Stockbridge

Where Community Connects

STOCKBRIDGE

CITY COUNCIL

Mayor Anthony S. Ford

At-Large

Mayor Pro Tem LaKeisha Gantt

Council District 1

Councilmember Alphonso Thomas

Council District 2

Councilmember Kyle D. Berry, Sr.

Council District 3

Councilmember Yolanda Barber

Council District 4

Councilmember Elton Alexander

Council District 5

CITY MANAGER

Shawn Edmondson

CITY CLERK

Vanessa Holiday

CITY TREASURER

Frank Milazi

CITY ATTORNEY

Quinton G. Washington

Megan McCulloch

Council Meeting Agenda December 8, 2025 6:00 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912

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

Stockbridge
Where Community Connects

AGENDA
COUNCIL MEETING
CITY OF STOCKBRIDGE

MONDAY, DECEMBER 8, 2025 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

CEREMONIAL REVIEW - Proclamation Stockbridge Middle School Football Team and Barbara Coleman/Connecting Henry

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

ADOPTION OF THE MINUTES

1 Approval of the Council Meeting Minutes for November 10, 2025
Approval of the Council Work Session Meeting Minutes for November 18, 2025
Approval of the Hometown Connection Legislative Meeting Minutes for November 24, 2025

PRESENTATION

2 Tree Give Away Event - Grant ReLeaf Presented by: Rep. Regina Lewis-Ward

CONSENT AGENDA

3 A. 2026 Event Calendars
2026 City Events
2026 Main Street Events
2026 Mayor/Council Initiatives

B. Renewal of Board/Committee Appointments
Main Street Advisory Board: Willie Hopkins, Anika Potts, Crystal Park, Camille Mason, and Vanessa Gibson
Term Ends: December 31, 2027

Downtown Development Authority: Kenya Cook, Jerry Mays, and Toseika Thomas
Term Ends: December 31, 2029

Youth Council Advisory Council: Dr. Alfreda Gourdine, Denita Minnis, Candis Jones, and Sharika Zellars
Term Ends: December 31, 2029

Ethics Board: Mary Scott and Angela Jenkins
Term Ends: December 31, 2029

Citizens Police Advisory Council
District 1 - Carmen Reese
District 2 - Thomas Smith
District 3 - William Daniels
District 4 - Paige Jones III
District 5 - Raymond Martin
At-Large (Mayor) - Pastor Lavell Sanders
Bishop LaRay Tillman – Faith Based Community Representative
Reggie Sylvain – Business Community Representative
Neat Robinson, Zone 1
Nathan Banks, Zone 2
Judy Neal, Zone 4
Term Expires December 31, 2027 - Presented by: CONSENT AGENDA

OLD BUSINESS

4 Council Consideration to approve Revised Copy of the SSD (Special Services District) Map. Presented by: Shawn Edmondson

5 SECOND READING - Council Consideration to approve FY2025 Budget Amendment Ordinance in the amount of $8,852,935.00. Presented by: Frank Milazi

6 SECOND READING - Council Consideration to approve an ordinance to amend Title 3 of the Stockbridge Code of Ordinances regarding "Finance"; to amend Chapter 3.20 thereof entitled "Credit Card Payments"; to provide for Convenience Fees for certain transactions citywide effective January 1, 2026. Presented by: Frank Milazi

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts) Real Estate, Personnel, Litigation and CyberSecurity .

PUBLIC HEARING

7 APPEAL CASE #AP-2025-02. (Council District 4).
Consideration of an appeal of the denial of an application for an alcohol license by Reynell Hay, per City of Stockbridge letter dated September 5, 2025. The applicant proposed locating a package store at 110 Rock Quarry Road (Parcel #S33-01011002). Applicant: Reynell Hay. Agent: Law Firm of Smith, Welch, Webb & White. - Presented by: Ryan Anderson

8 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: Ryan Anderson

9 ZONING MODIFICATION CASE #ZM-2025-03. (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 is 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: Ryan Anderson

10 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: Ryan Anderson

11 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: Ryan Anderson

12 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: Ryan Anderson

13 FINAL READING & ADOPTION - Proposed FY2026 Operating Budget/Capital Improvements Plan - Presented by: Shawn Edmondson, Frank Milazi

14 SECOND READING - TEXT AMENDMENT CASE #TX-2025-04 FOR FAÇADE BUILDING MATERIALS. (Citywide)
Consideration of an ordinance to revise Section 4.4.4 of the Unified Development Code (UDC) to establish updated requirements for building façade materials for non-residential and multi-family structures. The proposed ordinance outlines material standards to promote architectural consistency, durability, and neighborhood compatibility - Presented by: Ryan Anderson

15 SECOND READING - TEXT AMENDMENT CASE #TX-2025-05 FOR TWO-CAR GARAGES. (Citywide)
Consideration of an ordinance to amend Section 4.4.2(F)(2) of the Unified Development Code (UDC) to require two-car garages for all single-family

homes, townhomes, and each unit within duplexes. This amendment updates the architectural standards to promote adequate off-street parking and consistent residential design. - Presented by: Ryan Anderson

16 SECOND READING - TEXT AMENDMENT CASE #TX-2025-06 FOR THE ENTERTAINMENT DISTRICT. (Council Districts 4 and 5)
Consideration of an ordinance to adopt Title 9, Chapter 200 of the Municipal Code of Ordinance for the City of Stockbridge to establish regulations for Entertainment Districts within the City. The ordinance outlines operational standards, alcohol permitting, smoking establishment requirements, and enforcement provisions to support safe and vibrant public spaces. - Presented by: Ryan Anderson

17 SECOND READING - TEXT AMENDMENT CASE #TX-2025-07 FOR OUTDOOR FESTIVALS. (Citywide)
Consideration of an ordinance to revise Title 9, Chapter 28, Section 040 of the Municipal Code of Ordinances for the City of Stockbridge to establish updated permitting requirements for outdoor festivals and temporary special events within the City. The proposed ordinance outlines application procedures, public safety measures, and fee structures to ensure responsible event management. - Presented by: Ryan Anderson

18 SECOND READING - TEXT AMENDMENT CASE #TX-2025-08 FOR TEMPORARY ALCOHOL LICENSES. (Citywide)
Consideration of an amendment to Chapter 9.04, Section 595.1 of the Municipal Code of Ordinances for the City of Stockbridge to establish a permitting process for temporary alcohol sales at outdoor events and special events within the City. The ordinance outlines application procedures, fee structures, and eligibility criteria for both nonprofit and commercial applicants. - Presented by: Ryan Anderson

19 SECOND READING - TEXT AMENDMENT CASE #TX-2025-10 FOR CONTAINER-BASED COMMERCIAL BUILDINGS. (District 4)
Consideration of an ordinance to amend Sections 2.5.3(E) and 2.5.3(H) of the Stockbridge Unified Development Code (UDC) to allow container-based commercial buildings as a type of “Special Use” within the Downtown Village Overlay District. - Presented by: Ryan Anderson

NEW BUSINESS

20 Council consideration to approve the Public Works Maintenance Shop – Phase 2 interior build-out with Prime Contractors, Inc. in the amount of $2,241,455.00. Funding source is from SPLOST VI. - Presented by: Decius Aaron

21 Council consideration to approve Change Order No. 2 for the 2025 LMIG Paving Project with Blount Construction Company in the amount of $109,689.20. Funding Source: TSPLOST. - Presented by: Decius Aaron

22 Council consideration to approve Change Order No. 3 for the Walter Way, Pine View and Memorial Park Lift Station and Force Main Rehabilitation Project with Sol Construction, LLC in the amount of $256,216.00. Funding Source is from SPLOST VI. - Presented by: Decius Aaron

23 Council Consideration to approve the award of the Governor's Office of Highway Safety H.E.A.T. Grant in the amount of $268,928.00. The effective date of the grant is December 1, 2025, through September 30, 2026. Allowed costs incurred within this period are reimbursable at a rate of 100% of the approved federal funds allocated above. - Presented by: Frank Milazi

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

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

- **Citywide Development Authority Meeting, Second Tuesday of each month at 6:00 p.m. — City Hall Levi Meeting Room (Dec 9)**
- **Community Zoning and Information Meeting (CZIM) Wednesday, December 10th CANCELLED**
- **Main Street Advisory Board Meeting, Second Friday of each Month, at 9:00 a.m. at the Downtown Connection Center 130 M L King Sr. Heritage Trail (Dec 12)**
- **Downtown Development Authority Board Meeting, Third Tuesday of each month, at 6:00 p.m. at the Downtown Connection Center, 130 M L King Sr. Heritage Trail (Dec 16)**
- **Planning Commission Meeting, Third Thursday of each month at 6:30 p.m. (Dec 18) CANCELLED**
- **Youth Council Advisory Committee Meeting, Third Thursday of each month, at 6:30 p.m. — City Hall Levi Meeting Room (Dec 18)**

