well-designed multifamily development. As a result, the property is likely to remain undeveloped absent a rezoning to a more fitting residential district.

N. PRESERVATION OF THE 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 current proposal will have not have a negative impact on the integrity of nearby residential neighborhoods. The Applicant has taken careful consideration in the proposed design and incorporated appropriate buffers and setbacks to minimize negative impacts, if any, against the adjacent residential property to the west.

IV. CONCURRENT VARIANCE ANALYSIS

The Applicant is seeking one concurrent variance with its request to the following requirement of the Stockbridge UDC:

A. Stockbridge Zoning Ordinance § 4.8.5 to reduce the amount of required parking to 424 spaces total.

The City of Stockbridge UDC §4.8.5 requires multifamily developments (with fewer than

40 units per acre) to provide parking at the following ratios: 1.4 spaces per 1-bedroom unit, 2 spaces per 2-bedroom unit, and 2.25 spaces per 3-bedroom unit. The proposed multifamily development will consist of 167 1-bedroom units, 138 2-bedroom units, and 15 3-bedroom units, which equates to a total required parking of ±544 spaces. The development, however, has limited space for parking and will be providing ±424 parking spaces. The Subject Property is impacted by a large lake in the center of the property and a significant amount of stream buffers that limit the efficient layout of the site and available area for parking. A reduction in parking will not detrimentally impact the public or the residents. It is the Applicant's experience with its other developments that the amount of parking provided is sufficient for this type of development.

Pursuant to the City of Stockbridge UDC § 10.1.2, the criteria for granting the variance are met. First, there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district. Second, a literal interpretation of the Stockbridge UDC would deprive the Applicant of rights commonly enjoyed by other properties of the district in which the property is located. Third, the grant of the variance will not confer any special privileges upon the Applicant that are denied to other properties of the same district. Fourth, the requested variance will be consistent with the purpose and intent of the UDC, will be compatible with uses on neighboring properties, and will serve the public welfare. Fifth, the special circumstances necessitating the variance are not the result of the actions of the Applicant. Sixth, the variance requested is the minimum variance that will make possible the legal use of the land, building or structure. Finally, the variances will not permit a use of land, buildings, or structures that are not permitted by right in the proposed zoning district.

V. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters

of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

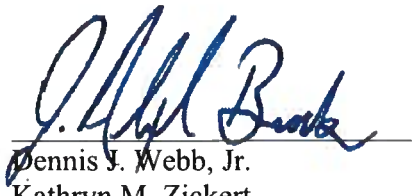
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning, Future Land Use Map Amendment, and Concurrent Variance Applications at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

This 4th day of April, 2025.

Respectfully submitted,



Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Attorneys For Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

N/F
JODECO/I-75 ASSOCIATES LLC
TAX ID: 052-01019000
DB 10119, PG 99
ZONED: C2

N/F
HARAWAY JENNIFER L & WESLEY E
TAX ID: 052-01017000
DB 11862, PG 51
ZONED: RA

N/F
COOK BRYAN
TAX ID: 052-01020001
DB 9299, PG 143
ZONED: C3

N/F
ANMOL CHHINA INC
TAX ID: 052-01018003
DB 11441, PG 280
ZONED: RA

N/F
ANMOL CHHINA INC
TAX ID: 052-01018000
DB 11441, PG 280
ZONED: RA

N/F
EMSON INVESTMENT PROP LLC
TAX ID: 053-01022000
DB 12168, PG 119
ZONED: C1

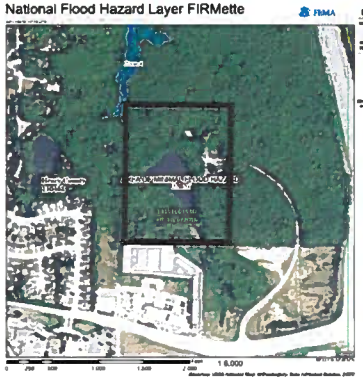
N/F
AMSDELL STORAGE VENTURES XXXV LLC
TAX ID: 053-01017051
DB 14093, PG 1
ZONED: C3

N/F
MARKETPLACE STOREFRONTS LLC
TAX ID: 053-01017005
DB 10837, PG 95
ZONED: C2

75' IMPERVIOUS SETBACK
50' UNDISTURBED STREAM BUFFER
25' UNDISTURBED STREAM BUFFER
WETLAND (TYP.)
25' HENRY COUNTY WETLAND BUFFER
POND
POND
EXISTING PROPERTY LINE. PARCEL TO BE COMBINED WITH OVERALL BOUNDARY PRIOR TO DEVELOPMENT
50' PERPETUAL NON-EXCLUSIVE INGRESS/EGRESS EASEMENT

N
W E
S

National Flood Hazard Layer FIRMette



SITE DATA	
SITE ADDRESS	2220 JODECO RD, MCDONOUGH, GA 30253
LAND LOT	LLOT-51
DISTRICT	LDIST-6
GROSS SITE AREA	24.995 AC
NET SITE AREA	20.0625 AC
ZONING	
EXISTING ZONING	C3 (HENRY COUNTY)
PROPOSED ZONING	MFR (STOCKBRIDGE)
PROPOSED FUTURE LAND USE MAP AMENDMENT TO	HDR
PARCEL ID	052-01020000, 052-01020001
MAX DENSITY PER HDR ZONING: 16 UNIT PER ACRE	
PROPOSED DENSITY: 24.995 AC * 12.84 UNITS/AC = 321 UNITS	
PROPOSED BUILDING HEIGHT	65' (MAX)
PROPOSED ZONING JURISDICTION	CITY OF STOCKBRIDGE
SETBACK REQUIREMENTS	
MINIMUM FRONT SETBACK	60'
MINIMUM REAR SETBACK	20'
MINIMUM SIDE SETBACK	15'
PARKING REQUIREMENTS	
PARKING SPACES (PROVIDED)	535 (1.67 PER UNIT)
PROPOSED SPACES (REQUIRED)	535 (1.67 PER UNIT)

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

ANNEXATION, REZONING & FUTURE LAND USE MAP AMENDMENT

JODECO ROAD MULTI-FAMILY

UNICORPORATED HENRY COUNTY, GA

PREPARED FOR:
EMORY EQUITY, LLC.

PREPARED BY:
THOMAS & HUTTON

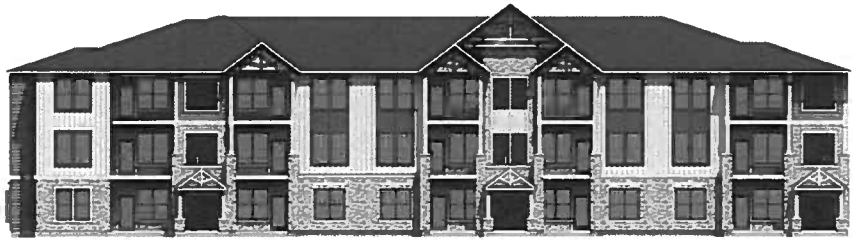
JOB NO.	70000
DRAWN	BIS
REVIEWED	AJW
DATE	04/15/2025
SCALE	1" = 60'
SHEET	1

JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

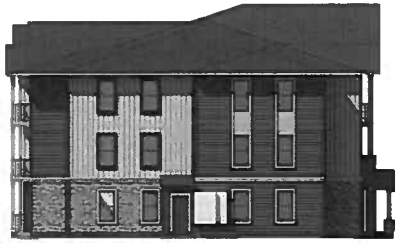
SEPTEMBER 1, 2022

ARCHITECTURAL IMAGERY

Front:



Left:



Right:

Back:

JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

SEPTEMBER 1, 2022

ARCHITECTURAL ELEVATIONS

Henry County Water Authority
Engineering Division

September 2, 2022

Re: Water and Sewer Services - Availability

Proposed Development:	**Multi-Family**
Property Information:	**2220 Jodeco Road Parcel Nos. 052-0102000 & 052-0102001**
	LL 51; District 6; 25.0+/- acres
Proposed Zoning:	**RM**
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 can be made available via a line extension of approximately 2,200 linear feet along Feucht Road at the developer's expense. A fire flow test calculated in the area revealed the following data:

Static:	84	psi
Residual:	70	psi
Flow	2250	gpm
Calculated Flow @ 20 psi:	5112	gpm

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

Sewage **treatment** is available for the property. ***Sewer line capacity can be made available via the construction of a gravity line along the Western Parallel Connector Sanitary Sewer***

Extension project. Extending the sewer line may require an easement on the subject properties. This project is currently under design with no established date for completion.

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 Preliminary Site Plan dated 08/11/2022 prepared by Thomas & Hutton.

Scott Sage

Date:
2022.09.02
16:26:35 -04'00'

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

FIRST AMENDED
STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the Annexation, Rezoning and
Future Land Use Map Amendment

of

EMORY EQUITY, LLC.

for

± 24.995 Acres of Land
located in
Land Lot 51
6th District, Henry County

REZONE: C-3 (Henry County) to MFR
FLUMA: HDMU (Henry County) to HDR

Submitted for Applicant by:

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404-815-3500

I. INTRODUCTION

Emory Equity, LLC ("Applicant") seeks to annex and rezone ± 24.995 acres of land located in Land Lot 51, 6th District of Henry County (the "Subject Property") to allow a multifamily development. The Subject Property is currently located within unincorporated Henry County, is zoned Highway Commercial District (C-3) and designated as High-Density Mixed Use on the Henry County Future Land Use Map. The Applicant files this request to (a) annex the Subject Property into the City of Stockbridge; (b) rezone the Subject Property to the Stockbridge designation of MFR (Multi-Family Residential); and (c) amend the Future Land Use Map designation for the Subject Property to HDR (High Density Residential) under the City's Comprehensive Plan.

The Subject Property formerly contained a commercial campground and supporting facilities but is now vacant with mostly wooded areas and a large central lake. The property currently has access to Jodeco Road via an access easement along Feucht Drive, however the easement will provide direct access to the I-75 Western Parallel Connector once it is completed in 2026.[1] The Applicant seeks to redevelop the property for 321 multifamily units at a density of ±12.8 units per acre along with amenities and associated site improvements ("Proposed Development"). The unit sizes and heights will meet the requirements of the MFR district and will be a mix of 1-, 2- and 3-bedroom units. The parking for the units will be provided through ±424 surface spaces.

The Applicant envisions the Proposed Development as a residential retreat, interweaving the design into the natural landscape, existing waterscape and providing ample amenities. The

[1] The I-75 Parallel Connector Road is currently under construction as of the date of this application and is anticipated to be completed by November 2026. Refer to the Georgia Department of Transportation's website for Project 0014482: https://www.dot.ga.gov/applications/geopi/Pages/Dashboard.aspx?ProjectID=0014482.

development will incorporate approximately 15.97 acres, or 63.9% of the overall property, as open space. The open space includes the preservation of natural vegetation within the onsite stream buffer, the existing lake and providing landscaped areas throughout the development. In particular, the Applicant seeks to incorporate the lake as both an aesthetic attraction as well as an amenity for the residents by incorporating extensive walking paths. The site design also provides pedestrian connectivity throughout and a connection to future sidewalks and trails along the I-75 Western Parallel Connector to foster walkability and connectivity to the neighborhood. Additionally, the Proposed Development will contain other amenities spread throughout the complex including a clubhouse, pool, dog park, additional walking trails and meditation garden.

The Subject Property is well situated for the proposed multi-family development. The Jodeco Road corridor to the south is a primarily commercial area with many uses that are supportive of the proposed residential including restaurant, retail, retail club warehouse, and grocery. The introduction of modern, attractive multifamily will act to further boost this commercial node and potentially attract newer business to the area. Examples of the adjacent commercial uses along Jodeco Road include the Bridges at Jodeco mixed-use development, the Emson Square Shopping Center and the Compass Self Storage, both located within unincorporated Henry County and zoned General Commercial District (C-2) and C-3, respectively. Also to the south is a property zoned Planned Unit District (PUD) in the City of Stockbridge, that was rezoned in 2023 pursuant to RZ-23-06 for a proposed mixed-use development. To the east and north are undeveloped properties, zoned C-2 within unincorporated Henry County. To the west, the Subject Property borders a ±11.43-acre parcel developed with one single family home, which is zoned Residential Agricultural (RA) within unincorporated Henry County. The proposed multi-family development and the requested MFR zoning will act as a transition in intensity from the

commercial and high-density mixed-use zonings to the existing single-family residential to the east.

Also to the east, is the I-75 Western Parallel Connector right-of-way which is anticipated to be the main access point for the Proposed Development once that roadway is completed. Currently, the Subject Property does not front a right-of-way, but has access to Jodeco Road via a 50-foot wide perpetual ingress/egress easement from Feucht Drive.[2] This will only be a temporary condition during construction since GDOT's plans indicate that the section of the I-75 Western Parallel Connector fronting the Subject Property will be completed in 2026, prior to the construction of the Proposed Development. Although Henry County nor GDOT have given the roadway a classification the I-75 Western Parallel Connector, a 4-lane road connecting two arterials, is anticipated to be at least a collector per the GDOT design manual definition.[3]

The proposed multifamily residences also are aligned with recent residential development trends within the City of Stockbridge. The City of Stockbridge Comprehensive Plan 2024 ("Comp Plan") notes that the city's residential development has not kept pace with the population growth and that the city will need at least 800 new residential units within the next 5 years and 1,700 units by 2040 to meet the current housing demand.[4] The Proposed Development is meeting the Comp Plan's needs by adding high quality multi-family residential development into the city. In addition, the proposed multi-family will add to the mix of housing options existing in the area. Multi-family residences tend to attract younger professionals, empty nesters, and newer residents to the area that are not ready to purchase a home, demographics that are not currently served by

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[2] The right-of-way of Feucht Drive terminates at the northern boundary of Parcel 053-01017005 and access to the site is extended through the easement.

[3] *See GDOT Design Policy Manual, pg. xxxvii* ("Collector – Functional classification for a street or highway that provides a less highly developed level of service than an arterial, at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials.")

[4] *See City of Stockbridge Comprehensive Plan 2024, pg 13*.

the surrounding single-family residences. Many young professionals are choosing apartments in locations with easy access to employment and retail. The Subject Property meets these needs by being ideally situated in proximity to Jodeco Road, a large commercial corridor, and a short distance from other commercial corridors along Jonesboro Road, to the south, and Hudson Bridge Road, to the north via the proposed I-75 Western Parallel Connector. The Subject Property is in close proximity to a number of local employers and is a short distance from the on-ramp to I-75 which provides quick access to regional employment centers. In all, the Proposed Development is a natural and fitting use for the Subject Property and a positive step towards furthering the City's long-term goals for growth in the area.

In addition to the annexation and rezoning, the Applicant is requesting an amendment to the City's Future Land Use Map to designate the Subject Property as High Density Residential (HDR) land use. The current Henry County land use designation is High Density Mixed Use ("Henry County HDMU"). The Henry County HDMU land use allows a density up to 20 units per acre.[5] The Applicant's request for HDR allows a comparable land use designation under Stockbridge's Comp Plan, which allows a density of 16 units per acre. The HDR land use also is compatible with certain zoning categories, namely MFR.[6] Moreover, the Comp Plan notes that the HDR land use is appropriate transition between mixed-use and low or medium density residential.[7] As noted in the paragraphs above, the Subject Property and its proposed HDR land use will act as a transition from the high density mixed-use land uses to the south and east and the existing single family residential in unincorporated Henry County to the west. Thus, the proposed

[5] *See Henry County Comprehensive Plan, pg. 90.*
[6] *See the City of Stockbridge Comprehensive Plan 2024, pg. 50.*
[7] *Id.*

HDR land use designation is appropriate for the area and allows a development that is aligned with the Comp Plan's goals for growth.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code ("UDC"), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

To the Applicant's knowledge, no rezoning applications concerning the Subject Property have been granted.

III. REZONING IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, concurrent with its request for annexation, the Applicant requests that the City designate the Subject Property as HDR land use. The Proposed Development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- To provide a variety of housing choices to suit the changing needs and lifestyles of City residents;
- Provide a mixture of housing options to attract young professionals, singles, and small families;
- Reduce the impact of new development through the preservation of greenspace; and
- To ensure that new developments promote a better sense of place and preserve valued elements of community character.[8]

[8] *See the City of Stockbridge Comprehensive Plan 2024, pgs. 43-44.*

In addition, the HDR designation is compatible with character area designations adjacent and nearby properties. The existing land use designations in the area consist primarily of Henry County HDMU (a density of up to 20 units per acre) and HDMU (City of Stockbridge) to the southeast.

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

As noted in the paragraphs above, the proposed multiple-family development will be compatible with exiting development in the area. In addition, it adds to the diversity of housing stock in the city attracting a wide range of residents, including younger professionals as noted in the Comp Plan.

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Proposed Development will be a positive addition to the area. As noted above, the City of Stockbridge envisions a mixture of housing options to attract young professionals, singles, and small families. Existing development in the area, however, consists primarily of commercial and single-family residential. The proposed multifamily residential will provide modern residential options and add to the mix of uses in the area, thus furthering the goals of the City of Stockbridge's UDC and long-term planning documents.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property is surrounded by properties zoned C-2 and C-3 (Henry County), PUD (City of Stockbridge) and RA (Henry County). In addition, the Subject Property is surrounded on three sides by properties designated as HDMU on both the Henry County and City of Stockbridge Future Land Use Maps. The Proposed MFR zoning and HDR land use will act as

a transition between the HDMU land uses to the south and east and the existing single family residential to the west. Moreover, some of the existing PUD developments currently under construction, south of Jodeco Road, contain multi-family residential components, including the Argento at the Bridges apartments, located approximately 1 mile south of the Subject Property on the I-75 Western Parallel Connector.[9]

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The proposed resort-style multifamily community will blend harmoniously with the surrounding developments. The Applicant is preserving a significant amount of open space that will buffer the RA zoned property to the west. Additionally, the Applicant will be providing onsite amenities for the residents as well as amenitized open space in the form of trails, dog parks/runs, and meditation gardens.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Yes. The 321 residential units equates to a density of ±12.8 units per acre. This is below the Comprehensive Plan's maximum density for the HDR land use of up to 16 units per acre. The Applicant's proposed density will allow a development that is fitting for the area and commensurate with densities allowed in uses surrounding the property. Also see Paragraphs C, D and E above.

[9] The southern portion of the I-75 Western Parallel Connector is currently constructed from Mt. Olive Road north to Jodeco Road.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern development that diversifies the housing stock available and advances a number of goals outlined in the City's Comprehensive Plan. *See, e.g., Comp Plan at pp. 43-44.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

The Applicant has requested sewer capacity and water availability letters with this application to demonstrate that water and sewer are available and adequate to serve the Subject Property, along with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

The proposed development will not overly burden existing streets or transportation facilities. The Applicant used the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th Edition, to calculate the anticipated number of vehicular trips. The Proposed Development (ITE Category 223 – Mid-Rise Apartments) is expected to generate ±112.35 trips during the AM weekday peak hour, ±141.24 trips during the PM weekday peak hour.[10] The proposed number of trips is not expected to overburden the surrounding roadways, however. The Subject Property will have direct access onto the I-75 Western Parallel Connector which is a collector roadway and is a short distance from Jodeco Road, a minor arterial. These types of major roadways are intended for a high volume of traffic and are anticipated to adequately accommodate the Proposed Development's minor amount of vehicular trips. Additionally, the

[10] Note that the ITE 9th Edition does not provide a daily total trip generation rate for Mid-Rise Apartments.

Subject Property is approximately one mile from and U.S. Interstate 75, which can provide quick access to regional transportation. Because the Subject Property is located in proximity to a number of major roadways, its impact on traffic is anticipated to be minimal.

In addition, the proposed trips are expected to be significantly lower than a development allowed under the current C-3 zoning. For example, the C-3 district would allow a 150,000 retail shopping center (ITE Category 820) which would generate approximately 556.5 trips in the PM peak hour. This is a 294% increase in peak hour vehicular trips over the proposed multifamily development. Thus, the Proposed Development will have a significantly reduced impact over what could be constructed under the current C-3 zoning district today.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also* J, above.

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, residential neighborhood that will deliver quality design and construction, all of which should "raise-the-bar" for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

The property is currently zoned C-2 which restricts development to primarily commercial uses. The property has seen no redevelopment under its current zoning, likely due to its distance from Jodeco Road. This separation from the view corridor of major roadways inhibits its attractiveness for commercial development. In addition, the onsite large lake, limits room for commercial development and associated parking with little benefit to a commercial use. On the contrary, the lake is an amenity to a residential development. As a result, the property is likely to remain undeveloped absent a rezoning to a more fitting residential district.

N. PRESERVATION OF THE 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 current proposal will have not have a negative impact on the integrity of nearby residential neighborhoods. The Applicant has taken careful consideration in the proposed design and incorporated appropriate buffers and setbacks to minimize negative impacts, if any, against the adjacent residential.

IV. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of

the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

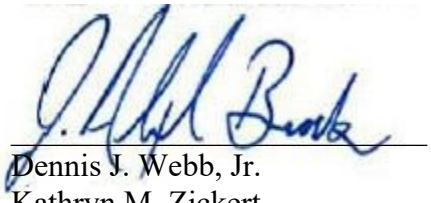
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Annexation, Rezoning, and Future Land Use Map Amendment Applications at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

This 18th day of April, 2025.

Respectfully submitted,



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J. Alexander Brock
Attorneys For Applicant

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1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

Z:\30324\30324.0000\Landscape Architecture\Illustrative Files\INDD\30324 - Stockbridge Zoning Graphics September 1, 2022 5:07 PM

JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

SEPTEMBER 1, 2022

ARCHITECTURAL IMAGERY

Z:\20234\20234.0000\Landscape Architecture\Illustrative Files\INDD\20234 - Stockbridge Zoning Graphics September 1, 2022 5:07 PM

Front:

Left:

Right:

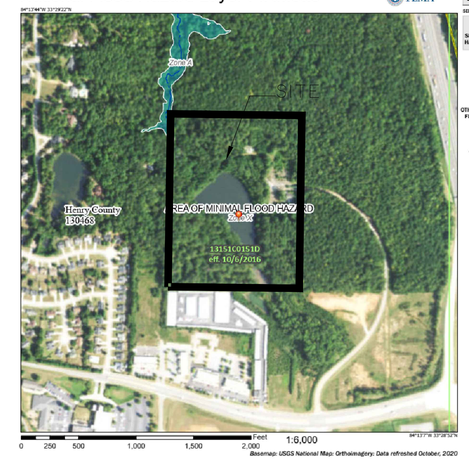
Back:

JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

SEPTEMBER 1, 2022

ARCHITECTURAL ELEVATIONS

National Flood Hazard Layer FIRMette



SITE DATA	
SITE ADDRESS	2220 JODECO RD, MCDONOUGH, GA 30253
LAND LOT	LLOT-51
DISTRICT	LDIST-6
GROSS SITE AREA	24.995 AC
NET SITE AREA	20.0625 AC
ZONING:	
EXISTING ZONING	C3 (HENRY COUNTY)
PROPOSED ZONING	MFR (STOCKBRIDGE)
PROPOSED FUTURE LAND USE MAP AMENDMENT TO HDR	
PARCEL ID	052-01020000, 052-01020001
MAX DENSITY PER HDR ZONING: 16 UNIT PER ACRE	
PROPOSED DENSITY: 24.995 AC * 12.84 UNITS/AC = 321 UNITS	
PROPOSED BUILDING HEIGHT	65' (MAX)
PROPOSED ZONING JURISDICTION	CITY OF STOCKBRIDGE
SETBACK REQUIREMENTS:	
MINIMUM FRONT SETBACK	60'
MINIMUM REAR SETBACK	20'
MINIMUM SIDE SETBACK	15'
PARKING REQUIREMENTS:	
PARKING SPACES (PROVIDED)	535 (1.67 PER UNIT)
PROPOSED SPACES (REQUIRED)	535 (1.67 PER UNIT)

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

ANNEXATION, REZONING & FUTURE LAND USE MAP AMENDMENT

JODECO ROAD MULTI-FAMILY

UNICORPORATED HENRY COUNTY, GA

PREPARED FOR:

EMORY EQUITY, LLC.

PREPARED BY:

THOMAS & HUTTON
5553 Peachtree Road • Suite 175
Chamblee, GA 30341 • 470.893.1700
www.thomasandhutton.com

JOB NO: J-0000	DATE: 01/15/2025
DRAWN: JHS	SCALE: 1" = 60'
REVIEWED: ACW	SHEET: EX

TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director

DATE: November 20, 2025 (Planning Commission); December 8, 2025 (Mayor/Council)

Subject: # AX-2025-02 For 0 & 2220 Jodeco Road (To be located in Council District 5)

Summary of Request: The applicant requests approval to annex approximately 24.995 acres located at 0 and 2220 Jodeco Road from unincorporated Henry County into the City of Stockbridge to allow for the development of a 321-unit Multi-family residential community. The request is submitted by Arthur Lynn Emory Equity, LLC. Associated applications include a Comprehensive Plan Amendment (CP-2025-03) to assign the High-Density Residential future land use designation and a Rezoning (RZ-2025-04) to assign the MFR (Multi-Family Residential) zoning district upon annexation.

I. PURPOSE

Consideration of a request for the annexation of property located at 2220 Jodeco Road from unincorporated Henry County into the corporate limits of the City of Stockbridge. The subject property consists of a single parcel totaling approximately 24.995 acres and is currently vacant. The applicant, Arthur Lynn Emory Equity, LLC, proposes to annex the property to facilitate the development of a Multi-family residential community consisting of approximately 321 apartment units with associated amenities, open space, and pedestrian connectivity.

The property is presently zoned C-3 (Heavy Commercial District) under Henry County's zoning ordinance and carries a High-Density Mixed-Use designation on the County's Future Land Use Map. Upon annexation, the applicant seeks to assign the City's MFR (Multi-Family Residential) zoning district and the High-Density Residential future land use designation, consistent with the City's Comprehensive Plan (2024–2028 Update).

II. BACKGROUND

Proposed Use	**Development of multi-family development** (321 units)
Site Address	2220 Jodeco Road
Parcel Identification	Parcel #052-01020000

Parcel Acreage	24.995 +/- acres
Applicant	Arthur Lynn Emory Equity, LLC
Owner	Kenneth Butcher
County Land Use Designation	HDMU (High-Density Mixed Use) (Henry County)
County Land Use Zoning	C-3 (Highway Commercial District) (Henry County)
Current Use	The property is currently vacant with mostly wooded areas and has a large central lake.

SURROUNDING AREAS

Location	Existing Zoning	Existing Land Use
Property to the North	C-2 (General Commercial) – Henry County	Vacant Land
Property to the South	C-3 (Heavy Commercial) – Henry County	Compass Self-Storage
	C-2 (General Commercial) – Henry County	Emerson Village
Property to the East	C-2 (General Commercial) – Henry County	Vacant Land
Property to the West	RA (Residential-Agricultural) – Henry County	Vacant Land
	RM (Multi-family residential) - Henry County	Plantation Walk (Henry County)
	PD (Planned Development)	Walden (Henry County)

The table above identifies the existing zoning classifications and land uses of the properties surrounding the subject site. The area features a combination of commercial and residential zoning

districts within unincorporated Henry County, with development intensity gradually decreasing westward from the Jodeco Road commercial corridor. To the north, the property is bordered by land zoned C-2 (General Commercial) in Henry County, which is currently vacant. To the south, the adjoining parcels are zoned C-3 (Heavy Commercial) and C-2 (General Commercial) in Henry County, occupied by Compass Self-Storage and Emerson Village, respectively. To the east, the property is bordered by C-2 (General Commercial) land that remains undeveloped. To the west, the property transitions into residential zoning districts, including RA (Residential-Agricultural), RM (Multi-family Residential), and PD (Planned Development) within Henry County, which are developed as the Plantation Walk and Walden residential communities. The mixture of surrounding zoning and land uses demonstrates that the proposed High-Density Residential designation would serve as an appropriate transition between the existing commercial corridor to the east and the lower-density residential neighborhoods to the west.

SURROUNDING LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant	Mixed Use (Henry County)
Property to the South	Bridges of Jodeco	High-Density Mixed Use (City of Stockbridge)
Property to the East	Vacant	High-Density Mixed Use (City of Stockbridge) Mixed Use (Henry County)
Property to the West	Plantation Walk Subdivision (Henry County)	Medium Density Suburban (Henry County)

The table below identifies the existing land uses and future land use designations of the properties surrounding the subject site. The immediate area represents a blend of mixed-use and residential designations within both the City of Stockbridge and unincorporated Henry County. To the north, the adjacent property is vacant and designated Mixed Use under Henry County's Future Land Use Map. To the south, the site adjoins the Bridges of Jodeco, a large-scale mixed-use development within the City of Stockbridge that carries a High-Density Mixed-Use designation. To the east, the neighboring properties are vacant and designated as High-Density Mixed Use in the City and Mixed Use in Henry County, reflecting the area's role as a transitional growth corridor along Jodeco Road. To the west, the subject property borders the Plantation Walk Subdivision in Henry County, which is designated Medium-Density Suburban, marking the shift toward established residential neighborhoods. Collectively, these land use designations illustrate a compatible development pattern where mixed-use and high-density residential areas converge, supporting the appropriateness of assigning the High-Density Residential designation to the subject property.

III. FINDINGS OF FACT:

1. The subject properties are currently zoned as C-3 (Heavy Commercial) as shown on the Henry County Official Zoning Map.

2. The applicant has also applied for Comprehensive Plan Amendment to assign the current future land use designation of High-Density Residential once the subject properties are assigned into the Stockbridge City Limits. The case will be heard concurrently.

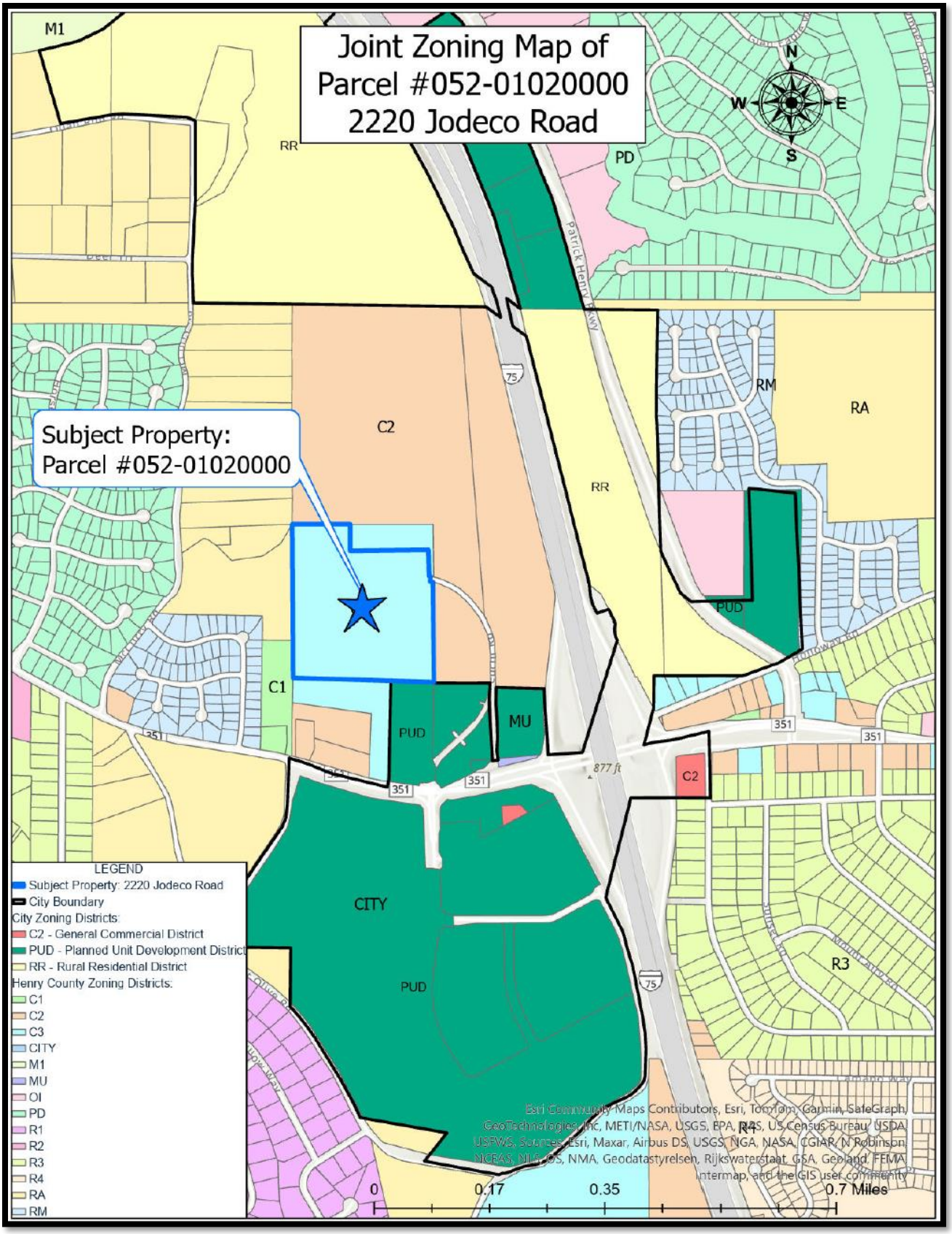
3. The applicant applied for both subject properties to be annexed to the Stockbridge City Limits. The case will be heard concurrently.

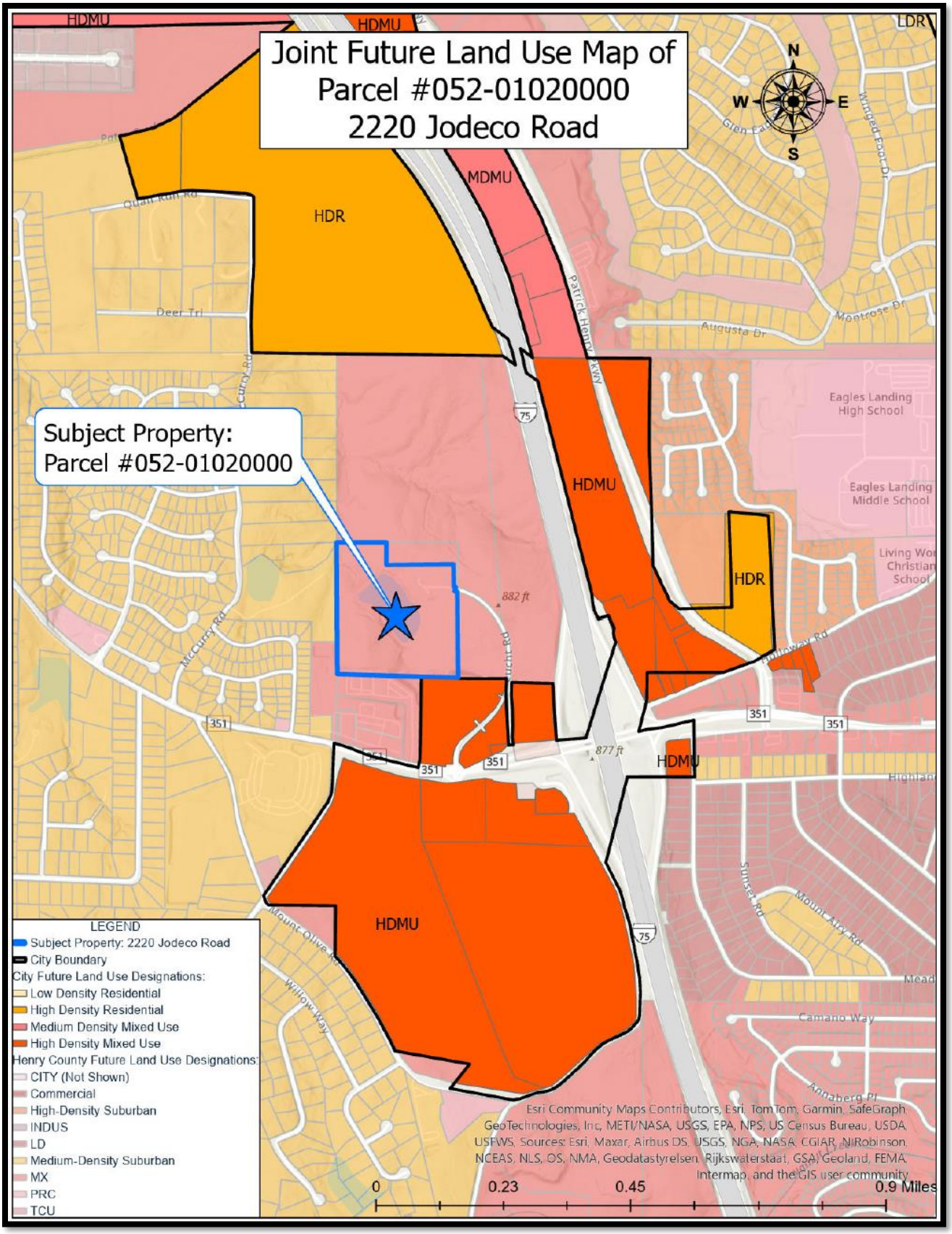
4. The vicinity of the area is mostly residential and commercial with the following surrounding zoning districts: C-2 (General Commercial) – Henry County, C-3 (Heavy Commercial) – Henry County, RA (Residential-Agricultural) – Henry County, and PUD (Planned Unit Development) – Stockbridge. The subject property is adjacent to a parcel of land that was recently annexed into the Stockbridge City Limits on December 11, 2023.

5. The subject properties have access to Jodeco Road via Feutcht Drive, which is classified as a local road by the Georgia Department of Transportation. The easement will provide access to the I-75 Western Parallel Connector once it is completed in 2026. The city recently approved the abandonment of Feutcht Drive on March 25, 2025.

6. In accordance with the Unified Development Code and state law, a public notice sign was posted on the subject property on November 5, 2025, and legal advertisements were placed in the Henry Herald to announce the public hearing dates before the Planning Commission and City Council.

IV. MAPS AND ILLUSTRATIONS


Joint Zoning Map of
Parcel #052-01020000
2220 Jodeco Road
Subject Property:
Parcel #052-01020000
M1
RR
PD
C2
RM
RA
RR
C1
PUD
MU
PUD
C2
CITY
PUD
R3
R4
Patrick Henry Pkwy
351
75
877 ft
N
S
E
W
LEGEND
Subject Property: 2220 Jodeco Road
City Boundary
City Zoning Districts:
C2 - General Commercial District
PUD - Planned Unit Development District
RR - Rural Residential District
Henry County Zoning Districts:
C1
C2
C3
CITY
M1
MU
OI
PD
R1
R2
R3
R4
RA
RM
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
0
0.17
0.35
0.7 Miles


Joint Future Land Use Map of
Parcel #052-01020000
2220 Jodeco Road
Subject Property:
Parcel #052-01020000
HDMU
HDR
MDMU
LDR
N
S
E
W
Eagles Landing High School
Eagles Landing Middle School
Patrick Henry Pkwy
Augusta Dr
Montrose Dr
Deer Trl
McCurry Rd
Hollowway Rd
Mount Olive Rd
Willow Way
Sunset Rd
Mount Airy Rd
Camano Way
Annaberg Pl
882 ft
877 ft
351
75
LEGEND
Subject Property: 2220 Jodeco Road
City Boundary
City Future Land Use Designations:
Low Density Residential
High Density Residential
Medium Density Mixed Use
High Density Mixed Use
Henry County Future Land Use Designations:
CITY (Not Shown)
Commercial
High-Density Suburban
INDUS
LD
Medium-Density Suburban
MX
PRC
TCU
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, NRobinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community
0
0.23
0.45
0.9 Miles

AERIAL PHOTO OF THE VICINITY, OVERLAIN BY THE SITE PLAN

V. PROJECT DESCRIPTION

Description

The applicant, Arthur Lynn Emory Equity, LLC, is proposing to build a multi-family development at 2220 Jodeco Road. The proposed development will consist of 321 units on 24.995 acres with a density of 12.84 units per acre. The building will be a maximum height of 65 feet. The buildings are three stories tall and are designed with a mixture of stone and siding. The front of the building includes large windows, covered balconies, and very detailed rooflines. The proposed setbacks that are shown in the site plan include a 60-foot front yard setback, a 20-foot rear yard setback, and a 15-side yard setback.

The proposed development features a large central lake that is the focal point of the site plan. The lake is surrounded by walking paths, meditation garden, a dog park, and a lakeside amenity space that is specifically designed for residents. Several other amenities include a clubhouse and

a pool. A decorative bridge is also featured in the site plan that will provide both vehicle and pedestrian access across the lake. The proposed development will incorporate approximately 15.97 acres or 63.9% of the overall property. The open space includes the preservation of natural vegetation within the onsite stream buffer, the existing lake and providing landscaped areas throughout the development.

The proposed Multi-family development includes 167 one-bedroom units, 138 two-bedroom units, and 15 three-bedroom units. The mixture of the types of units results in a total of 535 parking spaces.

The development will be accessed from the future I-75 Western Parallel Connector, which is anticipated to be completed in 2026 and will serve as the primary entrance for the development. Until that time, the development will temporarily have access to Jodeco Road through a 50-foot perpetual ingress/egress via Feucht Drive. Once the I-75 Western Parallel Connector is completed in November of 2026, the easement will provide access to the new roadway. In addition, the proposed site plan includes connectivity throughout and a connection to the future sidewalks and trails along the I-75 Western Parallel Connector..

VI. 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.

The subject property is contiguous to the existing corporate limits of the City of Stockbridge. At least one-eighth of the parcel's aggregate external boundaries abut land that lies within the City, thereby satisfying the contiguity requirement outlined in Section 9.8 of the Unified Development Code. Specifically, the site shares a boundary with parcel #053-01017005, which is located within the corporate limits of Stockbridge. This physical connection allows the proposed annexation area to expand the City's jurisdiction in a compact and logical manner consistent with Georgia Code 36-36-20 et seq., preventing irregular boundaries or "islands" of unincorporated territory.

2. Describe what method (100%, 60% or Referendum and Resolution) the applicant is utilizing for the proposed annexation.

The applicant proposes to utilize the 100 percent method of annexation. Under this process, the property owner(s) representing 100 percent of the land area and value have petitioned the City for annexation, authorizing the governing body to adopt an ordinance annexing the property following public hearing and notice requirements. Because no additional owners are involved, the 100

percent method is the most efficient and direct procedure available under state law and ensures the City receives complete consent from the affected property owner.

3. Is any part of the subject property being proposed for annexation within the boundary of another municipal corporation or county?

The entirety of the property proposed for annexation lies within unincorporated Henry County. No portion of the site falls within the corporate limits of another municipality. Accordingly, the annexation would transfer the property from the jurisdiction of Henry County to the City of Stockbridge and would not create any jurisdictional conflicts with other local governments.

4. Is any part of the subject property receiving municipal services from any entity other than the city proposing annexation?

At present, the property receives limited municipal-type services from Henry County agencies. Utility and emergency provisions include potable water and sanitary sewer oversight by the Henry County Water Authority, fire protection and emergency medical response by Henry County Fire and EMS, and electrical service provided by Georgia Power Company. Upon annexation, the City of Stockbridge would assume jurisdiction for land-use regulation, building permitting, code enforcement, and planning services, while coordination with the existing utility providers would continue under intergovernmental agreements.

5. Is the subject property for the proposed annexation being developed for urban purposes- defined as a minimum of two people per acre?

The property clearly meets the definition of being developed for urban purposes, which is established as supporting a population density of at least two persons per acre. The proposed development consists of 321 Multi-family dwelling units on approximately 24.995 acres, equating to an overall density of roughly 12.8 units per acre. This level of development will easily accommodate far more than two residents per acre and demonstrates an urban intensity appropriate for annexation. The plan also features substantial amenities, including a large, preserved lake, landscaped open spaces, walking trails, and a pedestrian-friendly internal circulation system—elements that further reflect an urban development pattern rather than a rural or suburban one.

6. Is the proposed annexation consistent with the Comprehensive Plan?

The property's current Henry County Future Land Use designation is High-Density Mixed Use (HDMU), which differs from the City's future land-use framework. To ensure consistency with Stockbridge's Comprehensive Plan, the applicant has concurrently submitted Comprehensive Plan Amendment CP-2025-03 to assign the City's High-Density Residential designation. The proposed designation aligns with the intent of the Comprehensive Plan to concentrate Multi-family housing near major transportation corridors such as Jodeco Road, close to employment centers, shopping, and public infrastructure. Therefore, the requested annexation, when combined with the associated Comprehensive Plan Amendment, is consistent with the City's long-range development vision.

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?

The subject property currently carries the Henry County zoning classification of C-3 (Heavy Commercial), which does not correspond with adjacent City zoning districts. The applicant has submitted a concurrent Rezoning application (RZ-2025-04) requesting assignment of the City's MFR (Multi-Family Residential) district upon annexation. This zoning classification is compatible with surrounding land uses and will enable the planned Multi-family development while maintaining appropriate transitions to nearby residential and commercial areas.

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 proposed annexation and subsequent Multi-family residential development will strengthen the economic vitality of the City and surrounding corridor. The project will introduce a significant residential population base that supports nearby retail, restaurant, and service establishments along Jodeco Road and within the Bridges of Jodeco mixed-use center. The addition of a diverse housing option—modern apartments with on-site amenities—will help meet the City's housing-choice objectives and attract young professionals, families, and seniors seeking walkable, amenity-rich communities. The development is also expected to enhance property values and spur additional investment in the area.

9. The physical conditions of the site are relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The physical attributes of the site make it well suited for the proposed development. The land area totals roughly 25 acres with a generally rectangular shape that accommodates efficient site planning. The property contains a large central lake that naturally divides the site and provides both an aesthetic feature and a functional stormwater management basin. Topography is moderate and drainage can be managed through existing natural contours and engineered improvements. Primary access will be provided via Feucht Drive, with secondary connectivity to the forthcoming Western Parallel Connector roadway. Any detailed design matters—such as grading, stormwater, or buffering—will be evaluated during the land-disturbance and plan-review process to ensure compliance with City engineering standards.

10. The impact upon adjacent property owners should the request be granted.

The area within the vicinity of the subject property consists of a mixture of residential and commercial zoning districts. Thus, adjacent property owners should see an increase in vehicular traffic on Jodeco Road if the development is approved.

11. The potential impact of the annexation on City infrastructure including water and sewage system.

Utility coordination has been reviewed with the Henry County Water Authority, which has confirmed that water service can be extended to the site through a 2,200-linear-foot line extension along Feucht Drive at the developer's expense. Sewer service is available through connection to a future gravity line planned as part of the Western Parallel Connector Sanitary Sewer Extension Project, currently under design. Easements may be required on the property to complete this extension. The on-site lake provides a sustainable feature for stormwater control, reducing runoff and

supporting water quality management. The City will continue to coordinate with the Water Authority to ensure adequate capacity and service reliability as development progresses.

12. The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

Although a formal traffic impact study has not been submitted, staff expects that the project will incrementally increase traffic volumes on Jodeco Road and Feucht Drive due to the addition of 321 dwelling units. However, the anticipated completion of the I-75 Western Parallel Connector—a new GDOT-approved arterial linking Jonesboro Road to Hudson Bridge Road—will substantially improve connectivity and disperse traffic in the corridor. This new roadway will provide direct access to the development and relieve congestion on Jodeco Road. In addition, the Connector will incorporate sidewalks and multi-use paths, enhancing pedestrian safety and overall walkability. With these planned infrastructure improvements, the annexation and ensuing development are expected to have a net positive impact on local and regional circulation systems.

VII. STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested annexation via AX-2024-03 would be necessary and desirable for the City of Stockbridge in conjunction with the requested Comprehensive Plan Amendment (CP-2025-03) to assign the future land use designation of High-Density Residential and the requested rezoning of RZ-2025-04 to assign the zoning district of 'MFR' (Multi-family Residential). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

LEGAL DESCRIPTION (AS PER TITLE COMMITMENT – COPIED VERBATIM)

TRACT 1

ALL CHAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, AS SHOWN ON A PLAT OR SURVEY DATED APRIL 12, 1976 FOR TRAVEL CAMP, INC., BY GRIFFIN ENGINEERING COMPANY, E.O., BEARING THE CERTIFICATE OF ROBERT S. MITCHELL, R.L.S. NO. 1580, RECORDED IN PLAT BOOK 6, PAGE 206, HENRY COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE COMMON CORNERS OF LAND LOTS 51, 52, 77 AND 78 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, AND RUN THENCE EAST ALONG THE SOUTH LINE OF LAND LOT 51 AND THE NORTH LINE OF LAND LOT 79, 50 FEET TO THE POINT OF BEGINNING; RUNNING THENCE SOUTH 89 DEGREES 15 MINUTES 5 SECONDS EAST ALONG THE SOUTH LINE OF LAND LOT 51 AND THE NORTH LINE OF LAND LOT 79, 908.8 FEET, TO A CONCRETE MONUMENT; THENCE NORTH 0 DEGREES 56 MINUTES 0 SECONDS EAST 198.29 FEET ALONG OTHER PROPERTY OF BAB H. EVANS AND CHARLES J. WATERS TO A CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 15 MINUTES 5 SECONDS WEST ALONG OTHER PROPERTY OF BOB H. EVANS AND CHARLES J. WATERS 908.8 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 0 DEGREES 56 MINUTES 0 SECONDS WEST, ALONG OTHER PROPERTY OF BOB H. EVANS AND CHARLES J. WATERS, 1198.29 FEET TO THE DIVIDING LINE BETWEEN LAND LOT 51 AND LAND LOT 78, TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING, BEING SHOWN AS 25 ACRES ON A PLAT OF SURVEY MADE FOR TRAVEL CAMP, INC. BY ROBERT S. MITCHELL, R.L.S., DATED APRIL 22, 1976.

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 1 AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM COLORADO PINES CAMPING RESORT, A COLORADO PARTNERSHIP COMPOSES OF VAN PALMER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK, DATED MARCH 6, 1989, FILED MARCH 8, 1989 AND RECORDED IN DEED BOOK 1041, PAGE 44, AFORESAID RECORDS;

LESS AND EXCEPT ANY PORTION OF THE PROPERTY SET FORTH ABOVE CONTAINED WITHIN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 6 DISTRICT OF HENRY COUNTY, GEORGIA, AS SHOWN ON SURVEY DATED JUNE 5, 2006 FOR BRYAN COOK & SUNTRUST BANK BY SOUTHERN SURVEYORS (WALTER F. PRINCE, RLS NO. 2808), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLYMOST CORNER OF THE TERMINUS OF FEUCHT ROAD RIGHT-OF-WAY (BEING A 50 FOOT RIGHT-OF-WAY WITH THE SOUTH LAND LOT LINE OF SAID LAND LOT 51 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA; RUN THENCE NORTH 86 DEGREES 35 MINUTES 33 SECONDS WEST ALONG SAID SOUTH LAND LET LINE A DISTANCE OF 651.11 FEET TO A POINT, AND RUN THENCE NORTH 03 DEGREES 35 MINUTES 29 SECONDS EAST 718.18 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR) WHICH IS THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING THUS DETERMINED, RUN THENCE NORTH 86 DEGREES 10 MINUTES 31 SECONDS WEST 50.00 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE NORTH 03 DEGREES 35 MINUTES 29 SECONDS EAST 270.63 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE NORTH 86 DEGREES 33 MINUTES 05 SECONDS WEST 615.38 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE NORTH 03 DEGREES 35 MINUTES 29 SECONDS EAST 208.56 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE SOUTH 86 DEGREES 35 MINUTES 33 SECONDS EAST 665.38 FEET TO AN IRON PIN PLACED IN A CONCRETE MONUMENT; RUN THENCE SOUTH 03 DEGREES 35 MINUTES 29 SECONDS WEST 479.99 FEET TO AN IRON PIN PLACED WHICH IS THE TRUE POINT OF BEGINNING.

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 2 AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

LEGAL DESCRIPTION (AS SURVEYED)

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF LAND LOTS 51, 52, 77, & 78;
THENCE ALONG THE SOUTH LINE OF LAND LOT 51 S89°17'27"E A DISTANCE OF 50.00 FEET TO A FOUND CONCRETE MONUMENT AND THE POINT OF BEGINNING;
THENCE N00°51'53" A DISTANCE OF 1,197.98 FEET TO A FOUND CONCRETE MONUMENT; THENCE S89°17'50"E A DISTANCE OF 243.55 FEET TO A FOUND 1/2" REBAR;
THENCE S00°52'40"W A DISTANCE OF 208.65 FEET TO A FOUND 1/2" REBAR; THENCE S89°16'18"E A DISTANCE OF 615.33 FEET TO A FOUND 1/2" REBAR; THENCE S00°52'56"W A DISTANCE OF 270.63 FEET TO A SET 1/2" REBAR, ALSO KNOWN AS "POINT A"; THENCE S88°54'07"E A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR;
THENCE S00°51'53"W A DISTANCE OF 718.18 FEET TO A SET 1/2" REBAR; THENCE N89°17'27"W A DISTANCE OF 908.75 FEET TO A FOUND CONCRETE MONUMENT WHICH IS THE POINT OF BEGINNING.
SAID LAND HAVING AN AREA OF 936,281 SQUARE FEET, 21.494 ACRES, MORE OR LESS.

TOGETHER WITH A 50-FOOT PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT KNOWN AS "POINT A" DESCRIBED ABOVE THENCE N00°52'56"E A DISTANCE OF 50.00 FEET TO A POINT; THENCE S88°53'53"E A DISTANCE OF 90.42 FEET TO A POINT ON A CIRCULAR CURVE TO THE RIGHT; THENCE ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 657.27 AN ARC DISTANCE OF 999.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING S45°21'06"E FOR A DISTANCE OF 905.75 FEET TO A POINT; THENCE S01°53'53"E A DISTANCE OF 139.25 FEET TO A POINT; THENCE N89°18'55"W A DISTANCE OF 50.00 FEET TO A POINT; THENCE N01°53'53"W A DISTANCE OF 139.25 FEET TO A POINT ON A CIRCULAR CURVE TO THE LEFT; THENCE ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 607.27 AN ARC DISTANCE OF 920.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING N45°26'49"W FOR A DISTANCE OF 835.17 FEET TO A POINT; THENCE N88°53'53"W A DISTANCE OF 40.43 FEET TO A SET 1/2" REBAR; THENCE S88°54'07"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING KNOWN AS "POINT A".
SAID LAND HAVING AN AREA OF 59,443 SQUARE FEET, 1.365 ACRES, MORE OR LESS.

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 1 AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM COLORADO PINES CAMPING RESORT, A COLORADO PARTNERSHIP COMPOSES OF VAN PALMER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK, DATED MARCH 6, 1989, FILED MARCH 8, 1989 AND RECORDED IN DEED BOOK 1041, PAGE 44, AFORESAID RECORDS;

LESS AND EXCEPT ANY PORTION OF THE PROPERTY SET FORTH ABOVE CONTAINED WITHIN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF LAND LOTS 51, 52, 77, & 78; THENCE ALONG THE SOUTH LINE OF LAND LOT 51 S89°17'27"E A DISTANCE OF 50.00 FEET TO A FOUND CONCRETE MONUMENT;
THENCE S89°17'50"E A DISTANCE OF 243.55 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING; THENCE S89°18'55"E A DISTANCE OF 665.23 FEET TO A FOUND CONCRETE MONUMENT; THENCE S00°52'07"W A DISTANCE OF 480.11 FEET TO A SET 1/2" REBAR; THENCE N88°54'07"W A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR KNOWN AS "POINT A"; THENCE N00°52'56"E A DISTANCE OF 270.63 FEET TO A FOUND 1/2" REBAR; THENCE N89°16'18"W A DISTANCE OF 615.33 FEET TO A FOUND 1/2" REBAR; THENCE N00°52'40"E A DISTANCE OF 208.65 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING.
SAID LAND HAVING AN AREA OF XX,XXX SQUARE FEET, X.XXX ACRES, MORE OR LESS.

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 2 AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

TABLE A ITEMS:

1) ALL MONUMENTS FOUND AND/OR SET AS NOTED ON THE SURVEY. ALL CORNERS SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
2) SITE ADDRESS:2220 JODECO ROAD, MCDONOUGH, GEORGIA 30253
3) BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA. PANEL #13151C0151D EFFECTIVE DATE:10/06/2016
4) GROSS ACREAGE AND SQUARE FOOTAGE OF SUBJECT PROPERTY ARE SHOWN ON THE DRAWING.
5) THIS DRAWING DOES FEATURE TOPOGRAPHIC CONTOURS AT A 1-FOOT INTERVAL WITH HIGHLIGHTED CONTOURS AT EVERY 5 FEET BASED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON REAL-TIME GPS NETWORK BASE OBSERVATIONS.
6) NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
7)
a. EXTERIOR DIMENSIONS OF ALL BUILDINGS ON SITE ARE NOT SHOWN HEREON AS MEASURED AT THE GROUND LEVEL.
b. (1) SQUARE FOOTAGE OF BUILDING FOOTPRINTS ON SITE ARE NOT PROVIDED HEREON.
(2) SQUARE FOOTAGE OF OTHER AREAS ARE NOT PROVIDED HEREON
c. BUILDING HEIGHTS ARE NOT PROVIDED HEREON.
8) ALL SUBSTANTIAL FEATURES OBSERVED DURING THE SURVEY ARE DEPICTED HEREON UNLESS OTHERWISE NOTED.
9) SITE CONTAINS 0 MARKED REGULAR PARKING SPACES & 0 HANDICAPPED SPACES.
10) PARTY WALLS WERE NOT REQUESTED AND ARE NOT SHOWN HEREON.
11) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. PER ALTA/NSPS.
12) THIS SURVEY HAS NO KNOWN STATUSES IN REGARD TO GOVERNMENT AGENCIES.
13) ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE HENRY COUNTY TAX ASSESSOR'S WEBSITE.
14) THE DISTANCE TO THE NEAREST ROAD INTERSECTION IS PROVIDED HEREON MEASURED EITHER ALONG THE R/W, THE C/L OF FRONTAGE ROAD OR BY STRAIGHT-LINE BEARING AND DISTANCE.
15) ORTHOMETRIC, PHOTOGRAMMETRIC, OR LASER SCANNING DATA WAS PERFORMED IN AIDE OF THE DRAFTING OF THIS SURVEY. IT WAS USED EXCLUSIVELY FOR NON-BOUNDARY FEATURES AND WAS CONTROLLED BY POINTS ESTABLISHED BY STANDARD SURVEYING PROCEDURES AND TECHNIQUES WITH THE EQUIPMENT AND DATUM NOTED HEREON.
16) VISIBLE EVIDENCE OF RECENT EARTHWORK ON SITE WAS NOT OBSERVED.
17) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
18) ANY PERTINENT OFFSITE EASEMENTS OR APPARENT EASEMENTS FOUND IN THE COURSE OF RESEARCH AND FIELD WORK ARE SHOWN HEREON UNLESS OTHERWISE NOTED.
19) LIABILITY INSURANCE WAS NOT OBTAINED BY THE SURVEYOR.

SCHEDULE B-II EXCEPTIONS

1-10 – STANDARD EXCEPTIONS. NOT ADDRESSED.

11 – EASEMENT FROM HERMAN SIMMS, IRVING BRYAN, LINDA M. BRYAN AND JEFFERY A. BRYAN TO BOB H. EVANS AND CHARLES J. WATERS, DATED FEBRUARY 10, 1971, FILED FEBRUARY 11, 1971 AND RECORDED IN DEED BOOK 119, PAGE 246, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THIS SURVEY.

12 – EASEMENTS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM COLORADO PINES CAMPING RESORT, A COLORADO PARTNERSHIP COMPOSES OF VAN PALMER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK, DATED MARCH 6, 1989, FILED MARCH 8, 1989 AND RECORDED IN DEED BOOK 1041, PAGE 44, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THIS SURVEY.

13 – EASEMENTS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA. AFFECTS PROPERTY AND IS SHOWN ON THIS SURVEY.

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

LINE TABLE

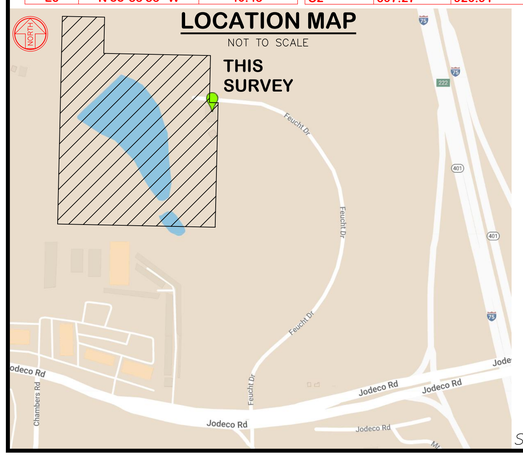
LINE	BEARING	DISTANCE
L1	N 00°52'56" E	50.00'
L2	S 88°53'53" E	90.42'
L3	S 01°53'53" E	139.25'
L4	N 89°18'55" W	50.00'
L5	N 01°53'53" W	139.25'
L6	N 88°53'53" W	40.43'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	657.27'	999.24'	905.75'	S 45°21'06" E	087°06'21
C2	607.27'	920.91'	835.17'	N 45°26'49" W	086°53'15"

LOCATION MAP

NOT TO SCALE



CERTIFY TO:
EMORY EQUITY, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.
GLENN D. COOK, CAROL J. COOK & JULIA A. COOK
KENNETH J. BUTCHER & DEBRA C. BUTCHER
FIDELITY NATIONAL TITLE INSURANCE COMPANY

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

THE FIELDWORK WAS COMPLETED ON: 07/01/2022

DATE OF PLAT OR MAP: 08/25/2022

GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2311 JOHN PATRICK HARRIS

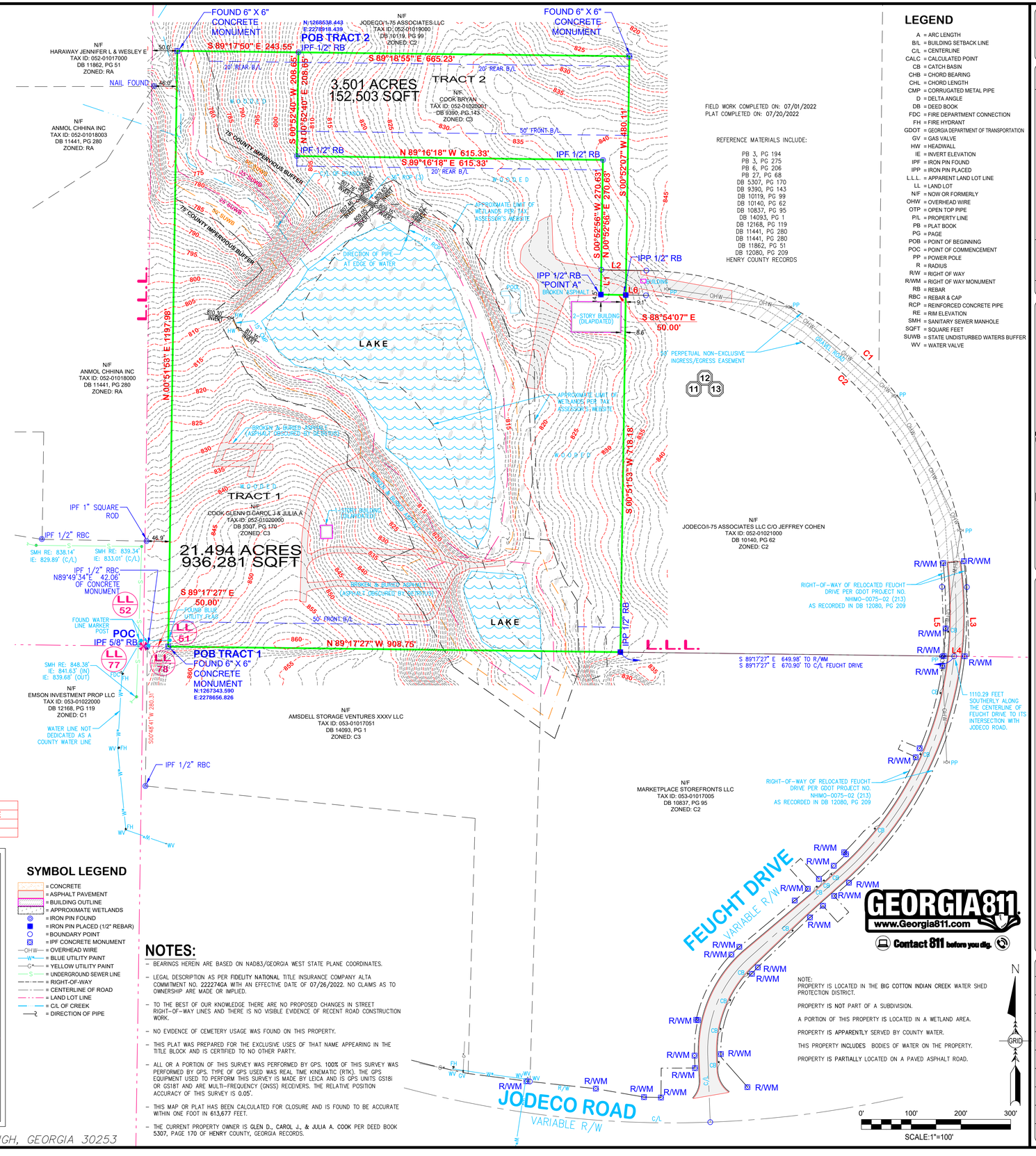
JOHN PATRICK HARRIS,
P.L.S. #2311

08/25/2022
DATE

SITE ADDRESS: 2220 JODECO ROAD, MCDONOUGH, GEORGIA 30253

SYMBOL LEGEND

= CONCRETE
= ASPHALT PAVEMENT
= BUILDING OUTLINE
= APPROXIMATE WETLANDS
= IRON PIN FOUND
= IRON PIN PLACED (1/2" REBAR)
= BOUNDARY POINT
= IPF CONCRETE MONUMENT
= OVERHEAD WIRE
= BLUE UTILITY PAINT
= YELLOW UTILITY PAINT
= UNDERGROUND SEWER LINE
= RIGHT-OF-WAY
= CENTERLINE OF ROAD
= LAND LOT LINE
= C/L OF CREEK
= DIRECTION OF PIPE



NOTES:

- BEARINGS HEREIN ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- LEGAL DESCRIPTION AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 2222746A WITH AN EFFECTIVE DATE OF 07/26/2022. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- NO EVIDENCE OF CEMETERY USAGE WAS FOUND ON THIS PROPERTY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.
- ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY GPS. 100% OF THIS SURVEY WAS PERFORMED BY GPS. TYPE OF GPS USED WAS REAL TIME KINEMATIC (RTK). THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY IS MADE BY LEICA AND IS GPS UNITS GS18I OR GS18T AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 613,677 FEET.
- THE CURRENT PROPERTY OWNER IS GLEN D., CAROL J., & JULIA A. COOK PER DEED BOOK 5307, PAGE 170 OF HENRY COUNTY, GEORGIA RECORDS.

FIELD WORK COMPLETED ON: 07/01/2022
PLAT COMPLETED ON: 07/20/2022

REFERENCE MATERIALS INCLUDE:

PB 3, PG 194
PB 3, PG 275
PB 6, PG 206
PB 27, PG 68
DB 5307, PG 170
DB 9390, PG 143
DB 10119, PG 99
DB 10140, PG 62
DB 10837, PG 95
DB 14093, PG 1
DB 12168, PG 119
DB 11441, PG 280
DB 11441, PG 280
DB 11862, PG 51
DB 12080, PG 209
HENRY COUNTY RECORDS

LEGEND

A = ARC LENGTH
B/L = BUILDING SETBACK LINE
C/L = CENTERLINE
CALC = CALCULATED POINT
CB = CATCH BASIN
CHB = CHORD BEARING
CHL = CHORD LENGTH
CMP = CORRUGATED METAL PIPE
D = DELTA ANGLE
DB = DEED BOOK
FDC = FIRE DEPARTMENT CONNECTION
FH = FIRE HYDRANT
GDOT = GEORGIA DEPARTMENT OF TRANSPORTATION
GV = GAS VALVE
HW = HEADWALL
IE = INVERT ELEVATION
IPF = IRON PIN FOUND
IPP = IRON PIN PLACED
L.L.L. = APPARENT LAND LOT LINE
LL = LAND LOT
N/F = NOW OR FORMERLY
OHW = OVERHEAD WIRE
OTP = OPEN TOP PIPE
P/L = PROPERTY LINE
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POWER POLE
R = RADIUS
R/W = RIGHT OF WAY
R/WM = RIGHT OF WAY MONUMENT
RB = REBAR
RBC = REBAR & CAP
RCP = REINFORCED CONCRETE PIPE
RE = RIM ELEVATION
SMH = SANITARY SEWER MANHOLE
SQFT = SQUARE FEET
SUWB = STATE UNDISTURBED WATERS BUFFER
WV = WATER VALVE

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

No.	JOB No.	DESCRIPTION OF REVISION	DATE

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

ALTA/NSPS LAND TITLE SURVEY
FOR EMORY EQUITY, LLC
IN LAND LOT 51, DISTRICT 6, HENRY COUNTY, GEORGIA

ORIGINAL PLAT DATE	08/25/2022
SCALE	1" = 100'
DRAWN BY	SJL
CHECKED BY	JPH
ORIGINAL FIELD DATE	07/01/2022
CREW	RL/AL
FIELD BOOK	FIELD SKETCH
JOB NO.	220221
DWG NO.	220221-A
SHEET	1 of 1

Henry County Water Authority
Engineering Division

September 2, 2022

Re: Water and Sewer Services - Availability

Proposed Development:	**Multi-Family**
Property Information:	**2220 Jodeco Road Parcel Nos. 052-0102000 & 052-0102001**
	LL 51; District 6; 25.0+/- acres
Proposed Zoning:	**RM**
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 can be made available via a line extension of approximately 2,200 linear feet along Feucht Road at the developer's expense. A fire flow test calculated in the area revealed the following data:

Static:	84	psi
Residual:	70	psi
Flow	2250	gpm
Calculated Flow @ 20 psi:	5112	gpm

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

Sewage **treatment** is available for the property. ***Sewer line capacity can be made available via the construction of a gravity line along the Western Parallel Connector Sanitary Sewer***

Extension project. Extending the sewer line may require an easement on the subject properties. This project is currently under design with no established date for completion.

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.

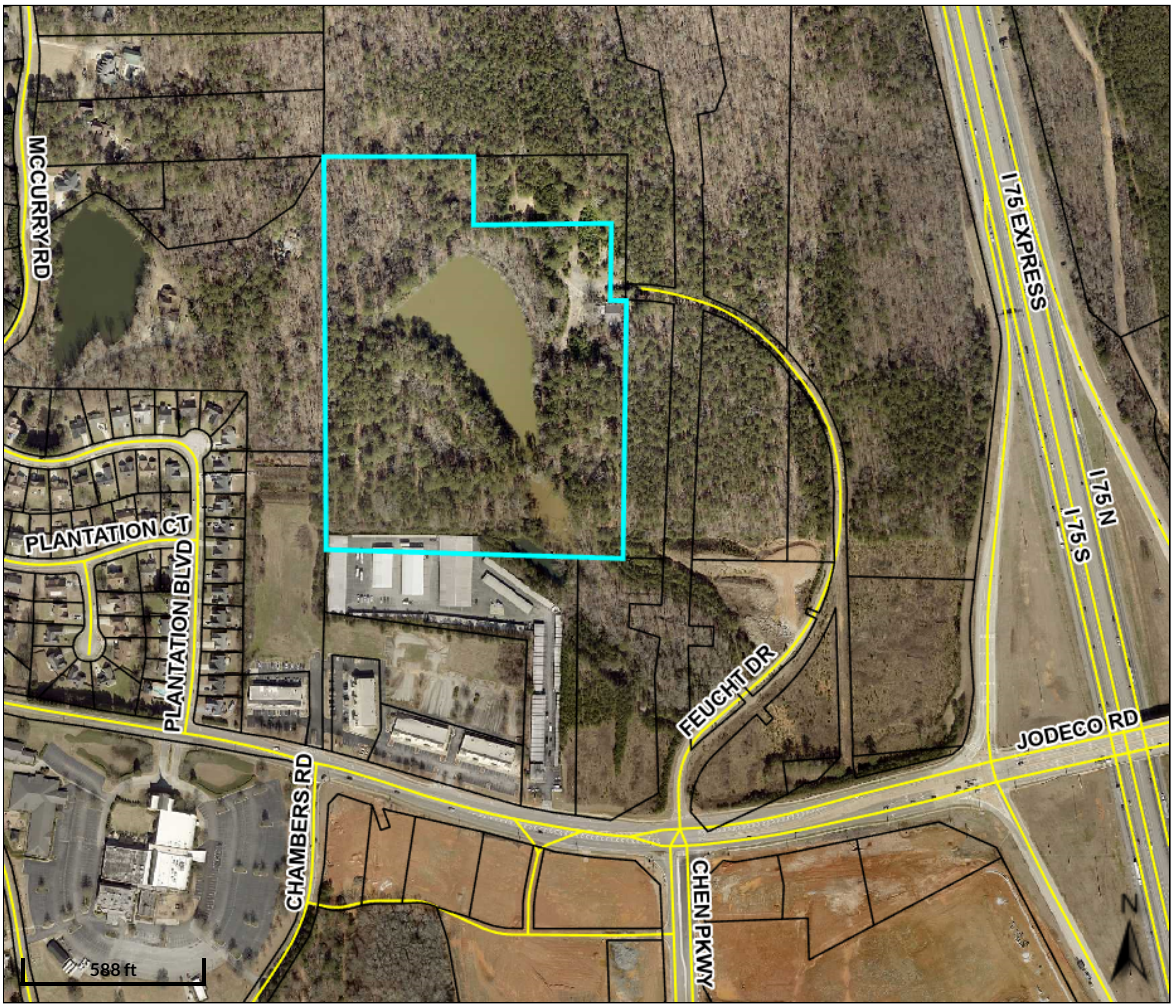
This letter was prepared with information submitted to HCWA on a Preliminary Site Plan dated 08/11/2022 prepared by Thomas & Hutton.

Scott Sage

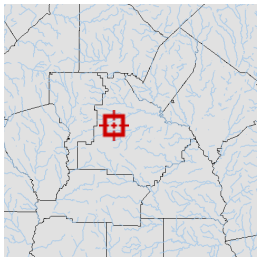
Date:
2022.09.02
16:26:35 -04'00'

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

Henry County, GA



Overview



Legend

- Parcels
- Roads

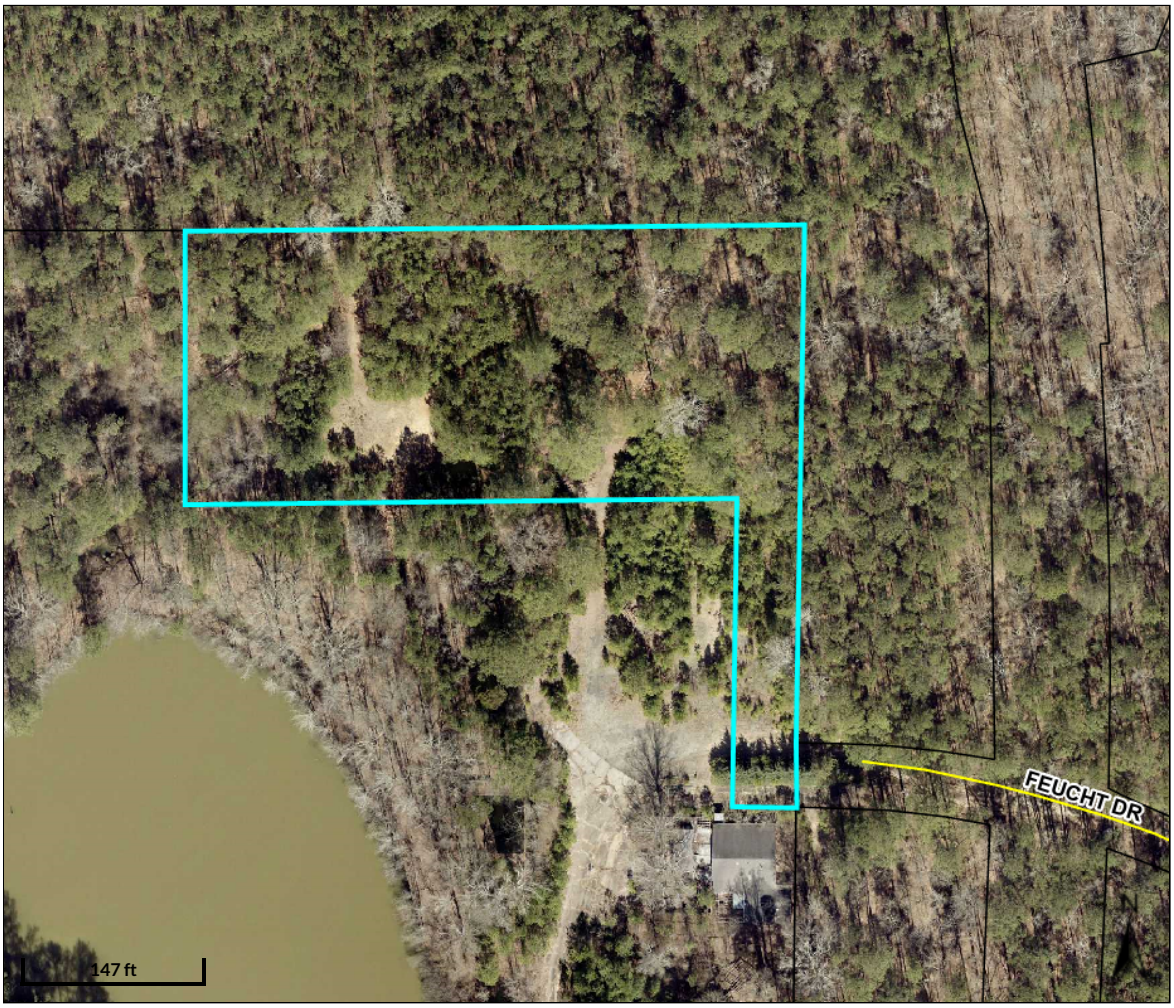
Parcel ID	052-01020000	**Class**	Commercial	**Owner**	COOK GLENN D & CAROL J & JULIA A & ET AL	**Land Value:**	$1,075,000				
Property Address	2220 JODECO RD	**Acreage**	21.5	**Address**	1080 RIVERSIDE DRIVE WATKINSVILLE, GA 30677	**Building Value:**	$0	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
								6/10/2022	$31,800	VL	U
								9/3/2002	$0	U	U
						Total Value:	$1,075,000				

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.

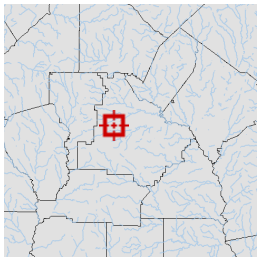
Date created: 4/17/2025
Last Data Uploaded: 4/17/2025 2:34:03 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	052-01020001	**Class**	Commercial	**Owner**	COOK BRYAN	**Land Value:**	$175,000				
Acreage	3.5	**Address**	64 SELLERS RD HAZELHURST, GA 31539								
Property Address	JODECO RD					**Building Value:**	$0	**Last 2 Sales**			
								Date	**Price**	**Reason**	**Qual**
District	Henry County					**Misc Value:**	$0	6/7/2006	$0	U	U
								n/a	$	n/a	n/a
						Total Value:	$175,000				

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: 4/17/2025
Last Data Uploaded: 4/17/2025 2:34:03 AM

Developed by SCHNEIDER GEOSPATIAL

Project/Case #

COMP-2025.04.0406

Location Details:

0 & 2220 Jodeco Road

City of Stockbridge Planning and Zoning Division,

Community Development Department

Application for an Amendment to the Comprehensive Plan

Zoning Case Number:

Ordinance Case Number:

Name of Applicant:	First: Arthur Lynn	Last: Emory Equity, LLC	
Applicant's Address:	2864 Alpine Road		Phone: 4048153620
City: Atlanta	State: Georgia	Zip: 30305	Email: djwebb@sgrlaw.com
Name of Agent:	First: Dennis J.	Last: Webb, Jr.	
Agent's Address:	1105 W. Peachtree St NE, Ste 1000		Phone: 4048153620
City: Atlanta	State: Georgia	Zip: 30309	Email: djwebb@sgrlaw.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

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

☑ Acknowledged

From: High Density Mixed Use

To: High Density Residential

Case Name: 2220 Jodeco Road

Nearest intersection to the property: Jodeco Road & Feucht Drive

Size of Tract: 24.995 acres

Land Lot Number(s): 51

District(s): District 5

DJW

Applicant Signature

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 2220 Jodeco Road [address], with Parcel Number 052-01020000, which is the subject of this application.