UPCOMING CITY EVENTS / INITIATIVES

- **Join the City of Stockbridge for the Swearing-In Ceremony for Mayor Jayden L. Williams, Councilwoman LaKeisha Gantt and Councilman Antwan Cloud on Friday, January 2, 2026, at 3pm at Home2 Suites 400 Speer Rd. Stockbridge, GA, This event is open to the public w/Free Shuttle Service from Kohls from 2-6pm.**
- **The Economic Development Department hosts a FREE Business Health Clinic on the 2nd Thursday of every month from 9am – 12pm at the Stockbridge Connection Center, 130 M L King Sr. Heritage Trail.**

Please contact Rosalynd Rawls regarding City Council Initiatives at 678-833-3348 or via email at rrawls@stockbridgega.org

MAYOR'S COMMENTS (Mayor Anthony Ford)

ADJOURNMENT

Stockbridge
Where Community Connects

CITY COUNCIL MEETING
SUMMARY MINUTES
MONDAY, NOVEMBER 10, 2025 6:00 P.M.

Mayor & City Council

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

Administration

Shawn Edmondson – City Manager
Frank Milazi – City Treasurer
Vanessa Holiday – City Clerk
Quinton Washington – City Attorney
Megan McCullough – Associate Attorney

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

The meeting was called to order by Mayor Ford at 6:07 p.m.

Invocation by: Ms. Cynthia Jenkins

The Pledge of Allegiance was recited by all in attendance.

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

Motion to amend the Agenda to remove Item #2 at the request of Staff was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 3-0.

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

Mayor Ford reviewed the proclamations for Shop Small Saturday, Family Caregivers Month, National American Indian and Alaska Native Heritage Month, National Diabetes Awareness Month, and Veterans Day; and referenced the Oath of Office issued to DDA member Toseika Thomas.

There were no public comments.

APPROVAL OF THE MINUTES

1. Approval of the September 24, 2025 Council Budget Retreat Meeting Minutes
   Approval of the September 25, 2025 Council Budget Retreat Meeting Minutes
   Approval of the September 26, 2025 Council Budget Retreat Meeting Minutes
   Approval of the October 13, 2025 Council Meeting Minutes
   Approval of the October 28, 2025 Council Work Session Meeting Minutes
   Motion to approve the Minutes was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 3-0.

OLD BUSINESS

2. Council Consideration to Approve Norfolk Southern Parking Lot Project
   Presented by: Shawn Edmondson, City Manager
   Item was removed from the Agenda.

   Councilmember Berry joined the meeting at 6:11 p.m.

PUBLIC HEARING - Mayor Ford Read the Public Hearing Rules

3. FIRST READING - FY2026 Operating Budget/Capital Improvements Plan
   Presented by: Shawn Edmondson, City Manager and
   Frank Milazi, City Treasurer/CFO
   Mr. Edmondson refenced Section 2.21(5) of the Charter and read the required Budget Memo referencing the Proposed FY2026 Budget.

   Mr. Milazi reviewed the 2026 Proposed Budget Summary Budget noting the Revenues and Expenditures are all estimates, with a proposed General Fund Operating Budget of $34,768,690, and increase of $5,529,379 or 19% over the 2025 approved budget of $29,239,311; and noted the total Proposed Balanced Budget (Revenues and Expenditures) for all Funds including General Fund is $73,302,280 for Fiscal Year 2026; noted the budget is a roadmap or fiscal plan for the City to continue providing various services across the city for the upcoming year; and noted some capital projects will take more than one year, however, the funding is approved annually.

   Mr. Milazi noted amendments to the budget cannot be made without revenues; noted Wayfinding was paid with ARPA funds, and that there were not obligated expenses in 2026; noted credit card fees are currently being absorbed by the city, and that an ordinance would be coming forward for Council approval to remove the waiver for credit card fees; noted the duties of the Governing Body and that the vision is executed through the City Manager.

   Mr. Milazi referenced the 2026 Budget Priorities as approved by the Governing Body: Community Center, T-SPLOST Projects, Downtown Development, Wayfinding, and City Municipal Buildings.

   Mr. Milazi referenced 2026 Budget Highlights:
   - Road and Sidewalk Improvements to continue – LMIG/SPLOST VI
   - Public Safety Enhancement

- No increase in Property Tax Millage Rate 3.77 mills since 2023
- Community Development fee proposal to be submitted.
- 3% COLA for all City Employees.
- Public Works new facility under construction
- Water receivables write off higher due to meters malfunction.
- Cemetery improvements
- Credit Card payment fees to be reimplemented.
- Pay off GEFA Loan

Mr. Milazi reviewed Department Overview, staffing and goals for the Governing Body, Office of the City Clerk, Office of the City Manager, Office of the City Treasurer/CFO, Community Development, Personnel and Human Resources, Municipal Court, Police Department, Public Works, Information Technology, and Events.

Mr. Milazi noted the City Manager's Office will roll out initiatives and programs; noted the Finance Department moved funds to an interest bearing account to generate additional revenues, and will fully put to use the city's financial software for better reporting; noted the city's UDC will be updated to ensure smart growth, and update the Fee Schedule to be more in line with area cities and trends; noted new positions and reclassifications of positions were presented to amend the Organizational Chart, and those positions need to be approved by the Council; noted the city's General Liability Policy has increased from $300,000 three years ago, to over $900,000, noting this to be an excessive increase; referenced the courtroom renovations and improvements, and the implementation of Failure to Appear and Warrant fees; noted the Police Department $11.1 million dollar proposed budget includes RedSpeed funds, estimated to be $937,000, and noted the PD budget has a 28% increase over FY2025 of $8.6 million, and noted the increase in personnel funding due to officers choosing neighboring departments, and noted the minimum salary will be $60,0000 and all officers to will brought up to that pay amount; noted the COPS grant has expired, and those ten positions are being funding by the General Fund; noted the Public Works budget has increased to maintain traffic signals, additional paving of former county roads and additional streetlights and general maintenance; noted several technology items that were previously located in department budgets have been placed in the IT budget, noting there is a significant increase.
Mayor Ford asked for clarification of the GEFA Loan.

Mr. Milazi noted the GEFA Loan is for a City Water Project and is an Enterprise Fund which should be self-sufficient and is looking to pay off in 2026.

Mayor Ford asked what the remaining balance is on city hall, and when to expect that it will be paid off.

Mr. Milazi noted he would revisit the information for that and report back.

Mayor Pro Tem Gantt noted she would meet with the City Manager and City Treasurer to discuss items that were presented in the budget.

Councilmember Alexander noted that he has a history of asking staff what the department needs, although there is no guarantee everything would be funded, and will consider the growth of the city that has propelled the city in its current direction with Public Safety and Public Works and infrastructure and road improvements being top priorities; noted sales tax is driving revenue up; and that the Amphitheater was an aggressive decision, and to pay off what could have been a 30-year mortgage in four years was a major accomplishment.

Councilmember Berry applauded the city for the accomplishments made in 2025 and looks forward to shoring up the opportunities in 2026.

Councilmember Barber noted her comments would all be for the record as follows:

During the Budget Retreat in September 2025, she reiterated her support and commitment to adhere to the 2 to 3 Year Financial Plan that was approved by the Governing Body (during our March 2025 Budget Retreat) to reduce spending and to build back our Fund Balance.

Councilmember Barber noted that she reviewed the Proposed FY2026 Budget in its entirety. And read her comments and questions into the record and noted that she would also email them to Mr. Edmondson and Mr. Milazi for feedback. Her questions were as follows:

• What is the ‘anticipated Millage Collection’ for FY2026?

• Is funding included for land acquisitions? (where can the allocation be found within the FY26 proposed budget)

• Is funding included for modifications to windows and doors?

• Is funding included to allow homeowners who qualify for ALL three exemptions to benefit? Thereby increasing the cap from $25,000 up to $40,000 (as was previously suggested).

• Was this line item/funding allotment increased as has been discussed?

• Is funding to support moving forward with the Rock Quarry Road Extension project included in the FY26 budget?

Councilmember Barber noted the City Council recently approved adding new positions to the Org Chart; however, there were no job descriptions, Pay & Classifications or salaries attached to the request as required by the Charter.