Name of Property Owner: Kenneth J. Butcher as representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, Debra C. Butcher

Property Owner's Address: 1080 RIVERSIDE DR., WATKINSVILLE, GA 30677

Telephone: 770-560-8440 E-mail: KENI@HARDRICKS.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: Kenneth J. Butcher Date: 4.1.25

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): Emory Equity, LLC

Company/law firm (if applicable): c/o Dennis J. Webb - Smith, Gambrell & Russell, LLP

Telephone, E-Mail, & Address: 404-815-3620, dwebb@sgrlaw.com

1105 W. Peachtree Street. NE Suite 1000, Atlanta, GA 30309

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

Kenneth J. Butcher

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

4.1.25

Date

Signature of Notary Public

Kelly Johnson

Printed Name of Notary Public

April 1st 2025

Date

Notary Public's Seal or Stamp:

KELLY JOHNSON NOTARY PUBLIC GEORGIA ROCKDALE COUNTY EXPIRES MARCH 28, 2029

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 Jodeco Road [address], with Parcel Number 052-01020001, which is the subject of this application.

Name of Property Owner: Kenneth J. Butcher as representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, Debra C. Butcher

Property Owner's Address: 1080 RIVERSIDE DR., WATKINSVILLE, GA 30677

Telephone: 770-560-8440 E-mail: KEN@HARDRICKS.COM

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Telephone, E-Mail, & Address: 404-815-3620, dwebb@sgrlaw.com

1105 W. Peachtree Street. NE Suite 1000, Atlanta, GA 30309

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

Kenneth J. Butcher

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

4.1.25

Date

Signature of Notary Public

Kelly Johnson

Printed Name of Notary Public

April 1st 2025

Date

Notary Public's Seal or Stamp:

KELLY JOHNSON NOTARY PUBLIC GEORGIA ROCKDALE COUNTY EXPIRES MARCH 28, 2029

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 1ST day of APRIL, 2025

KENNETH J BUTCHER
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1st day of April, 2025,.
As representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, Debra C. Butcher

Notary Public

KELLY JOHNSON NOTARY PUBLIC ROCKDALE COUNTY GEORGIA EXPIRES MARCH 28, 2029

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

Applicant Campaign Disclosure Form

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

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

If **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 7th day of April, 2025

Arthur Lynn

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of April, 2025.

JACK R. LLOYD
NOTARY
EXPIRES
GEORGIA
01/14/2029
PUBLIC
FULTON COUNTY

Notary Public

* 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.)

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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 sixth day of January, 2025, _____

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Dennis J. Webb, Jr.

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Smith, Gambrell & Russell, LLP

Sworn to and subscribed before me this sixth day of January, 2025, _____.

Notary Public

KAREN LAWRENCE NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES January 26, 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.)

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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 sixth day of January, 2025, _____

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

J. Alexander Brock

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Smith, Gambrell & Russell, LLP

Sworn to and subscribed before me this sixth day of January, 2025, _____.

Notary Public

KAREN LAWRENCE NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES January 26, 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.)

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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 sixth day of January, 2025

Applicant's Name - Printed

Kathryn M. Zickert

Signature of Applicant/Property Owner/Agent

Kathryn M Zickert

Applicant's Attorney, if applicable - Printed

Smith, Gambrell & Russell, LLP

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this sixth day of January, 2025.

Notary Public

KAREN LAWRENCE NOTARY PUBLIC GEORGIA GWINNETT COUNTY EXPIRES January 26, 2025

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

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

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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 sixth day of January, 2025

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kirk R. Fjelstul

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Smith, Gambrell & Russell, LLP

Sworn to and subscribed before me this sixth day of January, 2025

Notary Public

KAREN LAWRENCE NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES January 26, 2025

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

LEGAL DESCRIPTION (AS SURVEYED)

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF LAND LOTS 51, 52, 77, & 78;
THENCE ALONG THE SOUTH LINE OF LAND LOT 51 S89°17'27"E A DISTANCE OF 50.00 FEET TO A FOUND CONCRETE MONUMENT AND THE POINT OF BEGINNING;
THENCE N00°51'53"E A DISTANCE OF 1,197.98 FEET TO A FOUND CONCRETE MONUMENT; THENCE S89°17'50"E A DISTANCE OF 243.55 FEET TO A FOUND 1/2" REBAR; THENCE S00°52'40"W A DISTANCE OF 208.65 FEET TO A FOUND 1/2" REBAR; THENCE S89°16'18"E A DISTANCE OF 615.33 FEET TO A FOUND 1/2" REBAR; THENCE S00°52'56"W A DISTANCE OF 270.63 FEET TO A SET 1/2" REBAR, ALSO KNOWN AS "POINT A"; THENCE S88°54'07"E A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR; THENCE S00°51'53"W A DISTANCE OF 718.18 FEET TO A SET 1/2" REBAR; THENCE N89°17'27"W A DISTANCE OF 908.75 FEET TO A FOUND CONCRETE MONUMENT WHICH IS THE POINT OF BEGINNING.
SAID LAND HAVING AN AREA OF 936,281 SQUARE FEET, 21.494 ACRES, MORE OR LESS.

TOGETHER WITH A 50-FOOT PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT KNOWN AS "POINT A" DESCRIBED ABOVE THENCE N00°52'56"E A DISTANCE OF 50.00 FEET TO A POINT; THENCE S88°53'53"E A DISTANCE OF 90.42 FEET TO A POINT ON A CIRCULAR CURVE TO THE RIGHT; THENCE ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 657.27 AN ARC DISTANCE OF 999.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING S45°21'06"E FOR A DISTANCE OF 905.75 FEET TO A POINT; THENCE S01°53'53"E A DISTANCE OF 139.25 FEET TO A POINT; THENCE N89°18'55"W A DISTANCE OF 50.00 FEET TO A POINT; THENCE N01°53'53"W A DISTANCE OF 139.25 FEET TO A POINT ON A CIRCULAR CURVE TO THE LEFT; THENCE ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 607.27 AN ARC DISTANCE OF 920.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING N45°26'49"W FOR A DISTANCE OF 835.17 FEET TO A POINT; THENCE N88°53'53"W A DISTANCE OF 40.43 FEET TO A SET 1/2" REBAR; THENCE S88°54'07"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING KNOWN AS "POINT A".
SAID LAND HAVING AN AREA OF 59,443 SQUARE FEET, 1.365 ACRES, MORE OR LESS.

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 1 AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM COLORADO PINES CAMPING RESORT, A COLORADO PARTNERSHIP COMPOSES OF VAN PALMER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK, DATED MARCH 6, 1989, FILED MARCH 8, 1989 AND RECORDED IN DEED BOOK 1041, PAGE 44, AFORESAID RECORDS;

LESS AND EXCEPT ANY PORTION OF THE PROPERTY SET FORTH ABOVE CONTAINED WITHIN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF LAND LOTS 51, 52, 77, & 78; THENCE ALONG THE SOUTH LINE OF LAND LOT 51 S89°17'27"E A DISTANCE OF 50.00 FEET TO A FOUND CONCRETE MONUMENT; THENCE N00°51'53"E A DISTANCE OF 1,197.98 FEET TO A FOUND CONCRETE MONUMENT;
THENCE S89°17'50"E A DISTANCE OF 243.55 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING; THENCE S89°18'55"E A DISTANCE OF 666.23 FEET TO A FOUND CONCRETE MONUMENT; THENCE S00°52'07"W A DISTANCE OF 480.11 FEET TO A SET 1/2" REBAR; THENCE N88°54'07"W A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR KNOWN AS "POINT A"; THENCE N00°52'56"E A DISTANCE OF 270.63 FEET TO A FOUND 1/2" REBAR; THENCE N89°16'18"W A DISTANCE OF 615.33 FEET TO A FOUND 1/2" REBAR; THENCE N00°52'40"E A DISTANCE OF 208.65 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING.
SAID LAND HAVING AN AREA OF XX,XXX SQUARE FEET, X.XXXX ACRES, MORE OR LESS.

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 2 AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

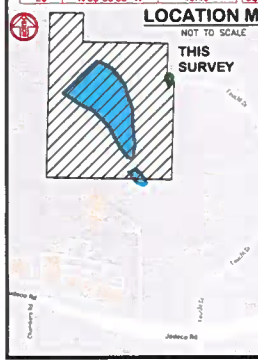
TABLE A ITEMS:

1) ALL MONUMENTS FOUND AND/OR SET AS NOTED ON THE SURVEY. ALL CORNERS SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
2) SITE ADDRESS 2220 JODECO ROAD, MCDONOUGH, GEORGIA 30253
3) BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA. PANEL #13151C0150 EFFECTIVE DATE: 10/08/2014
4) GROSS ACREAGE AND SQUARE FOOTAGE OF SUBJECT PROPERTY ARE SHOWN ON THE DRAWING.
5) THIS DRAWING DOES FEATURE TOPOGRAPHIC CONTOURS AT A 1'-FOOT INTERVAL WITH HIGHLIGHTED CONTOURS AT EVERY 5 FEET BASED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON REAL-TIME GPS NETWORK BASE OBSERVATIONS.
6) NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
7)
a. EXTERIOR DIMENSIONS OF ALL BUILDINGS ON SITE ARE NOT SHOWN HEREON AS MEASURED AT THE GROUND LEVEL.
b. (1) SQUARE FOOTAGE OF BUILDING FOOTPRINTS ON SITE ARE NOT PROVIDED HEREON.
(2) SQUARE FOOTAGE OF OTHER AREAS ARE NOT PROVIDED HEREON.
c. BUILDING HEIGHTS ARE NOT PROVIDED HEREON.
8) ALL SUBSTANTIAL FEATURES OBSERVED DURING THE SURVEY ARE DEPICTED HEREON UNLESS OTHERWISE NOTED.
9) SITE CONTAINS 8 MARKED REGULAR PARKING SPACES & 0 HANDICAPPED SPACES.
10) PARTY WALLS WERE NOT REQUESTED AND ARE NOT SHOWN HEREON.
11) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. PER ALTA/NSPS.
12) THIS SURVEY HAS NO KNOWN STATURES IN REGARD TO GOVERNMENT AGENCIES.
13) ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE HENRY COUNTY TAX ASSESSOR'S WEBSITE.
14) THE DISTANCE TO THE NEAREST ROAD INTERSECTION IS PROVIDED HEREON MEASURED EITHER ALONG THE R/W, THE C/L OF FRONTAGE ROAD OR BY STRAIGHT-LINE BEARING AND DISTANCE.
15) ORTHOMETRIC, PHOTOGRAMMETRIC, OR LASER SCANNING DATA WAS PERFORMED IN ARE OF THE DRAFTING OF THIS SURVEY. IT WAS USED EXCLUSIVELY FOR NON-BOUNDARY FEATURES AND WAS CONTROLLED BY POINTS ESTABLISHED BY STANDARD SURVEYING PROCEDURES AND TECHNIQUES WITH THE EQUIPMENT AND DATUM NOTED HEREON
16) VISIBLE EVIDENCE OF RECENT EARTHWORK ON SITE WAS NOT OBSERVED.
17) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
18) ANY PERTINENT OFFSITE EASEMENTS OR APPARENT EASEMENTS FOUND IN THE COURSE OF RESEARCH AND FIELD WORK ARE SHOWN HEREON UNLESS OTHERWISE NOTED.
19) LIABILITY INSURANCE WAS NOT OBTAINED BY THE SURVEYOR.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°52'56" E	50.00'
L2	S 88°53'53" E	90.42'
L3	S 01°53'53" E	139.25'
L4	N 89°18'55" W	50.00'
L5	N 01°53'53" W	139.25'
L6	N 88°53'53" W	40.43'

LOCATION MAP

NOT TO SCALE



LEGAL DESCRIPTION (AS PER TITLE COMMITMENT – COPIED VERBATIM)

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 4TH DISTRICT OF HENRY COUNTY, GEORGIA AS SHOWN ON A PLAT OF SURVEY DATED APRIL 12, 1979 FOR TRAVEL CAMP, INC. BY GRIFFIN ENGINEERING COMPANY, E.C. BEARING THE CERTIFICATE OF ROBERT E. MITCHELL, R.L.S. NO. 1544, RECORDED IN PLAT BOOK 5, PAGE 206, HENRY COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE COMMON CORNERS OF LAND LOTS 51, 52, 77 AND 78 OF THE 4TH DISTRICT OF HENRY COUNTY, GEORGIA, AND RUN THENCE, LAST ALONG THE SOUTH LINE OF LAND LOT 51 AND THE NORTH LINE OF LAND LOT 78 S 01°53'53" E 139.25 FEET TO THE POINT OF BEGINNING; RUNNING THENCE SOUTH 89 DEGREES 18 MINUTES 55 SECONDS EAST ALONG THE SOUTHLINE OF LAND LOT 51 AND THE NORTH LINE OF LAND LOT 78 990.6 FEET TO A CONCRETE MONUMENT; THENCE NORTH 0 DEGREES 56 MINUTES 0 SECONDS EAST 1189.29 FEET ALONG OTHER PROPERTY OF BOB H. EVANS AND CHARLES J. WATERS TO A CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 15 MINUTES 5 SECONDS WEST ALONG OTHER PROPERTY OF BOB H. EVANS AND CHARLES J. WATERS 1008.8 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 0 DEGREES 16 MINUTES 0 SECONDS WEST ALONG OTHER PROPERTY OF BOB H. EVANS AND CHARLES J. WATERS 139.25 FEET TO THE DIVIDING LINE BETWEEN LAND LOT 51 AND LAND LOT 78 TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING. BEING SHOWN AS 26 ACRES ON A PLAT OF SURVEY MADE FOR TRAVEL CAMP, INC. BY ROBERT S. METCALF, R.L.S., DATED APRIL 20, 1979.

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 1 AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM COLORADO PINES CAMPING RESORT, A COLORADO PARTNERSHIP COMPOSED OF VAN PAUNER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK, DATED MARCH 6, 1988, FILED MARCH 8, 1988 AND RECORDED IN DEED BOOK 1041, PAGE 44, AFORESAID RECORDS.

LESS AND EXCEPT ANY PORTION OF THE PROPERTY SET FORTH ABOVE CONTAINED WITHIN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 1798, PAGE 143 RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 4TH DISTRICT OF HENRY COUNTY, GEORGIA, AS SHOWN ON SURVEY DATED JUNE 5, 1995 FOR BRYAN COOK & SUNTRUST BANK BY SOUTHERN SURVEYORS, MALCOLM F. PRINCE, RLS NO. 2686, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY MOST CORNER OF THE TERMINUS OF FEUCHT ROAD RIGHT-OF-WAY (80 WIDE & 50 FOOT RIGHT-OF-WAY) WITH THE SOUTH LINE OF LAND LOT 51 OF THE 4TH DISTRICT OF HENRY COUNTY, GEORGIA; RUN THENCE NORTH 89 DEGREES 18 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LAND LOT LINE A DISTANCE OF 663.11 FEET TO A POINT; AND RUN THENCE NORTH 01 DEGREES 39 MINUTES 29 SECONDS EAST 174.94 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); THENCE NORTH 89 DEGREES 16 MINUTES 18 SECONDS WEST 615.33 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE NORTH 00 DEGREES 52 MINUTES 56 SECONDS WEST 1139.29 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE NORTH 88 DEGREES 53 MINUTES 53 SECONDS WEST 615.33 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE NORTH 00 DEGREES 39 MINUTES 29 SECONDS EAST 174.94 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE NORTH 88 DEGREES 53 MINUTES 53 SECONDS EAST 1008.88 FEET TO AN IRON PIN FOUND IN A CONCRETE MONUMENT; RUN THENCE SOUTH 00 DEGREES 39 MINUTES 29 SECONDS WEST 419.99 FEET TO AN IRON PIN PLACED WHICH IS THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF THE PROPERTY SET FORTH ABOVE CONTAINED WITHIN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 1798, PAGE 143 RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

LEGAL DESCRIPTION (AS SURVEYED)

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 4TH DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF LAND LOTS 51, 52, 77 & 78

THENCE ALONG THE SOUTH LINE OF LAND LOT 51 S89°17'27"E A DISTANCE OF 50.00 FEET TO A FOUND CONCRETE MONUMENT AND THE POINT OF BEGINNING

THENCE N00°51'53"E A DISTANCE OF 139.25 FEET TO A FOUND CONCRETE MONUMENT; THENCE S89°17'27"E A DISTANCE OF 343.50 FEET TO A FOUND 1/2" REBAR; THENCE N00°52'56"E A DISTANCE OF 1139.29 FEET TO A FOUND 1/2" REBAR; THENCE S89°18'55"E A DISTANCE OF 278.61 FEET TO A SET 1/2" REBAR. ALSO KNOWN AS "POINT A"; THENCE, S00°52'07"E A DISTANCE OF 1198.11 FEET TO A SET 1/2" REBAR; THENCE S00°53'53"E A DISTANCE OF 118.96 FEET TO A SET 1/2" REBAR; THENCE N89°17'27"W A DISTANCE OF 908.75 FEET TO A FOUND CONCRETE MONUMENT WHICH IS THE POINT OF BEGINNING

SAID LAND HAVING AN AREA OF 936,281 SQUARE FEET, 21.494 ACRES, MORE OR LESS

"TOGETHER WITH A 30-FOOT PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT KNOWN AS "POINT A" DESCRIBED ABOVE THENCE N88°53'53"E A DISTANCE OF 90.42 FEET TO A POINT; THENCE N89°53'53"E A DISTANCE OF 99.43 FEET TO A POINT ON A CIRCULAR CURVE TO THE RIGHT; THENCE ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 657.27 AN ARC DISTANCE OF 496.74 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING S45°21'08"E A DISTANCE OF 485.15 FEET TO A POINT; THENCE S01°53'53"E A DISTANCE OF 139.25 FEET TO A POINT; THENCE, N89°18'55"W A DISTANCE OF 50.00 FEET TO A POINT; THENCE, N01°53'53"W A DISTANCE OF 139.25 FEET TO A POINT ON A CIRCULAR CURVE TO THE LEFT; THENCE ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 607.27 AN ARC DISTANCE OF 920.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING N45°26'49"W FOR A DISTANCE OF 835.17 FEET TO A POINT; THENCE N88°53'53"W A DISTANCE OF 40.43 FEET TO A SET 1/2" REBAR; THENCE S88°53'53"E A DISTANCE OF 40.43 FEET TO THE POINT OF BEGINNING KNOWN AS "POINT A".

SAID LAND HAVING AN AREA OF 148,443 SQUARE FEET, 3.408 ACRES, MORE OR LESS

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 1 AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM COLORADO PINES CAMPING RESORT, A COLORADO PARTNERSHIP COMPOSED OF VAN PAUNER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK, DATED MARCH 6, 1988 AND RECORDED IN DEED BOOK 1041, PAGE 44 AFORESAID RECORDS

LESS AND EXCEPT ANY PORTION OF THE PROPERTY SET FORTH ABOVE CONTAINED WITHIN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 1798, PAGE 143 RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 4TH DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF LAND LOTS 51, 52, 77 & 78 THENCE ALONG THE SOUTH LINE OF LAND LOT 51 S89°17'27"E A DISTANCE OF 50.00 FEET TO A FOUND CONCRETE MONUMENT THENCE N00°51'53"E A DISTANCE OF 139.25 FEET TO A FOUND CONCRETE MONUMENT THENCE S89°17'27"E A DISTANCE OF 343.50 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING THENCE S89°17'27"E A DISTANCE OF 665.23 FEET TO A FOUND CONCRETE MONUMENT THENCE S00°52'07"E A DISTANCE OF 990.11 FEET TO A SET 1/2" REBAR; THENCE N89°18'55"W A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR KNOWN AS "POINT A" THENCE N00°52'07"E A DISTANCE OF 278.61 FEET TO A FOUND 1/2" REBAR; THENCE, N89°16'18"W A DISTANCE OF 615.33 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING

SAID LAND HAVING AN AREA OF 152,503 SQUARE FEET, 3.500 ACRES, MORE OR LESS

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 2 AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 1798, PAGE 143 RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA

SCHEDULE B-II EXCEPTIONS

1-10 – STANDARD EXCEPTIONS, NOT ADDRESSED

11 – EASEMENT FROM HERMAN SIMMS, IRVING BRYAN, LINDA M. BRYAN AND JEFFERY A. BRYAN TO BOB H. EVANS AND CHARLES J. WATERS, DATED FEBRUARY 10, 1971, FILED FEBRUARY 11, 1971 AND RECORDED IN DEED BOOK 119, PAGE 246, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THIS SURVEY.

12 – EASEMENTS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM COLORADO PINES CAMPING RESORT, A COLORADO PARTNERSHIP COMPOSED OF VAN PAUNER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK, DATED MARCH 6, 1988, FILED MARCH 8, 1988 AND RECORDED IN DEED BOOK 1041, PAGE 44, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THIS SURVEY.

13 – EASEMENTS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 1798, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA. AFFECTS PROPERTY AND IS SHOWN ON THIS SURVEY.

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

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	657.27'	999.24'	905.78'	S 45°21'08" E	087°06'21"
C2	607.27'	920.91'	835.17'	N 45°26'49" W	086°53'15"

CERTIFY TO:
EMORY EQUITY, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR,
GLENN D. COOK, CAROL J. COOK & JULIA A. COOK
KENNETH J. BUTCHER & DEBRA C. BUTCHER
FIDELITY NATIONAL TITLE INSURANCE COMPANY

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

THE FIELDWORK WAS COMPLETED ON: 07/01/2022

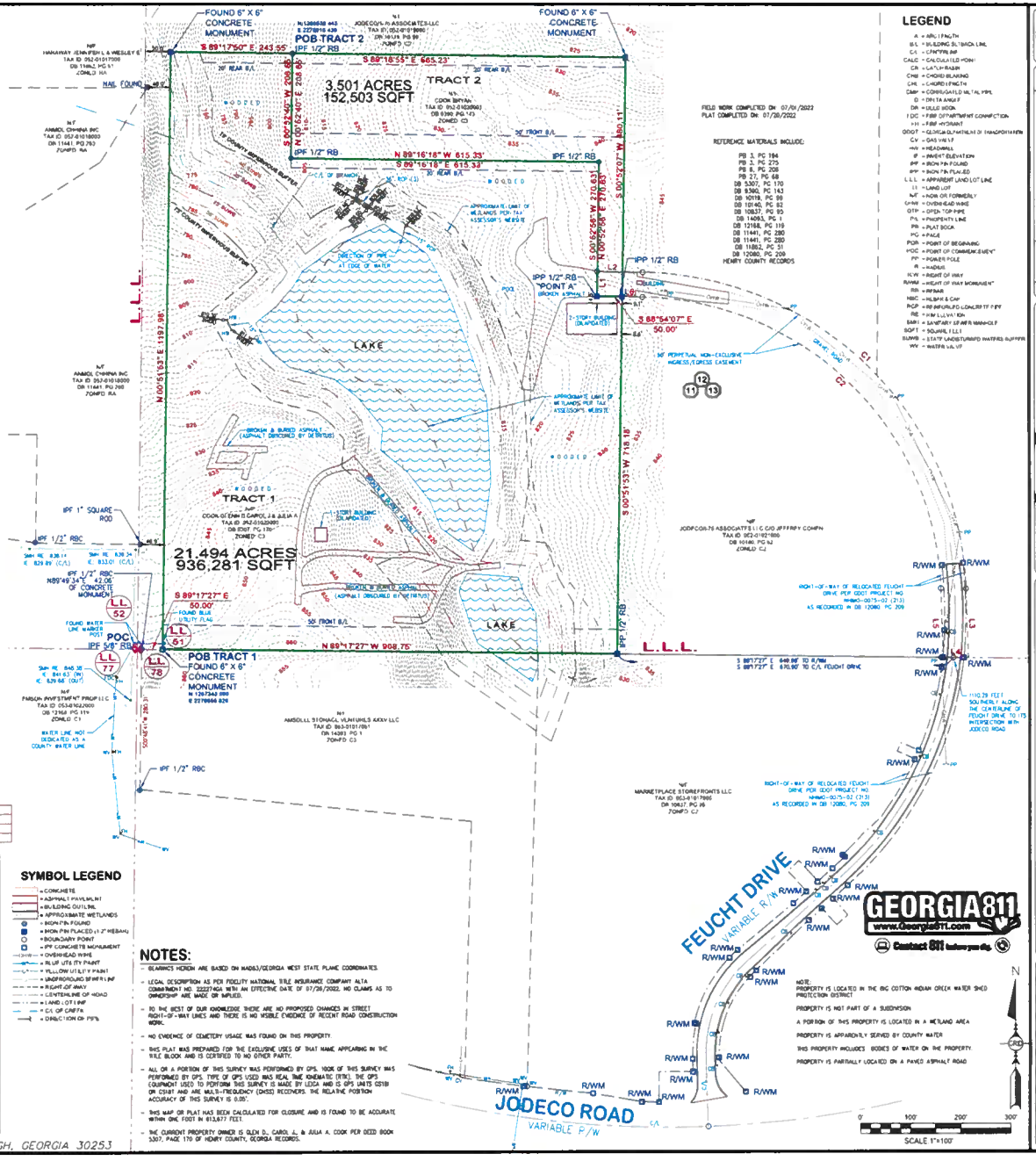
DATE OF PLAT OF MAP: 08/25/2022

GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2311 JOHN PATRICK HARRIS

JOHN PATRICK HARRIS, P.L.S. #2311

08/25/2022
DATE

SITE ADDRESS: 2220 JODECO ROAD, MCDONOUGH, GEORGIA 30253



SYMBOL LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- BUILDING OUTLINE
- APPROXIMATE WETLANDS
- IRON PIN FOUND
- IRON PIN PLACED (1/2" REBAR)
- BOUNDARY POINT
- IPF CONCRETE MONUMENT
- OVERHEAD WIRE
- IN LIEU UTILITY PAINT
- YELLOW UTILITY PAINT
- UNDERGROUND SPRINKLINE
- RIGHT OF WAY
- CENTERLINE OF ROAD
- LAND LOT LINE
- C/L OF CREEK
- DIRECTION OF FLOW

NOTES:

- BEARINGS HEREON ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- LEGAL DESCRIPTION AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 22227-KGA WITH AN EFFECTIVE DATE OF 07/28/2022. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- NO EVIDENCE OF CEMETERY USAGE WAS FOUND ON THIS PROPERTY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.
- ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY GPS. NONE OF THIS SURVEY WAS PERFORMED BY GPS. TYPE OF GPS USED WAS REAL TIME KINEMATIC (RTK). THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY IS MADE BY LEICA AND IS GPS UNITS GS15 OR GS08 AND ARE MULTI-FREQUENCY (DHSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 613,677 FEET.
- THE CURRENT PROPERTY OWNER IS GLEN D., CAROL J., & JULIA A. COOK PER DEED BOOK 5307, PAGE 170 OF HENRY COUNTY, GEORGIA RECORDS.

LEGEND

- A = ARC LENGTH
- B.L. = BUILDING SETBACK LINE
- C.L. = CENTERLINE
- CALC = CALCULATED POINT
- CB = CATCH BASIN
- CHB = CHORD BEARING
- CHL = CHORD LENGTH
- CMP = CORRUGATED METAL PIPE
- D = DELTA ANGLE
- DI = DRAIN INLET
- FDC = FIRE DEPARTMENT CONNECTION
- FH = FIRE HYDRANT
- GDOT = GEORGIA DEPARTMENT OF TRANSPORTATION
- C.V. = GAS VALVE
- HW = HEADWALL
- IE = INVERT ELEVATION
- IPF = IRON PIN FOUND
- IPP = IRON PIN PLACED
- L.L.L. = APPARENT LAND LOT LINE
- LL = LAND LOT
- N/F = NOW OR FORMERLY
- O/H W = OVERHEAD WIRE
- OTP = OPEN TOP PIPE
- P.L. = PROPERTY LINE
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PP = POWER POLE
- R = RADIUS
- R/W = RIGHT OF WAY
- R/WM = RIGHT OF WAY MONUMENT
- RB = REBAR
- RBC = REBAR & CAP
- RCP = REINFORCED CONCRETE PIPE
- RE = RULER ELEVATION
- SAN L = SANITARY SEWER MANHOLE
- SQFT = SQUARE FEET
- SUWR = STATE WATERS PARTIALLY BUFFERED
- WV = WATER VALVE

NOTE:
PROPERTY IS LOCATED IN THE BIG COTTON INDIAN CREEK WATER SHED PROTECTION DISTRICT

PROPERTY IS NOT PART OF A SUBDIVISION

A PORTION OF THIS PROPERTY IS LOCATED IN A WETLAND AREA

PROPERTY IS APPARENTLY SERVED BY COUNTY WATER

THIS PROPERTY INCLUDES BODIES OF WATER ON THE PROPERTY

PROPERTY IS PARTIALLY LOCATED ON A PAVED ASPHALT ROAD

REFERENCE MATERIALS INCLUDE:
PB 3, PG 194
PB 3, PG 275
PB 8, PG 208
PB 27, PG 68
DB 5307, PG 170
DB 8360, PG 143
DB 10118, PG 99
DB 10140, PG 83
DB 10837, PG 93
DB 14093, PG 1
DB 12168, PG 119
DB 11441, PG 280
DB 11441, PG 280
DB 11882, PG 31
DB 12080, PG 209
HENRY COUNTY RECORDS

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

No.	DESCRIPTION OF REVISION	DATE

JOB No.

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

ALTA/NSPS LAND TITLE SURVEY

FOR EMORY EQUITY, LLC

IN LAND LOT 51, DISTRICT 6, HENRY COUNTY, GEORGIA

ORIGINAL PLAT DATE	08/25/2022
SCALE	1" = 100'
DRAWN BY	SJL
CHECKED BY	JPH
ORIGINAL FIELD DATE	07/01/2022
CREW	RL/AL
FIELD BOOK	FIELD SKETCH
JOB NO.	220221
DWG NO.	220221-A
SHEET	1 of 1

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the Annexation, Rezoning,
Future Land Use Map Amendment
and Concurrent Variance Application

of

EMORY EQUITY, LLC.

for

± 24.995 Acres of Land
located in
Land Lot 51
6th District, Henry County

REZONE: C-3 (Henry County) to MFR
FLUMA: HDMU (Henry County) to HDR

Submitted for Applicant by:

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

Emory Equity, LLC ("Applicant") seeks to annex and rezone ± 24.995 acres of land located in Land Lot 51, 6th District of Henry County (the "Subject Property") to allow a multifamily development. The Subject Property is currently located within unincorporated Henry County, is zoned Highway Commercial District (C-3) and designated as High-Density Mixed Use on the Henry County Future Land Use Map. The Applicant files this request to (a) annex the Subject Property into the City of Stockbridge; (b) rezone the Subject Property to the Stockbridge designation of MFR (Multi-Family Residential); (c) amend the Future Land Use Map designation for the Subject Property to HDR (High Density Residential) under the City's Comprehensive Plan; and (d) request one concurrent variance to reduce the amount of required parking.

The Subject Property formerly contained a commercial campground and supporting facilities but is now vacant with mostly wooded areas and a large central lake. The property currently has access to Jodeco Road via an access easement along Feucht Drive, however the easement will provide direct access to the I-75 Western Parallel Connector once it is completed in 2026.[1] The Applicant seeks to redevelop the property for 321 multifamily units at a density of ±12.8 units per acre along with amenities and associated site improvements ("Proposed Development"). The unit sizes and heights will meet the requirements of the MFR district and will be a mix of 1-, 2- and 3-bedroom units. The parking for the units will be provided through ±424 surface spaces.

The Applicant envisions the Proposed Development as a residential retreat, interweaving the design into the natural landscape, existing waterscape and providing ample amenities. The

[1] The I-75 Parallel Connector Road is currently under construction as of the date of this application and is anticipated to be completed by November 2026. Refer to the Georgia Department of Transportation's website for Project 0014482: https://www.dot.ga.gov/applications/geopi/Pages/Dashboard.aspx?ProjectID=0014482.

development will incorporate approximately 15.97 acres, or 63.9% of the overall property, as open space. The open space includes the preservation of natural vegetation within the onsite stream buffer, the existing lake and providing landscaped areas throughout the development. In particular, the Applicant seeks to incorporate the lake as both an aesthetic attraction as well as an amenity for the residents by incorporating extensive walking paths. The site design also provides pedestrian connectivity throughout and a connection to future sidewalks and trails along the I-75 Western Parallel Connector to foster walkability and connectivity to the neighborhood. Additionally, the Proposed Development will contain other amenities spread throughout the complex including a clubhouse, pool, dog park, additional walking trails and meditation garden.

The Subject Property is well situated for the proposed multi-family development. The Jodeco Road corridor to the south is a primarily commercial area with many uses that are supportive of the proposed residential including restaurant, retail, retail club warehouse, and grocery. The introduction of modern, attractive multifamily will act to further boost this commercial node and potentially attract newer business to the area. Examples of the adjacent commercial uses along Jodeco Road include the Bridges at Jodeco mixed-use development, the Emson Square Shopping Center and the Compass Self Storage, both located within unincorporated Henry County and zoned General Commercial District (C-2) and C-3, respectively. Also to the south is a property zoned Planned Unit District (PUD) in the City of Stockbridge, that was rezoned in 2023 pursuant to RZ-23-06 for a proposed mixed-use development. To the east and north are undeveloped properties, zoned C-2 within unincorporated Henry County. To the west, the Subject Property borders a ±11.43-acre parcel developed with one single family home, which is zoned Residential Agricultural (RA) within unincorporated Henry County. The proposed multi-family development and the requested MFR zoning will act as a transition in intensity from the

commercial and high-density mixed-use zonings to the existing single-family residential to the east.

Also to the east, is the I-75 Western Parallel Connector right-of-way which is anticipated to be the main access point for the Proposed Development once that roadway is completed. Currently, the Subject Property does not front a right-of-way, but has access to Jodeco Road via a 50-foot wide perpetual ingress/egress easement from Feucht Drive.[2] This will only be a temporary condition during construction since GDOT's plans indicate that the section of the I-75 Western Parallel Connector fronting the Subject Property will be completed in 2026, prior to the construction of the Proposed Development. Although Henry County nor GDOT have given the roadway a classification the I-75 Western Parallel Connector, a 4-lane road connecting two arterials, is anticipated to be at least a collector per the GDOT design manual definition.[3]

The proposed multifamily residences also are aligned with recent residential development trends within the City of Stockbridge. The City of Stockbridge Comprehensive Plan 2024 ("Comp Plan") notes that the city's residential development has not kept pace with the population growth and that the city will need at least 800 new residential units within the next 5 years and 1,700 units by 2040 to meet the current housing demand.[4] The Proposed Development is meeting the Comp Plan's needs by adding high quality multi-family residential development into the city. In addition, the proposed multi-family will add to the mix of housing options existing in the area. Multi-family residences tend to attract younger professionals, empty nesters, and newer residents to the area that are not ready to purchase a home, demographics that are not currently served by

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[2] The right-of-way of Feucht Drive terminates at the northern boundary of Parcel 053-01017005 and access to the site is extended through the easement.

[3] *See GDOT Design Policy Manual, pg. xxxvii* ("Collector – Functional classification for a street or highway that provides a less highly developed level of service than an arterial, at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials.")

[4] *See City of Stockbridge Comprehensive Plan 2024, pg 13.*

the surrounding single-family residences. Many young professionals are choosing apartments in locations with easy access to employment and retail. The Subject Property meets these needs by being ideally situated in proximity to Jodeco Road, a large commercial corridor, and a short distance from other commercial corridors along Jonesboro Road, to the south, and Hudson Bridge Road, to the north via the proposed I-75 Western Parallel Connector. The Subject Property is in close proximity to a number of local employers and is a short distance from the on-ramp to I-75 which provides quick access to regional employment centers. In all, the Proposed Development is a natural and fitting use for the Subject Property and a positive step towards furthering the City's long-term goals for growth in the area.

In addition to the annexation and rezoning, the Applicant is requesting an amendment to the City's Future Land Use Map to designate the Subject Property as High Density Residential (HDR) land use. The current Henry County land use designation is High Density Mixed Use ("Henry County HDMU"). The Henry County HDMU land use allows a density up to 20 units per acre.[5] The Applicant's request for HDR allows a comparable land use designation under Stockbridge's Comp Plan, which allows a density of 16 units per acre. The HDR land use also is compatible with certain zoning categories, namely MFR.[6] Moreover, the Comp Plan notes that the HDR land use is appropriate transition between mixed-use and low or medium density residential.[7] As noted in the paragraphs above, the Subject Property and its proposed HDR land use will act as a transition from the high density mixed-use land uses to the south and east and the existing single family residential in unincorporated Henry County to the west. Thus, the proposed

[5] *See Henry County Comprehensive Plan, pg. 90.*
[6] *See the City of Stockbridge Comprehensive Plan 2024, pg. 50.*
[7] *Id.*

HDR land use designation is appropriate for the area and allows a development that is aligned with the Comp Plan's goals for growth.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code ("UDC"), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

To the Applicant's knowledge, no rezoning applications concerning the Subject Property have been granted.

III. REZONING IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, concurrent with its request for annexation, the Applicant requests that the City designate the Subject Property as HDR land use. The Proposed Development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- To provide a variety of housing choices to suit the changing needs and lifestyles of City residents;
- Provide a mixture of housing options to attract young professionals, singles, and small families;
- Reduce the impact of new development through the preservation of greenspace; and

- To ensure that new developments promote a better sense of place and preserve valued elements of community character.[8]

In addition, the HDR designation is compatible with character area designations adjacent and nearby properties. The existing land use designations in the area consist primarily of Henry County HDMU (a density of up to 20 units per acre) and HDMU (City of Stockbridge) to the southeast.

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

As noted in the paragraphs above, the proposed multiple-family development will be compatible with exiting development in the area. In addition, it adds to the diversity of housing stock in the city attracting a wide range of residents, including younger professionals as noted in the Comp Plan.

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Proposed Development will be a positive addition to the area. As noted above, the City of Stockbridge envisions a mixture of housing options to attract young professionals, singles, and small families. Existing development in the area, however, consists primarily of commercial and single-family residential. The proposed multifamily residential will provide modern residential options and add to the mix of uses in the area, thus furthering the goals of the City of Stockbridge's UDC and long-term planning documents.

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[8] *See the City of Stockbridge Comprehensive Plan 2024, pgs. 43-44.*

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property is surrounded by properties zoned C-2 and C-3 (Henry County), PUD (City of Stockbridge) and RA (Henry County). In addition, the Subject Property is surrounded on three sides by properties designated as HDMU on both the Henry County and City of Stockbridge Future Land Use Maps. The Proposed MFR zoning and HDR land use will act as a transition between the HDMU land uses to the south and east and the existing single family residential to the west. Moreover, some of the existing PUD developments currently under construction, south of Jodeco Road, contain multi-family residential components, including the Argento at the Bridges apartments, located approximately 1 mile south of the Subject Property on the I-75 Western Parallel Connector.[9]

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The proposed resort-style multifamily community will blend harmoniously with the surrounding developments. The Applicant is preserving a significant amount of open space that will buffer the RA zoned property to the west. Additionally, the Applicant will be providing onsite amenities for the residents as well as amenitized open space in the form of trails, dog parks/runs, and meditation gardens.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Yes. The 321 residential units equates to a density of ±12.8 units per acre. This is below the Comprehensive Plan's maximum density for the HDR land use of up to 16 units per acre. The

[9] The southern portion of the I-75 Western Parallel Connector is currently constructed from Mt. Olive Road north to Jodeco Road.

Applicant's proposed density will allow a development that is fitting for the area and commensurate with densities allowed in uses surrounding the property. Also see Paragraphs C, D and E above.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern development that diversifies the housing stock available and advances a number of goals outlined in the City's Comprehensive Plan. *See, e.g., Comp Plan at pp. 43-44.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

The Applicant has requested sewer capacity and water availability letters with this application to demonstrate that water and sewer are available and adequate to serve the Subject Property, along with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

The proposed development will not overly burden existing streets or transportation facilities. The Applicant used the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th Edition, to calculate the anticipated number of vehicular trips. The Proposed Development (ITE Category 223 – Mid-Rise Apartments) is expected to generate ±112.35 trips during the AM weekday peak hour, ±141.24 trips during the PM weekday peak hour.[10] The proposed number of trips is not expected to overburden the surrounding roadways, however. The Subject Property will have direct access onto the I-75 Western Parallel Connector which is a

[10] Note that the ITE 9th Edition does not provide a daily total trip generation rate for Mid-Rise Apartments.

collector roadway and is a short distance from Jodeco Road, a minor arterial. These types of major roadways are intended for a high volume of traffic and are anticipated to adequately accommodate the Proposed Development's minor amount of vehicular trips. Additionally, the Subject Property is approximately one mile from and U.S. Interstate 75, which can provide quick access to regional transportation. Because the Subject Property is located in proximity to a number of major roadways, its impact on traffic is anticipated to be minimal.

In addition, the proposed trips are expected to be significantly lower than a development allowed under the current C-3 zoning. For example, the C-3 district would allow a 150,000 retail shopping center (ITE Category 820) which would generate approximately 556.5 trips in the PM peak hour. This is a 294% increase in peak hour vehicular trips over the proposed multifamily development. Thus, the Proposed Development will have a significantly reduced impact over what could be constructed under the current C-3 zoning district today.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also* J, above.

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, residential neighborhood that will deliver quality design and construction, all

of which should "raise-the-bar" for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

The property is currently zoned C-3 which restricts development to primarily commercial uses. The property has seen no redevelopment under its current zoning, likely due to its distance from Jodeco Road. This separation from the view corridor of major roadways inhibits its attractiveness for commercial development. In addition, the onsite large lake, federally protected wetlands and rolling topography, significantly limits physical feasibility for commercial development and associated parking offer little benefit to a commercial use. On the contrary, the lake, wetlands, and topography are appealing for a well-designed multifamily development. As a result, the property is likely to remain undeveloped absent a rezoning to a more fitting residential district.

N. PRESERVATION OF THE 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 current proposal will have not have a negative impact on the integrity of nearby residential neighborhoods. The Applicant has taken careful consideration in the proposed design and incorporated appropriate buffers and setbacks to minimize negative impacts, if any, against the adjacent residential property to the west.

IV. CONCURRENT VARIANCE ANALYSIS

The Applicant is seeking one concurrent variance with its request to the following requirement of the Stockbridge UDC:

A. Stockbridge Zoning Ordinance § 4.8.5 to reduce the amount of required parking to 424 spaces total.

The City of Stockbridge UDC §4.8.5 requires multifamily developments (with fewer than

40 units per acre) to provide parking at the following ratios: 1.4 spaces per 1-bedroom unit, 2 spaces per 2-bedroom unit, and 2.25 spaces per 3-bedroom unit. The proposed multifamily development will consist of 167 1-bedroom units, 138 2-bedroom units, and 15 3-bedroom units, which equates to a total required parking of ±544 spaces. The development, however, has limited space for parking and will be providing ±424 parking spaces. The Subject Property is impacted by a large lake in the center of the property and a significant amount of stream buffers that limit the efficient layout of the site and available area for parking. A reduction in parking will not detrimentally impact the public or the residents. It is the Applicant's experience with its other developments that the amount of parking provided is sufficient for this type of development.

Pursuant to the City of Stockbridge UDC § 10.1.2, the criteria for granting the variance are met. First, there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district. Second, a literal interpretation of the Stockbridge UDC would deprive the Applicant of rights commonly enjoyed by other properties of the district in which the property is located. Third, the grant of the variance will not confer any special privileges upon the Applicant that are denied to other properties of the same district. Fourth, the requested variance will be consistent with the purpose and intent of the UDC, will be compatible with uses on neighboring properties, and will serve the public welfare. Fifth, the special circumstances necessitating the variance are not the result of the actions of the Applicant. Sixth, the variance requested is the minimum variance that will make possible the legal use of the land, building or structure. Finally, the variances will not permit a use of land, buildings, or structures that are not permitted by right in the proposed zoning district.

V. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters

of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

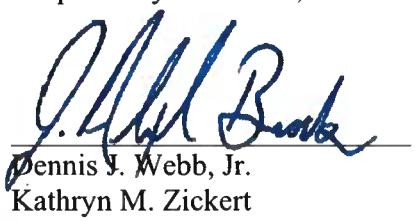
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning, Future Land Use Map Amendment, and Concurrent Variance Applications at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

This 4th day of April, 2025.

Respectfully submitted,



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Kathryn M. Zickert
J. Alexander Brock
Attorneys For Applicant

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Suite 1000
Atlanta, Georgia 30309
404-815-3500

N/F
JODECO/I-75 ASSOCIATES LLC
TAX ID: 052-01019000
DB 10119, PG 99
ZONED: C2

N/F
HARAWAY JENNIFER L & WESLEY E
TAX ID: 052-01017000
DB 11862, PG 51
ZONED: RA

N/F
DOGGI BRYAN
TAX ID: 052-01020001
DB 9366, PG 143
ZONED: C3

N/F
ANMOL CHHINA INC
TAX ID: 052-01018003
DB 11441, PG 280
ZONED: RA

N/F
ANMOL CHHINA INC
TAX ID: 052-01018000
DB 11441, PG 280
ZONED: RA

N/F
EMSON INVESTMENT PROP LLC
TAX ID: 053-01022000
DB 12168, PG 119
ZONED: C1

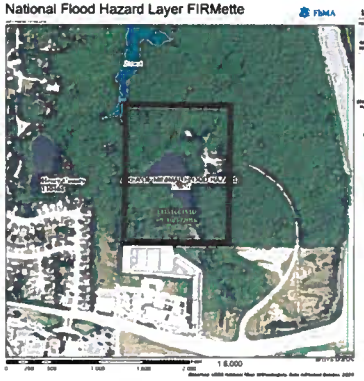
N/F
AMSDELL STORAGE VENTURES XXXV LLC
TAX ID: 053-01017051
DB 14093, PG 1
ZONED: C3

N/F
MARKETPLACE STOREFRONTS LLC
TAX ID: 053-01017005
DB 10837, PG 95
ZONED: C2

75' IMPERVIOUS SETBACK
50' UNDISTURBED STREAM BUFFER
25' UNDISTURBED STREAM BUFFER
WETLAND (TYP.)
25' HENRY COUNTY WETLAND BUFFER
POND
POND
EXISTING PROPERTY LINE. PARCEL TO BE COMBINED WITH OVERALL BOUNDARY PRIOR TO DEVELOPMENT
50' PERPETUAL NON-EXCLUSIVE INGRESS/EGRESS EASEMENT
15' SIDE SETBACK
20' REAR SETBACK

N
W
E
S

National Flood Hazard Layer FIRMette



SITE DATA	
SITE ADDRESS	2220 JODECO RD, MCDONOUGH, GA 30253
LAND LOT	LLOT-51
DISTRICT	LDIST-6
GROSS SITE AREA	24.995 AC
NET SITE AREA	20.0625 AC
ZONING	
EXISTING ZONING	C3 (HENRY COUNTY)
PROPOSED ZONING	MFR (STOCKBRIDGE)
PROPOSED FUTURE LAND USE MAP AMENDMENT TO HDR	
PARCEL ID	052-01020000, 052-01020001
MAX DENSITY PER HDR ZONING: 16 UNIT PER ACRE	
PROPOSED DENSITY: 24.995 AC * 12.84 UNITS/AC = 321 UNITS	
PROPOSED BUILDING HEIGHT	65' (MAX)
PROPOSED ZONING JURISDICTION	CITY OF STOCKBRIDGE
SETBACK REQUIREMENTS	
MINIMUM FRONT SETBACK	60'
MINIMUM REAR SETBACK	20'
MINIMUM SIDE SETBACK	15'
PARKING REQUIREMENTS	
PARKING SPACES (PROVIDED)	535 (1.67 PER UNIT)
PROPOSED SPACES (REQUIRED)	535 (1.67 PER UNIT)

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

ANNEXATION, REZONING & FUTURE LAND USE MAP AMENDMENT

JODECO ROAD MULTI-FAMILY

UNICORPORATED HENRY COUNTY, GA

PREPARED FOR:
EMORY EQUITY, LLC.

PREPARED BY:
THOMAS & HUTTON
1651 Mount Zion Road • Suite 175
Chamblee, GA 30341 • 470.893.1730
www.thomasandhutton.com

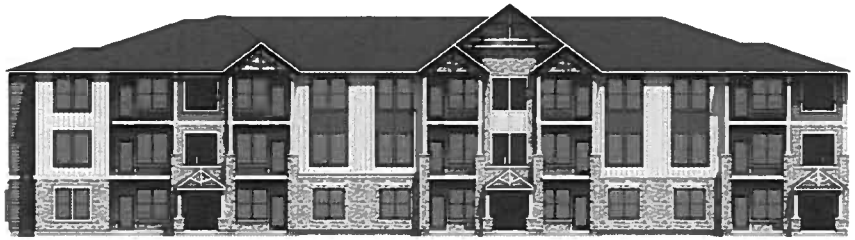
JOB NO.	24.0000
DRAWN	BHS
REVIEWED	AJT/JW
DATE	07/23/2025
SCALE	1" = 80'
CHKD	EG

JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

SEPTEMBER 1, 2022

ARCHITECTURAL IMAGERY

Front:



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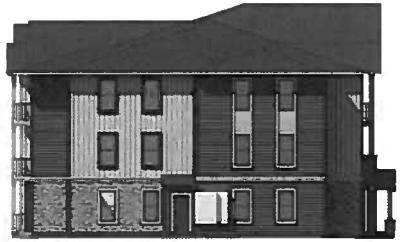

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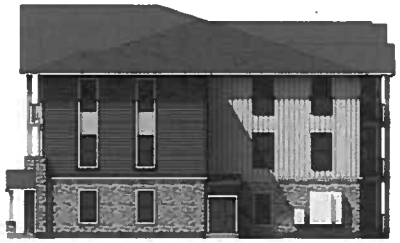

Back:

JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

SEPTEMBER 1, 2022

ARCHITECTURAL ELEVATIONS

Henry County Water Authority
Engineering Division

September 2, 2022

Re: Water and Sewer Services - Availability

Proposed Development:	**Multi-Family**
Property Information:	**2220 Jodeco Road Parcel Nos. 052-0102000 & 052-0102001**
	LL 51; District 6; 25.0+/- acres
Proposed Zoning:	**RM**
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 can be made available via a line extension of approximately 2,200 linear feet along Feucht Road at the developer's expense. A fire flow test calculated in the area revealed the following data:

Static:	84	psi
Residual:	70	psi
Flow	2250	gpm
Calculated Flow @ 20 psi:	5112	gpm

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

Sewage **treatment** is available for the property. ***Sewer line capacity can be made available via the construction of a gravity line along the Western Parallel Connector Sanitary Sewer***

Extension project. Extending the sewer line may require an easement on the subject properties. This project is currently under design with no established date for completion.

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 Preliminary Site Plan dated 08/11/2022 prepared by Thomas & Hutton.

Scott Sage

Date:
2022.09.02
16:26:35 -04'00'

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

FIRST AMENDED
STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the Annexation, Rezoning and
Future Land Use Map Amendment

of

EMORY EQUITY, LLC.

for

± 24.995 Acres of Land
located in
Land Lot 51
6th District, Henry County

REZONE: C-3 (Henry County) to MFR
FLUMA: HDMU (Henry County) to HDR

Submitted for Applicant by:

Dennis J. Webb, Jr.
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J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

Emory Equity, LLC ("Applicant") seeks to annex and rezone ± 24.995 acres of land located in Land Lot 51, 6th District of Henry County (the "Subject Property") to allow a multifamily development. The Subject Property is currently located within unincorporated Henry County, is zoned Highway Commercial District (C-3) and designated as High-Density Mixed Use on the Henry County Future Land Use Map. The Applicant files this request to (a) annex the Subject Property into the City of Stockbridge; (b) rezone the Subject Property to the Stockbridge designation of MFR (Multi-Family Residential); and (c) amend the Future Land Use Map designation for the Subject Property to HDR (High Density Residential) under the City's Comprehensive Plan.

The Subject Property formerly contained a commercial campground and supporting facilities but is now vacant with mostly wooded areas and a large central lake. The property currently has access to Jodeco Road via an access easement along Feucht Drive, however the easement will provide direct access to the I-75 Western Parallel Connector once it is completed in 2026.[1] The Applicant seeks to redevelop the property for 321 multifamily units at a density of ±12.8 units per acre along with amenities and associated site improvements ("Proposed Development"). The unit sizes and heights will meet the requirements of the MFR district and will be a mix of 1-, 2- and 3-bedroom units. The parking for the units will be provided through ±424 surface spaces.

The Applicant envisions the Proposed Development as a residential retreat, interweaving the design into the natural landscape, existing waterscape and providing ample amenities. The

[1] The I-75 Parallel Connector Road is currently under construction as of the date of this application and is anticipated to be completed by November 2026. Refer to the Georgia Department of Transportation's website for Project 0014482: https://www.dot.ga.gov/applications/geopi/Pages/Dashboard.aspx?ProjectID=0014482.

development will incorporate approximately 15.97 acres, or 63.9% of the overall property, as open space. The open space includes the preservation of natural vegetation within the onsite stream buffer, the existing lake and providing landscaped areas throughout the development. In particular, the Applicant seeks to incorporate the lake as both an aesthetic attraction as well as an amenity for the residents by incorporating extensive walking paths. The site design also provides pedestrian connectivity throughout and a connection to future sidewalks and trails along the I-75 Western Parallel Connector to foster walkability and connectivity to the neighborhood. Additionally, the Proposed Development will contain other amenities spread throughout the complex including a clubhouse, pool, dog park, additional walking trails and meditation garden.

The Subject Property is well situated for the proposed multi-family development. The Jodeco Road corridor to the south is a primarily commercial area with many uses that are supportive of the proposed residential including restaurant, retail, retail club warehouse, and grocery. The introduction of modern, attractive multifamily will act to further boost this commercial node and potentially attract newer business to the area. Examples of the adjacent commercial uses along Jodeco Road include the Bridges at Jodeco mixed-use development, the Emson Square Shopping Center and the Compass Self Storage, both located within unincorporated Henry County and zoned General Commercial District (C-2) and C-3, respectively. Also to the south is a property zoned Planned Unit District (PUD) in the City of Stockbridge, that was rezoned in 2023 pursuant to RZ-23-06 for a proposed mixed-use development. To the east and north are undeveloped properties, zoned C-2 within unincorporated Henry County. To the west, the Subject Property borders a ±11.43-acre parcel developed with one single family home, which is zoned Residential Agricultural (RA) within unincorporated Henry County. The proposed multi-family development and the requested MFR zoning will act as a transition in intensity from the

commercial and high-density mixed-use zonings to the existing single-family residential to the east.

Also to the east, is the I-75 Western Parallel Connector right-of-way which is anticipated to be the main access point for the Proposed Development once that roadway is completed. Currently, the Subject Property does not front a right-of-way, but has access to Jodeco Road via a 50-foot wide perpetual ingress/egress easement from Feucht Drive.[2] This will only be a temporary condition during construction since GDOT's plans indicate that the section of the I-75 Western Parallel Connector fronting the Subject Property will be completed in 2026, prior to the construction of the Proposed Development. Although Henry County nor GDOT have given the roadway a classification the I-75 Western Parallel Connector, a 4-lane road connecting two arterials, is anticipated to be at least a collector per the GDOT design manual definition.[3]

The proposed multifamily residences also are aligned with recent residential development trends within the City of Stockbridge. The City of Stockbridge Comprehensive Plan 2024 ("Comp Plan") notes that the city's residential development has not kept pace with the population growth and that the city will need at least 800 new residential units within the next 5 years and 1,700 units by 2040 to meet the current housing demand.[4] The Proposed Development is meeting the Comp Plan's needs by adding high quality multi-family residential development into the city. In addition, the proposed multi-family will add to the mix of housing options existing in the area. Multi-family residences tend to attract younger professionals, empty nesters, and newer residents to the area that are not ready to purchase a home, demographics that are not currently served by

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[2] The right-of-way of Feucht Drive terminates at the northern boundary of Parcel 053-01017005 and access to the site is extended through the easement.

[3] *See GDOT Design Policy Manual, pg. xxxvii* ("Collector – Functional classification for a street or highway that provides a less highly developed level of service than an arterial, at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials.")

[4] *See City of Stockbridge Comprehensive Plan 2024, pg 13*.

the surrounding single-family residences. Many young professionals are choosing apartments in locations with easy access to employment and retail. The Subject Property meets these needs by being ideally situated in proximity to Jodeco Road, a large commercial corridor, and a short distance from other commercial corridors along Jonesboro Road, to the south, and Hudson Bridge Road, to the north via the proposed I-75 Western Parallel Connector. The Subject Property is in close proximity to a number of local employers and is a short distance from the on-ramp to I-75 which provides quick access to regional employment centers. In all, the Proposed Development is a natural and fitting use for the Subject Property and a positive step towards furthering the City's long-term goals for growth in the area.

In addition to the annexation and rezoning, the Applicant is requesting an amendment to the City's Future Land Use Map to designate the Subject Property as High Density Residential (HDR) land use. The current Henry County land use designation is High Density Mixed Use ("Henry County HDMU"). The Henry County HDMU land use allows a density up to 20 units per acre.[5] The Applicant's request for HDR allows a comparable land use designation under Stockbridge's Comp Plan, which allows a density of 16 units per acre. The HDR land use also is compatible with certain zoning categories, namely MFR.[6] Moreover, the Comp Plan notes that the HDR land use is appropriate transition between mixed-use and low or medium density residential.[7] As noted in the paragraphs above, the Subject Property and its proposed HDR land use will act as a transition from the high density mixed-use land uses to the south and east and the existing single family residential in unincorporated Henry County to the west. Thus, the proposed

[5] *See Henry County Comprehensive Plan, pg. 90.*
[6] *See the City of Stockbridge Comprehensive Plan 2024, pg. 50.*
[7] *Id.*

HDR land use designation is appropriate for the area and allows a development that is aligned with the Comp Plan's goals for growth.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code ("UDC"), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

To the Applicant's knowledge, no rezoning applications concerning the Subject Property have been granted.

III. REZONING IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, concurrent with its request for annexation, the Applicant requests that the City designate the Subject Property as HDR land use. The Proposed Development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- To provide a variety of housing choices to suit the changing needs and lifestyles of City residents;
- Provide a mixture of housing options to attract young professionals, singles, and small families;
- Reduce the impact of new development through the preservation of greenspace; and
- To ensure that new developments promote a better sense of place and preserve valued elements of community character.[8]

[8] *See the City of Stockbridge Comprehensive Plan 2024, pgs. 43-44.*

In addition, the HDR designation is compatible with character area designations adjacent and nearby properties. The existing land use designations in the area consist primarily of Henry County HDMU (a density of up to 20 units per acre) and HDMU (City of Stockbridge) to the southeast.

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

As noted in the paragraphs above, the proposed multiple-family development will be compatible with exiting development in the area. In addition, it adds to the diversity of housing stock in the city attracting a wide range of residents, including younger professionals as noted in the Comp Plan.

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Proposed Development will be a positive addition to the area. As noted above, the City of Stockbridge envisions a mixture of housing options to attract young professionals, singles, and small families. Existing development in the area, however, consists primarily of commercial and single-family residential. The proposed multifamily residential will provide modern residential options and add to the mix of uses in the area, thus furthering the goals of the City of Stockbridge's UDC and long-term planning documents.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property is surrounded by properties zoned C-2 and C-3 (Henry County), PUD (City of Stockbridge) and RA (Henry County). In addition, the Subject Property is surrounded on three sides by properties designated as HDMU on both the Henry County and City of Stockbridge Future Land Use Maps. The Proposed MFR zoning and HDR land use will act as

a transition between the HDMU land uses to the south and east and the existing single family residential to the west. Moreover, some of the existing PUD developments currently under construction, south of Jodeco Road, contain multi-family residential components, including the Argento at the Bridges apartments, located approximately 1 mile south of the Subject Property on the I-75 Western Parallel Connector.[9]

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The proposed resort-style multifamily community will blend harmoniously with the surrounding developments. The Applicant is preserving a significant amount of open space that will buffer the RA zoned property to the west. Additionally, the Applicant will be providing onsite amenities for the residents as well as amenitized open space in the form of trails, dog parks/runs, and meditation gardens.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Yes. The 321 residential units equates to a density of ±12.8 units per acre. This is below the Comprehensive Plan's maximum density for the HDR land use of up to 16 units per acre. The Applicant's proposed density will allow a development that is fitting for the area and commensurate with densities allowed in uses surrounding the property. Also see Paragraphs C, D and E above.

[9] The southern portion of the I-75 Western Parallel Connector is currently constructed from Mt. Olive Road north to Jodeco Road.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern development that diversifies the housing stock available and advances a number of goals outlined in the City's Comprehensive Plan. *See, e.g., Comp Plan at pp. 43-44.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

The Applicant has requested sewer capacity and water availability letters with this application to demonstrate that water and sewer are available and adequate to serve the Subject Property, along with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

The proposed development will not overly burden existing streets or transportation facilities. The Applicant used the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th Edition, to calculate the anticipated number of vehicular trips. The Proposed Development (ITE Category 223 – Mid-Rise Apartments) is expected to generate ±112.35 trips during the AM weekday peak hour, ±141.24 trips during the PM weekday peak hour.[10] The proposed number of trips is not expected to overburden the surrounding roadways, however. The Subject Property will have direct access onto the I-75 Western Parallel Connector which is a collector roadway and is a short distance from Jodeco Road, a minor arterial. These types of major roadways are intended for a high volume of traffic and are anticipated to adequately accommodate the Proposed Development's minor amount of vehicular trips. Additionally, the

[10] Note that the ITE 9th Edition does not provide a daily total trip generation rate for Mid-Rise Apartments.

Subject Property is approximately one mile from and U.S. Interstate 75, which can provide quick access to regional transportation. Because the Subject Property is located in proximity to a number of major roadways, its impact on traffic is anticipated to be minimal.

In addition, the proposed trips are expected to be significantly lower than a development allowed under the current C-3 zoning. For example, the C-3 district would allow a 150,000 retail shopping center (ITE Category 820) which would generate approximately 556.5 trips in the PM peak hour. This is a 294% increase in peak hour vehicular trips over the proposed multifamily development. Thus, the Proposed Development will have a significantly reduced impact over what could be constructed under the current C-3 zoning district today.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also* J, above.

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, residential neighborhood that will deliver quality design and construction, all of which should "raise-the-bar" for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

The property is currently zoned C-2 which restricts development to primarily commercial uses. The property has seen no redevelopment under its current zoning, likely due to its distance from Jodeco Road. This separation from the view corridor of major roadways inhibits its attractiveness for commercial development. In addition, the onsite large lake, limits room for commercial development and associated parking with little benefit to a commercial use. On the contrary, the lake is an amenity to a residential development. As a result, the property is likely to remain undeveloped absent a rezoning to a more fitting residential district.

N. PRESERVATION OF THE 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 current proposal will have not have a negative impact on the integrity of nearby residential neighborhoods. The Applicant has taken careful consideration in the proposed design and incorporated appropriate buffers and setbacks to minimize negative impacts, if any, against the adjacent residential.

IV. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of

the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

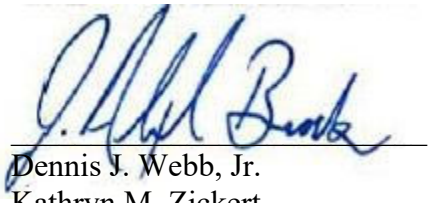
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Annexation, Rezoning, and Future Land Use Map Amendment Applications at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

This 18th day of April, 2025.

Respectfully submitted,



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JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

SEPTEMBER 1, 2022

ARCHITECTURAL IMAGERY

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Front:

Left:

Right:

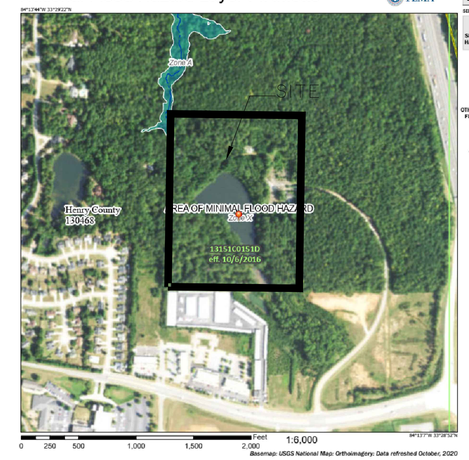
Back:

JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

SEPTEMBER 1, 2022

ARCHITECTURAL ELEVATIONS

National Flood Hazard Layer FIRMette



SITE DATA	
SITE ADDRESS	2220 JODECO RD, MCDONOUGH, GA 30253
LAND LOT	LLOT-51
DISTRICT	LDIST-6
GROSS SITE AREA	24.995 AC
NET SITE AREA	20.0625 AC
ZONING:	
EXISTING ZONING	C3 (HENRY COUNTY)
PROPOSED ZONING	MFR (STOCKBRIDGE)
PROPOSED FUTURE LAND USE MAP AMENDMENT TO HDR	
PARCEL ID	052-01020000, 052-01020001
MAX DENSITY PER HDR ZONING: 16 UNIT PER ACRE	
PROPOSED DENSITY: 24.995 AC * 12.84 UNITS/AC = 321 UNITS	
PROPOSED BUILDING HEIGHT	65' (MAX)
PROPOSED ZONING JURISDICTION	CITY OF STOCKBRIDGE
SETBACK REQUIREMENTS:	
MINIMUM FRONT SETBACK	60'
MINIMUM REAR SETBACK	20'
MINIMUM SIDE SETBACK	15'
PARKING REQUIREMENTS:	
PARKING SPACES (PROVIDED)	535 (1.67 PER UNIT)
PROPOSED SPACES (REQUIRED)	535 (1.67 PER UNIT)

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

ANNEXATION, REZONING & FUTURE LAND USE MAP AMENDMENT

JODECO ROAD MULTI-FAMILY

UNICORPORATED HENRY COUNTY, GA

PREPARED FOR:

EMORY EQUITY, LLC.

PREPARED BY:

THOMAS & HUTTON
5553 Peachtree Road • Suite 175
Chamblee, GA 30341 • 470.893.1700
www.thomasandhutton.com

JOB NO: J-0000	DATE: 01/15/2025
DRAWN: JHS	SCALE: 1" = 60'
REVIEWED: ACW	SHEET: EX

TO: City of Stockbridge Mayor and City Council
City of Stockbridge Planning Commission

FROM: Gordon Linton, Senior Planner

CC: Ryan Anderson, Community Development Director

DATE: November 20, 2025 (Planning Commission); December 8, 2025 (Mayor/Council)

SUBJECT: #CP-2025-03 for 0 & 2220 Jodeco Road (To be located in Council District 5)

Summary of Request: The applicant requests approval of a Comprehensive Plan Amendment for 0 and 2220 Jodeco Road to assign the High-Density Residential future land use designation. The property is currently designated High-Density Mixed-Use under Henry County's Future Land Use Map and is located in unincorporated Henry County. The amendment would support the development of a 321-unit multifamily residential community. The applicant has also submitted associated requests for Annexation (AX-2025-02) and Rezoning (RZ-2025-04) to bring the property into the City and apply the MFR (Multi-Family Residential) zoning district consistent with the proposed future land use designation.

I. PURPOSE

The applicant, Arthur Lynn Emory Equity, LLC, represented by Smith, Gambrell & Russell, LLP, has submitted a Comprehensive Plan Amendment application (CP-2025-03) to request that the properties located at 0 and 2220 Jodeco Road be assigned the City of Stockbridge's future land use designation of "High-Density Residential" to allow for the construction of a multifamily residential development. Currently, the properties are located in unincorporated Henry County, and they would first need to be annexed into the City of Stockbridge before CP-2025-03 could be approved. The properties' current Henry County Future Land Use designation is "High-Density Mixed-Use."

The applicant has also submitted two related applications for the subject properties to request annexation and rezoning. For Annexation Case #AX-2025-02, the applicant requests to annex the properties from Henry County into the City. For Rezoning Case #RZ-2025-04, the applicant requests to rezone the properties from Henry County's C-3 (Heavy Commercial District) to the City of Stockbridge's MFR (Multi-Family Residential) District.

II. PROPERTY INFORMATION

Proposed Development	Development of multi-family development (321 units)
Site Address	0 & 2220 Jodeco Road
Parcel Identification	#052-01020001 (0 Jodeco Road) #052-01020000 (2220 Jodeco Road)
Parcel Acreage	#052-01020001 (3.501 acres) #052-01020000 (21.494 acres)
Applicant	Arthur Lynn Emory Equity, LLC
Agent:	Smith, Gambrell, & Russell, LLP
Owner	Kenneth Butcher
County Future Land Use Designation	High-Density Mixed-Use
Assigned City Future Land Use Designation	High-Density Residential
Number of Proposed Units Per Acre	12.8 units per acre
Current Use	The property is currently vacant with mostly wooded areas and has a large central lake.

SURROUNDING LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant	Mixed Use (Henry County)
Property to the South	Bridges of Jodeco	High-Density Mixed Use (City of Stockbridge)
Property to the East	Vacant	High-Density Mixed Use (City of Stockbridge) Mixed Use (Henry County)
Property to the West	Plantation Walk Subdivision (Henry County)	Medium Density Suburban (Henry County)

The table above identifies the existing land uses and future land use designations of properties surrounding the subject site. The area is characterized by a mixture of vacant land, established residential neighborhoods, and large-scale mixed-use developments within both the City of Stockbridge and unincorporated Henry County. To the north, the property is bordered by vacant land designated Mixed Use under Henry County's Future Land Use Map. To the south, the site abuts the Bridges of Jodeco development, which is designated High-Density Mixed Use under the City's Future Land Use Map. To the east, the adjacent properties are vacant and carry both High-Density Mixed Use (City of Stockbridge) and Mixed Use (Henry County) designations. To the west, the property borders the Plantation Walk Subdivision located in Henry County, which is designated Medium-Density Suburban. Collectively, these designations indicate a transitional area where mixed-use and higher-density residential developments are blending with established suburban neighborhoods, supporting the suitability of the proposed High-Density Residential designation for the subject property.

SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Number of Units	Estimated Density Per Acres
Argento at the Bridges	306	20 units per acre
Marketplace Storefronts, LLC.	320	16 units per acre
Thompson Thrift Multifamily	214	10 units per acre
Townhomes (Bridges of Jodeco)	140	9 units per acre

Plantation Walk (Henry County)	74	3 units per acre
Walden (Henry County)	259	2 units per acre
Subject Property	**321**	**12.8 units per acre**

The table above identifies the density characteristics of existing and proposed residential developments in the vicinity of the subject property. The surrounding area exhibits a range of residential intensities, reflecting a gradual transition from high-density mixed-use developments near Jodeco Road to lower-density suburban neighborhoods farther west. Developments such as Argento at the Bridges (20 units per acre), Marketplace Storefronts, LLC. (16 units per acre), and Thompson Thrift Multifamily (10 units per acre) represent the corridor's emerging pattern of urban-style, multifamily living. The nearby Townhomes at the Bridges of Jodeco (9 units per acre) provide attached housing options, while Plantation Walk (3 units per acre) and Walden (2 units per acre) illustrate the lower-density residential pattern typical of unincorporated Henry County. The proposed development for the subject property, at 12.8 units per acre, falls within this established range and appropriately balances the surrounding densities. This level of intensity supports the City's goal of promoting compact residential growth within proximity to employment, transportation, and retail centers while providing a compatible transition to adjoining neighborhoods.

III. Findings of Facts

1. The applicant has also submitted a companion Rezoning application (RZ-2025-04) to assign the MFR (Multi-Family Residential) zoning district to the property following annexation into the City of Stockbridge. The rezoning request is intended to allow the construction of a multifamily residential development consisting of 321 units with associated amenities and open space.

2. The surrounding future land use designations in the vicinity of the subject properties include High-Density Mixed-Use (City of Stockbridge) to the east and south, Mixed Use (Henry County) to the north, and Medium-Density Suburban (Henry County) to the west. These designations reflect a transition from commercial and mixed-use corridors along Jodeco Road to residential neighborhoods within unincorporated Henry County.

3. The surrounding zoning classifications in the area consist of C-2 (General Commercial) and C-3 (Heavy Commercial) in Henry County; RA (Residential-Agricultural) and PD (Planned Development) districts for nearby subdivisions such as Plantation Walk and Walden; and MFR (Multi-Family Residential) and PUD (Planned Unit Development) within the City of Stockbridge. The vicinity of the area therefore exhibits a mix of residential and commercial zoning, with the proposed MFR district providing an appropriate transition between existing neighborhoods and the higher-intensity mixed-use developments along Jodeco Road.

4. The subject properties are located along Feucht Drive, which will connect directly to the I-75 Western Parallel Connector, a GDOT-approved major roadway currently under design. Once completed, the Connector will enhance mobility, provide improved access to Jodeco

Road, and support future development within the surrounding corridor.

5. The Henry County Water Authority has confirmed that water service can be made available to the site through a line extension, and sanitary sewer service will be accessible via a future gravity line associated with the Western Parallel Connector project.

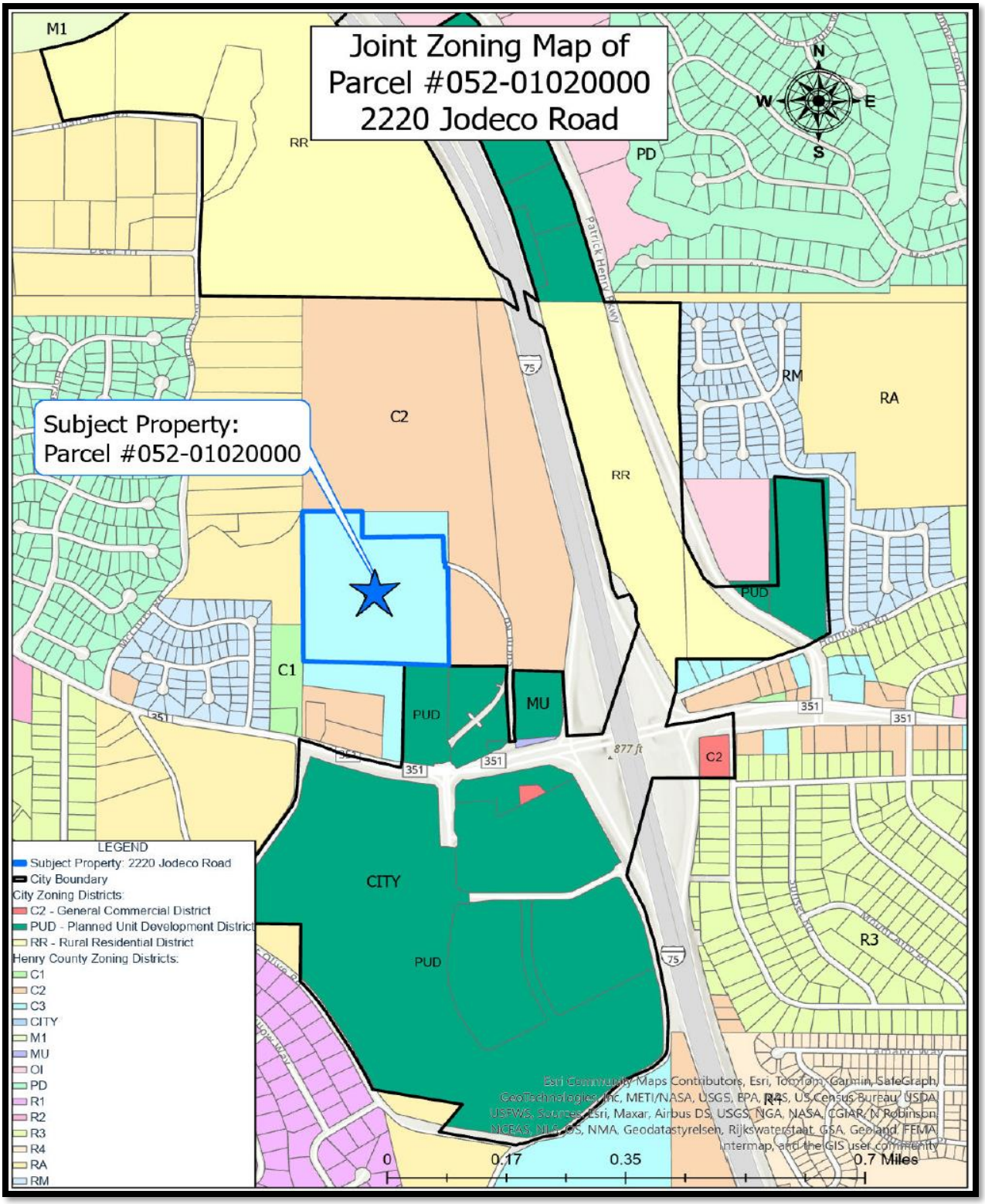
6. The subject site is physically suitable for development, with moderate topography and an existing central lake that will be preserved as part of the project's open space and stormwater management system.

7. In accordance with the Unified Development Code and state law, a public notice sign was posted on the subject property on November 5, 2025, and legal advertisements were placed in the Henry Herald to announce the public hearing dates before the Planning Commission and City Council.