Councilmember Barber noted her opposition to the vote was not against the new positions and stated that her opposition to the vote was due to the fact that none of the required documents were included, and none of the documents have been included with this proposed FY2026 budget.

Councilmember Barber cited Section 3.04.060 of the City Charter:

3.04.060 – Required documentation for certain budget amendments.

Whenever the city council shall amend the budget to provide for a new employee position, the following documents shall be included as exhibits to an ordinance providing for the new employee position:

1. A numbered budget amendment which indicates the budget line item where funding for the new employee position(s) is to be located within the budget and establishing the amount of funds within that line item allocated for the new employee position(s).

2. A restated organizational chart indicating the new employee position(s); and

3. A job description and salary range for the new employee position(s).

Councilmember Barber asked Mr. Edmondson to please provide the following items and submit them to the full Governing Body:

<u>Human Resources</u>
1. Job Descriptions for each proposed FY2026 new position that is included in the FY2026 Budget.
2. Job Descriptions for each proposed FY2026 reclassified and re-titled position with the reason for the change. Include in the FY2026 Budget.

3. FY2026 Pay and Classification Report. Include in the FY2026 Budget.

4. Provide a listing of all employees, their position title with their current 2025 salaries and the same for the proposed 2026.

5. The list of revenue from all items surplused in FY2025.

6. The Marketing Plan as was discussed during the Sep 2025 Budget Retreat to increase revenue for the Merle Manders Conference Center.

7. The Building Maintenance Plan as discussed during the Sep 2025 Budget Retreat.

8. The Sponsorship Plan as was discussed during the Sep 2025 Budget Retreat

9. Pre-employment screenings are now under the HR Dept

•Which department had been handling this function? I think that the Police Dept would also be able to provide full background checks (not just partial background as had been done).

•General Liability line-item No. 100-15400-523110 has increased from $227,711 in FY2024 to $900,000 budgeted for FY2026. This item should be bid out. GMA should be able to issue the city a quote with a larger pool of municipalities.

<u>Events</u>
During the September 2025 Budget Retreat, the Governing Body was told that the Merle Manders Conference Center would operate as an Enterprise, and that

the salaries and benefits would move to the Events Budget. In FY2025 the salaries were $293,207 and the amount budgeted for FY2026 is $667,758. That is a difference of $384,551 and has more than doubled. Please explain. As discussed during the Budget Retreat, sponsorship was going to be a focus of the 'paid concerts' and 'free city events' to offset the costs. The proposed sponsorship revenue does project what was discussed. Please explain.

Councilmember Barber stated that she had hoped that our City would move forward with advertising/soliciting for a Third-Party Venue Management company to fund and maintain the operations of the Amphitheater, so that taxpayer funds would not be used to fund the operations of the Amphitheater at 100% internally. It looks like the City is moving forward with managing the Amphitheater operations at 100% and increasing manpower. And she stated that she has asked, when will the RFPs/solicitations be posted for:

- Security
- Janitorial
- Ticketing
- Concessions
- Production (to include sound & lighting)
- And others

Planning & Zoning

Councilmember Barber stated that she has made a request in 2024 and 2025 for a Study of City Council District 4 for a Master Plan, specifically along the areas of SR42, Davis Road and Valley Hill Road. I was told by staff that no funds were available. However, when she looked at the proposed budget for FY2026, General Ledger Line-Item No. 100-74100-521200 Professional Services for FY2025 allocated $100,000 and $0.00 has been used and could have been used for the request for the City Council District 4 Study/Master Plan. Please explain.

Permitting

There were several positions requested for Community Development and the Governing Body was told that the department would be fully staffed. However, General Ledger Line-Item No. 100-72000-523850 has $36,000 in FY2025 for Personnel Services and used less than $5,000.

• Why has $112,000 been budgeted for FY2026? Please explain.

GIS

General Ledger Line-Item No. 100-75700-531750 has budgeted $8,000 for uniforms. Please explain.

Business Services

General Ledger Line-Item No. 100-15160-521201 Professional Fees for FY2024 and FY2025 has spent $0.00.

Why has $5,000.00 been budgeted for FY2026? Please explain.

Police Services

What is Georgia Technology Authority-General Ledger Line-Item No. 100-32100-523220? For FY2024 and FY2025 expenses were less than $400.

• Why is $6,650 budgeted? Please explain.

General Ledger Line-Item No. 100-32100-531290 Cable-FY2024, FY2025 were budgeted for $1,920 each year and $0.00 was spent.

• $1,920.00 has been budgeted again for FY2026. Please explain.

General Ledger Line-Item No. 100-32100-523940 Postage-FY2024, FY2025 spent less than $1,000.00.

• Why has $17,500.00 been budgeted for FY2026? Please explain.

General Ledger Line-Item No. 100-32100-523855 Contract Services. FY2025 spent less than $200,000.00.

• FY2026 has $350,000.00 proposed for the FY2026 Budget. Please explain.

Public Works

Councilmember Barber noted she would need to go back and review the September 2025 Budget Retreat presentation and will provide feedback at a later date.

Parks

What is AT&T Club and why did the General Ledger Line-Item No. 100-622100-523240 go from $600.00 spent in FY2025 to $15,000.00 budgeted in FY2026? Please explain.

Government Buildings

Line-Item No. has budgeted $4,000.00 for uniforms. Please explain.

Councilmember Barber noted the City Council recently approved job positions and that her opposition to the vote was not for the positions but was due to the fact that there were no job descriptions or pay and classifications were provided, as required by the Charter and note the documents have not been included as attachments in the proposed FY2026 budget either.

Councilmember Barber cited Section 3.04.060 – Required documentation for certain budget amendments - Whenever the city council amend the budget to provide for a new employee position, the following documents shall be included as exhibits to an ordinance providing for the new employee position:

A. A numbered budget amendment which indicates the budget Line-Item where funding for the new employee position(s) is to be located within the budget and establishing the amount of funds within that line item allocated for the new employee position(s).

Councilmember Alexander called for a point of order, asking that the questions be addressed offline to the City Manager.

Mayor Ford asked Barber how much more time to complete her comments.

Councilmember Barber noted the remainder of the comments would be around three minutes; and Mayor Ford asked her to continue.

Councilmember Barber continued reading Charter Section 3.04.060.

B. A restated Organizational Chart indicating the new employee position(s); and
C. A job description and salary range for the new employee position(s).

Councilmember Barber read cited Charter Section 3.04.070:

3.04.070 – Limited authorization of certain fund transfers.

The treasurer, after consultation with the city manager shall be authorized to reallocate departmental appropriations among various line-item expenditures within that department as the treasurer believes necessary. The treasurer shall also be authorized to effect interdepartmental transfers, in the same fund, not to exceed fifty thousand dollars ($50,000.00). Any such transfers shall identify particular functions that will use the transferred funds and shall be reported to the city council at its next regular meeting and shall be entered into the minutes, as well as, reported in the monthly financial statements.

Councilmember Barber noted during her GMA training classes, there was a discussion regarding a Contingency Fund in the budget, noting a municipality's contingency fund is a financial reserve for unexpected expenses that were not included in the budget, such as natural disasters, public health crises, or unforeseen infrastructure repairs; and that its purpose is to provide a financial cushion to ensure the municipality can maintain essential services, manage emergencies, and avoid taking on costly debt during times of financial instability; and cited the key purposes for the contingency fund as: Emergency Response – to cover costs associated with natural disasters, economic downturns, or public health emergencies; Unexpected Expenditures – to pay for municipal expenses that could not have been foreseen at the time the budget was adopted; Financial Stability – to provide a financial buffer that allows the municipality to maintain services and meet obligations without plunging into debt; Budgetary Flexibility – to help address revenue shortfalls or unexpected budget shortfalls, preventing the need to cut essential services or take on expensive short-term debt; and Major Project Costs – to cover potential cost escalations or shortfalls in large projects that were not included in the initial budget estimates.

Councilmember Barber made a motion for the City to adopt an Ordinance for a Contingency Fund Policy.

Mayor Ford stated the Legal would need to develop the ordinance and present to the Mayor & Council.

Councilmember Barber stated she would forward all of her comments, questions and requests made to the Governing Body, Legal, City Manager, City Treasurer and City Clerk for the next meeting.

PUBLIC HEARING OPENED

Comments in Favor – No Comments

Comments Opposed - Ms. Mary Scott noted she had reviewed each line of the Proposed FY2026 Budget thanked Councilmember Barber for pointing out several items; noted she had received an invitation from the City Clerk to attend this year's Volunteer Gala, and referenced the associated cost per the budget, whereas the FY2024 Volunteer Gala was budgeted at $12,000 and $1400 was spent; and questioned why $15,000 has been budgeted for FY2025 and FY2026; and also noted that there is 0.00 budgeted for the Amphitheater.

Mr. Milazi noted the proposed FY2026 Budget has been presented by the City Manager as a wish list that now lies in the hands of the Council to adjust with increases or decreases as needed; and noted an Amphitheater budget has not been prepared.

Mr. Milazi noted there may be increases in some areas of the budget where projects may not have been completed in the prior year, and staff anticipates completing during the next budget year; and also noted that there are some departments where expenses come at the later part of the year and may not be showing up in the current year to date.

Mr. Milazi noted that all comments would be addressed and incorporated during the next presentation on November 18th.

Councilmember Alexander asked staff to review the information referenced by Ms. Scott regarding the Volunteer Gala noting the catering alone was more than $1400, and that perhaps there was a typo; and noted the City intends to honor Councilmember Thomas during the upcoming gala for his service.

Mayor Pro Tem Gantt stated that her intention is to be transparent, and that she has taken notes and looked at the increases and decreases and will bring forward requests for amendments; and noted that she also has questions about the Amphitheater not having a budget and showing 0.00.

Mr. Edmondson thanked staff for their hard work in preparing their department budgets and is open to suggestions and answering all questions.

Public Hearing Closed

Second Reading of the Proposed FY2026 Budget and Public Hearing will take place on Tuesday, November 18th.

NEW BUSINESS

4. Council consideration to approve Site Engineering to install sewer service for the Habitat for Humanity project located at 112 and 114 Davis Road in the amount of $159,000.00. Funding source from SPLOST.
   Presented by: Decius Aaron, Public Works Director
   Mr. Aaron noted the previous City Manager advised Habitat for Humanity that water/sewer was available for the project to build the homes, and the request is

to authorize the city's on-call water/sewer contractor to make the repairs in the amount of $159,000.

Councilmember Alexander noted Ms. Jenkins is present from Habitat for Humanity, and noted the project is to complete 2 of 3 homes, and that there should be no burden placed on their agency who has been given funding in the amount of $600,000 from Henry County to complete the project.

Ms. Jenkins noted the Southern Crescent project is to build two 1424 sq. ft. homes with two car garages and brick front as the city has requested, and that because of the delay, Henry County is requiring a Letter of Support from the City of Stockbridge; and noted the projection completion is scheduled by June 2026 during Home Ownership Awareness Month.

Mayor Ford asked that the proper information be provided, and he will issue the Letter of Support that has been requested.

Councilmember Barber noted she is the District 4 City Council Representative where the homes will be located and that she is excited about the project.

Mayor Pro Tem Gantt asked if this kind of problem is typically the responsibility of the buyer.

Ms. Jenkins agreed that is typically the case, however, the former City Manager, Mr. Gardiner, told her that the utilities were there, and provided a map that showed the parcels, when in fact, it had been abandoned; and that had they known there was no water/sewer connection, they would not have accepted the property.

Motion to approve and to submit a Letter of Support from the City of Stockbridge to Henry County from Mayor Ford supporting the project was made by Councilmember Barber; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

5. FIRST READING - Council Consideration to approve an amendment to the Purchasing and Procurement Ordinance Section 3.30.160 - Exceptions.
   Presented by: Quinton Washington, City Attorney, Frank Chief Frank Trammer and Assistant Chief Richard Godfrey
   Attorney Washington noted there has been a series of amendments, noting the maintenance of police vehicles where an RFP was issued with no responses; and per the Procurement Code, there are Exemptions that are optional, but not mandatory, and the request is to amend the Ordinance to change #16, noting other amendments are coming forward in regard to the city's Procurement Code.

   Councilmember Berry asked if the request would apply to all city vehicles and not just PD vehicles.

Asst. Chief Godfrey confirmed.

Mayor Pro Tem Gantt asked if three quotes will be required as with all other department requests.

Mayor Pro Tem requested the Second Reading include a general listing of fees for services.

Asst. Chief Godfrey noted the PD was utilizing a dealership outside of the city and prefers to have those services provided by repair centers in the city keeping that revenue within the city limits for general maintenance and repairs, however, there are no major repair locations within the city limits of Stockbridge.

Councilmember Barber asked if this change to the ordinance would apply to the city's specialized vehicles such as the streetsweeper.

Mr. Aaron's response was no, stating this will apply to the city's fleet of standard trucks and vehicles only.

Chief Trammer stated that obtaining three quotes is not practical, however, they can obtain a general fee schedule for general and routine maintenance services.

Councilmember Alexander agreed with having a list of fees for standard and routine maintenance services.

Councilmember Barber noted that if the City is utilizing a repair business for its general maintenance and repairs, then a hefty discount should be in order with that type of commitment from the city.

Mayor Pro Tem Gantt noted this is the First Reading of the Ordinance and asked that the request include a General Fee Schedule List in the Second Reading on November 18th.

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

- Citywide Development Authority Meeting, SPECIAL MEETING DATE, Wednesday, November 12th at 6:00 p.m. — City Hall Levi Meeting Room (Nov 12)
- Community Zoning and Information Meeting (CZIM) Wednesday, November 12th at 6:00 p.m. — City Hall Council Chamber (Nov 12)
- Main Street Advisory Board Meeting, Second Friday of each Month, November 14th at 9:00 a.m. at the Downtown Connection Center 130 M L King Sr. Heritage Trail (Nov 14)

- City Council Work Session Meeting, SPECIAL MEETING DATE - FY2026 BUDGET HEARING 2ND READING — November 18th at 6:00 p.m. — City Hall Council Chamber (Nov 18)
- Downtown Development Authority Board Meeting, Third Tuesday of each month, at 6:00 p.m. at the Downtown Connection Center, 130 M L King Sr. Heritage Trail (Nov 18)
- Youth Council Advisory Committee Meeting, Third Thursday of each month, at 6:30 p.m. — City Hall Levi Meeting Room (Nov 20)
- Planning Commission Meeting, Thursday, November 20th at 6:30 p.m. — City Hall Council Chamber (Nov 20)
- Youth Council Meeting, First Monday of each month, at 6:00 p.m. — City Hall Levi Meeting Room (Dec 1.)
- Citizens Police Advisory, First Thursday of each month, at 6:00 p.m. at the Stockbridge Police Department Community Meeting Room. 4545 N. Henry Blvd. (Dec 4)
- City Council Meeting, Second Monday of each month, at 6:00 p.m. FY2026 BUDGET ADOPTION — City Hall Council Chamber (Dec 8)

UPCOMING CITY EVENTS/INITIATIVES

- Join the City of Stockbridge on Tuesday, November 11th as we honor America's Veterans during a luncheon from 11am - 1pm at the Merle Manders Conference Center.
- The City of Stockbridge will host a Drive-Thru Food Giveaway on Saturday, November 15th, starting at 10am, while supplies last, in the Amphitheater parking lot. We are supporting community members and offering love and support during this critical time.
- Join Mayor Anthony Ford for the monthly Meet the Mayor — Monday, November 17th from 10am – noon at City Hall. Meetings are by appt.
- Join Councilman Thomas & Councilman Berry in partnership for the monthly Bingo Bash on Wednesday, November 19th, from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all. December event is cancelled.
- Join Councilwoman Barber for the District 4 Community Town Hall on Thursday, November 20th at 6:30 p.m. at the Merle Manders Conference Center.
- The City of Stockbridge will host its annual Drive-Thru Free Turkey Giveaway, Saturday, November 22nd, starting at 10am, while supplies last, in the Amphitheater parking lot.
- Join the City of Stockbridge for the annual Tree Lighting and Holiday Festival, Friday, December 5th from 5:30 pm to 9pm in the Amphitheater parking lot.
- The Economic Development Department hosts a FREE Business Health Clinic on the 2nd Thursday of every month from 9am – 12pm at the Stockbridge Connection Center, 130 M L King Sr. Heritage Trail. Check the Health of Your Business with the FREE Clinic.

- Sign Up for real-time alerts about severe weather, road closures and emergencies on the Regroup App. Visit the city's website or social media pages for more information on how and where to sign up. Stay Safe!

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

Mayor Ford extended greeting to all of the Veterans; noted everyone should get their COVID shots and boosters, wished everyone a Happy Thanksgiving; acknowledged the Marine Corps. Birthday; congratulated newly elected Councilmember Antwan Cloud who will represent City Council District 2; congratulated Mayor Pro Tem Gantt on her re-election for City Council District 1; and congratulated Mayor-elect Jayden Williams as they each continue to move the city forward.