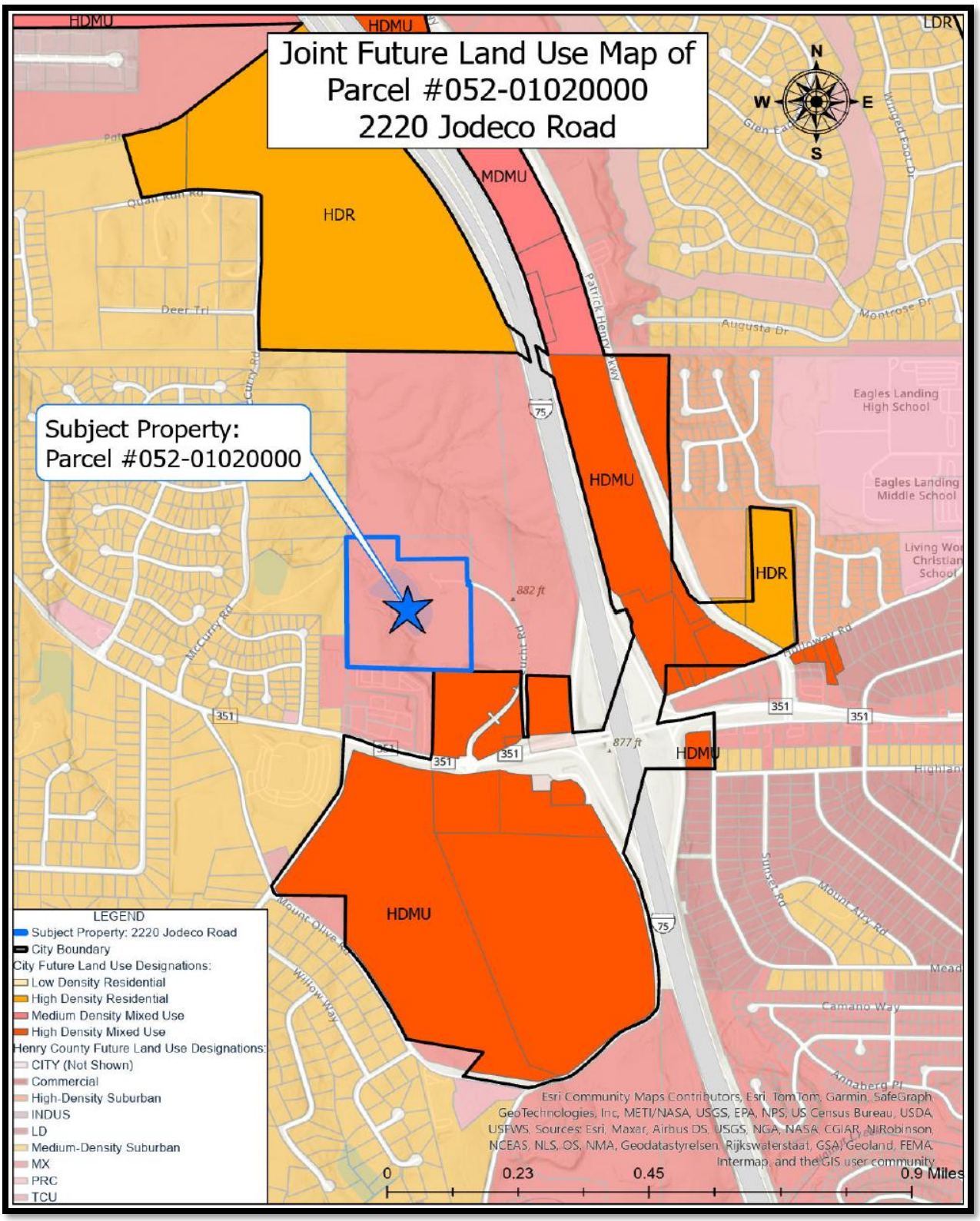
IV. MAPS AND ILLUSTRATIONS

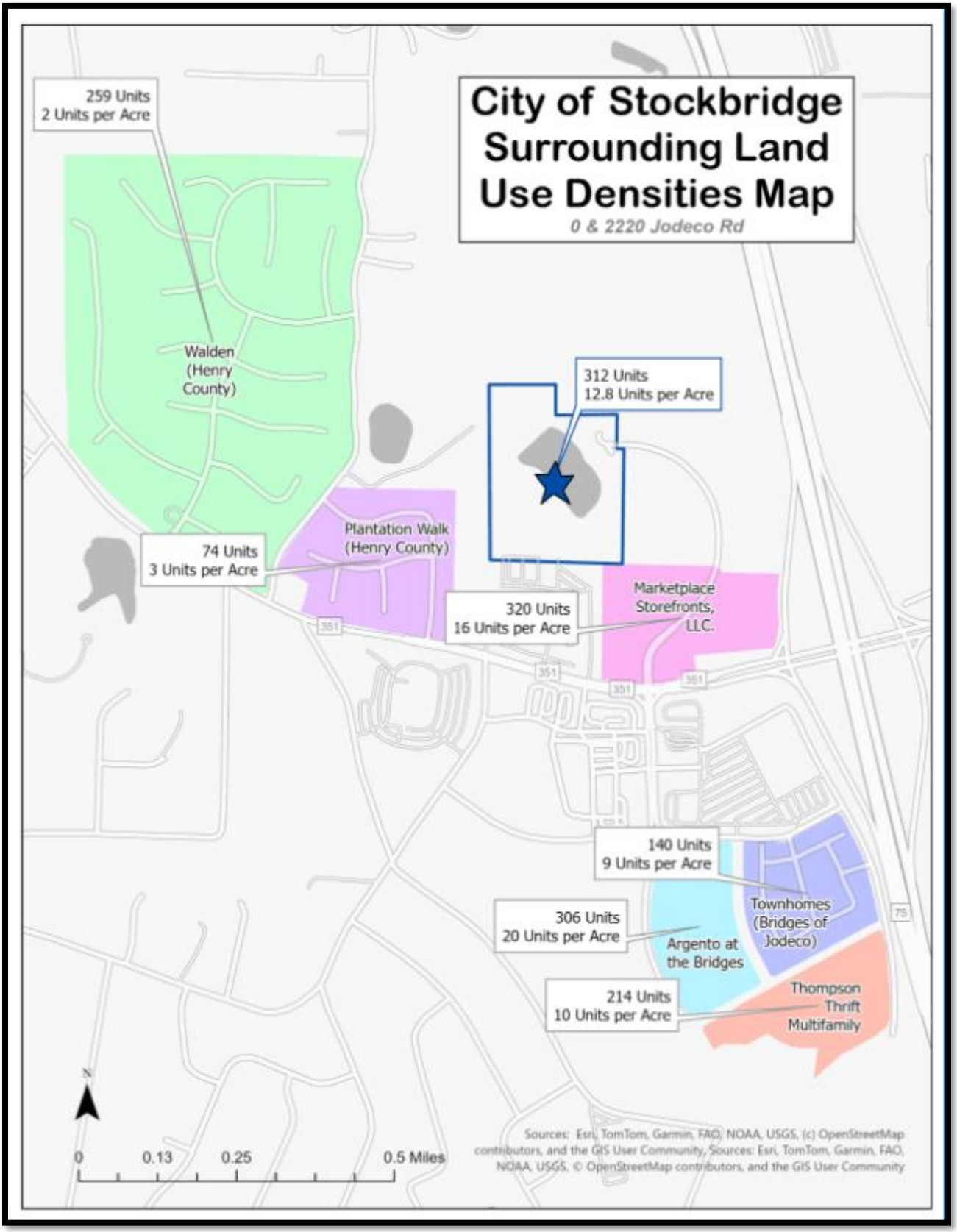
AERIAL PHOTO OF THE SUBJECT PROPERTY

2025 CITY OF STOCKBRIDGE ZONING MAP



2025 CITY OF STOCKBRIDGE FUTURE LAND USE MAP




City of Stockbridge Surrounding Land Use Densities Map
0 & 2220 Jodeco Rd
259 Units
2 Units per Acre
Walden (Henry County)
312 Units
12.8 Units per Acre
Plantation Walk (Henry County)
74 Units
3 Units per Acre
320 Units
16 Units per Acre
Marketplace Storefronts, LLC.
140 Units
9 Units per Acre
Townhomes (Bridges of Jodeco)
306 Units
20 Units per Acre
Argento at the Bridges
214 Units
10 Units per Acre
Thompson Thrift Multifamily
N
0
0.13
0.25
0.5 Miles
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

AERIAL PHOTO OF THE VICINITY, OVERLAIN BY THE SITE PLAN

V. PROPOSED DEVELOPMENT

The applicant, Arthur Lynn Emory Equity, LLC, is proposing to build a multi-family development at 2220 Jodeco Road. The proposed development will consist of 321 units on 24.995 acres with a density of 12.84 units per acre. The building will be a maximum height of 65 feet. The buildings are three stories tall and are designed with a mixture of stone and siding. The front of the building includes large windows, covered balconies, and very detailed rooflines. The proposed setbacks that are shown in the site plan include a 60-foot front yard setback, a 20-foot rear yard setback, and a 15-side yard setback.

The proposed development features a large central lake that is the focal point of the site plan. The lake is surrounded by walking paths, meditation garden, a dog park, and a lakeside amenity space designed for residents. Several other amenities include a clubhouse and a pool. A decorative bridge is also featured in the site plan that will provide both vehicle and pedestrian access across the lake. The proposed development will incorporate approximately 15.97 acres or 63.9% of the overall property. The open space includes the preservation of natural vegetation within the onsite stream buffer, the existing lake and providing landscaped areas throughout the development.

The proposed multifamily development includes 167 one-bedroom units, 138 two-bedroom units,

and 15 three-bedroom units. The mix of units types results in a total of 535 parking spaces.

The development will be accessed from the future I-75 Western Parallel Connector, which is anticipated to be completed in 2026 and will serve as the primary entrance for the development. Until that time, the development will temporarily have access to Jodeco Road through a 50-foot perpetual ingress/egress via Feucht Drive. Once the I-75 Western Parallel Connector is completed in November 2026, the easement will provide access to the new roadway. In addition, the proposed site plan includes connectivity throughout and a connection to the future sidewalks and trails along the I-75 Western Parallel Connector.

VI. ANALYSIS OF REQUEST

The applicant requests a Comprehensive Plan Amendment to change the subject property's future land use designation from Henry County's High-Density Mixed-Use to the City of Stockbridge's High-Density Residential to allow for the construction of a multifamily residential development with 321 multifamily units. Four factors were examined to analyze this request, as discussed below.

1. Consistency with the Comprehensive Plan. The 2024–2028 Five-Year Update to the City of Stockbridge Comprehensive Plan emphasizes the importance of expanding housing opportunities across a range of densities and price points to meet growing demand. The plan specifically encourages higher-density residential development in areas proximate to major transportation corridors, employment centers, and mixed-use activity nodes.

The proposed High-Density Residential future land use designation for 0 and 2220 Jodeco Road supports these goals by allowing for a multifamily residential community at a density of approximately 12.8 units per acre, which falls squarely within the Comprehensive Plan's recommended density range of 8 to 16 dwelling units per acre for this category. The development will introduce 321 apartment units designed with on-site amenities, a preserved lake, landscaped open space, and pedestrian connectivity—features consistent with the Plan's objective to promote walkable and livable neighborhoods.

Additionally, the project aligns with the Housing Element of the Comprehensive Plan, which calls for increased housing diversity and the creation of high-quality residential environments that appeal to a broad demographic, including young professionals, small families, and retirees. The proposed development's location along the Jodeco Road corridor, near the I-75 Western Parallel Connector, reinforces the City's goal of situating higher-density residential uses in areas with strong access to transportation infrastructure and nearby commercial services.

In summary, the requested Comprehensive Plan Amendment is consistent with the intent and policies of the 2024–2028 Comprehensive Plan and will help advance the City's housing and land-use objectives by supporting infill growth and sustainable urban form.

Community Goals and Policies	**Population Goals:** To determine areas, appropriate for annexation.
	Population Policies: Maintain a family friendly environment and focus on attracting and retaining young adults.

(pg. 42-44)	**Housing Policies:** Provide a mixture of housing options to attract young professionals, single people, and small families.
	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 has concurrently submitted a Rezoning request (RZ-2025-04) to assign the MFR (Multi-Family Residential) zoning district upon annexation into the City. The requested High-Density Residential future land use designation directly supports this zoning classification. Page 50 of the 2024 Comprehensive Plan identifies MFR as one of the primary zoning districts consistent with the High-Density Residential category, providing a seamless policy foundation between the City's Future Land Use Map and its Unified Development Code (UDC).

Surrounding land uses and zoning districts further reinforce the appropriateness of this relationship. Adjacent areas to the north, east, and south are characterized by High-Density Mixed-Use and Planned Unit Development (PUD) designations, while areas to the west within unincorporated Henry County include Residential-Agricultural (RA) and Planned Development (PD) neighborhoods such as Plantation Walk and Walden. The proposed MFR zoning will serve as a compatible transition between these existing lower-density subdivisions and the more intense commercial and mixed-use developments along Jodeco Road, such as The Bridges of Jodeco and Argento at the Bridges Apartments.

By aligning the City's High-Density Residential land use policy with the MFR zoning district, the amendment ensures consistency across planning instruments and facilitates implementation of the City's vision for balanced, mixed residential environments supported by nearby amenities and infrastructure.

3. Suitability of the Site's Location. The subject properties are well-suited for designation as High-Density Residential based on their physical characteristics, accessibility, and surrounding development context. The combined acreage of approximately 24.995 acres includes gently rolling topography and an existing central lake that provides both a scenic focal point and an effective natural stormwater management feature. The configuration of the site allows for a cohesive master-planned residential community with internal circulation, open space integration, and direct pedestrian linkages.

The location benefits from excellent regional connectivity. The site fronts Feucht Drive, which will tie directly into the Western Parallel Connector, a major GDOT roadway currently under design that will provide a north-south route connecting Jonesboro Road to Hudson Bridge Road. Once completed, the Connector will significantly enhance mobility, reduce congestion on Jodeco Road, and improve access to local commercial destinations and Interstate 75.

From a land-use perspective, the subject properties are surrounded by compatible high-density and mixed-use developments. The Bridges of Jodeco mixed-use development and Argento at the Bridges Apartments are located nearby, while existing subdivisions such as Plantation Walk and Walden provide a lower-density residential context. The proposed High-Density Residential designation thus represents a logical extension of the City's urban growth pattern and provides an appropriate transition between commercial, mixed-use, and lower-density residential districts.

4. Maintaining the Current Land Use Designation. The properties are currently assigned the High-Density Mixed-Use (HDMU) designation under the Henry County Future Land Use Map, which permits a blend of commercial and residential development typically exceeding five units per acre. While that designation accommodates some residential activity, the proposed multifamily community is more consistent with the City of Stockbridge's High-Density Residential designation, which focuses on residential use and permits densities between 8 and 16 units per acre.

The City's 2024 Comprehensive Plan describes the High-Density Residential category as being "intended primarily for multi-story condominiums, apartments, and planned townhome developments," serving as a transitional land use between mixed-use centers and medium-density neighborhoods. The proposed development's planned density of 12.8 units per acre fits squarely within this range and exemplifies the design characteristics envisioned by the Plan—compact, walkable, and well-integrated with surrounding development.

Maintaining the existing Henry County designation would be inconsistent with the City's land-use strategy for this corridor, as the proposed use is strictly residential and does not include commercial or retail components typical of the Mixed-Use category. Reassigning the property to the High-Density Residential classification ensures policy alignment, reinforces the City's planned growth framework, and promotes a cohesive transition between existing developments in the Jodeco corridor.

VII. CONCLUSION AND RECOMMENDATION

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment for 2220 Jodeco Road, via CP-2025-03, would be necessary and desirable for the subject property, in conjunction with the requested rezoning of the property to MFR via RZ-2025-04, to allow for the proposed multifamily residential development. Therefore, the Planning and Zoning staff recommends the **APPROVAL** of CP-2025-03.

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

LEGAL DESCRIPTION (AS PER TITLE COMMITMENT – COPIED VERBATIM)

TRACT 1

ALL CHAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, AS SHOWN ON A PLAT OR SURVEY DATED APRIL 12, 1976 FOR TRAVEL CAMP, INC., BY GRIFFIN ENGINEERING COMPANY, E.O., BEARING THE CERTIFICATE OF ROBERT S. MITCHELL, R.L.S. NO. 1580, RECORDED IN PLAT BOOK 6, PAGE 206, HENRY COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE COMMON CORNERS OF LAND LOTS 51, 52, 77 AND 78 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, AND RUN THENCE EAST ALONG THE SOUTH LINE OF LAND LOT 51 AND THE NORTH LINE OF LAND LOT 79, 50 FEET TO THE POINT OF BEGINNING; RUNNING THENCE SOUTH 89 DEGREES 15 MINUTES 5 SECONDS EAST ALONG THE SOUTH LINE OF LAND LOT 51 AND THE NORTH LINE OF LAND LOT 79, 908.8 FEET, TO A CONCRETE MONUMENT; THENCE NORTH 0 DEGREES 56 MINUTES 0 SECONDS EAST 198.29 FEET ALONG OTHER PROPERTY OF BAB H. EVANS AND CHARLES J. WATERS TO A CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 15 MINUTES 5 SECONDS WEST ALONG OTHER PROPERTY OF BOB H. EVANS AND CHARLES J. WATERS 908.8 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 0 DEGREES 56 MINUTES 0 SECONDS WEST, ALONG OTHER PROPERTY OF BOB H. EVANS AND CHARLES J. WATERS, 1198.29 FEET TO THE DIVIDING LINE BETWEEN LAND LOT 51 AND LAND LOT 78, TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING, BEING SHOWN AS 25 ACRES ON A PLAT OF SURVEY MADE FOR TRAVEL CAMP, INC. BY ROBERT S. MITCHELL, R.L.S., DATED APRIL 22, 1976.

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 1 AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM COLORADO PINES CAMPING RESORT, A COLORADO PARTNERSHIP COMPOSES OF VAN PALMER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK, DATED MARCH 6, 1989, FILED MARCH 8, 1989 AND RECORDED IN DEED BOOK 1041, PAGE 44, AFORESAID RECORDS;

LESS AND EXCEPT ANY PORTION OF THE PROPERTY SET FORTH ABOVE CONTAINED WITHIN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 6 DISTRICT OF HENRY COUNTY, GEORGIA, AS SHOWN ON SURVEY DATED JUNE 5, 2006 FOR BRYAN COOK & SUNTRUST BANK BY SOUTHERN SURVEYORS (WALTER F. PRINCE, RLS NO. 2808), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLYMOST CORNER OF THE TERMINUS OF FEUCHT ROAD RIGHT-OF-WAY (BEING A 50 FOOT RIGHT-OF-WAY WITH THE SOUTH LAND LOT LINE OF SAID LAND LOT 51 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA; RUN THENCE NORTH 86 DEGREES 35 MINUTES 33 SECONDS WEST ALONG SAID SOUTH LAND LET LINE A DISTANCE OF 651.11 FEET TO A POINT, AND RUN THENCE NORTH 03 DEGREES 35 MINUTES 29 SECONDS EAST 718.18 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR) WHICH IS THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING THUS DETERMINED, RUN THENCE NORTH 86 DEGREES 10 MINUTES 31 SECONDS WEST 50.00 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE NORTH 03 DEGREES 35 MINUTES 29 SECONDS EAST 270.63 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE NORTH 86 DEGREES 33 MINUTES 05 SECONDS WEST 615.38 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE NORTH 03 DEGREES 35 MINUTES 29 SECONDS EAST 208.56 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE SOUTH 86 DEGREES 35 MINUTES 33 SECONDS EAST 665.38 FEET TO AN IRON PIN PLACED IN A CONCRETE MONUMENT; RUN THENCE SOUTH 03 DEGREES 35 MINUTES 29 SECONDS WEST 479.99 FEET TO AN IRON PIN PLACED WHICH IS THE TRUE POINT OF BEGINNING.

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 2 AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

LEGAL DESCRIPTION (AS SURVEYED)

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF LAND LOTS 51, 52, 77, & 78;
THENCE ALONG THE SOUTH LINE OF LAND LOT 51 S89°17'27"E A DISTANCE OF 50.00 FEET TO A FOUND CONCRETE MONUMENT AND THE POINT OF BEGINNING;
THENCE N00°51'53" A DISTANCE OF 1,197.98 FEET TO A FOUND CONCRETE MONUMENT; THENCE S89°17'50"E A DISTANCE OF 243.55 FEET TO A FOUND 1/2" REBAR;
THENCE S00°52'40"W A DISTANCE OF 208.65 FEET TO A FOUND 1/2" REBAR; THENCE S89°16'18"E A DISTANCE OF 615.33 FEET TO A FOUND 1/2" REBAR; THENCE S00°52'56"W A DISTANCE OF 270.63 FEET TO A SET 1/2" REBAR, ALSO KNOWN AS "POINT A"; THENCE S88°54'07"E A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR;
THENCE S00°51'53"W A DISTANCE OF 718.18 FEET TO A SET 1/2" REBAR; THENCE N89°17'27"W A DISTANCE OF 908.75 FEET TO A FOUND CONCRETE MONUMENT WHICH IS THE POINT OF BEGINNING.
SAID LAND HAVING AN AREA OF 936,281 SQUARE FEET, 21.494 ACRES, MORE OR LESS.

TOGETHER WITH A 50-FOOT PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT KNOWN AS "POINT A" DESCRIBED ABOVE THENCE N00°52'56"E A DISTANCE OF 50.00 FEET TO A POINT; THENCE S88°53'53"E A DISTANCE OF 90.42 FEET TO A POINT ON A CIRCULAR CURVE TO THE RIGHT; THENCE ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 657.27 AN ARC DISTANCE OF 999.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING S45°21'06"E FOR A DISTANCE OF 905.75 FEET TO A POINT; THENCE S01°53'53"E A DISTANCE OF 139.25 FEET TO A POINT; THENCE N89°18'55"W A DISTANCE OF 50.00 FEET TO A POINT; THENCE N01°53'53"W A DISTANCE OF 139.25 FEET TO A POINT ON A CIRCULAR CURVE TO THE LEFT; THENCE ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 607.27 AN ARC DISTANCE OF 920.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING N45°26'49"W FOR A DISTANCE OF 835.17 FEET TO A POINT; THENCE N88°53'53"W A DISTANCE OF 40.43 FEET TO A SET 1/2" REBAR; THENCE S88°54'07"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING KNOWN AS "POINT A".
SAID LAND HAVING AN AREA OF 59,443 SQUARE FEET, 1.365 ACRES, MORE OR LESS.

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 1 AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM COLORADO PINES CAMPING RESORT, A COLORADO PARTNERSHIP COMPOSES OF VAN PALMER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK, DATED MARCH 6, 1989, FILED MARCH 8, 1989 AND RECORDED IN DEED BOOK 1041, PAGE 44, AFORESAID RECORDS;

LESS AND EXCEPT ANY PORTION OF THE PROPERTY SET FORTH ABOVE CONTAINED WITHIN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF LAND LOTS 51, 52, 77, & 78; THENCE ALONG THE SOUTH LINE OF LAND LOT 51 S89°17'27"E A DISTANCE OF 50.00 FEET TO A FOUND CONCRETE MONUMENT;
THENCE S89°17'50"E A DISTANCE OF 243.55 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING; THENCE S89°18'55"E A DISTANCE OF 665.23 FEET TO A FOUND CONCRETE MONUMENT; THENCE S00°52'07"W A DISTANCE OF 480.11 FEET TO A SET 1/2" REBAR; THENCE N88°54'07"W A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR KNOWN AS "POINT A"; THENCE N00°52'56"E A DISTANCE OF 270.63 FEET TO A FOUND 1/2" REBAR; THENCE N89°16'18"W A DISTANCE OF 615.33 FEET TO A FOUND 1/2" REBAR; THENCE N00°52'40"E A DISTANCE OF 208.65 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING.
SAID LAND HAVING AN AREA OF XX,XXX SQUARE FEET, X.XXX ACRES, MORE OR LESS.

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 2 AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

TABLE A ITEMS:

1) ALL MONUMENTS FOUND AND/OR SET AS NOTED ON THE SURVEY. ALL CORNERS SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
2) SITE ADDRESS:2220 JODECO ROAD, MCDONOUGH, GEORGIA 30253
3) BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA. PANEL #13151C0151D EFFECTIVE DATE:10/06/2016
4) GROSS ACREAGE AND SQUARE FOOTAGE OF SUBJECT PROPERTY ARE SHOWN ON THE DRAWING.
5) THIS DRAWING DOES FEATURE TOPOGRAPHIC CONTOURS AT A 1-FOOT INTERVAL WITH HIGHLIGHTED CONTOURS AT EVERY 5 FEET BASED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON REAL-TIME GPS NETWORK BASE OBSERVATIONS.
6) NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
7)
a. EXTERIOR DIMENSIONS OF ALL BUILDINGS ON SITE ARE NOT SHOWN HEREON AS MEASURED AT THE GROUND LEVEL.
b. (1) SQUARE FOOTAGE OF BUILDING FOOTPRINTS ON SITE ARE NOT PROVIDED HEREON.
(2) SQUARE FOOTAGE OF OTHER AREAS ARE NOT PROVIDED HEREON
c. BUILDING HEIGHTS ARE NOT PROVIDED HEREON.
8) ALL SUBSTANTIAL FEATURES OBSERVED DURING THE SURVEY ARE DEPICTED HEREON UNLESS OTHERWISE NOTED.
9) SITE CONTAINS 0 MARKED REGULAR PARKING SPACES & 0 HANDICAPPED SPACES.
10) PARTY WALLS WERE NOT REQUESTED AND ARE NOT SHOWN HEREON.
11) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. PER ALTA/NSPS.
12) THIS SURVEY HAS NO KNOWN STATUSES IN REGARD TO GOVERNMENT AGENCIES.
13) ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE HENRY COUNTY TAX ASSESSOR'S WEBSITE.
14) THE DISTANCE TO THE NEAREST ROAD INTERSECTION IS PROVIDED HEREON MEASURED EITHER ALONG THE R/W, THE C/L OF FRONTAGE ROAD OR BY STRAIGHT-LINE BEARING AND DISTANCE.
15) ORTHOMETRIC, PHOTOGRAMMETRIC, OR LASER SCANNING DATA WAS PERFORMED IN AIDE OF THE DRAFTING OF THIS SURVEY. IT WAS USED EXCLUSIVELY FOR NON-BOUNDARY FEATURES AND WAS CONTROLLED BY POINTS ESTABLISHED BY STANDARD SURVEYING PROCEDURES AND TECHNIQUES WITH THE EQUIPMENT AND DATUM NOTED HEREON.
16) VISIBLE EVIDENCE OF RECENT EARTHWORK ON SITE WAS NOT OBSERVED.
17) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
18) ANY PERTINENT OFFSITE EASEMENTS OR APPARENT EASEMENTS FOUND IN THE COURSE OF RESEARCH AND FIELD WORK ARE SHOWN HEREON UNLESS OTHERWISE NOTED.
19) LIABILITY INSURANCE WAS NOT OBTAINED BY THE SURVEYOR.

SCHEDULE B-II EXCEPTIONS

1-10 – STANDARD EXCEPTIONS. NOT ADDRESSED.

11 – EASEMENT FROM HERMAN SIMMS, IRVING BRYAN, LINDA M. BRYAN AND JEFFERY A. BRYAN TO BOB H. EVANS AND CHARLES J. WATERS, DATED FEBRUARY 10, 1971, FILED FEBRUARY 11, 1971 AND RECORDED IN DEED BOOK 119, PAGE 246, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THIS SURVEY.

12 – EASEMENTS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM COLORADO PINES CAMPING RESORT, A COLORADO PARTNERSHIP COMPOSES OF VAN PALMER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK, DATED MARCH 6, 1989, FILED MARCH 8, 1989 AND RECORDED IN DEED BOOK 1041, PAGE 44, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THIS SURVEY.

13 – EASEMENTS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA. AFFECTS PROPERTY AND IS SHOWN ON THIS SURVEY.

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

LINE TABLE

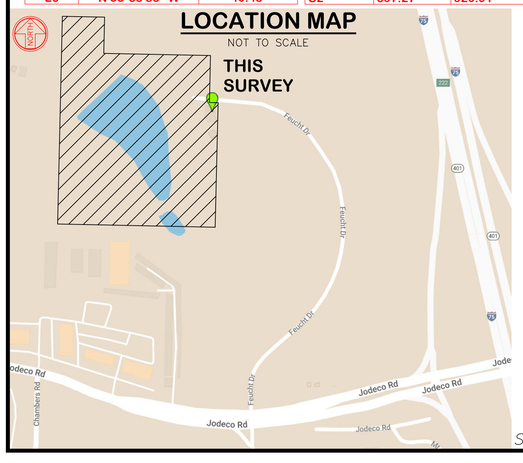
LINE	BEARING	DISTANCE
L1	N 00°52'56" E	50.00'
L2	S 88°53'53" E	90.42'
L3	S 01°53'53" E	139.25'
L4	N 89°18'55" W	50.00'
L5	N 01°53'53" W	139.25'
L6	N 88°53'53" W	40.43'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	657.27'	999.24'	905.75'	S 45°21'06" E	087°06'21
C2	607.27'	920.91'	835.17'	N 45°26'49" W	086°53'15"

LOCATION MAP

NOT TO SCALE



CERTIFY TO:
EMORY EQUITY, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.
GLENN D. COOK, CAROL J. COOK & JULIA A. COOK
KENNETH J. BUTCHER & DEBRA C. BUTCHER
FIDELITY NATIONAL TITLE INSURANCE COMPANY

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

THE FIELDWORK WAS COMPLETED ON: 07/01/2022

DATE OF PLAT OR MAP: 08/25/2022

GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2311 JOHN PATRICK HARRIS

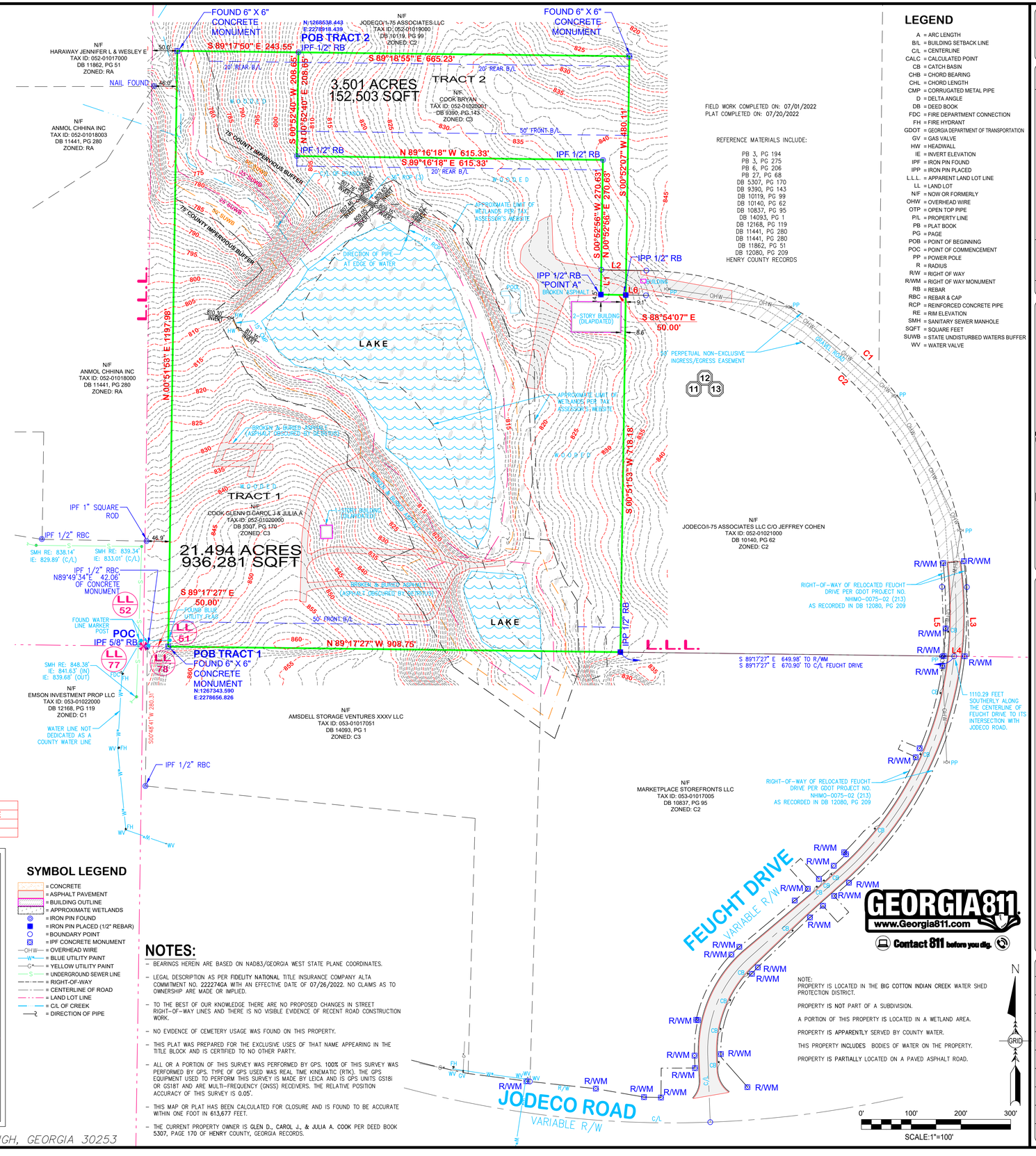
JOHN PATRICK HARRIS,
P.L.S. #2311

08/25/2022
DATE

SITE ADDRESS: 2220 JODECO ROAD, MCDONOUGH, GEORGIA 30253

SYMBOL LEGEND

= CONCRETE
= ASPHALT PAVEMENT
= BUILDING OUTLINE
= APPROXIMATE WETLANDS
= IRON PIN FOUND
= IRON PIN PLACED (1/2" REBAR)
= BOUNDARY POINT
= IPF CONCRETE MONUMENT
= OVERHEAD WIRE
= BLUE UTILITY PAINT
= YELLOW UTILITY PAINT
= UNDERGROUND SEWER LINE
= RIGHT-OF-WAY
= CENTERLINE OF ROAD
= LAND LOT LINE
= C/L OF CREEK
= DIRECTION OF PIPE



NOTES:

- BEARINGS HEREIN ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- LEGAL DESCRIPTION AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 2222746A WITH AN EFFECTIVE DATE OF 07/26/2022. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- NO EVIDENCE OF CEMETERY USAGE WAS FOUND ON THIS PROPERTY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.
- ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY GPS. 100% OF THIS SURVEY WAS PERFORMED BY GPS. TYPE OF GPS USED WAS REAL TIME KINEMATIC (RTK). THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY IS MADE BY LEICA AND IS GPS UNITS GS18I OR GS18T AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 613,677 FEET.
- THE CURRENT PROPERTY OWNER IS GLEN D., CAROL J., & JULIA A. COOK PER DEED BOOK 5307, PAGE 170 OF HENRY COUNTY, GEORGIA RECORDS.

FIELD WORK COMPLETED ON: 07/01/2022
PLAT COMPLETED ON: 07/20/2022

REFERENCE MATERIALS INCLUDE:

PB 3, PG 194
PB 3, PG 275
PB 6, PG 206
PB 27, PG 68
DB 5307, PG 170
DB 9390, PG 143
DB 10119, PG 99
DB 10140, PG 62
DB 10837, PG 95
DB 14093, PG 1
DB 12168, PG 119
DB 11441, PG 280
DB 11441, PG 280
DB 11862, PG 51
DB 12080, PG 209
HENRY COUNTY RECORDS

LEGEND

A = ARC LENGTH
B/L = BUILDING SETBACK LINE
C/L = CENTERLINE
CALC = CALCULATED POINT
CB = CATCH BASIN
CHB = CHORD BEARING
CHL = CHORD LENGTH
CMP = CORRUGATED METAL PIPE
D = DELTA ANGLE
DB = DEED BOOK
FDC = FIRE DEPARTMENT CONNECTION
FH = FIRE HYDRANT
GDOT = GEORGIA DEPARTMENT OF TRANSPORTATION
GV = GAS VALVE
HW = HEADWALL
IE = INVERT ELEVATION
IPF = IRON PIN FOUND
IPP = IRON PIN PLACED
L.L.L. = APPARENT LAND LOT LINE
LL = LAND LOT
N/F = NOW OR FORMERLY
OHW = OVERHEAD WIRE
OTP = OPEN TOP PIPE
P/L = PROPERTY LINE
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POWER POLE
R = RADIUS
R/W = RIGHT OF WAY
R/WM = RIGHT OF WAY MONUMENT
RB = REBAR
RBC = REBAR & CAP
RCP = REINFORCED CONCRETE PIPE
RE = RIM ELEVATION
SMH = SANITARY SEWER MANHOLE
SQFT = SQUARE FEET
SUWB = STATE UNDISTURBED WATERS BUFFER
WV = WATER VALVE

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

No.	JOB No.	DESCRIPTION OF REVISION	DATE

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

ALTA/NSPS LAND TITLE SURVEY
FOR EMORY EQUITY, LLC
IN LAND LOT 51, DISTRICT 6, HENRY COUNTY, GEORGIA

ORIGINAL PLAT DATE	08/25/2022
SCALE	1" = 100'
DRAWN BY	SJL
CHECKED BY	JPH
ORIGINAL FIELD DATE	07/01/2022
CREW	RL/AL
FIELD BOOK	FIELD SKETCH
JOB NO.	220221
DWG NO.	220221-A
SHEET	1 of 1

Henry County Water Authority
Engineering Division

September 2, 2022

Re: Water and Sewer Services - Availability

Proposed Development:	**Multi-Family**
Property Information:	**2220 Jodeco Road Parcel Nos. 052-0102000 & 052-0102001**
	LL 51; District 6; 25.0+/- acres
Proposed Zoning:	**RM**
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 can be made available via a line extension of approximately 2,200 linear feet along Feucht Road at the developer's expense. A fire flow test calculated in the area revealed the following data:

Static:	84	psi
Residual:	70	psi
Flow	2250	gpm
Calculated Flow @ 20 psi:	5112	gpm

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

Sewage **treatment** is available for the property. ***Sewer line capacity can be made available via the construction of a gravity line along the Western Parallel Connector Sanitary Sewer***

Extension project. Extending the sewer line may require an easement on the subject properties. This project is currently under design with no established date for completion.

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.

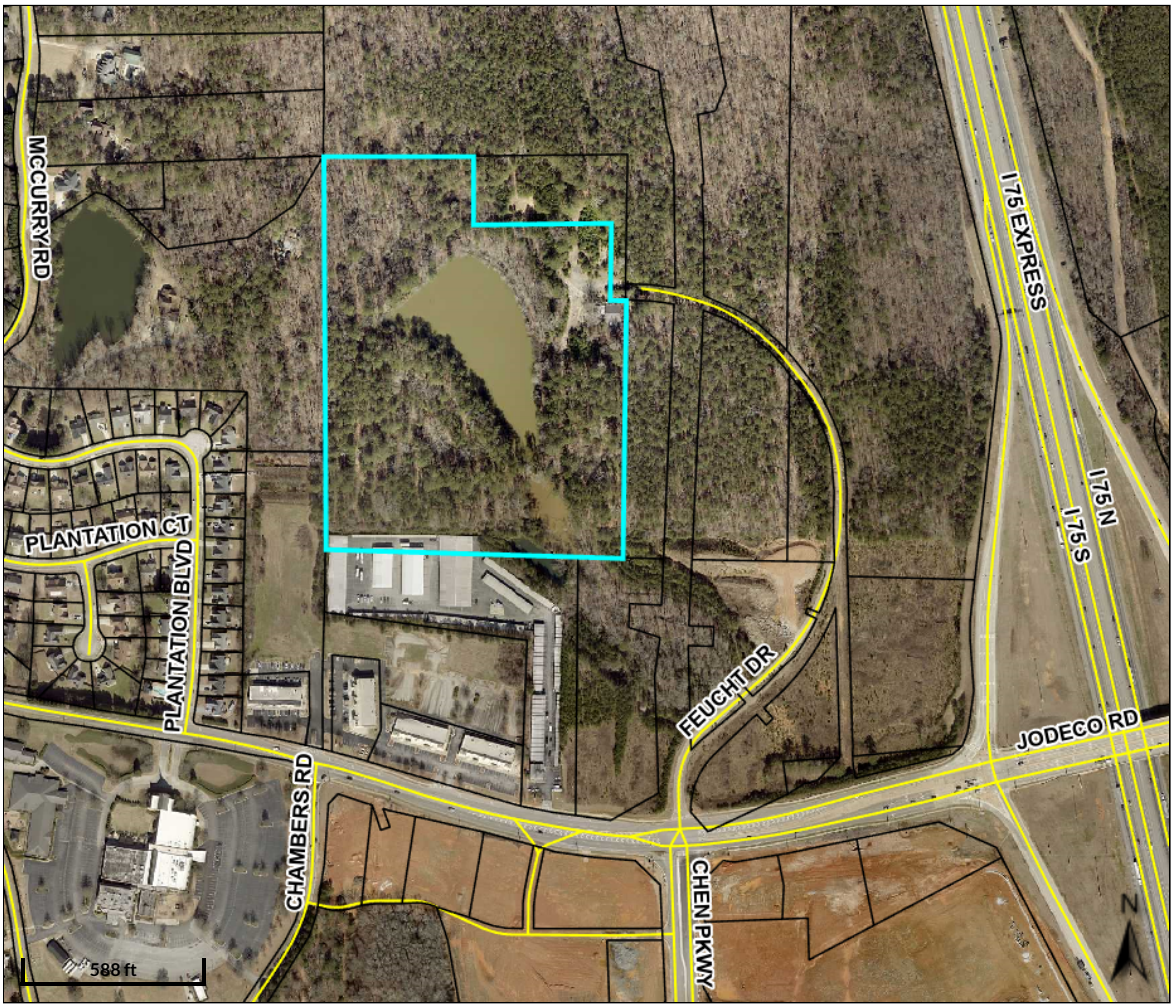
This letter was prepared with information submitted to HCWA on a Preliminary Site Plan dated 08/11/2022 prepared by Thomas & Hutton.