Councilmember Alexander echoed the sentiments from Mayor Ford, and stated the campaigns have ended, the votes have been cast and the people have spoken and wants to move forward and work with everyone.

Councilmember Berry announced that he is hosting a Turkey Drive in City Council District 3 at Mickie D. Cochran Park on Banks Rd. Saturday, November 15th at 1pm while supplies last. City ID will be required as the event is limited to city residents.

Mayor Pro Tem Gantt announced a District 1 Holiday Decorating Contest and encouraged other Districts to participate.

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

Motion to adjourn Executive Session with No Action and sign an Affidavit was made by Councilmember Berry; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

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

Motion to adjourn the meeting at 9:18 p.m. was made by Mayor Pro Tem Gantt; seconded by Councilmember Barber. The motion passed unanimously 4-0.

Respectfully submitted by:

_____ _____

Vanessa Holiday, City Clerk Anthony S. Ford, Mayor

Stockbridge

Where Community Connects

CITY COUNCIL WORK SESSION MEETING
SUMMARY MINUTES
TUESDAY, NOVEMBER 18, 2025 6:00 P.M.

Mayor & City Council

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

Administration

Shawn Edmondson – City Manager
Frank Milazi – City Treasurer
Vanessa Holiday – City Clerk
Quinton Washington – City Attorney
Megan McCullough – Associate Attorney

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

The meeting was called to order by Mayor Ford at 6:06 p.m.

Invocation by: Ms. Connie Hambrick

The Pledge of Allegiance was recited by all in attendance.

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

Motion to amend the Agenda to convene Executive Session following Item #4 was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 3-0-1 (Councilmember Barber Abstained, citing she had not been made aware of Executive Session matters). Councilmember Alexander noted that he had likewise not been informed on Executive Session content and trust his colleagues.

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

There were no public comments.

REVIEW OF THE MINUTES

1. Review of the November 10, 2025 Council Meeting Minutes
   No Action Taken

PRESENTATION

2. Henry Helps Mobile Wellness Unit.
   Presented by: Kevin Johnson, Deputy County Manager and Amanda Reeves, Director of Community Resources
   Ms. Reeves cited the Mission Statement of the Henry County Community Resource Division; noted the Division was established as a public facing Community Resource Center where constituents can connect with vital resources necessary to maintain a healthy and stable life for themselves and their families; Development of the Henry Helps App, a repository for connecting constituents with available local agencies for assistance with a variety of needs. Available in the Apple store and coming soon to Google Play; noted the Creation of a Community Pantry where families in need can receive free food and personal care items; and noted the Inception of Mobile Wellness Unit: A mobile medical trailer providing free primary medical care throughout Henry County, in underserved areas of every municipality, and in collaboration with Hands of Hope Clinic and Piedmont Henry Hospital and will have the mobile unit in needed area every Friday.

   Ms. Reeves gave an Overview of Services Connecting residents in need with vital resources, to include:
   Emergency Shelter - Affordable Housing - Food and Personal Care Items
   Utility Deposit Assistance - Mortgage/Rental Payment Assistance
   Credit and Financial Counseling - Workforce Readiness - Eldercare
   Child well-being - Veteran Services - Behavioral Health Services
   Crisis Intervention - Astute Guidance - Charitable Healthcare

   Ms. Reeves referenced the Mobile Wellness Unit termed “Turning Wheels Into Wellness”, noting the Custom-built trailer includes two medical operatories, a registration and waiting area, and a small kitchen; noted Mobile clinics are planned across the county on a weekly basis, with specific attention given to areas with the least access to healthcare. The Mobile Wellness Unit will be onsite at each location once every month consistently; and noted the team will provide preventive screenings, immunizations, primary care, chronic disease management, referral to free specialty care, health education, and enrollment in prescription assistance programs, on site. We also connect residents to ongoing care and community resources, turning brief encounters into long-term wellness connections.

   Ms. Reeves noted the Piedmonth Henry Hospital graciously provides all lab work and diagnostics; and Hands of Hope Clinic staffs the Mobile Wellness Unit with licensed medical providers, administrative staff, and volunteers from their clinic, and providing ongoing referrals and care.

   Ms. Reeves noted how everyone can help by including the Community Resource Division in your annual budget, become a sponsor, invite the mobile unit to your events, volunteer to serve when the mobile unit is in your

city, work collaboratively seeking locations within your city for the mobile unit; and attend fundraising events.

Councilmember Alexander asked what the annual budget was.
Ms. Reeves noted they are in their 22nd month, and the current budget is 300,000.

Councilmember Alexander asked if immediate funding is available or rental assistance.

Ms. Reeves's response was no; however, the County's Community Development Department may have some funding available, and they try to stay away from the General Fund Budget.

Ms. Reeves references meetings held by a variety of non-profit agencies that takes place monthly at 526 Industrial Blvd. in McDonough, where the conversation centers around meeting the need; and that another group of non-profit agencies meets are her office every other month as well.

Ms. Reeves stated that she notices there are several food drives happening in silos, and that it would be best if everyone came together and worked collaboratively to be able to distribute a more robust box of food; and noted her Division is independent of Connecting Henry and is not affiliated, however, is associated and sends referrals to their office.

Mayor Ford asked Ms. Reeves to send sponsorship information to the City Clerk.

Councilmember Berry asked about services for the unhoused.

Ms. Reeves noted the County provides emergency sheltering services, paying for hotel stays, and has a program in place where they are in contact with the police department of each of the municipalities regarding the sheltering services.

Councilmember Barber thanked Ms. Reeves for the work that she is doing and asked for a map and schedule.

Ms. Reeves noted the map and schedule are being finalized, will be posted to the website, and social media platforms.

Mayor Pro Tem Gantt asked what some of the biggest challenges are.

Ms. Reeves noted there has been an increase in population of the unhoused, and looking for a permanent solution, and the other challenge is funding.

Mayor Pro Tem Gantt asked where volunteers can help.

Ms. Reeves noted she will send a flyer, and noted the information is posted on social media pages.

Mayor Pro Tem Gantt referenced a non-profit mixer that she previously hosted and included the faith-based community.

Councilmember Alexander noted the city could make the Amphitheater available for distributions with the proper traffic plan.

CONSENT AGENDA

3. A. Council Consideration to approve the 2026 Meeting Schedules for the City Council, Municipal Court, Main Street, Planning Commission, Community Zoning & Information Meeting, Downtown Development Authority, Citywide Development Authority, Ethics Board, Urban Redevelopment Agency, Public Facilities Authority, Youth Council, Youth Council Advisory Committee, and Stockbridge Police Advisory Council, 2026 Agenda Timeline and 2026 Holiday Calendar.

   B. Council Consideration to approve an amendment to the Stockbridge Youth Council Bylaws.

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

PUBLIC HEARING Mayor Ford Read the Public Hearing Rules

4. SECOND READING - Proposed FY2026 Operating Budget/Capital Improvements Plan.
   Presented by: Shawn Edmondson, City Manager & Frank Milazi, Treasurer/CFO
   Mr. Edmondson refenced Section 2.21(5) of the Charter and read portions of the required Budget Memo referencing the Proposed FY2026 Budget.

   Mr. Milazi gave an overview of the proposed FY26 Budget noting the General Fund Operating Budget of $34,768,690 to be balanced with Revenues and Expenses, and noted the budget as presented represents an increase of $5,529,379 or 19% over last year's budget, and a total proposed FY2026 Budget of all funds of $73,302,280 including General Fund.

   Mr. Milazi presented a Summary of Revenues for FY2026 noting the interest of $450,000 is trending to be understated and will likely increase.

   Mr. Milazi presented a comparison of General Fund Revenues for FY2022 of $15.357, FY2023 of $24,882,563, FY2024 of $26,711,636 and, and FY2025 of $29,239.11.

   Mr. Milazi presented a comparison of General Fund Expenses for FY2024 of $26,711,635.94, FY2025 of $29,239,311 (Adopted), and FY2026 of $34,768,690 (Proposed), noting significant increases in personnel and benefits.

   Councilmember Barber noted there is a noticeable reduction to the expenses of the Conference Center.

Mr. Milazi noted the salaries were erroneously placed in the Conference Center budget and have been properly moved to the Events Department.

Mayor Pro Tem Gantt asked Mr. Milazi to confirm that no new personnel has been added to the Governing Body's department budget.

Mr. Milazi confirmed that no new personnel has been added.

Mr. Milazi reviewed the Mayor & Council Project Priorities List:

- Community Center
- T-SPLOST Project
- Downtown Development,
- Wayfinding
- City Municipal Buildings.