Scott Sage

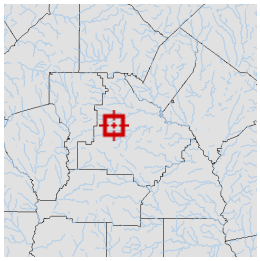
Date:
2022.09.02
16:26:35 -04'00'

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

Henry County, GA



Overview



Legend

- Parcels
- Roads

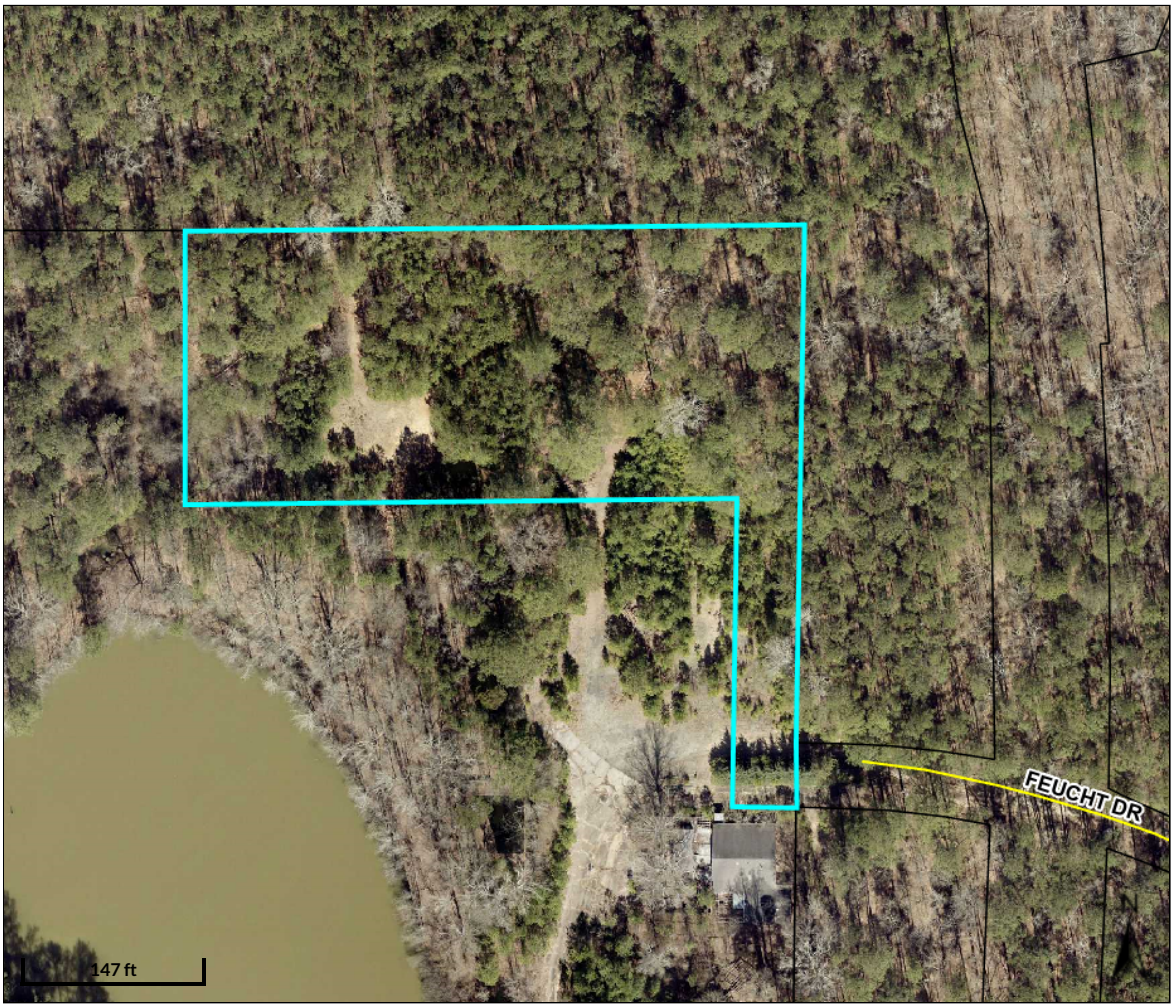
Parcel ID	052-01020000	**Class**	Commercial	**Owner**	COOK GLENN D & CAROL J & JULIA A & ET AL	**Land Value:**	$1,075,000				
Property Address	2220 JODECO RD	**Acreage**	21.5	**Address**	1080 RIVERSIDE DRIVE WATKINSVILLE, GA 30677	**Building Value:**	$0	**Last 2 Sales**			
District	Henry County					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
								6/10/2022	$31,800	VL	U
								9/3/2002	$0	U	U
						Total Value:	$1,075,000				

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.

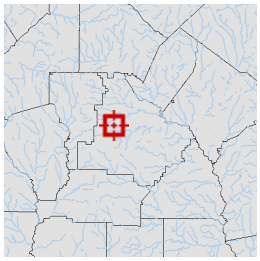
Date created: 4/17/2025
Last Data Uploaded: 4/17/2025 2:34:03 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	052-01020001	**Class**	Commercial	**Owner**	COOK BRYAN	**Land Value:**	$175,000				
Acreage	3.5	**Address**	64 SELLERS RD HAZELHURST, GA 31539								
Property Address	JODECO RD					**Building Value:**	$0	**Last 2 Sales**			
								Date	**Price**	**Reason**	**Qual**
District	Henry County					**Misc Value:**	$0	6/7/2006	$0	U	U
								n/a	$	n/a	n/a
						Total Value:	$175,000				

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: 4/17/2025
Last Data Uploaded: 4/17/2025 2:34:03 AM

Developed by SCHNEIDER GEOSPATIAL

FIRST AMENDED
STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the Annexation, Rezoning and
Future Land Use Map Amendment

of

EMORY EQUITY, LLC.

for

± 24.995 Acres of Land
located in
Land Lot 51
6th District, Henry County

REZONE: C-3 (Henry County) to MFR
FLUMA: HDMU (Henry County) to HDR

Submitted for Applicant by:

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

Emory Equity, LLC ("Applicant") seeks to annex and rezone ± 24.995 acres of land located in Land Lot 51, 6th District of Henry County (the "Subject Property") to allow a multifamily development. The Subject Property is currently located within unincorporated Henry County, is zoned Highway Commercial District (C-3) and designated as High-Density Mixed Use on the Henry County Future Land Use Map. The Applicant files this request to (a) annex the Subject Property into the City of Stockbridge; (b) rezone the Subject Property to the Stockbridge designation of MFR (Multi-Family Residential); and (c) amend the Future Land Use Map designation for the Subject Property to HDR (High Density Residential) under the City's Comprehensive Plan.

The Subject Property formerly contained a commercial campground and supporting facilities but is now vacant with mostly wooded areas and a large central lake. The property currently has access to Jodeco Road via an access easement along Feucht Drive, however the easement will provide direct access to the I-75 Western Parallel Connector once it is completed in 2026.[1] The Applicant seeks to redevelop the property for 321 multifamily units at a density of ±12.8 units per acre along with amenities and associated site improvements ("Proposed Development"). The unit sizes and heights will meet the requirements of the MFR district and will be a mix of 1-, 2- and 3-bedroom units. The parking for the units will be provided through ±424 surface spaces.

The Applicant envisions the Proposed Development as a residential retreat, interweaving the design into the natural landscape, existing waterscape and providing ample amenities. The

[1] The I-75 Parallel Connector Road is currently under construction as of the date of this application and is anticipated to be completed by November 2026. Refer to the Georgia Department of Transportation's website for Project 0014482: https://www.dot.ga.gov/applications/geopi/Pages/Dashboard.aspx?ProjectID=0014482.

development will incorporate approximately 15.97 acres, or 63.9% of the overall property, as open space. The open space includes the preservation of natural vegetation within the onsite stream buffer, the existing lake and providing landscaped areas throughout the development. In particular, the Applicant seeks to incorporate the lake as both an aesthetic attraction as well as an amenity for the residents by incorporating extensive walking paths. The site design also provides pedestrian connectivity throughout and a connection to future sidewalks and trails along the I-75 Western Parallel Connector to foster walkability and connectivity to the neighborhood. Additionally, the Proposed Development will contain other amenities spread throughout the complex including a clubhouse, pool, dog park, additional walking trails and meditation garden.

The Subject Property is well situated for the proposed multi-family development. The Jodeco Road corridor to the south is a primarily commercial area with many uses that are supportive of the proposed residential including restaurant, retail, retail club warehouse, and grocery. The introduction of modern, attractive multifamily will act to further boost this commercial node and potentially attract newer business to the area. Examples of the adjacent commercial uses along Jodeco Road include the Bridges at Jodeco mixed-use development, the Emson Square Shopping Center and the Compass Self Storage, both located within unincorporated Henry County and zoned General Commercial District (C-2) and C-3, respectively. Also to the south is a property zoned Planned Unit District (PUD) in the City of Stockbridge, that was rezoned in 2023 pursuant to RZ-23-06 for a proposed mixed-use development. To the east and north are undeveloped properties, zoned C-2 within unincorporated Henry County. To the west, the Subject Property borders a ±11.43-acre parcel developed with one single family home, which is zoned Residential Agricultural (RA) within unincorporated Henry County. The proposed multi-family development and the requested MFR zoning will act as a transition in intensity from the

commercial and high-density mixed-use zonings to the existing single-family residential to the east.

Also to the east, is the I-75 Western Parallel Connector right-of-way which is anticipated to be the main access point for the Proposed Development once that roadway is completed. Currently, the Subject Property does not front a right-of-way, but has access to Jodeco Road via a 50-foot wide perpetual ingress/egress easement from Feucht Drive.[2] This will only be a temporary condition during construction since GDOT's plans indicate that the section of the I-75 Western Parallel Connector fronting the Subject Property will be completed in 2026, prior to the construction of the Proposed Development. Although Henry County nor GDOT have given the roadway a classification the I-75 Western Parallel Connector, a 4-lane road connecting two arterials, is anticipated to be at least a collector per the GDOT design manual definition.[3]

The proposed multifamily residences also are aligned with recent residential development trends within the City of Stockbridge. The City of Stockbridge Comprehensive Plan 2024 ("Comp Plan") notes that the city's residential development has not kept pace with the population growth and that the city will need at least 800 new residential units within the next 5 years and 1,700 units by 2040 to meet the current housing demand.[4] The Proposed Development is meeting the Comp Plan's needs by adding high quality multi-family residential development into the city. In addition, the proposed multi-family will add to the mix of housing options existing in the area. Multi-family residences tend to attract younger professionals, empty nesters, and newer residents to the area that are not ready to purchase a home, demographics that are not currently served by

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[2] The right-of-way of Feucht Drive terminates at the northern boundary of Parcel 053-01017005 and access to the site is extended through the easement.

[3] *See GDOT Design Policy Manual, pg. xxxvii* ("Collector – Functional classification for a street or highway that provides a less highly developed level of service than an arterial, at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials.")

[4] *See City of Stockbridge Comprehensive Plan 2024, pg 13*.

the surrounding single-family residences. Many young professionals are choosing apartments in locations with easy access to employment and retail. The Subject Property meets these needs by being ideally situated in proximity to Jodeco Road, a large commercial corridor, and a short distance from other commercial corridors along Jonesboro Road, to the south, and Hudson Bridge Road, to the north via the proposed I-75 Western Parallel Connector. The Subject Property is in close proximity to a number of local employers and is a short distance from the on-ramp to I-75 which provides quick access to regional employment centers. In all, the Proposed Development is a natural and fitting use for the Subject Property and a positive step towards furthering the City's long-term goals for growth in the area.

In addition to the annexation and rezoning, the Applicant is requesting an amendment to the City's Future Land Use Map to designate the Subject Property as High Density Residential (HDR) land use. The current Henry County land use designation is High Density Mixed Use ("Henry County HDMU"). The Henry County HDMU land use allows a density up to 20 units per acre.[5] The Applicant's request for HDR allows a comparable land use designation under Stockbridge's Comp Plan, which allows a density of 16 units per acre. The HDR land use also is compatible with certain zoning categories, namely MFR.[6] Moreover, the Comp Plan notes that the HDR land use is appropriate transition between mixed-use and low or medium density residential.[7] As noted in the paragraphs above, the Subject Property and its proposed HDR land use will act as a transition from the high density mixed-use land uses to the south and east and the existing single family residential in unincorporated Henry County to the west. Thus, the proposed

[5] *See Henry County Comprehensive Plan, pg. 90.*
[6] *See the City of Stockbridge Comprehensive Plan 2024, pg. 50.*
[7] *Id.*

HDR land use designation is appropriate for the area and allows a development that is aligned with the Comp Plan's goals for growth.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code ("UDC"), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

To the Applicant's knowledge, no rezoning applications concerning the Subject Property have been granted.

III. REZONING IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, concurrent with its request for annexation, the Applicant requests that the City designate the Subject Property as HDR land use. The Proposed Development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- To provide a variety of housing choices to suit the changing needs and lifestyles of City residents;
- Provide a mixture of housing options to attract young professionals, singles, and small families;
- Reduce the impact of new development through the preservation of greenspace; and
- To ensure that new developments promote a better sense of place and preserve valued elements of community character.[8]

[8] *See the City of Stockbridge Comprehensive Plan 2024, pgs. 43-44.*

In addition, the HDR designation is compatible with character area designations adjacent and nearby properties. The existing land use designations in the area consist primarily of Henry County HDMU (a density of up to 20 units per acre) and HDMU (City of Stockbridge) to the southeast.

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

As noted in the paragraphs above, the proposed multiple-family development will be compatible with exiting development in the area. In addition, it adds to the diversity of housing stock in the city attracting a wide range of residents, including younger professionals as noted in the Comp Plan.

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Proposed Development will be a positive addition to the area. As noted above, the City of Stockbridge envisions a mixture of housing options to attract young professionals, singles, and small families. Existing development in the area, however, consists primarily of commercial and single-family residential. The proposed multifamily residential will provide modern residential options and add to the mix of uses in the area, thus furthering the goals of the City of Stockbridge's UDC and long-term planning documents.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property is surrounded by properties zoned C-2 and C-3 (Henry County), PUD (City of Stockbridge) and RA (Henry County). In addition, the Subject Property is surrounded on three sides by properties designated as HDMU on both the Henry County and City of Stockbridge Future Land Use Maps. The Proposed MFR zoning and HDR land use will act as

a transition between the HDMU land uses to the south and east and the existing single family residential to the west. Moreover, some of the existing PUD developments currently under construction, south of Jodeco Road, contain multi-family residential components, including the Argento at the Bridges apartments, located approximately 1 mile south of the Subject Property on the I-75 Western Parallel Connector.[9]

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The proposed resort-style multifamily community will blend harmoniously with the surrounding developments. The Applicant is preserving a significant amount of open space that will buffer the RA zoned property to the west. Additionally, the Applicant will be providing onsite amenities for the residents as well as amenitized open space in the form of trails, dog parks/runs, and meditation gardens.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Yes. The 321 residential units equates to a density of ±12.8 units per acre. This is below the Comprehensive Plan's maximum density for the HDR land use of up to 16 units per acre. The Applicant's proposed density will allow a development that is fitting for the area and commensurate with densities allowed in uses surrounding the property. Also see Paragraphs C, D and E above.

[9] The southern portion of the I-75 Western Parallel Connector is currently constructed from Mt. Olive Road north to Jodeco Road.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern development that diversifies the housing stock available and advances a number of goals outlined in the City's Comprehensive Plan. *See, e.g., Comp Plan at pp. 43-44.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

The Applicant has requested sewer capacity and water availability letters with this application to demonstrate that water and sewer are available and adequate to serve the Subject Property, along with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

The proposed development will not overly burden existing streets or transportation facilities. The Applicant used the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th Edition, to calculate the anticipated number of vehicular trips. The Proposed Development (ITE Category 223 – Mid-Rise Apartments) is expected to generate ±112.35 trips during the AM weekday peak hour, ±141.24 trips during the PM weekday peak hour.[10] The proposed number of trips is not expected to overburden the surrounding roadways, however. The Subject Property will have direct access onto the I-75 Western Parallel Connector which is a collector roadway and is a short distance from Jodeco Road, a minor arterial. These types of major roadways are intended for a high volume of traffic and are anticipated to adequately accommodate the Proposed Development's minor amount of vehicular trips. Additionally, the

[10] Note that the ITE 9th Edition does not provide a daily total trip generation rate for Mid-Rise Apartments.

Subject Property is approximately one mile from and U.S. Interstate 75, which can provide quick access to regional transportation. Because the Subject Property is located in proximity to a number of major roadways, its impact on traffic is anticipated to be minimal.

In addition, the proposed trips are expected to be significantly lower than a development allowed under the current C-3 zoning. For example, the C-3 district would allow a 150,000 retail shopping center (ITE Category 820) which would generate approximately 556.5 trips in the PM peak hour. This is a 294% increase in peak hour vehicular trips over the proposed multifamily development. Thus, the Proposed Development will have a significantly reduced impact over what could be constructed under the current C-3 zoning district today.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also* J, above.

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, residential neighborhood that will deliver quality design and construction, all of which should "raise-the-bar" for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

The property is currently zoned C-2 which restricts development to primarily commercial uses. The property has seen no redevelopment under its current zoning, likely due to its distance from Jodeco Road. This separation from the view corridor of major roadways inhibits its attractiveness for commercial development. In addition, the onsite large lake, limits room for commercial development and associated parking with little benefit to a commercial use. On the contrary, the lake is an amenity to a residential development. As a result, the property is likely to remain undeveloped absent a rezoning to a more fitting residential district.

N. PRESERVATION OF THE 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 current proposal will have not have a negative impact on the integrity of nearby residential neighborhoods. The Applicant has taken careful consideration in the proposed design and incorporated appropriate buffers and setbacks to minimize negative impacts, if any, against the adjacent residential.

IV. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of

the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

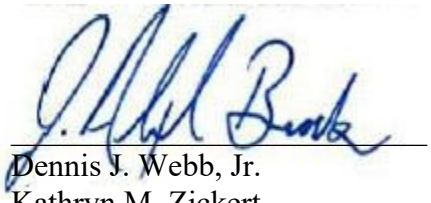
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Annexation, Rezoning, and Future Land Use Map Amendment Applications at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

This 18th day of April, 2025.

Respectfully submitted,



Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Attorneys For Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

Z:\30324\30324.0000\Landscape Architecture\Illustrative Files\INDD\30324 - Stockbridge Zoning Graphics September 1, 2022 5:07 PM

JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

SEPTEMBER 1, 2022

ARCHITECTURAL IMAGERY

Z:\20234\20234.0000\Landscape Architecture\Illustrative Files\INDD\20234 - Stockbridge Zoning Graphics September 1, 2022 5:07 PM

Front:

Left:

Right:

Back:

JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

SEPTEMBER 1, 2022

ARCHITECTURAL ELEVATIONS

Project/Case #

REZ-2025.04.0407

Location Details:

0 & 2220 Jodeco Road

City of Stockbridge Planning and Zoning Division,

Community Development Department

Rezoning Request Application

Zoning Case Number:

Ordinance Case Number:

Name of Applicant:	First: Arthur Lynn	Last: Emory Equity, LLC	
Applicant's Address:	2864 Alpine Road		Phone: 4048153620
City: Atlanta	State: Georgia	Zip: 30305	Email: djwebb@sgrlaw.com

Name of Agent:	First: Dennis	Last: Webb, Jr.	
Agent's Address:	1105 West Peachtree Street NE, Ste 1000		Phone: 4048153620
City: Atlanta	State: Georgia	Zip: 30309	Email: djwebb@sgrlaw.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

Request from C-3 (Heavy Commercial District) to

(Current Zoning)

MFR (Multiple Family Residential District)

(Requested Zoning District)

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

☑ Acknowledged

For the Purpose of: Multifamily Residential Development

(Type of Development)

Is Development of Regional Impact (DRI)? ○ Yes ◉ No

Nearest intersection to the property: Jodeco Road & Feucht Drive

Size of Tract: 24.995 acres

Land Lot Number(s): 51

District(s): District 5

Gross Density: units per acre

Net Density: units per acre

DJW

Applicant Signature

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 2220 Jodeco Road [address], with Parcel Number 052-01020000, which is the subject of this application.

Name of Property Owner: Kenneth J. Butcher as representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, Debra C. Butcher

Property Owner's Address: 1080 RIVERSIDE DR., WATKINSVILLE, GA 30677

Telephone: 770-560-8440 E-mail: KENI@HARDRICKS.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: Kenneth J. Butcher Date: 4.1.25

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): Emory Equity, LLC

Company/law firm (if applicable): c/o Dennis J. Webb - Smith, Gambrell & Russell, LLP

Telephone, E-Mail, & Address: 404-815-3620, dwebb@sgrlaw.com

1105 W. Peachtree Street. NE Suite 1000, Atlanta, GA 30309

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

Kenneth J. Butcher

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

4.1.25

Date

Signature of Notary Public

Kelly Johnson

Printed Name of Notary Public

April 1st 2025

Date

Notary Public's Seal or Stamp:

KELLY JOHNSON NOTARY PUBLIC GEORGIA ROCKDALE COUNTY EXPIRES MARCH 28, 2029

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 Jodeco Road [address], with Parcel Number 052-01020001, which is the subject of this application.

Name of Property Owner: Kenneth J. Butcher as representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, Debra C. Butcher

Property Owner's Address: 1080 RIVERSIDE DR., WATKINSVILLE, GA 30677

Telephone: 770-560-8440 E-mail: KENI@HARDRICKCS.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: Kenneth J. Butcher Date: 4.1.25

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): Emory Equity, LLC

Company/law firm (if applicable): c/o Dennis J. Webb - Smith, Gambrell & Russell, LLP

Telephone, E-Mail, & Address: 404-815-3620, dwebb@sgrlaw.com

1105 W. Peachtree Street. NE Suite 1000, Atlanta, GA 30309

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

Kenneth J. Butcher

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

4.1.25

Date

Signature of Notary Public

Kelly Johnson

Printed Name of Notary Public

April 1st 2025

Date

Notary Public's Seal or Stamp:

KELLY JOHNSON NOTARY PUBLIC GEORGIA MARCH 28, 2029 ROCKDALE COUNTY

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 1st day of April, 2025

KENNETH J BUTCHER
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1st day of April, 2025.
As representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, Debra C. Butcher

Notary Public

KELLY JOHNSON NOTARY PUBLIC GEORGIA ROCKDALE COUNTY EXPIRES MARCH 28, 2029

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

Applicant Campaign Disclosure Form

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

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

If **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 7th day of April, 2025

Arthur Lynn

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of April 2025.

JACK R. LLOYD
NOTARY
EXPIRES
GEORGIA
01/14/2029
PUBLIC
FULTON COUNTY

Notary Public

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

Applicant Campaign Disclosure Form

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

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

If **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 sixth day of January, 2025, _____

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Dennis J. Webb, Jr.

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Smith, Gambrell & Russell, LLP

Sworn to and subscribed before me this sixth day of January, 2025, _____.

Notary Public

KAREN LAWRENCE NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES January 26, 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 ✓

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 sixth day of January, 2025, _____

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

J. Alexander Brock

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Smith, Gambrell & Russell, LLP

Sworn to and subscribed before me this sixth day of January, 2025, _____.

Notary Public

KAREN LAWRENCE NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES January 26, 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 ☑

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 sixth day of January, 2025.

Applicant's Name - Printed

Kathryn M. Zickert

Signature of Applicant/Property Owner/Agent

Kathryn M Zickert

Applicant's Attorney, if applicable - Printed

Smith, Gambrell & Russell, LLP

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this sixth day of January, 2025.

Notary Public

KAREN LAWRENCE NOTARY PUBLIC GEORGIA GWINNETT COUNTY EXPIRES January 26, 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 ☑

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 sixth day of January, 2025, _____

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kirk R. Fjelstul

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Smith, Gambrell & Russell, LLP

Sworn to and subscribed before me this sixth day of January, 2025, _____.

Notary Public

KAREN LAWRENCE NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES January 26, 2025

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

LEGAL DESCRIPTION (AS SURVEYED)

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF LAND LOTS 51, 52, 77, & 78;
THENCE ALONG THE SOUTH LINE OF LAND LOT 51 S89°17'27"E A DISTANCE OF 50.00 FEET TO A FOUND CONCRETE MONUMENT AND THE POINT OF BEGINNING;
THENCE N00°51'53"E A DISTANCE OF 1,197.98 FEET TO A FOUND CONCRETE MONUMENT; THENCE S89°17'50"E A DISTANCE OF 243.55 FEET TO A FOUND 1/2" REBAR; THENCE S00°52'40"W A DISTANCE OF 208.65 FEET TO A FOUND 1/2" REBAR; THENCE S89°16'18"E A DISTANCE OF 615.33 FEET TO A FOUND 1/2" REBAR; THENCE S00°52'56"W A DISTANCE OF 270.63 FEET TO A SET 1/2" REBAR, ALSO KNOWN AS "POINT A"; THENCE S88°54'07"E A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR; THENCE S00°51'53"W A DISTANCE OF 718.18 FEET TO A SET 1/2" REBAR; THENCE N89°17'27"W A DISTANCE OF 908.75 FEET TO A FOUND CONCRETE MONUMENT WHICH IS THE POINT OF BEGINNING.
SAID LAND HAVING AN AREA OF 936,281 SQUARE FEET, 21.494 ACRES, MORE OR LESS.

TOGETHER WITH A 50-FOOT PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT KNOWN AS "POINT A" DESCRIBED ABOVE THENCE N00°52'56"E A DISTANCE OF 50.00 FEET TO A POINT; THENCE S88°53'53"E A DISTANCE OF 90.42 FEET TO A POINT ON A CIRCULAR CURVE TO THE RIGHT; THENCE ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 657.27 AN ARC DISTANCE OF 999.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING S45°21'06"E FOR A DISTANCE OF 905.75 FEET TO A POINT; THENCE S01°53'53"E A DISTANCE OF 139.25 FEET TO A POINT; THENCE N89°18'55"W A DISTANCE OF 50.00 FEET TO A POINT; THENCE N01°53'53"W A DISTANCE OF 139.25 FEET TO A POINT ON A CIRCULAR CURVE TO THE LEFT; THENCE ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 607.27 AN ARC DISTANCE OF 920.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING N45°26'49"W FOR A DISTANCE OF 835.17 FEET TO A POINT; THENCE N88°53'53"W A DISTANCE OF 40.43 FEET TO A SET 1/2" REBAR; THENCE S88°54'07"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING KNOWN AS "POINT A".
SAID LAND HAVING AN AREA OF 59,443 SQUARE FEET, 1.365 ACRES, MORE OR LESS.

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 1 AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM COLORADO PINES CAMPING RESORT, A COLORADO PARTNERSHIP COMPOSES OF VAN PALMER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK, DATED MARCH 6, 1989, FILED MARCH 8, 1989 AND RECORDED IN DEED BOOK 1041, PAGE 44, AFORESAID RECORDS;

LESS AND EXCEPT ANY PORTION OF THE PROPERTY SET FORTH ABOVE CONTAINED WITHIN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF LAND LOTS 51, 52, 77, & 78; THENCE ALONG THE SOUTH LINE OF LAND LOT 51 S89°17'27"E A DISTANCE OF 50.00 FEET TO A FOUND CONCRETE MONUMENT; THENCE N00°51'53"E A DISTANCE OF 1,197.98 FEET TO A FOUND CONCRETE MONUMENT;
THENCE S89°17'50"E A DISTANCE OF 243.55 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING; THENCE S89°18'55"E A DISTANCE OF 666.23 FEET TO A FOUND CONCRETE MONUMENT; THENCE S00°52'07"W A DISTANCE OF 480.11 FEET TO A SET 1/2" REBAR; THENCE N88°54'07"W A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR KNOWN AS "POINT A"; THENCE N00°52'56"E A DISTANCE OF 270.63 FEET TO A FOUND 1/2" REBAR; THENCE N89°16'18"W A DISTANCE OF 615.33 FEET TO A FOUND 1/2" REBAR; THENCE N00°52'40"E A DISTANCE OF 208.65 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING.
SAID LAND HAVING AN AREA OF XX,XXX SQUARE FEET, X.XXX ACRES, MORE OR LESS.

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 2 AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

ALTA/NSPS LAND TITLE SURVEY

FOR EMORY EQUITY, LLC

IN LAND LOT 51, DISTRICT 6, HENRY COUNTY, GEORGIA

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

ORIGINAL PLAT DATE	08/25/2022
SCALE	1" = 100'
DRAWN BY	SJL
CHECKED BY	JPH
ORIGINAL FIELD DATE	07/01/2022
CREW	RL/AL
FIELD BOOK	FIELD SKETCH
JOB NO.	220221
DWG NO.	220221-A
SHEET	1 of 1

NO.	JOB NO.	DESCRIPTION OF REVISION	DATE

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

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

LEGAL DESCRIPTION (AS PER TITLE COMMITMENT – COPIED VERBATIM)

[illegible]

LEGAL DESCRIPTION (AS SURVEYED)

[illegible]

TABLE A ITEMS:

1) ALL MONUMENTS FOUND AND/OR SET AS NOTED ON THE SURVEY. ALL CORNERS SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
2) SITE ADDRESS: 2220 JODECO ROAD, MCDONOUGH, GEORGIA 30253
3) BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA. PANEL #13151C0151D EFFECTIVE DATE: 10/08/2018
4) GROSS ACREAGE AND SQUARE FOOTAGE OF SUBJECT PROPERTY ARE SHOWN ON THE DRAWING.
5) THIS DRAWING DOES FEATURE TOPOGRAPHIC CONTOURS AT A 1-FOOT INTERVAL WITH HIGHLIGHTED CONTOURS AT EVERY 5 FEET BASED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON REAL-TIME GPS NETWORK BASE OBSERVATIONS.
6) NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
7)
a. EXTERIOR DIMENSIONS OF ALL BUILDINGS ON SITE ARE NOT SHOWN HEREON AS MEASURED AT THE GROUND LEVEL.
b. (1) SQUARE FOOTAGE OF BUILDING FOOTPRINTS ON SITE ARE NOT PROVIDED HEREON. (2) SQUARE FOOTAGE OF OTHER AREAS ARE NOT PROVIDED HEREON.
c. BUILDING HEIGHTS ARE NOT PROVIDED HEREON.
8) ALL SUBSTANTIAL FEATURES OBSERVED DURING THE SURVEY ARE DEPICTED HEREON UNLESS OTHERWISE NOTED.
9) SITE CONTAINS 0 MARKED REGULAR PARKING SPACES & 0 HANDICAPPED SPACES.
10) PARTY WALLS WERE NOT REQUESTED AND ARE NOT SHOWN HEREON.
11) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.iv. PER ALTA/NSPS.
12) THIS SURVEY HAS NO KNOWN STATUSES IN REGARD TO GOVERNMENT AGENCIES.
13) ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE HENRY COUNTY TAX ASSESSOR'S WEBSITE.
14) THE DISTANCE TO THE NEAREST ROAD INTERSECTION IS PROVIDED HEREON MEASURED EITHER ALONG THE R/W, THE C/L OF FRONTAGE ROAD OR BY STRAIGHT-LINE BEARING AND DISTANCE.
15) ORTHOMETRIC, PHOTOGRAMMETRIC, OR LASER SCANNING DATA WAS PERFORMED IN AIDE OF THE DRAFTING OF THIS SURVEY. IT WAS USED EXCLUSIVELY FOR NON-BOUNDARY FEATURES AND WAS CONTROLLED BY POINTS ESTABLISHED BY STANDARD SURVEYING PROCEDURES AND TECHNIQUES WITH THE EQUIPMENT AND DATUM NOTED HEREON.
16) VISIBLE EVIDENCE OF RECENT EARTHWORK ON SITE WAS NOT OBSERVED.
17) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
18) ANY PERTINENT OFFSITE EASEMENTS OR APPARENT EASEMENTS FOUND IN THE COURSE OF RESEARCH AND FIELD WORK ARE SHOWN HEREON UNLESS OTHERWISE NOTED.
19) LIABILITY INSURANCE WAS NOT OBTAINED BY THE SURVEYOR.

SCHEDULE B-II EXCEPTIONS

1-10 – STANDARD EXCEPTIONS, NOT ADDRESSED

11 – EASEMENT FROM HERMAN SIMMS, IRVING BRYAN, LINDA M. BRYAN AND JEFFERY A. BRYAN TO BOB H. EVANS AND CHARLES A. WATERS, DATED FEBRUARY 10, 1971, FILED FEBRUARY 11, 1971 AND RECORDED IN DEED BOOK 119, PAGE 246, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THIS SURVEY.

12 – EASEMENTS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM COLORADO PINES CAMPING RESORT, A COLORADO PARTNERSHIP COMPOSED OF VAN PALMER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK, DATED MARCH 8, 1989, FILED MARCH 8, 1989 AND RECORDED IN DEED BOOK 1041, PAGE 44, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THIS SURVEY.

13 – EASEMENTS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9380, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA. AFFECTS PROPERTY AND IS SHOWN ON THIS SURVEY.

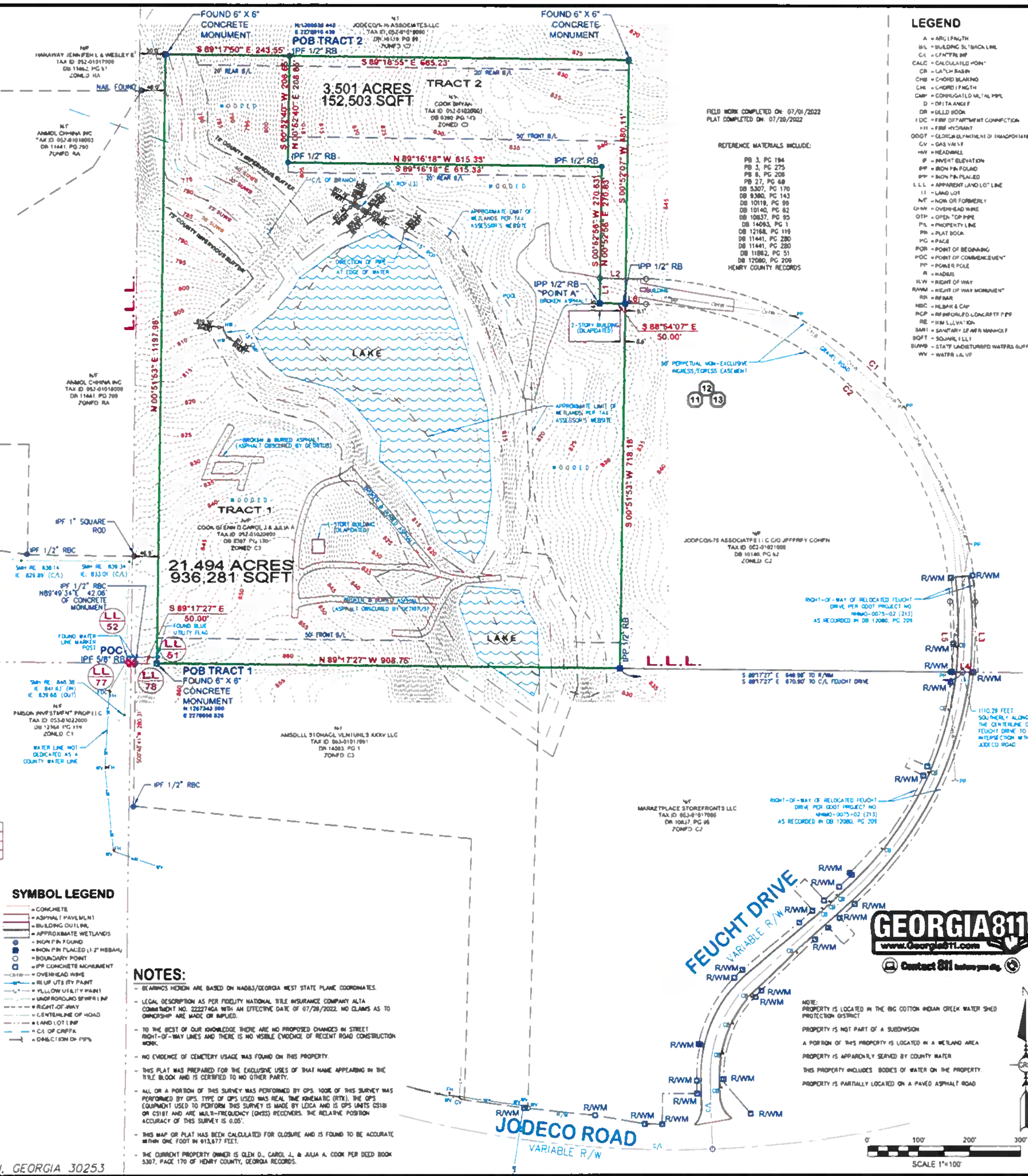
NOTE: REFERENCES TO RECORDED DOCUMENTS HEREON REFER TO SUCH DOCUMENTS RECORDED IN THE CLERK'S OFFICE FOR THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°52'56" E	50.00'
L2	S 88°53'53" E	90.42'
L3	S 01°53'53" E	139.25'
L4	N 89°18'55" W	50.00'
L5	N 01°53'53" W	139.25'
L6	N 88°53'53" W	40.43'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	657.27'	999.24'	905.75'	S 45°21'06" E	087°06'21"
C2	607.27'	920.91'	835.17'	N 45°26'49" W	086°53'15"



LEGEND

A = ARC LENGTH
B/L = BUILDING SETBACK LINE
C/L = CENTERLINE
CALC = CALCULATED POINT
CB = CATCH BASIN
CHB = CHORD BEARING
CHL = CHORD LENGTH
CMP = CORRUGATED METAL PIPE
D = DELTA ANGLE
DB = DEED BOOK
FDC = FIRE DEPARTMENT CONNECTION
FH = FIRE HYDRANT
GDOT = GEORGIA DEPARTMENT OF TRANSPORTATION
GV = GAS VALVE
HW = HEADWALL
IE = INVERT ELEVATION
IPF = IRON PIN FOUND
IPP = IRON PIN PLACED
L.L.L. = APPARENT LAND LOT LINE
LL = LAND LOT
N/F = NOW OR FORMERLY
OHW = OVERHEAD WIRE
OTP = OPEN TOP PIPE
P/L = PROPERTY LINE
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POWER POLE
R = RADIUS
R/W = RIGHT OF WAY
R/WM = RIGHT OF WAY MONUMENT
RB = REBAR
RBC = REBAR & CAP
RCP = REINFORCED CONCRETE PIPE
RE = RIM ELEVATION
SSMH = SANITARY SEWER MANHOLE
SQFT = SQUARE FEET
SUWB = STATE UNDISTURBED WATERS BUFFER
WV = WATER VALVE

FIELD WORK COMPLETED ON: 07/01/2022
PLAT COMPLETED ON: 07/28/2022

REFERENCE MATERIALS INCLUDE:
PB 3, PG 194
PB 3, PG 275
PB 8, PG 208
PB 27, PG 68
DB 5307, PG 170
DB 9380, PG 143
DB 10119, PG 99
DB 10140, PG 82
DB 10837, PG 95
DB 14093, PG 1
DB 12168, PG 119
DB 11441, PG 280
DB 11441, PG 280
DB 11862, PG 51
DB 12080, PG 209
HENRY COUNTY RECORDS

SYMBOL LEGEND

= CONCRETE
= ASPHALT PAVEMENT
= BUILDING OUTLINE
= APPROXIMATE WETLANDS
= IRON PIN FOUND
= IRON PIN PLACED (1/2" REBAR)
= BOUNDARY POINT
= FOUND CONCRETE MONUMENT
= OVERHEAD WIRE
= BLUE UTILITY PAINT
= YELLOW UTILITY PAINT
= UNDERGROUND SEWER LINE
= RIGHT-OF-WAY
= CENTERLINE OF ROAD
= LAND LOT LINE
= C/L OF CREEK
= DIRECTION OF PIPE

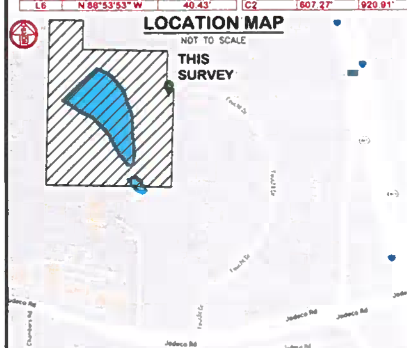
NOTES:

- BEARINGS HEREON ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- LEGAL DESCRIPTION AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 222274GA WITH AN EFFECTIVE DATE OF 07/28/2022. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- NO EVIDENCE OF CEMETERY USAGE WAS FOUND ON THIS PROPERTY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.
- ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY GPS. 100% OF THIS SURVEY WAS PERFORMED BY GPS. TYPE OF GPS USED WAS REAL TIME KINEMATIC (RTK). THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY IS MADE BY LEICA AND IS GPS UNITS CS18 OR CS18T AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 613,877 FEET.
- THE CURRENT PROPERTY OWNER IS GLEN D., CAROL J., & JULIA A. COOK PER DEED BOOK 5307, PAGE 170 OF HENRY COUNTY, GEORGIA RECORDS.

NOTE:
PROPERTY IS LOCATED IN THE BIG COTTON INDIAN CREEK WATER SHED PROTECTION DISTRICT
PROPERTY IS NOT PART OF A SUBDIVISION
A PORTION OF THIS PROPERTY IS LOCATED IN A WETLAND AREA
PROPERTY IS APPARENTLY SERVED BY COUNTY WATER
THIS PROPERTY INCLUDES BODIES OF WATER ON THE PROPERTY.
PROPERTY IS PARTIALLY LOCATED ON A PAVED ASPHALT ROAD

LOCATION MAP

NOT TO SCALE



CERTIFY TO:
EMORY EQUITY, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.
GLENN D. COOK, CAROL J. COOK & JULIA A. COOK
KENNETH J. BUTCHER & DEBRA C. BUTCHER
FIDELITY NATIONAL TITLE INSURANCE COMPANY

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

THE FIELDWORK WAS COMPLETED ON: 07/01/2022

DATE OF PLAT OR MAP: 08/25/2022

GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2311 JOHN PATRICK HARRIS

JOHN PATRICK HARRIS,
P.L.S. #2311

08/25/2022
DATE

SITE ADDRESS: 2220 JODECO ROAD, MCDONOUGH, GEORGIA 30253

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the Annexation, Rezoning,
Future Land Use Map Amendment
and Concurrent Variance Application

of

EMORY EQUITY, LLC.

for

± 24.995 Acres of Land
located in
Land Lot 51
6th District, Henry County

REZONE: C-3 (Henry County) to MFR
FLUMA: HDMU (Henry County) to HDR

Submitted for Applicant by:

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

Emory Equity, LLC ("Applicant") seeks to annex and rezone ± 24.995 acres of land located in Land Lot 51, 6th District of Henry County (the "Subject Property") to allow a multifamily development. The Subject Property is currently located within unincorporated Henry County, is zoned Highway Commercial District (C-3) and designated as High-Density Mixed Use on the Henry County Future Land Use Map. The Applicant files this request to (a) annex the Subject Property into the City of Stockbridge; (b) rezone the Subject Property to the Stockbridge designation of MFR (Multi-Family Residential); (c) amend the Future Land Use Map designation for the Subject Property to HDR (High Density Residential) under the City's Comprehensive Plan; and (d) request one concurrent variance to reduce the amount of required parking.

The Subject Property formerly contained a commercial campground and supporting facilities but is now vacant with mostly wooded areas and a large central lake. The property currently has access to Jodeco Road via an access easement along Feucht Drive, however the easement will provide direct access to the I-75 Western Parallel Connector once it is completed in 2026.[1] The Applicant seeks to redevelop the property for 321 multifamily units at a density of ±12.8 units per acre along with amenities and associated site improvements ("Proposed Development"). The unit sizes and heights will meet the requirements of the MFR district and will be a mix of 1-, 2- and 3-bedroom units. The parking for the units will be provided through ±424 surface spaces.

The Applicant envisions the Proposed Development as a residential retreat, interweaving the design into the natural landscape, existing waterscape and providing ample amenities. The

[1] The I-75 Parallel Connector Road is currently under construction as of the date of this application and is anticipated to be completed by November 2026. Refer to the Georgia Department of Transportation's website for Project 0014482: https://www.dot.ga.gov/applications/geopi/Pages/Dashboard.aspx?ProjectID=0014482.

development will incorporate approximately 15.97 acres, or 63.9% of the overall property, as open space. The open space includes the preservation of natural vegetation within the onsite stream buffer, the existing lake and providing landscaped areas throughout the development. In particular, the Applicant seeks to incorporate the lake as both an aesthetic attraction as well as an amenity for the residents by incorporating extensive walking paths. The site design also provides pedestrian connectivity throughout and a connection to future sidewalks and trails along the I-75 Western Parallel Connector to foster walkability and connectivity to the neighborhood. Additionally, the Proposed Development will contain other amenities spread throughout the complex including a clubhouse, pool, dog park, additional walking trails and meditation garden.

The Subject Property is well situated for the proposed multi-family development. The Jodeco Road corridor to the south is a primarily commercial area with many uses that are supportive of the proposed residential including restaurant, retail, retail club warehouse, and grocery. The introduction of modern, attractive multifamily will act to further boost this commercial node and potentially attract newer business to the area. Examples of the adjacent commercial uses along Jodeco Road include the Bridges at Jodeco mixed-use development, the Emson Square Shopping Center and the Compass Self Storage, both located within unincorporated Henry County and zoned General Commercial District (C-2) and C-3, respectively. Also to the south is a property zoned Planned Unit District (PUD) in the City of Stockbridge, that was rezoned in 2023 pursuant to RZ-23-06 for a proposed mixed-use development. To the east and north are undeveloped properties, zoned C-2 within unincorporated Henry County. To the west, the Subject Property borders a ±11.43-acre parcel developed with one single family home, which is zoned Residential Agricultural (RA) within unincorporated Henry County. The proposed multi-family development and the requested MFR zoning will act as a transition in intensity from the

commercial and high-density mixed-use zonings to the existing single-family residential to the east.

Also to the east, is the I-75 Western Parallel Connector right-of-way which is anticipated to be the main access point for the Proposed Development once that roadway is completed. Currently, the Subject Property does not front a right-of-way, but has access to Jodeco Road via a 50-foot wide perpetual ingress/egress easement from Feucht Drive.[2] This will only be a temporary condition during construction since GDOT's plans indicate that the section of the I-75 Western Parallel Connector fronting the Subject Property will be completed in 2026, prior to the construction of the Proposed Development. Although Henry County nor GDOT have given the roadway a classification the I-75 Western Parallel Connector, a 4-lane road connecting two arterials, is anticipated to be at least a collector per the GDOT design manual definition.[3]

The proposed multifamily residences also are aligned with recent residential development trends within the City of Stockbridge. The City of Stockbridge Comprehensive Plan 2024 ("Comp Plan") notes that the city's residential development has not kept pace with the population growth and that the city will need at least 800 new residential units within the next 5 years and 1,700 units by 2040 to meet the current housing demand.[4] The Proposed Development is meeting the Comp Plan's needs by adding high quality multi-family residential development into the city. In addition, the proposed multi-family will add to the mix of housing options existing in the area. Multi-family residences tend to attract younger professionals, empty nesters, and newer residents to the area that are not ready to purchase a home, demographics that are not currently served by

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[2] The right-of-way of Feucht Drive terminates at the northern boundary of Parcel 053-01017005 and access to the site is extended through the easement.

[3] *See GDOT Design Policy Manual, pg. xxxvii* ("Collector – Functional classification for a street or highway that provides a less highly developed level of service than an arterial, at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials.")

[4] *See City of Stockbridge Comprehensive Plan 2024, pg 13.*

the surrounding single-family residences. Many young professionals are choosing apartments in locations with easy access to employment and retail. The Subject Property meets these needs by being ideally situated in proximity to Jodeco Road, a large commercial corridor, and a short distance from other commercial corridors along Jonesboro Road, to the south, and Hudson Bridge Road, to the north via the proposed I-75 Western Parallel Connector. The Subject Property is in close proximity to a number of local employers and is a short distance from the on-ramp to I-75 which provides quick access to regional employment centers. In all, the Proposed Development is a natural and fitting use for the Subject Property and a positive step towards furthering the City's long-term goals for growth in the area.

In addition to the annexation and rezoning, the Applicant is requesting an amendment to the City's Future Land Use Map to designate the Subject Property as High Density Residential (HDR) land use. The current Henry County land use designation is High Density Mixed Use ("Henry County HDMU"). The Henry County HDMU land use allows a density up to 20 units per acre.[5] The Applicant's request for HDR allows a comparable land use designation under Stockbridge's Comp Plan, which allows a density of 16 units per acre. The HDR land use also is compatible with certain zoning categories, namely MFR.[6] Moreover, the Comp Plan notes that the HDR land use is appropriate transition between mixed-use and low or medium density residential.[7] As noted in the paragraphs above, the Subject Property and its proposed HDR land use will act as a transition from the high density mixed-use land uses to the south and east and the existing single family residential in unincorporated Henry County to the west. Thus, the proposed

[5] *See Henry County Comprehensive Plan, pg. 90.*
[6] *See the City of Stockbridge Comprehensive Plan 2024, pg. 50.*
[7] *Id.*

HDR land use designation is appropriate for the area and allows a development that is aligned with the Comp Plan's goals for growth.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code ("UDC"), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

To the Applicant's knowledge, no rezoning applications concerning the Subject Property have been granted.

III. REZONING IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, concurrent with its request for annexation, the Applicant requests that the City designate the Subject Property as HDR land use. The Proposed Development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- To provide a variety of housing choices to suit the changing needs and lifestyles of City residents;
- Provide a mixture of housing options to attract young professionals, singles, and small families;
- Reduce the impact of new development through the preservation of greenspace; and

- To ensure that new developments promote a better sense of place and preserve valued elements of community character.[8]

In addition, the HDR designation is compatible with character area designations adjacent and nearby properties. The existing land use designations in the area consist primarily of Henry County HDMU (a density of up to 20 units per acre) and HDMU (City of Stockbridge) to the southeast.

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

As noted in the paragraphs above, the proposed multiple-family development will be compatible with exiting development in the area. In addition, it adds to the diversity of housing stock in the city attracting a wide range of residents, including younger professionals as noted in the Comp Plan.

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Proposed Development will be a positive addition to the area. As noted above, the City of Stockbridge envisions a mixture of housing options to attract young professionals, singles, and small families. Existing development in the area, however, consists primarily of commercial and single-family residential. The proposed multifamily residential will provide modern residential options and add to the mix of uses in the area, thus furthering the goals of the City of Stockbridge's UDC and long-term planning documents.

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[8] *See the City of Stockbridge Comprehensive Plan 2024, pgs. 43-44.*

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property is surrounded by properties zoned C-2 and C-3 (Henry County), PUD (City of Stockbridge) and RA (Henry County). In addition, the Subject Property is surrounded on three sides by properties designated as HDMU on both the Henry County and City of Stockbridge Future Land Use Maps. The Proposed MFR zoning and HDR land use will act as a transition between the HDMU land uses to the south and east and the existing single family residential to the west. Moreover, some of the existing PUD developments currently under construction, south of Jodeco Road, contain multi-family residential components, including the Argento at the Bridges apartments, located approximately 1 mile south of the Subject Property on the I-75 Western Parallel Connector.[9]

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The proposed resort-style multifamily community will blend harmoniously with the surrounding developments. The Applicant is preserving a significant amount of open space that will buffer the RA zoned property to the west. Additionally, the Applicant will be providing onsite amenities for the residents as well as amenitized open space in the form of trails, dog parks/runs, and meditation gardens.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Yes. The 321 residential units equates to a density of ±12.8 units per acre. This is below the Comprehensive Plan's maximum density for the HDR land use of up to 16 units per acre. The

[9] The southern portion of the I-75 Western Parallel Connector is currently constructed from Mt. Olive Road north to Jodeco Road.

Applicant's proposed density will allow a development that is fitting for the area and commensurate with densities allowed in uses surrounding the property. Also see Paragraphs C, D and E above.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern development that diversifies the housing stock available and advances a number of goals outlined in the City's Comprehensive Plan. *See, e.g., Comp Plan at pp. 43-44.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

The Applicant has requested sewer capacity and water availability letters with this application to demonstrate that water and sewer are available and adequate to serve the Subject Property, along with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

The proposed development will not overly burden existing streets or transportation facilities. The Applicant used the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th Edition, to calculate the anticipated number of vehicular trips. The Proposed Development (ITE Category 223 – Mid-Rise Apartments) is expected to generate ±112.35 trips during the AM weekday peak hour, ±141.24 trips during the PM weekday peak hour.[10] The proposed number of trips is not expected to overburden the surrounding roadways, however. The Subject Property will have direct access onto the I-75 Western Parallel Connector which is a

[10] Note that the ITE 9th Edition does not provide a daily total trip generation rate for Mid-Rise Apartments.

collector roadway and is a short distance from Jodeco Road, a minor arterial. These types of major roadways are intended for a high volume of traffic and are anticipated to adequately accommodate the Proposed Development's minor amount of vehicular trips. Additionally, the Subject Property is approximately one mile from and U.S. Interstate 75, which can provide quick access to regional transportation. Because the Subject Property is located in proximity to a number of major roadways, its impact on traffic is anticipated to be minimal.

In addition, the proposed trips are expected to be significantly lower than a development allowed under the current C-3 zoning. For example, the C-3 district would allow a 150,000 retail shopping center (ITE Category 820) which would generate approximately 556.5 trips in the PM peak hour. This is a 294% increase in peak hour vehicular trips over the proposed multifamily development. Thus, the Proposed Development will have a significantly reduced impact over what could be constructed under the current C-3 zoning district today.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also* J, above.

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, residential neighborhood that will deliver quality design and construction, all

of which should "raise-the-bar" for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

The property is currently zoned C-3 which restricts development to primarily commercial uses. The property has seen no redevelopment under its current zoning, likely due to its distance from Jodeco Road. This separation from the view corridor of major roadways inhibits its attractiveness for commercial development. In addition, the onsite large lake, federally protected wetlands and rolling topography, significantly limits physical feasibility for commercial development and associated parking offer little benefit to a commercial use. On the contrary, the lake, wetlands, and topography are appealing for a well-designed multifamily development. As a result, the property is likely to remain undeveloped absent a rezoning to a more fitting residential district.

N. PRESERVATION OF THE 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 current proposal will have not have a negative impact on the integrity of nearby residential neighborhoods. The Applicant has taken careful consideration in the proposed design and incorporated appropriate buffers and setbacks to minimize negative impacts, if any, against the adjacent residential property to the west.

IV. CONCURRENT VARIANCE ANALYSIS

The Applicant is seeking one concurrent variance with its request to the following requirement of the Stockbridge UDC:

A. Stockbridge Zoning Ordinance § 4.8.5 to reduce the amount of required parking to 424 spaces total.

The City of Stockbridge UDC §4.8.5 requires multifamily developments (with fewer than

40 units per acre) to provide parking at the following ratios: 1.4 spaces per 1-bedroom unit, 2 spaces per 2-bedroom unit, and 2.25 spaces per 3-bedroom unit. The proposed multifamily development will consist of 167 1-bedroom units, 138 2-bedroom units, and 15 3-bedroom units, which equates to a total required parking of ±544 spaces. The development, however, has limited space for parking and will be providing ±424 parking spaces. The Subject Property is impacted by a large lake in the center of the property and a significant amount of stream buffers that limit the efficient layout of the site and available area for parking. A reduction in parking will not detrimentally impact the public or the residents. It is the Applicant's experience with its other developments that the amount of parking provided is sufficient for this type of development.

Pursuant to the City of Stockbridge UDC § 10.1.2, the criteria for granting the variance are met. First, there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district. Second, a literal interpretation of the Stockbridge UDC would deprive the Applicant of rights commonly enjoyed by other properties of the district in which the property is located. Third, the grant of the variance will not confer any special privileges upon the Applicant that are denied to other properties of the same district. Fourth, the requested variance will be consistent with the purpose and intent of the UDC, will be compatible with uses on neighboring properties, and will serve the public welfare. Fifth, the special circumstances necessitating the variance are not the result of the actions of the Applicant. Sixth, the variance requested is the minimum variance that will make possible the legal use of the land, building or structure. Finally, the variances will not permit a use of land, buildings, or structures that are not permitted by right in the proposed zoning district.

V. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters

of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

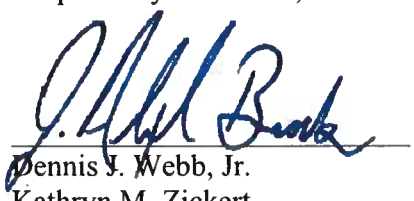
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning, Future Land Use Map Amendment, and Concurrent Variance Applications at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

This 4th day of April, 2025.

Respectfully submitted,



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Kathryn M. Zickert
J. Alexander Brock
Attorneys For Applicant

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404-815-3500

N/F
JODECO/I-75 ASSOCIATES LLC
TAX ID: 052-01019000
DB 10119, PG 99
ZONED: C2

N/F
HARAWAY JENNIFER L & WESLEY E
TAX ID: 052-01017000
DB 11862, PG 51
ZONED: RA

N/F
ANMOL CHHINA INC
TAX ID: 052-01018003
DB 11441, PG 280
ZONED: RA

N/F
ANMOL CHHINA INC
TAX ID: 052-01018000
DB 11441, PG 280
ZONED: RA

N/F
EMSON INVESTMENT PROP LLC
TAX ID: 053-01022000
DB 12168, PG 119
ZONED: C1

N/F
AMSDELL STORAGE VENTURES XXXV LLC
TAX ID: 053-01017051
DB 14093, PG 1
ZONED: C3

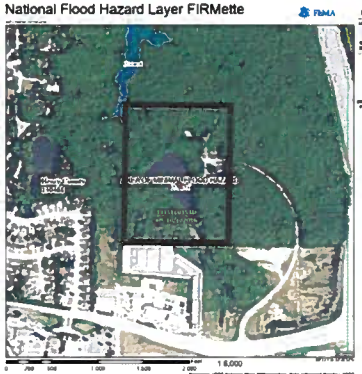
N/F
MARKETPLACE STOREFRONTS LLC
TAX ID: 053-01017005
DB 10837, PG 95
ZONED: C2

N/F
COOK BRYAN
TAX ID: 052-01020001
DB 9366, PG 143
ZONED: C3

75' IMPERVIOUS SETBACK
50' UNDISTURBED STREAM BUFFER
25' UNDISTURBED STREAM BUFFER
WETLAND (TYP.)
25' HENRY COUNTY WETLAND BUFFER
POND
EXISTING PROPERTY LINE. PARCEL TO BE COMBINED WITH OVERALL BOUNDARY PRIOR TO DEVELOPMENT
50' PERPETUAL NON-EXCLUSIVE INGRESS/EGRESS EASEMENT

N
W E
S

National Flood Hazard Layer FIRMette



SITE DATA	
SITE ADDRESS	2220 JODECO RD, MCDONOUGH, GA 30253
LAND LOT	LLOT-51
DISTRICT	LDIST-6
GROSS SITE AREA	24.995 AC
NET SITE AREA	20.0625 AC
ZONING	
EXISTING ZONING	C3 (HENRY COUNTY)
PROPOSED ZONING	MFR (STOCKBRIDGE)
PROPOSED FUTURE LAND USE MAP AMENDMENT TO HDR	
PARCEL ID	052-01020000, 052-01020001
MAX DENSITY PER HDR ZONING: 16 UNIT PER ACRE	
PROPOSED DENSITY: 24.995 AC • 12.84 UNITS/AC = 321 UNITS	
PROPOSED BUILDING HEIGHT	65' (MAX)
PROPOSED ZONING JURISDICTION	CITY OF STOCKBRIDGE
SETBACK REQUIREMENTS	
MINIMUM FRONT SETBACK	60'
MINIMUM REAR SETBACK	20'
MINIMUM SIDE SETBACK	15'
PARKING REQUIREMENTS	
PARKING SPACES (PROVIDED)	535 (1.67 PER UNIT)
PROPOSED SPACES (REQUIRED)	535 (1.67 PER UNIT)

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

ANNEXATION, REZONING & FUTURE LAND USE MAP AMENDMENT

JODECO ROAD MULTI-FAMILY

UNICORPORATED HENRY COUNTY, GA

PREPARED FOR:
EMORY EQUITY, LLC.

PREPARED BY:
THOMAS & HUTTON
3563 Preston Ridge Road • Suite 175
Chamblee, GA 30341 • 470.893.1700
www.thomas-hutton.com

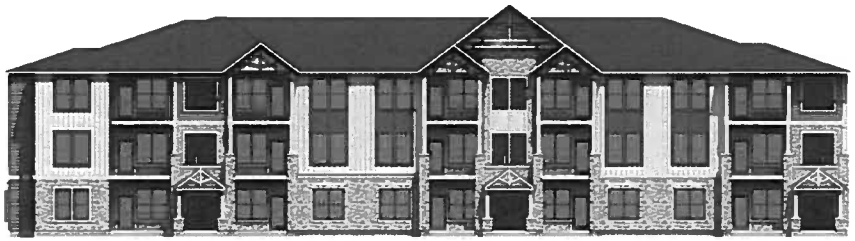
JOB NO.	74000
DRAWN	BS
APPD.	AJ
DATE	07/15/2025
SCALE	1" = 60'
SHEET	2

JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

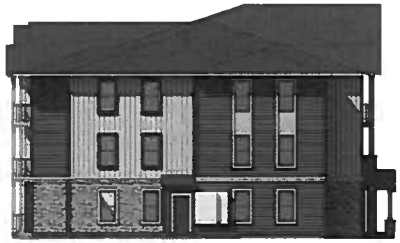
SEPTEMBER 1, 2022

ARCHITECTURAL IMAGERY

Front:



Left:



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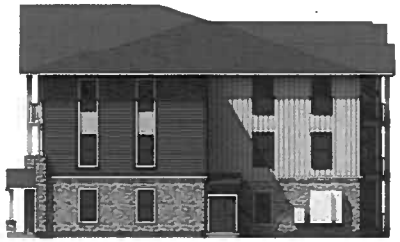


Back:

JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

SEPTEMBER 1, 2022

ARCHITECTURAL ELEVATIONS

Henry County Water Authority
Engineering Division

September 2, 2022

Re: Water and Sewer Services - Availability

Proposed Development:	**Multi-Family**
Property Information:	**2220 Jodeco Road Parcel Nos. 052-0102000 & 052-0102001**
	LL 51; District 6; 25.0+/- acres
Proposed Zoning:	**RM**
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 can be made available via a line extension of approximately 2,200 linear feet along Feucht Road at the developer's expense. A fire flow test calculated in the area revealed the following data:

Static:	84	psi
Residual:	70	psi
Flow	2250	gpm
Calculated Flow @ 20 psi:	5112	gpm

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

Sewage **treatment** is available for the property. ***Sewer line capacity can be made available via the construction of a gravity line along the Western Parallel Connector Sanitary Sewer***

Extension project. Extending the sewer line may require an easement on the subject properties. This project is currently under design with no established date for completion.

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.

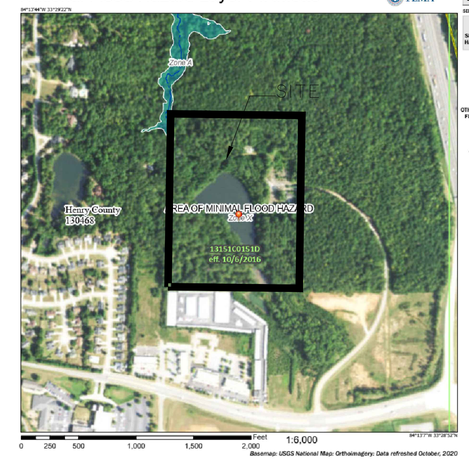
This letter was prepared with information submitted to HCWA on a Preliminary Site Plan dated 08/11/2022 prepared by Thomas & Hutton.

Scott Sage

Date:
2022.09.02
16:26:35 -04'00'

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

National Flood Hazard Layer FIRMette



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PROPOSED SPACES (REQUIRED)	535 (1.67 PER UNIT)

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

ANNEXATION, REZONING & FUTURE LAND USE MAP AMENDMENT

JODECO ROAD MULTI-FAMILY

UNICORPORATED HENRY COUNTY, GA

PREPARED FOR:

EMORY EQUITY, LLC.

PREPARED BY:

THOMAS & HUTTON
5553 Peachtree Road • Suite 175
Chamblee, GA 30341 • 470.893.1700
www.thomasandhutton.com

JOB NO: J-0000	DATE: 01/15/2025
DRAWN: JHS	SCALE: 1" = 60'
REVIEWED: ACW	SHEET: EX

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director

DATE: November 20, 2025 (Planning Commission)

December 8, 2025 (Mayor and Council)

Subject: RZ-2025-04 For 0 & 2220 Jodeco Road (To be located in Council District 5)

Summary of Request: The applicant requests approval to assign the City of Stockbridge's MFR (Multi-Family Residential) zoning district to property located at 0 and 2220 Jodeco Road, currently zoned C-3 (Heavy Commercial District – Henry County). The request would allow the development of a 321-unit multifamily residential community featuring on-site amenities, open space, and pedestrian connectivity. The property is in unincorporated Henry County and will require annexation (AX-2025-02) and a Comprehensive Plan Amendment (CP-2025-03) to designate the site as High-Density Residential prior to assigning the MFR (Multi-Family Residential) zoning district.

I. PURPOSE

Consideration of a request to assign the MFR (Multi-Family Residential) zoning district to property located at 0 and 2220 Jodeco Road to allow for the development of a multifamily residential community. The applicant proposes to construct a 321-unit apartment development featuring on-site amenities, open space, and pedestrian connectivity surrounding an existing lake. The subject properties are currently located in unincorporated Henry County and zoned C-3 (Heavy Commercial District). The applicant has submitted concurrent applications for Annexation (AX-2025-02) and a Comprehensive Plan Amendment (CP-2025-03) to assign the High-Density Residential future land use designation consistent with the proposed MFR zoning district.

II. PROPERTY INFORMATION

Proposed Use	Development of multi-family development (321 units)

Site Address	0 & 2220 Jodeco Road
Parcel Identification	#052-01020001 (0 Jodeco Road) #052-01020000 (2220 Jodeco Road)
Parcel Acreage	#052-01020001 (3.501 acres) #052-01020000 (21.494 acres)
Applicant	Arthur Lynn Emory Equity, LLC
Agent:	Smith, Gambrell, & Russell, LLP
Owner:	Kenneth Butcher
County Zoning of Property	C-3 (Heavy Commercial) – Henry County
Assigned City Zoning of Property	MFR (Multi-Family Residential)
Current Use of Property:	The property is currently vacant with mostly wooded areas and has a large central lake.

SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	C-2 (General Commercial) – Henry County	Vacant Land

Property to the South	C-3 (Heavy Commercial) – Henry County	Compass Self-Storage
	C-2 (General Commercial) – Henry County	Emerson Village
Property to the East	C-2 (General Commercial) – Henry County	Vacant Land
Property to the West	RA (Residential-Agricultural) – Henry County	Vacant Land
	RM (Multifamily residential) - Henry County	Plantation Walk (Henry County)
	PD (Planned Development)	Walden (Henry County)

The table above identifies the existing zoning classifications and land uses of the properties surrounding the subject site. The area features a combination of commercial and residential zoning districts within unincorporated Henry County, with development intensity gradually decreasing westward from the Jodeco Road commercial corridor. To the north, the property is bordered by land zoned C-2 (General Commercial) in Henry County, which is currently vacant. To the south, the adjoining parcels are zoned C-3 (Heavy Commercial) and C-2 (General Commercial) in Henry County, occupied by Compass Self-Storage and Emerson Village, respectively. To the east, the property is bordered by C-2 (General Commercial) land that remains undeveloped. To the west, the property transitions into residential zoning districts, including RA (Residential-Agricultural), RM (Multifamily Residential), and PD (Planned Development) within Henry County, which are developed as the Plantation Walk and Walden residential communities. The mixture of surrounding zoning and land uses demonstrates that the proposed High-Density Residential designation would serve as an appropriate transition between the existing commercial corridor to the east and the lower-density residential neighborhoods to the west.

III. FINDINGS OF FACTS

1. The subject properties are currently zoned as C-3 (Heavy Commercial) as shown on the Henry County Official Zoning Map.

2. The applicant has also applied for Comprehensive Plan Amendment to assign the current future land use designation of High-Density Residential once the subject properties are assigned into the Stockbridge City Limits. The case will be heard concurrently.

3. The applicant applied for both subject properties to be annexed to the Stockbridge City Limits. The case will be heard concurrently.

4. The vicinity of the area is mostly residential and commercial with the following surrounding zoning districts: C-2 (General Commercial) – Henry County, C-3 (Heavy Commercial) – Henry County, RA (Residential-Agricultural) – Henry County, and PUD (Planned Unit Development) – Stockbridge. The subject property is adjacent to a parcel of land that was recently annexed into the Stockbridge City Limits on December 11, 2023.

5. The subject properties have access to Jodeco Road via Feutcht Drive, which is classified as a local road by the Georgia Department of Transportation. The easement will provide access to the I-75 Western Parallel Connector upon its completion in 2026. The city recently approved the abandonment of Feutcht Drive on March 25, 2025.

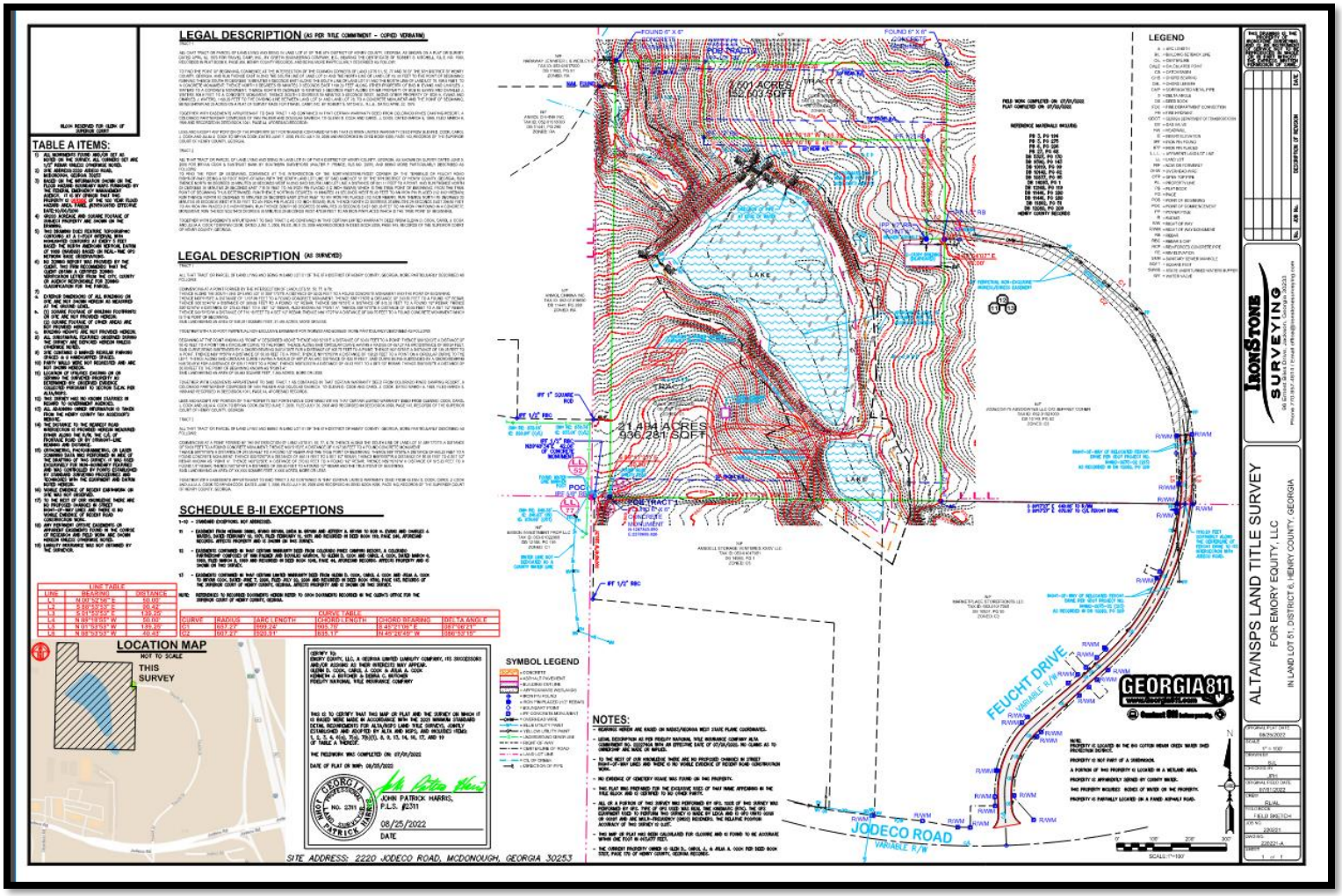
6. In accordance with the Unified Development Code and state law, a public notice sign was posted on the subject property on November 5, 2025, and legal advertisements were placed in the Henry Herald to announce the public hearing dates before the Planning Commission and City Council.

IV. ZONING HISTORY OF PROPERTY

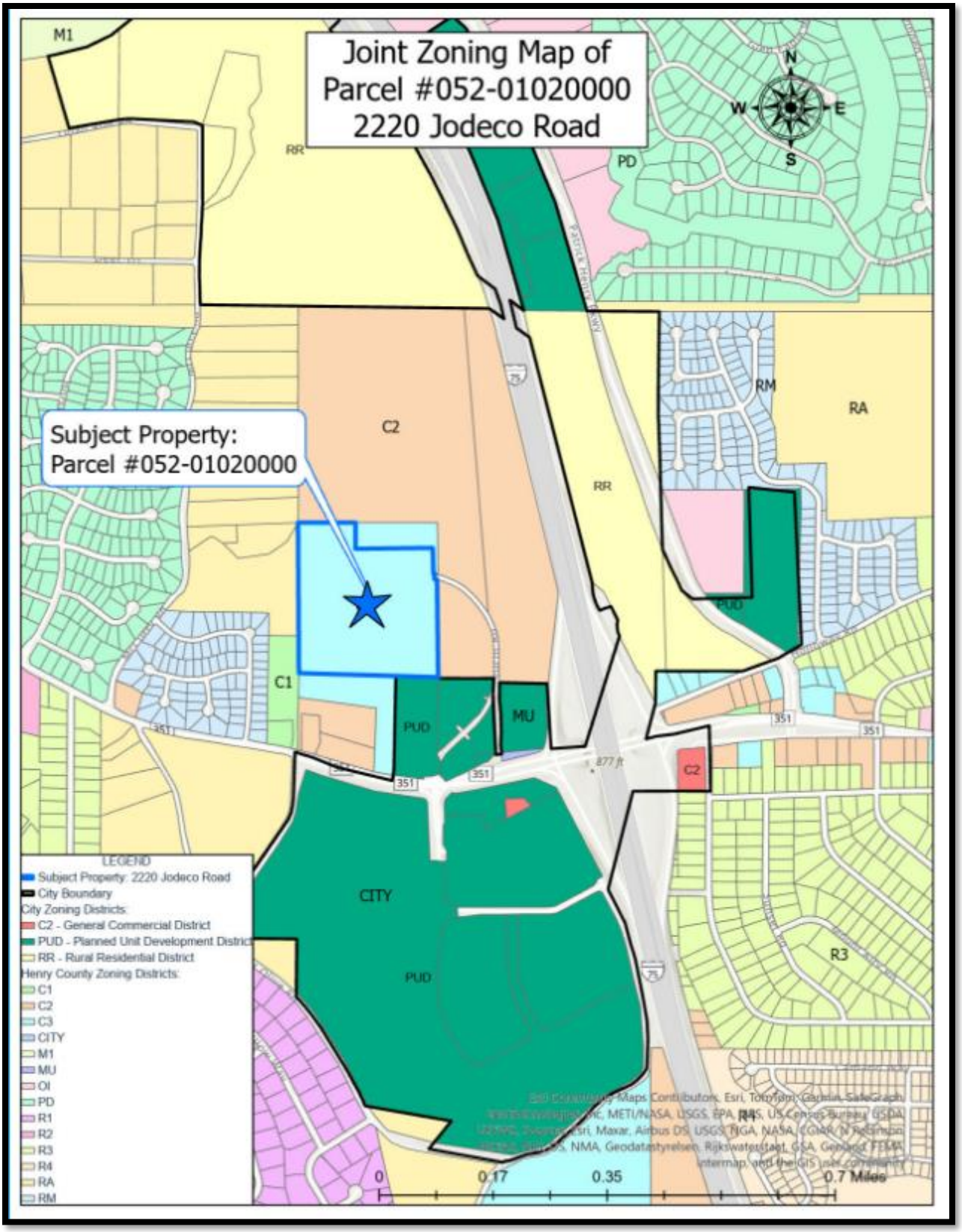
The subject properties were rezoned from RA-2000 to C-2 on July 27,1970 by the Henry County Board of Commissioners upon the request of R.E. Mayer and Mr. B. Bryan. The subject properties were then rezoned from C-2 (General Commercial) to C-3 (Heavy Commercial) on January 17, 1984 by the Henry County Board of Commissioners upon the request of Mr. Jim Martin and Tom Shedd. The rezoning request was to develop a campground specifically designed for retired people.