Mr. Milazi referenced 2026 Budget Highlights:

- Road and Sidewalk Improvements to continue – LMIG/SPLOST VI, noting there may be additional grant funding to come in.
- Public Safety Enhancement
- No increase in Property Tax Millage Rate 3.77 mills since 2023
- Community Development fee proposal to be submitted.
- 3% COLA for all City Employees
- Public Works new facility under construction
- Water receivables write off higher due to meters malfunction.
- Cemetery improvements
- Credit Card payment fees to be reimplemented.
- Pay off GEFA Loan of $800,000 as a savings to the city, noting the Water Department Fund does not have enough money to pay the loan and transfers from the General Fund were being made, and that it is best to pay it off and save money.

Mayor Ford asked Mr. Milazi if the water meters in the city are being replaced. Mr. Milazi confirmed, yes, the water meters are being replaced.

Councilmember Alexander referenced the city's Project Priority List, noting $10 million dollars has been allocated in SPLOST VI and $14 Million dollars has been bonded for the $30+ million-dollar facility; and funding for Rock Quarry Rd., and PATH Foundation Trail Projects; and noted funding allocated for the Alleyway Project, and Downtown Development; and requested an update on the Wayfinding Project, noting the city limit signs were a priority.

Mr. Edmondson noted staff is meeting with the sign company DeNyse, and the project is at the end of Phase I; noted Phase II is the largest portion of the project with a big portion of the budget for the project being funded by ARPA; and noted the ARPA balance is approximately $1.1 million dollars, noting a meeting needs to be scheduled with the vendor.

Councilmember Alexander asked for an update of the Tye Street Curb & Gutter project.

Mr. Edmondson noted that the problem is being able to identify who should take the lead on the projects, noting that funding has been approved, and advised the Council that a Management Analyst will be joining the staff and will take the lead on the city's projects.
Councilmember Alexander referenced the Brush Creek Trail project, noting funds have been allocated in partnership with the PATH Foundation, and requested a timeline; and referenced the bonding allocated for the Cultural Arts Center, and asked how the city could officially shift the funds to the Recreation Center.

Attorney Washington stated he would need to confer with the City's Financial Advisor, Ed Wall, to review the bond documents, and advise, noting the city's approval of the Special Services District.

Mr. Edmondson noted he has met with TSW and reviewed the rendering.

Councilmember Barber thanked Mr. Milazi for the Budget presentation, noting that he presenter, and that this is the City Manager's budget; and noted the following for the record: During the 1st Reading of the Proposed FY2026 Budget, she submitted a series of questions to the Governing Body, City Manager, City Treasurer, City Clerk and City Attorney regarding a number of General Ledger Line Items, and also cited the City's Charter Section 3.04.060 that requires job descriptions, the Pay and Classification Report and Organizational Chart to be attached.

Councilmember Barber noted that yesterday afternoon, only partial responses were submitted to her, and noted the following:
• There was no response to the request for the list of items surplused in 2025 and the revenue received for sale of those items.
• There was no response to the request for the Marketing Plan for the MMCC to increase revenue.
• There was no response to the request for the Building & Maintenance Plan.
• There was no response to the request for the Sponsorship Plan to offset paid Concerts and Event expenses.
• There was no response to the request for an update/status of the Assistant Public Works Director or Engineering Services to reduce costs.

HUMAN RESOURCES
As required in the Charter Section 3.04.060 all new positions require a Job Description, Org Chart and Pay and Classification. Please submit job descriptions for ALL new positions, a full and complete Organizational Chart and Pay and Classification Report for the city for 2026.
• There was no response to the request for the list of ALL 2026 salaries for current, new, and reclassified positions.

EVENTS
• There was no response to the request to explain why the Events Department staff salaries have more than doubled from $293,207.00 to $667,758.00.

PLANNING & ZONING
The Council was advised that the UDC update would take place in 2026, not 2025. Therefore, the $100,000.00 budgeted in 2025 could/should have been allocated towards Council District 4 Master Plan/Studies as I requested.

PERMITTING
General Ledger Line-Item No. 100-72200-523850 (Personnel Services) has $112,000.00 budgeted for 2026. The response submitted was that the funds would be used to purchase defibrillators, first aid kits, and pay for fire inspections for buildings throughout the city and suggested the account coding needs to be corrected.

PUBLIC WORKS
Additional positions were requested and approved for 2025, making the department fully staffed. Personnel Services Line-Item No. 100-42200-52380 for 2025 YTD is less than $20,000.00 and yet $100,000.00 has been budgeted for 2026. Please explain.

Our City has multiple contracts for engineering services, as we talked about engineers and engineering services in great lengths during the Budget Retreat regarding whether or not the city hires an Assistant PW Director with an engineering degree, and Mr. Aaron confirmed that we have engineering contracts for Public Works and the Community Development Department uses an engineering firm as well.
• What is the status of hiring the Assistant PW Director as discussed during the Budget Retreat to help offset the Professional and Engineering Services that are budgeted throughout Public Works, Water, Sewer, Stormwater and Sanitation Department budgets?

SEWER
• General Ledger Line-Item No. 505-43300-531229 for Ga Power was $170,000.00 in 2025 YTD. Do we anticipate an increase of more than $100,000.00 for 2026? FY2026 has budgeted $260,000.00 PLUS $50,000.00 Line-Item No. 505-44200-531229.
• Please explain the Consent Order Fine General Ledger Line-Item No. 505-433000-573105.
• Merchant Credit Card Fees-per Mr. Milazi, the city will no longer absorb the credit card fees, and we should not budget $40,000.00 in General Ledger Line-Item No. 505-433000-523902 or $35,000.00 in General Ledger Line-Item No. 505-44200-523902 or $7,000.00 in General Ledger Line-Item No. 510-425000-523902.

• Please explain TRANS. W/S SAN. General Ledger Line-Item No. 505-44200-61151, $0.00 was billed in 2024 or 2025. However, $100,000.00 has been budgeted for 2026. Please explain.

SANITATION
• The City outsources Sanitation Services through GFL, and $1.7 million dollars has been budgeted for 2026, and asked why is there a budget for $15,000.00 for postage when Sanitation is billed on the Henry County Property Tax Statement. General Ledger Line-Item No. 540-45200-523940. Please explain.
• Please explain General Ledger Line-Item No. 540-45200-524000 SWMP COST JT. HC AND CITY, and noted in 2025, the approved budget was $1,096.00 and $45,000.00 has been budgeted for 2026.
• General Ledger Line-Item No. 540-45200-561000 for Depreciation for 2025 was $0.00 and $25,000.00 is budgeted for 2026. Please explain.

AMPHITHEATER
There is no funding or revenue for the Amphitheater for 2026 in the budget that was presented to the Mayor & City Council. Has there been advertising for a Venue Management Company who will be 100% responsible for all aspects of the Amphitheater to include, Talent, Services and other Expenses and relieving the City's budget, staff, and other resources?

MERLE MANDER CONFERENCE CENTER
General Ledger Line-Item No. 555-15650-542502 Miscellaneous has budgeted $0.00 in 2024 and 2025 and $64,000.00 has been budgeted for 2026. Please explain.

CAPITAL IMPROVEMENT PLAN
• Please update the spreadsheet to where it is legible/readable.
• The City Council approved several vehicles to be purchased in 2025 for PD using RedSpeed and Public Works using SPLOST, and we just approved roof repairs, etc. However, the Capital Report attached to the 2026 Budget shows the funding source as General Fund for purchases in the 5-year plan, and for an updated 5-yr (2026-2031) Capital Improvement Plan be included in the budget.

TAKE HOME VEHICLE POLICY AND FUEL USAGE 2025
• Please provide a copy of the City's approved Vehicle Take-Home Policy, and a listing of take-home vehicles by department and by position and the 2025 YTD Fuel Usage by Department.
• Please also provide the total fuel usage by department for 2024 for comparison to FY2025, and the estimated usage for FY2026.

GIS
• There is one position on the ORG Chart that was submitted by Community Development. $8,000.00 has been budgeted for uniforms. I am sure that this is an error and just needs to be corrected.

POLICE
• General Ledger Line-Item No. 100-32100-523940 spent less than $1,000.00 on postage for 2025. However, there is $17,500.00 budgeted for 2026. There was no explanation submitted.

AMPHITHEATER
Councilmember Barber noted this is the 2nd Reading of the Proposed 2026 Budget and the Amphitheater Budget of Revenues and Expenses remains at $0.00.