Aerial Photo of 0 & 2220 Jodeco Road

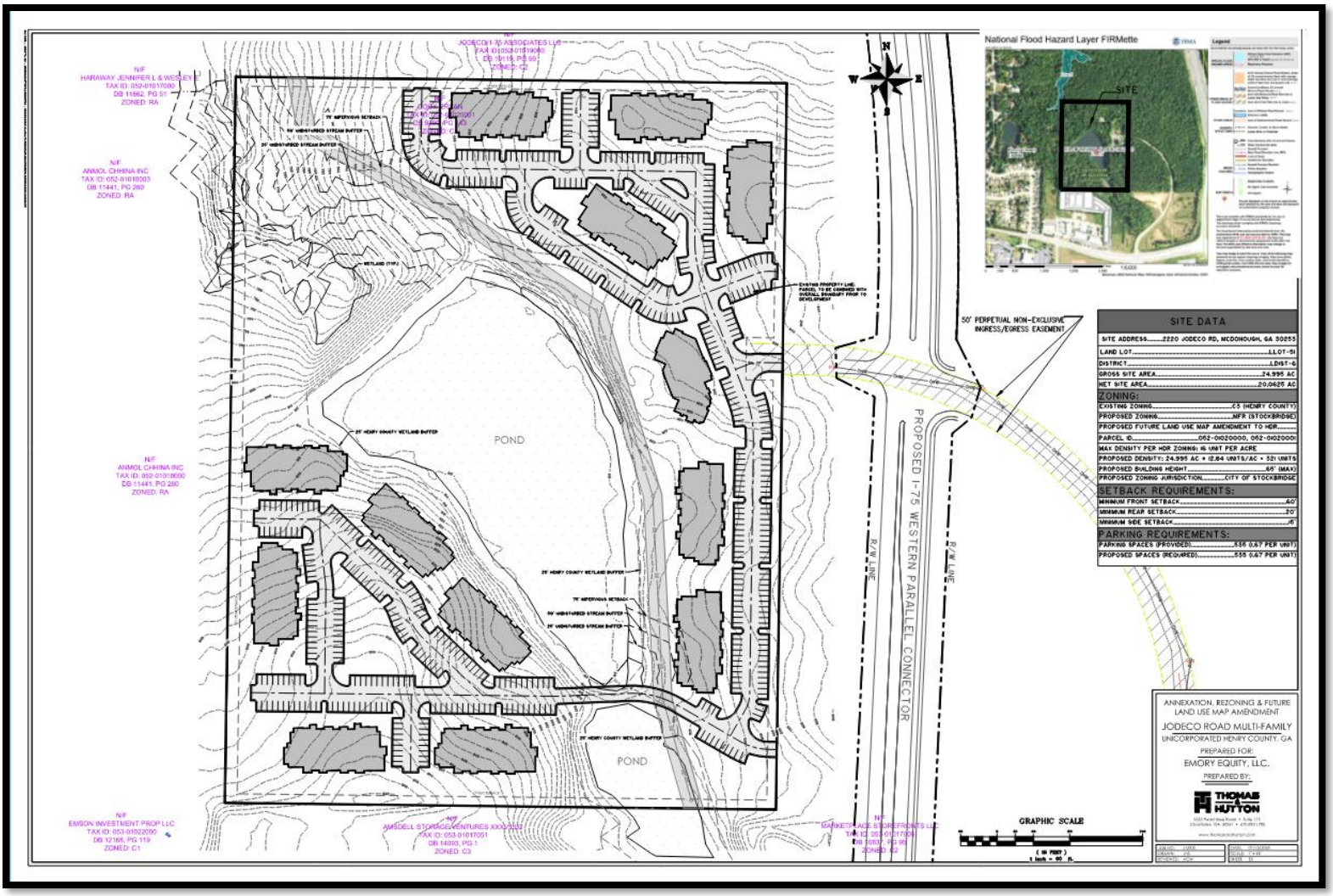
Aerial Photo of 0 & 2220 Jodeco Road



RZ-2025-04 For 0 & 2220 Jodeco Road



Site Plan of 0 & 2220 Jodeco Road



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PROPOSED ZONING.....MFR (STOCKBRIDGE)
PROPOSED FUTURE LAND USE MAP AMENDMENT TO HDR.....
PARCEL ID.....052-01020000, 052-01020001
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PROPOSED BUILDING HEIGHT.....65' (MAX)
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SETBACK REQUIREMENTS:
MINIMUM FRONT SETBACK.....60'
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MINIMUM SIDE SETBACK.....15'
PARKING REQUIREMENTS:
PARKING SPACES (PROVIDED).....535 (1.67 PER UNIT)
PROPOSED SPACES (REQUIRED).....535 (1.67 PER UNIT)

Colored Site Plan of 0 & 2220 Jodeco Road

Renderings of Apartments

Front:

Left:

Right:

Back:

JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

ARCHITECTURAL ELEVATIONS

V. DEVELOPMENT INFORMATION

The applicant, Arthur Lynn Emory Equity, LLC, is proposing to build a multi-family development at 2220 Jodeco Road. The proposed development will consist of 321 units on 24.995 acres with a density of 12.84 units per acre. The building will be a maximum height of 65 feet. The buildings are three stories tall and are designed with a mixture of stone and siding. The front of the building includes large windows, covered balconies, and very detailed rooflines. The proposed setbacks that are shown in the site plan include a 60-foot front yard setback, a 20-foot rear yard setback, and a 15-side yard setback.

The proposed development features a large central lake that is the focal point of the site plan. The lake is surrounded by walking paths, meditation garden, a dog park, and a lakeside amenity space that is specifically designed for residents. Additional amenities include a clubhouse and a pool. A decorative bridge is also featured in the site plan that will provide both vehicle and pedestrian access across the lake. The proposed development will incorporate approximately 15.97 acres or 63.9% of the overall property. The open space includes the preservation of natural vegetation within the onsite stream buffer, the existing lake and providing landscaped areas throughout the development.

The proposed multifamily development includes 167 one-bedroom units, 138 two-bedroom units, and 15 three-bedroom units. The mixture of the types of units results in a total of 535 parking spaces.

The development will be accessed from the future I-75 Western Parallel Connector, which is anticipated to be completed in 2026 and will serve as the primary entrance for the development. Until that time, the development will temporarily have access to Jodeco Road through a 50-foot perpetual ingress/egress via Feucht Drive. Once the I-75 Western Parallel Connector is completed in November of 2026, the easement will provide access to the new roadway. In addition, the proposed site plan includes connectivity throughout and a connection to the future sidewalks and trails along the I-75 Western Parallel Connector.

VI. 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.

1. Consistency with the Comprehensive Plan.

The subject properties are currently designated by the Henry County Comprehensive Plan 2045 as High-Density Mixed Use. However, once it is annexed into the Stockbridge City Limits, it will be assigned to the city future land use designation of High-Density Residential. The High-Density Residential future land use designation provides a list of permitted zoning districts which includes the requested MFR (Multi-Family Residential) zoning district. The development also aligns with the intent of the High-Density Residential future land use designation is intended for multi-story condominiums and planned townhome developments and serves as a transition between higher-

density and lower-density areas. Furthermore, the proposed 12.84 density falls within the 8 to 16 units per acre range as outlined in the High-Density Residential future land use designation.

The proposed development aligns with several goals and policies outlined in the City of Stockbridge 2024 Comprehensive Plan. First, it advances the Housing Element by offering diverse housing options for young professionals, families, and seniors. Second, the project supports Transportation goals by promoting walkable, connected communities, and various transit options. The development fosters public-private partnerships in expanding amenities such as trails, parks, and utility infrastructure.

The proposed development is consistent with the density and surrounding subdivisions and development in the vicinity of the area. At 12.84 units per acre, the projects fits between the higher-density developments like Argento at the Bridges (20 units per acre), the recently approved Marketplace Storefronts (16 units per acre), and Thompson Thrift Multifamily (10 units per acre). It has a higher density use than the traditional subdivisions such as Plantation Walk (3 units per acre) and Walden (2 units per acre).

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 to assign the MFR zoning district to the subject properties is necessary due to the incompatibility of the current C-3 (Heavy Commercial) under Henry County with the City of Stockbridge intended land use and development vision. The properties are currently zoned C-3 (Heavy Commercial) under Henry County; however, upon annexation into the Stockbridge City Limits, they will be assigned to the MFR zoning district. Overall, the proposed development aligns with the purpose of the MFR zoning district, which is designed to provide a range of housing choices that meets the needs of different household types, supports walkability, and ensures access to services and infrastructures. With 321 multifamily units at 12.84 units per acre, the development is appropriate for the intended residential intensity of the MFR district. Its location along Jodeco Road further supports the MFR goal of integrating multifamily housing into well-connected livable communities.

The proposed development also aligns with the purpose and intent of the Stockbridge Unified Development Code as outlined in Section 1.4. First, it promotes economically sustainable and balanced growth by introducing higher density residential development in proximity to the major corridors and commercial areas helping to support local businesses and employment centers. Second, the development advances the goal of providing a variety of housing types by offering multifamily units that serve a diverse population of young professionals, families, and seniors. Lastly, it advances the goal of promoting walkable and accessible neighborhoods by concentrating residential density along a major corridor enhancing pedestrian connectivity and supporting future multi-modal transportation options.

The area surrounding the subject properties includes a mixture of residential and commercial zoning districts such as C-2 (General Commercial) and C-3 (Heavy Commercial) in Henry County, RA (Residential-Agricultural), and a nearby PUD (Planned Unit Development). The proposed MFR (Multi-Family Residential) zoning district offers an appropriate transition between the zoning districts.

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 assigned rezoning of the MFR (Multi-Family Residential) zoning district is anticipated to positively impact the surrounding areas of the property. The proposed development will significantly increase the local population base, which will directly benefit the existing and future retail, dining, and service businesses within the Bridges of Jodeco mixed-use development. This will help support the existing businesses and encourage new ones to invest in the vicinity of the area. The location of the proposed development supports the city's goal of compact, walkable growth by placing higher-density housing along Jodeco Road, its proximity to I-75, major employers, and established commercial areas such as the Bridges of Jodeco mixed-use development. This strategic location allows the incoming residents convenient access to jobs, services, and shopping, reducing the travel distances and encouraging more efficient land use. It also promoted live-work play environment and strengthens the connections between the residential uses, reinforcing the area as a key node for targeted higher-density development.

4. The physical conditions of the site are relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The physical conditions of the subject properties are suitable and supportive of development as requested. The combined acreage of approximately 24.995 acres provides sufficient land area to accommodate the proposed 321-unit multifamily residential development while meeting all applicable zoning and development standards for the MFR (Multi-Family Residential) district. The site's rectangular configuration facilitates an efficient and cohesive layout for residential buildings, internal circulation, and associated amenities such as parking areas, pedestrian pathways, and open space.

The property's topography is gently rolling, allowing for balanced grading and minimal disturbance to the natural contours of the land. This terrain supports the placement of multi-story residential buildings without the need for extensive earthwork or slope stabilization. The presence of a large central lake serves as both a visual and functional amenity, providing opportunities for recreation, open space preservation, and integrated stormwater management. The applicant proposes to preserve and enhance this natural feature through landscaped buffers and pedestrian pathways that promote connectivity and aesthetic value.

Vehicular access to the site is available from Feucht Drive, which will directly connect to the forthcoming I-75 Western Parallel Connector, a GDOT-approved major roadway currently under design. This planned connection will improve access to the site, reduce local congestion, and ensure safe and efficient ingress and egress for residents. The property's size, shape, and location together create an ideal setting for the proposed development, allowing it to integrate seamlessly into the surrounding area while taking advantage of existing and planned infrastructure improvements.

Any additional engineering considerations, including detailed grading, drainage design, and utility connections — will be thoroughly evaluated during the City's plan review process to ensure compliance with all applicable development and stormwater management standards. Overall, the physical characteristics of the site demonstrate that it is well-suited for the proposed multifamily residential use.

5. The impact upon adjacent property owners should the request be granted.

The proposed multi-family development is not anticipated to have a negative impact on the adjacent property owners. Instead, it will more than likely enhance the overall value and functionality of the surrounding area. The subject property is surrounded by commercial and vacant properties, as well as established subdivisions. To the north of the property lies C-2 (General Commercial) zoned land in unincorporated Henry County, currently undeveloped. To the south of the property are Compass Self-Storage C-3 (Heavy Commercial) and Emerson Village C-2 (General Commercial), both commercial in use and compatible with the nearby residential development. To the east, the subject property abuts C-2 (General Commercial) zoned vacant land, which is the location of the ongoing construction of the Western Parallel Connector, which will provide direct access to the proposed development. To the west, the site is adjacent to the mixture of residential zoning districts in unincorporated Henry County including RA (Residential-Agricultural) vacant land, RM (Residential Multifamily), which includes the Plantation Walk subdivision, and the Walden subdivision, which is currently zoned PD (Planned Development).

Although the nearby neighborhoods are more traditional, the proposed development helps create a smooth transition between the subdivision and the growing commercial and mixed-used areas located along Jodeco Road. It fits in with new residential developments like the Argento At The Bridges apartment, the Levi Apartment, the recently approved Marketplace Storefronts, and Tessa Jodeco Townhomes, which are changing the overall character of the surrounding area into a more walkable and connected district. The addition of more residents can help support local businesses, encourage reinvestment, and can potentially lead to improvements in roads and infrastructure.

6. The potential impact of the rezoning on City infrastructure including water and sewage system.

A letter from the Henry County Water Authority states that the water service can be made available to the subject property via a line extension of 2,200 linear feet along Feutcht Road. Sewer service is also available but will require connecting to a future gravity line along the Western Parallel Connector. Currently, the project is under design and may require an easement on the subject property to complete the sewer extension. In addition to utility infrastructure, the subject property contains a large central lake that can serve as a natural stormwater management feature. The preservation of the large central lake can reduce the need for large detention systems, help manage runoff, and support water quality.

7. The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The proposed development is anticipated to have a manageable impact on traffic volumes and circulation due to its planned access from the future I-75 Western Parallel Connector, a GDOT-approved thoroughfare currently under development. Once completed in 2026, this new roadway will serve as the primary access point, providing direct ingress and egress to the site without overburdening the existing Jodeco Road corridor. Until that time, temporary access is available via a 50-foot-wide perpetual ingress/egress easement along Feucht Drive, though the City has approved the abandonment of that road, reinforcing the urgency and importance of completing the connector.

Internally, the site plan incorporates a looped road network and multiple pedestrian pathways that connect residents to site amenities, open space, and future sidewalks along the Western Parallel

Connector. These features promote safe pedestrian circulation, reduce internal vehicle conflicts, and support walkable, transit-friendly development. With the integration of these multimodal elements, the project supports the City's Comprehensive Plan goals of improving transportation connectivity and reducing reliance on automobile travel.

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 MFR (Multi-Family Residential) zoning aligns with the intent and policies outlined in the City of Stockbridge 2024 Comprehensive Plan. Specifically, it advances the Housing Element by expanding the range of available housing types, supporting young professionals, families, and seniors. It also contributes to the City's Transportation and Land Use goals by encouraging compact, walkable growth patterns and connecting residential uses with nearby commercial corridors and employment centers.

The site's proximity to the Bridges of Jodeco and other growing mixed-use areas further supports the City's long-term vision of infill development, economic sustainability, and urban livability. Compared to the existing C-3 (Heavy Commercial) zoning under Henry County, the proposed MFR zoning is better suited to the site's location and context within Stockbridge, offering a more balanced and intentional transition between commercial and lower-density residential uses.

9. **The ability of the subject land to be developed as it is presently zoned.**

Under its current zoning classification of C-3 (Heavy Commercial) in Henry County, the subject property is primarily limited to high-intensity commercial uses that may not be compatible with surrounding residential areas. While technically developable, the property's wooded nature, existing central lake, and proximity to established neighborhoods make it less suitable for intense commercial activity. These characteristics are more compatible with a residential development that preserves open space and buffers adjacent uses.

The applicant's proposed multifamily residential use takes advantage of the site's natural features, including the large lake and open space, and reflects a development pattern that is more contextually appropriate for the area. Rezoning the site to MFR allows for a cohesive, pedestrian-friendly, and environmentally sensitive residential community that aligns with the future land use vision and avoids potential conflicts associated with commercial development under the current zoning.

VII. STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the rezoning request (RZ-2025-04), along with the associated annexation and Comprehensive Plan amendment, to assign the MFR (Multi-Family Residential) zoning district and the High-Density Residential future land use designation to the subject properties. Staff further recommends approval of assigning the MFR (Multi-Family Residential) zoning district to the subject properties located at 0 and 2220 Jodeco Road under the following conditions:

1. **Substantial Conformance.** The development shall be constructed in substantial conformance with the site plan titled "Annexation, Rezoning & Future Land Use Map Amendment Plan" prepared by Thomas & Hutton, dated January 15, 2025.
2. **Maximum Number of Units.** The development shall be limited to a maximum of 321 multifamily residential units.
3. **Building Height.** The buildings shall not exceed 65 feet in height or three stories, whichever is less.
4. **Setbacks.** The development shall maintain the following minimum setbacks: Front yard: 60 feet; Rear yard: 20 feet; Side yards: 15 feet.
5. **Parking.** A minimum of 535 off-street parking spaces shall be provided, consistent with a parking ratio of 1.67 spaces per dwelling unit.
6. **Architectural Design.** - All buildings shall incorporate a mix of exterior materials, including brick, stone, and fiber cement siding, with architectural details and rooflines consistent with the submitted renderings. The primary elevation facing Jodeco Road shall include a minimum of 30% brick coverage to maintain consistency with the corridor's architectural standards. Vinyl and aluminum siding are not permitted on any building façade. Metal or cementitious composite materials may be used within eaves and soffits only. EIFS shall be prohibited on all primary façades.
7. **Amenity Features.** The development shall include the following community amenities: Central lake with walking paths, Meditation garden, Dog park, Clubhouse and pool, Decorative vehicular/pedestrian bridge.
8. **Pedestrian Connectivity.** Internal sidewalks shall connect all buildings to open space and amenity areas. The site shall also include a direct connection to future sidewalks and trails along the I-75 Western Parallel Connector.
9. **Access and Circulation.** Primary access shall be from the I-75 Western Parallel Connector once completed. Temporary access may be provided via Feucht Drive until the new connector is open. Developer shall coordinate with GDOT and the City for any required access improvements.
10. **Stormwater and Open Space.** The central lake and on-site stream buffers shall be preserved and incorporated into the stormwater management plan. A minimum of 63.9% open space shall be maintained across the site.
11. **Landscaping and Lighting.** A landscape plan shall be submitted during site development permitting and shall include street trees, buffer planting, and decorative lighting throughout the site, particularly along pedestrian corridors and amenity areas.
12. **Utility Coordination.** Developer shall coordinate with the Henry County Water Authority to ensure that water and sewer service, including a future gravity line connection along the I-75 Western Parallel Connector, is available and extended as needed. Utility easements shall be dedicated if required.
13. **Flock Cameras.** Flock Safety cameras shall be installed at the primary entrance of the apartment development to enhance security and ensure vehicle monitoring for residents and visitors.
14. **Site Lighting.** Decorative streetlights with black mast-arm poles shall be installed along internal streets, sidewalks, and amenity areas to create a consistent and visually appealing streetscape.

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

LEGAL DESCRIPTION (AS PER TITLE COMMITMENT – COPIED VERBATIM)

TRACT 1

ALL CHAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, AS SHOWN ON A PLAT OR SURVEY DATED APRIL 12, 1976 FOR TRAVEL CAMP, INC., BY GRIFFIN ENGINEERING COMPANY, E.O., BEARING THE CERTIFICATE OF ROBERT S. MITCHELL, R.L.S. NO. 1580, RECORDED IN PLAT BOOK 6, PAGE 206, HENRY COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE COMMON CORNERS OF LAND LOTS 51, 52, 77 AND 78 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, AND RUN THENCE EAST ALONG THE SOUTH LINE OF LAND LOT 51 AND THE NORTH LINE OF LAND LOT 79, 50 FEET TO THE POINT OF BEGINNING; RUNNING THENCE SOUTH 89 DEGREES 15 MINUTES 5 SECONDS EAST ALONG THE SOUTH LINE OF LAND LOT 51 AND THE NORTH LINE OF LAND LOT 79, 908.8 FEET, TO A CONCRETE MONUMENT; THENCE NORTH 0 DEGREES 56 MINUTES 0 SECONDS EAST 198.29 FEET ALONG OTHER PROPERTY OF BAB H. EVANS AND CHARLES J. WATERS TO A CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 15 MINUTES 5 SECONDS WEST ALONG OTHER PROPERTY OF BOB H. EVANS AND CHARLES J. WATERS 908.8 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 0 DEGREES 56 MINUTES 0 SECONDS WEST, ALONG OTHER PROPERTY OF BOB H. EVANS AND CHARLES J. WATERS, 1198.29 FEET TO THE DIVIDING LINE BETWEEN LAND LOT 51 AND LAND LOT 78, TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING, BEING SHOWN AS 25 ACRES ON A PLAT OF SURVEY MADE FOR TRAVEL CAMP, INC. BY ROBERT S. MITCHELL, R.L.S., DATED APRIL 22, 1976.

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 1 AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM COLORADO PINES CAMPING RESORT, A COLORADO PARTNERSHIP COMPOSES OF VAN PALMER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK, DATED MARCH 6, 1989, FILED MARCH 8, 1989 AND RECORDED IN DEED BOOK 1041, PAGE 44, AFORESAID RECORDS;

LESS AND EXCEPT ANY PORTION OF THE PROPERTY SET FORTH ABOVE CONTAINED WITHIN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 6 DISTRICT OF HENRY COUNTY, GEORGIA, AS SHOWN ON SURVEY DATED JUNE 5, 2006 FOR BRYAN COOK & SUNTRUST BANK BY SOUTHERN SURVEYORS (WALTER F. PRINCE, RLS NO. 2808), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLYMOST CORNER OF THE TERMINUS OF FEUCHT ROAD RIGHT-OF-WAY (BEING A 50 FOOT RIGHT-OF-WAY WITH THE SOUTH LAND LOT LINE OF SAID LAND LOT 51 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA; RUN THENCE NORTH 86 DEGREES 35 MINUTES 33 SECONDS WEST ALONG SAID SOUTH LAND LET LINE A DISTANCE OF 651.11 FEET TO A POINT, AND RUN THENCE NORTH 03 DEGREES 35 MINUTES 29 SECONDS EAST 718.18 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR) WHICH IS THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING THUS DETERMINED, RUN THENCE NORTH 86 DEGREES 10 MINUTES 31 SECONDS WEST 50.00 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE NORTH 03 DEGREES 35 MINUTES 29 SECONDS EAST 270.63 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE NORTH 86 DEGREES 33 MINUTES 05 SECONDS WEST 615.38 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE NORTH 03 DEGREES 35 MINUTES 29 SECONDS EAST 208.56 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE SOUTH 86 DEGREES 35 MINUTES 33 SECONDS EAST 665.38 FEET TO AN IRON PIN PLACED IN A CONCRETE MONUMENT; RUN THENCE SOUTH 03 DEGREES 35 MINUTES 29 SECONDS WEST 479.99 FEET TO AN IRON PIN PLACED WHICH IS THE TRUE POINT OF BEGINNING.

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 2 AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

LEGAL DESCRIPTION (AS SURVEYED)

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF LAND LOTS 51, 52, 77, & 78;
THENCE ALONG THE SOUTH LINE OF LAND LOT 51 S89°17'27"E A DISTANCE OF 50.00 FEET TO A FOUND CONCRETE MONUMENT AND THE POINT OF BEGINNING;
THENCE N00°51'53" A DISTANCE OF 1,197.98 FEET TO A FOUND CONCRETE MONUMENT; THENCE S89°17'50"E A DISTANCE OF 243.55 FEET TO A FOUND 1/2" REBAR;
THENCE S00°52'40"W A DISTANCE OF 208.65 FEET TO A FOUND 1/2" REBAR; THENCE S89°16'18"E A DISTANCE OF 615.33 FEET TO A FOUND 1/2" REBAR; THENCE S00°52'56"W A DISTANCE OF 270.63 FEET TO A SET 1/2" REBAR, ALSO KNOWN AS "POINT A"; THENCE S88°54'07"E A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR;
THENCE S00°51'53"W A DISTANCE OF 718.18 FEET TO A SET 1/2" REBAR; THENCE N89°17'27"W A DISTANCE OF 908.75 FEET TO A FOUND CONCRETE MONUMENT WHICH IS THE POINT OF BEGINNING.
SAID LAND HAVING AN AREA OF 936,281 SQUARE FEET, 21.494 ACRES, MORE OR LESS.

TOGETHER WITH A 50-FOOT PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT KNOWN AS "POINT A" DESCRIBED ABOVE THENCE N00°52'56"E A DISTANCE OF 50.00 FEET TO A POINT; THENCE S88°53'53"E A DISTANCE OF 90.42 FEET TO A POINT ON A CIRCULAR CURVE TO THE RIGHT; THENCE ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 657.27 AN ARC DISTANCE OF 999.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING S45°21'06"E FOR A DISTANCE OF 905.75 FEET TO A POINT; THENCE S01°53'53"E A DISTANCE OF 139.25 FEET TO A POINT; THENCE N89°18'55"W A DISTANCE OF 50.00 FEET TO A POINT; THENCE N01°53'53"W A DISTANCE OF 139.25 FEET TO A POINT ON A CIRCULAR CURVE TO THE LEFT; THENCE ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 607.27 AN ARC DISTANCE OF 920.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING N45°26'49"W FOR A DISTANCE OF 835.17 FEET TO A POINT; THENCE N88°53'53"W A DISTANCE OF 40.43 FEET TO A SET 1/2" REBAR; THENCE S88°54'07"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING KNOWN AS "POINT A".
SAID LAND HAVING AN AREA OF 59,443 SQUARE FEET, 1.365 ACRES, MORE OR LESS.

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 1 AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM COLORADO PINES CAMPING RESORT, A COLORADO PARTNERSHIP COMPOSES OF VAN PALMER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK, DATED MARCH 6, 1989, FILED MARCH 8, 1989 AND RECORDED IN DEED BOOK 1041, PAGE 44, AFORESAID RECORDS;

LESS AND EXCEPT ANY PORTION OF THE PROPERTY SET FORTH ABOVE CONTAINED WITHIN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF LAND LOTS 51, 52, 77, & 78; THENCE ALONG THE SOUTH LINE OF LAND LOT 51 S89°17'27"E A DISTANCE OF 50.00 FEET TO A FOUND CONCRETE MONUMENT;
THENCE S89°17'50"E A DISTANCE OF 243.55 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING; THENCE S89°18'55"E A DISTANCE OF 665.23 FEET TO A FOUND CONCRETE MONUMENT; THENCE S00°52'07"W A DISTANCE OF 480.11 FEET TO A SET 1/2" REBAR; THENCE N88°54'07"W A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR KNOWN AS "POINT A"; THENCE N00°52'56"E A DISTANCE OF 270.63 FEET TO A FOUND 1/2" REBAR; THENCE N89°16'18"W A DISTANCE OF 615.33 FEET TO A FOUND 1/2" REBAR; THENCE N00°52'40"E A DISTANCE OF 208.65 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING.
SAID LAND HAVING AN AREA OF XX,XXX SQUARE FEET, X.XXX ACRES, MORE OR LESS.

TOGETHER WITH EASEMENTS APPURTENANT TO SAID TRACT 2 AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

TABLE A ITEMS:

1) ALL MONUMENTS FOUND AND/OR SET AS NOTED ON THE SURVEY. ALL CORNERS SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
2) SITE ADDRESS:2220 JODECO ROAD, MCDONOUGH, GEORGIA 30253
3) BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA. PANEL #13151C0151D EFFECTIVE DATE:10/06/2016
4) GROSS ACREAGE AND SQUARE FOOTAGE OF SUBJECT PROPERTY ARE SHOWN ON THE DRAWING.
5) THIS DRAWING DOES FEATURE TOPOGRAPHIC CONTOURS AT A 1-FOOT INTERVAL WITH HIGHLIGHTED CONTOURS AT EVERY 5 FEET BASED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON REAL-TIME GPS NETWORK BASE OBSERVATIONS.
6) NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
7)
a. EXTERIOR DIMENSIONS OF ALL BUILDINGS ON SITE ARE NOT SHOWN HEREON AS MEASURED AT THE GROUND LEVEL.
b. (1) SQUARE FOOTAGE OF BUILDING FOOTPRINTS ON SITE ARE NOT PROVIDED HEREON.
(2) SQUARE FOOTAGE OF OTHER AREAS ARE NOT PROVIDED HEREON
c. BUILDING HEIGHTS ARE NOT PROVIDED HEREON.
8) ALL SUBSTANTIAL FEATURES OBSERVED DURING THE SURVEY ARE DEPICTED HEREON UNLESS OTHERWISE NOTED.
9) SITE CONTAINS 0 MARKED REGULAR PARKING SPACES & 0 HANDICAPPED SPACES.
10) PARTY WALLS WERE NOT REQUESTED AND ARE NOT SHOWN HEREON.
11) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. PER ALTA/NSPS.
12) THIS SURVEY HAS NO KNOWN STATUSES IN REGARD TO GOVERNMENT AGENCIES.
13) ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE HENRY COUNTY TAX ASSESSOR'S WEBSITE.
14) THE DISTANCE TO THE NEAREST ROAD INTERSECTION IS PROVIDED HEREON MEASURED EITHER ALONG THE R/W, THE C/L OF FRONTAGE ROAD OR BY STRAIGHT-LINE BEARING AND DISTANCE.
15) ORTHOMETRIC, PHOTOGRAMMETRIC, OR LASER SCANNING DATA WAS PERFORMED IN AIDE OF THE DRAFTING OF THIS SURVEY. IT WAS USED EXCLUSIVELY FOR NON-BOUNDARY FEATURES AND WAS CONTROLLED BY POINTS ESTABLISHED BY STANDARD SURVEYING PROCEDURES AND TECHNIQUES WITH THE EQUIPMENT AND DATUM NOTED HEREON.
16) VISIBLE EVIDENCE OF RECENT EARTHWORK ON SITE WAS NOT OBSERVED.
17) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
18) ANY PERTINENT OFFSITE EASEMENTS OR APPARENT EASEMENTS FOUND IN THE COURSE OF RESEARCH AND FIELD WORK ARE SHOWN HEREON UNLESS OTHERWISE NOTED.
19) LIABILITY INSURANCE WAS NOT OBTAINED BY THE SURVEYOR.

SCHEDULE B-II EXCEPTIONS

1-10 – STANDARD EXCEPTIONS. NOT ADDRESSED.

11 – EASEMENT FROM HERMAN SIMMS, IRVING BRYAN, LINDA M. BRYAN AND JEFFERY A. BRYAN TO BOB H. EVANS AND CHARLES J. WATERS, DATED FEBRUARY 10, 1971, FILED FEBRUARY 11, 1971 AND RECORDED IN DEED BOOK 119, PAGE 246, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THIS SURVEY.

12 – EASEMENTS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM COLORADO PINES CAMPING RESORT, A COLORADO PARTNERSHIP COMPOSES OF VAN PALMER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK, DATED MARCH 6, 1989, FILED MARCH 8, 1989 AND RECORDED IN DEED BOOK 1041, PAGE 44, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THIS SURVEY.

13 – EASEMENTS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA. AFFECTS PROPERTY AND IS SHOWN ON THIS SURVEY.

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

LINE TABLE

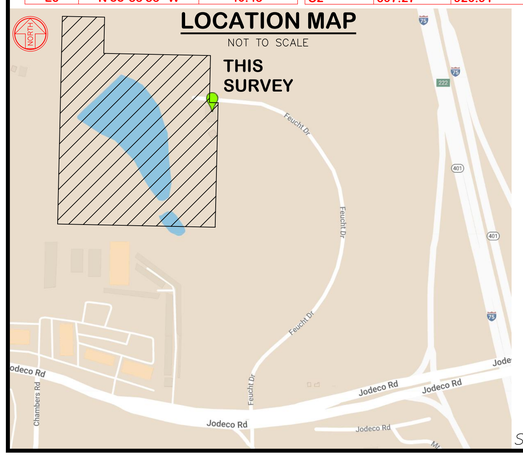
LINE	BEARING	DISTANCE
L1	N 00°52'56" E	50.00'
L2	S 88°53'53" E	90.42'
L3	S 01°53'53" E	139.25'
L4	N 89°18'55" W	50.00'
L5	N 01°53'53" W	139.25'
L6	N 88°53'53" W	40.43'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	657.27'	999.24'	905.75'	S 45°21'06" E	087°06'21
C2	607.27'	920.91'	835.17'	N 45°26'49" W	086°53'15"

LOCATION MAP

NOT TO SCALE



CERTIFY TO:
EMORY EQUITY, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.
GLENN D. COOK, CAROL J. COOK & JULIA A. COOK
KENNETH J. BUTCHER & DEBRA C. BUTCHER
FIDELITY NATIONAL TITLE INSURANCE COMPANY

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

THE FIELDWORK WAS COMPLETED ON: 07/01/2022

DATE OF PLAT OR MAP: 08/25/2022

GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2311 JOHN PATRICK HARRIS

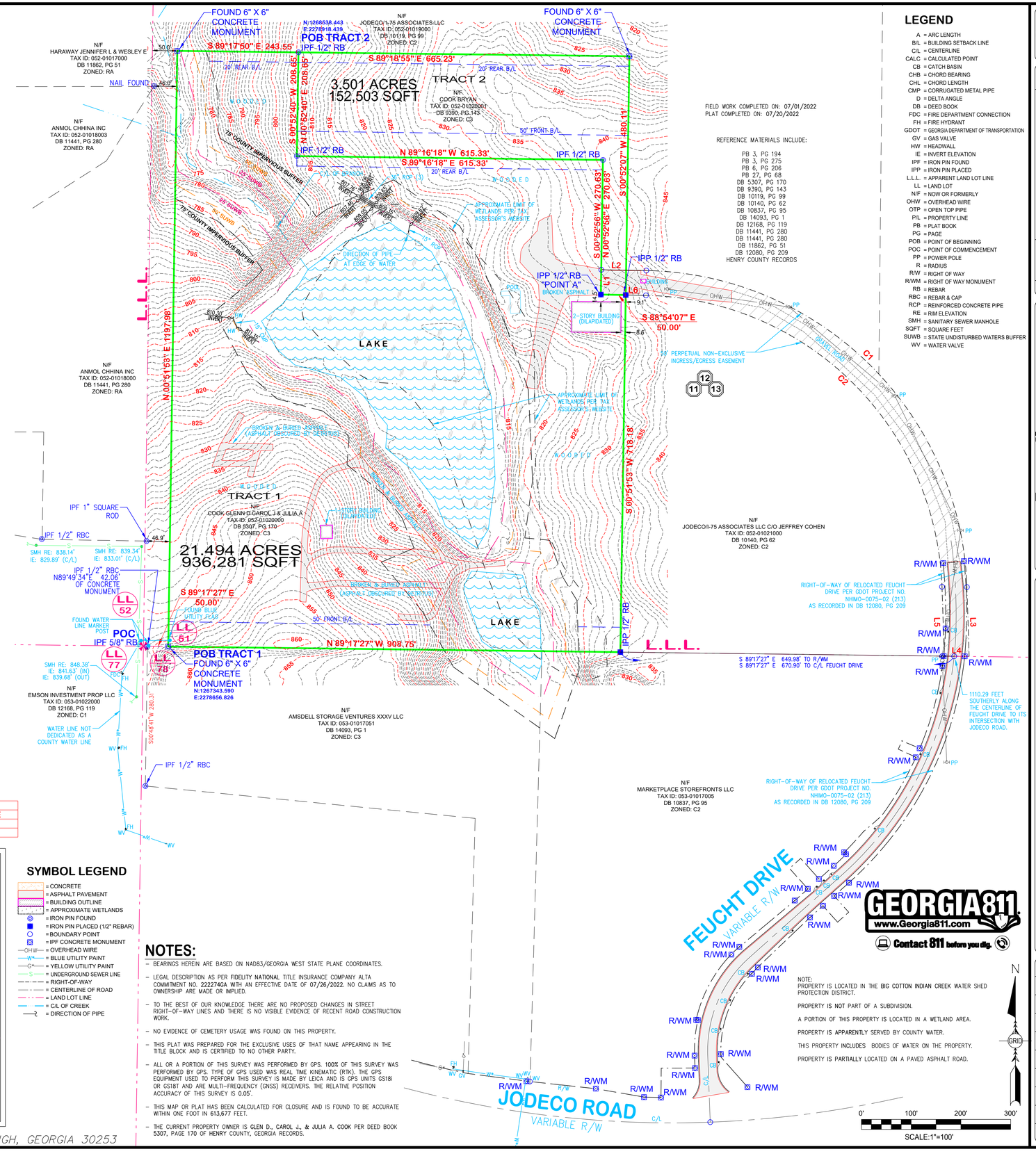
JOHN PATRICK HARRIS,
P.L.S. #2311

08/25/2022
DATE

SITE ADDRESS: 2220 JODECO ROAD, MCDONOUGH, GEORGIA 30253

SYMBOL LEGEND

= CONCRETE
= ASPHALT PAVEMENT
= BUILDING OUTLINE
= APPROXIMATE WETLANDS
= IRON PIN FOUND
= IRON PIN PLACED (1/2" REBAR)
= BOUNDARY POINT
= IPF CONCRETE MONUMENT
= OVERHEAD WIRE
= BLUE UTILITY PAINT
= YELLOW UTILITY PAINT
= UNDERGROUND SEWER LINE
= RIGHT-OF-WAY
= CENTERLINE OF ROAD
= LAND LOT LINE
= C/L OF CREEK
= DIRECTION OF PIPE



NOTES:

- BEARINGS HEREIN ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- LEGAL DESCRIPTION AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 2222746A WITH AN EFFECTIVE DATE OF 07/26/2022. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- NO EVIDENCE OF CEMETERY USAGE WAS FOUND ON THIS PROPERTY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.
- ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY GPS. 100% OF THIS SURVEY WAS PERFORMED BY GPS. TYPE OF GPS USED WAS REAL TIME KINEMATIC (RTK). THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY IS MADE BY LEICA AND IS GPS UNITS GS18I OR GS18T AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 613,677 FEET.
- THE CURRENT PROPERTY OWNER IS GLEN D., CAROL J., & JULIA A. COOK PER DEED BOOK 5307, PAGE 170 OF HENRY COUNTY, GEORGIA RECORDS.

FIELD WORK COMPLETED ON: 07/01/2022
PLAT COMPLETED ON: 07/20/2022

REFERENCE MATERIALS INCLUDE:

PB 3, PG 194
PB 3, PG 275
PB 6, PG 206
PB 27, PG 68
DB 5307, PG 170
DB 9390, PG 143
DB 10119, PG 99
DB 10140, PG 62
DB 10837, PG 95
DB 14093, PG 1
DB 12168, PG 119
DB 11441, PG 280
DB 11441, PG 280
DB 11862, PG 51
DB 12080, PG 209
HENRY COUNTY RECORDS

LEGEND

A = ARC LENGTH
B/L = BUILDING SETBACK LINE
C/L = CENTERLINE
CALC = CALCULATED POINT
CB = CATCH BASIN
CHB = CHORD BEARING
CHL = CHORD LENGTH
CMP = CORRUGATED METAL PIPE
D = DELTA ANGLE
DB = DEED BOOK
FDC = FIRE DEPARTMENT CONNECTION
FH = FIRE HYDRANT
GDOT = GEORGIA DEPARTMENT OF TRANSPORTATION
GV = GAS VALVE
HW = HEADWALL
IE = INVERT ELEVATION
IPF = IRON PIN FOUND
IPP = IRON PIN PLACED
L.L.L. = APPARENT LAND LOT LINE
LL = LAND LOT
N/F = NOW OR FORMERLY
OHW = OVERHEAD WIRE
OTP = OPEN TOP PIPE
P/L = PROPERTY LINE
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POWER POLE
R = RADIUS
R/W = RIGHT OF WAY
R/WM = RIGHT OF WAY MONUMENT
RB = REBAR
RBC = REBAR & CAP
RCP = REINFORCED CONCRETE PIPE
RE = RIM ELEVATION
SMH = SANITARY SEWER MANHOLE
SQFT = SQUARE FEET
SUWB = STATE UNDISTURBED WATERS BUFFER
WV = WATER VALVE

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

No.	JOB No.	DESCRIPTION OF REVISION	DATE

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

ALTA/NSPS LAND TITLE SURVEY
FOR EMORY EQUITY, LLC
IN LAND LOT 51, DISTRICT 6, HENRY COUNTY, GEORGIA

ORIGINAL PLAT DATE	08/25/2022
SCALE	1" = 100'
DRAWN BY	SJL
CHECKED BY	JPH
ORIGINAL FIELD DATE	07/01/2022
CREW	RL/AL
FIELD BOOK	FIELD SKETCH
JOB NO.	220221
DWG NO.	220221-A
SHEET	1 of 1

Henry County Water Authority
Engineering Division

September 2, 2022

Re: Water and Sewer Services - Availability

Proposed Development:	**Multi-Family**
Property Information:	**2220 Jodeco Road Parcel Nos. 052-0102000 & 052-0102001**
	LL 51; District 6; 25.0+/- acres
Proposed Zoning:	**RM**
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 can be made available via a line extension of approximately 2,200 linear feet along Feucht Road at the developer's expense. A fire flow test calculated in the area revealed the following data:

Static:	84	psi
Residual:	70	psi
Flow	2250	gpm
Calculated Flow @ 20 psi:	5112	gpm

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

Sewage **treatment** is available for the property. ***Sewer line capacity can be made available via the construction of a gravity line along the Western Parallel Connector Sanitary Sewer***

Extension project. Extending the sewer line may require an easement on the subject properties. This project is currently under design with no established date for completion.

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 Preliminary Site Plan dated 08/11/2022 prepared by Thomas & Hutton.

Scott Sage

Date:
2022.09.02
16:26:35 -04'00'

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