Councilmember Barber noted there is a (Contracted)-General Manager Position with no salary referenced and the duties for the General Manager Position were read in its entirety as follows:
Responsible for the overall leadership, management, and operation of the Amphitheater. This position oversees event execution, venue operations, financial performance, staff management, vendor relations, customer experience, and safety compliance. The General Manager ensures that all concerts, festivals, community events, and private rentals are delivered at the highest level of quality, professionalism, and fiscal responsibility.
Venue Operations & Event Management
• Oversee all Amphitheater event operations, including production, crowd management, hospitality, vendor services, concessions, and client relations.
• Serves as the primary liaison for touring managers, booking agents, promoters, artists, and production crews.
• Develop and enforce venue policies, SOPs, and operational standards.
• Review and approve event run sheets, technical riders, hospitality riders, and production requirements.
• Coordinate with City/County Departments (Police, Fire, EMS, Public Works, Communications) for event safety, logistics, and traffic plans.
• Hire, schedule, supervise, and evaluate Amphitheater staff, including ushers, stage crew, security, operations, and custodial support.
• Oversee vendor contracts for concessions, merchandise, production, and maintenance.
• Ensure vendor compliance with agreements, including commission structures and reporting requirements.
• Manage Amphitheater budget, including forecasting, revenue projections, and expense tracking.
• Submit POs, invoices, settlements, and financial reconciliations.
• Maximize revenue through ticketing strategies, sponsorships, rentals, and vendor agreements.
• Provide regular financial and attendance reports to the City Manager/Council and Events & Conference Center Director.
• Ensure a positive, safe, and memorable guest experience.
• Oversee customer service protocols, ADA guest services, and complaint resolution.

• Support the City's mission by incorporating community programs and accessible entertainment.
• Ensure all equipment, systems, trailers, dressing rooms, and backstage areas are maintained and show ready.
• Develop and enforce safety plans, emergency procedures, ADA compliance, and risk management policies.

Councilmember Barber stated that she absolutely agree with every duty listed- and should be done so 100% by a 3rd Party Venue Management Company, and to allow them to take on all of these duties and responsibilities.

Councilmember Barber stated that no budget for the Amphitheater has been presented to the Mayor & Council and asked: How is this City Council supposed to legitimately approve an Operating Budget for the City without having a complete and thorough budget for anticipated revenues and expenses? And stated, we must be fiscally responsible.

Councilmember Barber stated that she has repeatedly requested that after three years and millions of dollars of budget amendments, that we bring in a Venue Management Company (like a iHeart Radio or LIVE NATION) to run the Amphitheater 100% and bear all of the associated costs, and the city would negotiate a flat rate fee or percentage. Right now, as was clearly pointed out by our City Treasurer during the budget retreat, the Amphitheater has placed a strain on the City's finance department with both resources and manpower, and asked why would the city continue to place that burden on our finance personnel? You have to question why? And stated that she certainly does.

Councilmember Barber stated, we are a municipality, and our main goals and focus should be on providing services for our residents and businesses in the city. But every day, all day, we seem to be focused on concerts and events. And reiterated utilizing a 3rd Party Venue Management such as iHeart, LIVE NATION or others, noting there are experts who do that and do it well. Clearly, millions of dollars later, as you can see, we don't.

Councilmember Barber noted the city has another Budget Amendment on the Agenda tonight where we have to subsidize the Amphitheater, and it's draining our budget that is funded by taxpayer dollars.

Mr. Milazi noted the salaries were moved from to Events from the Conference Center, noting there were two employees working in the Events Department that were not included in the 2025 budget, and have been actively working.
Mr. Milazi noted there has been no surplus sold in 2025.

Mr. Edmondson noted the responses regarding the Amphitheater will be given during a separate presentation for the Amphitheater, and noted the city will put out an RFP for a General Manager, who will be an expert in the field; noted the

city will have someone in-house who will have oversight over the Amphitheater General Manager; and noted he is preparing a full briefing of the Amphitheater and will present prior to the adoption of the budget.

Mr. Edmondson noted he sought pre-approval from the Council of new positions as the proper way.

Councilmember Barber noted the proper way was to adhere to the city's Charter and to include job descriptions, the Pay and Classification, and the Organizational Chart to be attached per Section 3.04.060 for all new positions that are created.

Mr. Edmondson stated the responses were provided and the documents are included in the book.

Councilmember Barber asked the City Clerk when the responses were submitted to the Clerk's Office.

Ms. Holiday noted the responses that were submitted to her from the City Manager's Office were forwarded to the Governing Body.

Mayor Pro Tem Gantt stated that she met with Mr. Milazi and Mr. Edmondson regarding the budget, and that the documents are in the Agenda Books, and that it is unfair to criticize staff; and noted she still has additional questions regarding the Amphitheater.

Councilmember Alexander noted his appreciation for the work that has been put in by staff, and that it would be ideal to set up a meeting offline to with budget questions; and noted everyone needs to remain professional, and setup one-on-one meetings, respectfully; noted it takes time to do the research, and that a 7-day6 response is not reasonable; and noted personnel matters are to be heard behind closed doors.

Councilmember Barber stated that she knows that Mr. Edmondson can only do what he is directed to do, and that the dysfunction comes from the Governing Body; noted members of the Council should not interfere and should allow staff to do their jobs without fear of repercussions, retaliation, or fear of losing their jobs.

Councilmember Barber noted that her comments and questions regarding the city's finances and the budget are for the public, noting members of the Council responded that they didn't know about the $32.9 million dollars that were mismanaged, and that she believes in accountability, and recognizes that her asking questions is upsetting people.

Councilmember Barber stated there is interference from the Governing Body and referenced two zoning cases that she asked to be deferred, as those items were being presented during the same time that she was holding a Community Forum in her district.

Mayor Pro Tem Gantt called for a Point of Order, noting the comment was off topic.

Councilmember Barber reiterated the inference violations from the Governing Body and noted all of her comments and additional questions would be submitted via email to the Governing Body, the City Manager, City Treasurer, and the City Clerk.

Public Hearing Opened
There were no speakers In Favor
There were no speakers Opposed.
Public Hearing was closed.

Mayor Ford noted the Final Reading & Adoption is scheduled for December 8, 2025 at 6:00 p.m.

Councilmember Barber asked Mr. Edmondson to point out the Marketing Plan and Sponsorship Plan in the Agenda Books, noting neither plan has been provided as was stated.

Mayor Pro Tem Gantt noted her Agenda Book would be left available for the public to view the documents provided.

EXECUTIVE SESSION

Motion to convene Executive Session for Real Estate, Personnel, Litigation and Cybersecurity was made by Mayor Pro Tem Gantt; seconded by Councilmember. Alexander. The motion passed 3-0-1 (Barber Abstained).

Motion to adjourn Executive Session and sign an Affidavit with No Action, was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

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

OLD BUSINESS

5. SECOND READING - Council Consideration to approve an amendment to the Purchasing and Procurement Ordinance Section 3.30.160 - Exceptions.
   Presented by: Quinton Washington, City Attorney
   Mayor Pro Tem Gantt noted the request for the Ordinance to include three quotes.

Asst. Chief Godfrey noted there are four approved pursuit-ready tire locations in the United States, and noted the County can buy in bulk due to the number of vehicles they have, and that Discount Tires offers tires to the city for $12 less, and comes on site to the facility to install/repair tires, and noted it takes too long to obtain three quotes, and that request is not feasible; and noted the city placed vehicle fleet maintenance out for bid and received three unfavorable responses; and noted the city wants to focus on utilizing businesses in the city.

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

NEW BUSINESS

6. Council Consideration to approve the Stockbridge Citizens Police Advisory Council Policy as amended with respect to member terms.
   Presented by: Frank Trammer, Police Chief
   Chief Trammer noted the policy has four substantive changes: Extension of Terms/Term Limits, Requirement for new members to attend the Citizens Police Academy, New Meeting Time will be 6:30 p.m., and the Chair will be the meeting facilitator.

   Councilmember Alexander stated he is not in favor of the requirement for the member to attend the Academy and wants the representative to be able to form an unbiased opinion; and noted their schedules may not allow attendance.

   Chief Trammer noted that the District 1 representative is the only member who has not attended the Academy and voted in opposition to the requirement.

   Chairman Thomas Smith noted attendance of the Academy gives the representative a better understanding of the inner workings of the police department.

   Councilmember Barber offered her support of the CPAC members attending the Academy, noting she attended with Chairman Smith in the inaugural class, and noted attendance by each representative shows a level of commitment.

   Motion to approve was made by Councilmember Barber; seconded by Councilmember berry. The motion passed 3-1 (Alexander Opposed).

7. FIRST READING - Council Consideration to approve FY2025 Budget Amendment Ordinance in the amount of $8.8 million dollars.
   Presented by: Frank Milazi, City Treasurer
   Mr. Milazi referenced the FY2025 Budget Amendment of $8.8 million dollars, noting the amendment covers areas of overspending during the fiscal year 2025; and noted there will be a 2nd Budget Amendment after December 31, 2025, noting the approved Operating Budget was $29,290,311 and $32,112 has been spent; and noted the city has received more in projected revenues; noted 0.00 was budgeted in FY2025 for ARPA, and $1.9 million has been spent, and noted there are no new ARPA funded projects, and the overall difference is $8,852,935, and advised the Council that Budget Amendments should be bi-annual.

Councilmember Barber stated the City Council is being irresponsible when it comes to spending for the Amphitheater, and that the city in 2024 overspent by $32.9 million dollars, and prefers the Budget Amendments to come before the City Council quarterly, and does not support the budget amendment because it includes the overspending of millions of dollars for the Amphitheater; noted the city implemented the millage rate that was not to be used to pay for free city events and the Amphitheater, noting the budget documents did not include the Marketing Plan, or the Sponsorship Plan, and that is too much overspending.

Mr. Milazi noted there were two positions where employees have been working in the Events department all year that were not funded in 2025 budget, and the proposed Budget Amendment will add funding to pay salaries for those positions; and believes bi-annual Budget Amendments would be more feasible.

Councilmember Barber noted the Governing Body is not currently receiving the monthly financial reports, and at a minimum, the reports should be provided to the Governing Body quarterly.

Mayor Ford stated the reports should be submitted to all members;

Councilmember Alexander asked what would happen if the Budget Amendment is not approved.

Mr. Milazi noted the city cannot continue to operate with on-budgeted spending.

Councilmember Alexander stated $32.9 million dollars was never missing.

Mr. Milazi stated the majority of the $32.9 million dollars was never budgeted, nor was the funding approved or allocated.

Councilmember Alexander stated the Amphitheater was understated at $2.6 million dollars based on the concerts from 2021 and should have been adjusted upwards; and noted economic development has spurred development into the area, where there was no life or development in the downtown area prior to the Amphitheater, and that revenue has increased; and referenced a DDA study where the average home was built in 1966.

Mayor Pro Tem Gantt noted the City Council was unaware of the mismanaged funds; noted the Budget Amendment was for various departments throughout the city; noted there has been no criminal activities, and that with the annexation of more residents, the city had to service 6,700 more residents and road; and noted the budget is a roadmap, and prefers to stay under projections; noted more people have into the city since the census; and noted it would be irresponsible not to vote on the Budget Amendment without a reason.

Councilmember Berry noted the campaign is over and noted it is the responsibility of the Council to move on and take care of the business of the city; noted there was staff who was negligent and did not present items to the Council for approval, and looking forward, everyone needs to move in unity.

No Action – Second Reading December 8, 2025

8. FIRST READING - Council Consideration to approve an ordinance to amend Title 3 of the City of Stockbridge Code of Ordinances regarding "Finance"; to amend Chapter 3.20 thereof entitled "Credit Card Payments"; to provide for Convenience Fees for certain transactions citywide effective January 1, 2026.
   Presented by: Frank Milazi, City Treasurer
   Mr. Milazi noted the city has been absorbing the credit card fees, and the fees need to be reinstated.

   No Action – Second Reading December 8, 2025

9. FIRST READING - TEXT AMENDMENT CASE #TX-2025-04 FOR FAÇADE BUILDING MATERIALS. (Citywide)
   Council Consideration of an ordinance to revise Section 4.4.4 of the Unified Development Code (UDC) to establish updated requirements for building façade materials for non-residential and multi-family structures. The proposed ordinance outlines material standards to promote architectural consistency, durability, and neighborhood compatibility.
   Presented by: Ryan Anderson, Community Development Director
   Mr. Anderson noted the Text Amendment will require 75% Brick/Stone and does not apply to development in the hopper or master plans.

   No Action – Second Reading December 8, 2025

10. FIRST READING - TEXT AMENDMENT CASE #TX-2025-05 FOR TWO-CAR GARAGES. (Citywide)
    Council Consideration of an ordinance to amend Section 4.4.2(F)(2) of the Unified Development Code (UDC) to require two-car garages for all single-family homes, townhomes, and each unit within duplexes. This amendment updates the architectural standards to promote adequate off-street parking and consistent residential design.
    Presented by: Ryan Anderson, Community Development Director
    Mr. Anderson noted the Text Amendment will require two-car garages, which was previously approved, however, the previous document included a scriber error has been corrected in this Text Amendment version.

    No Action – Second Reading December 8, 2025

11. FIRST READING - TEXT AMENDMENT CASE #TX-2025-06 FOR THE ENTERTAINMENT DISTRICT. (Council Districts 4 and 5)
    Council Consideration of an ordinance to adopt Title 9, Chapter 200 of the Municipal Code of Ordinance for the City of Stockbridge to establish regulations for Entertainment Districts within the City. The ordinance outlines operational standards, alcohol permitting, smoking establishment requirements, and enforcement provisions to support safe and vibrant public spaces.
    Presented by: Ryan Anderson, Community Development Director, and Uneeda Smith-Sellers, Business Services Supervisor
    Mr. Anderson noted the Text Amendment is proposing two Entertainment Districts: Downtown Area and Bridges of Jodeco both at $35,000, Plus 1 for an additional $10,000.

Ms. Smith-Sellers noted City Council Districts 4 and 5 have nightlife, and open containers with 16oz. clear cup requirements and business logo, and is seeking a third location, perhaps Patrick Henry Parkway/Rock Quarry Rd.
Mr. Anderson noted the third location would be determined based on trends and population.

Mayor Pro Tem Gantt noted the Citywide Development Authority has mentioned the idea of an Entertainment District in City Council District 1 along Hwy. 138.

Councilmember Alexander suggested removing the limitations on the number of Entertainment Districts, and to consider the Eagles Landing Pkwy. Area, capping at 6.

No Action – Second Reading December 8, 2025

12. FIRST READING - TEXT AMENDMENT CASE #TX-2025-07 FOR OUTDOOR FESTIVALS. (Citywide)
Council Consideration of an ordinance to revise Title 9, Chapter 28, Section 040 of the Municipal Code of Ordinances for the City of Stockbridge to establish updated permitting requirements for outdoor festivals and temporary special events within the City. The proposed ordinance outlines application procedures, public safety measures, and fee structures to ensure responsible event management.
Presented by: Ryan Anderson, Community Development Director and Uneeda Smith-Sellers, Business Services Supervisor
Mr. Anderson noted the request is to regulate the number of Events for a business to (4) four to take place during 60-day intervals, and to require a Special Events Permit to exceed the limit.

Councilmember Barber noted the city has not approved a Rental Policy for the Amphitheater.

Ms. Smith-Sellers noted the Special Events Committee does not review Amphitheater events and cannot speak to the rental policy.

Councilmember Alexander noted the city needs a public meeting/gathering space, and tasked staff with reviewing the Jodeco Development Agreement to see if there is green space that could be used as the gathering space.

No Action – Second Reading December 8, 2025

13. FIRST READING - TEXT AMENDMENT CASE #TX-2025-08 FOR TEMPORARY ALCOHOL LICENSES. (Citywide)
Council Consideration of an amendment to Chapter 9.04, Section 595.1 of the Municipal Code of Ordinances for the City of Stockbridge to establish a permitting process for temporary alcohol sales at outdoor events and special events within the City. The ordinance outlines application procedures, fee structures, and eligibility criteria for both nonprofit and commercial applicants.
Presented by: Ryan Anderson, Community Development Director and Uneeda Smith-Sellers, Business Services Supervisor

Ms. Smith-Sellers noted the request is for a Temporary Outdoor Alcohol Permit with a structured process for temporary pouring, noting the current ordinance allows for indoor pouring; and a Special Use Permit will come with fees for an outside bar of $1,000.00.

Councilmember Alexander stated the $1,000 fee is a lot.

Mr. Anderson stated the proposed fee can be reduced.

Mr. Edmondson noted Alcohol sales are a regulatory business and must be reported to the State.

Councilmember Alexander noted the fee should be nominal to support the downtown businesses; and asked staff to survey other municipalities for their fees on this type of service.

Ms. Smith-Sellers noted the ordinance has been written for citywide businesses, not just the businesses in the downtown area.

Mayor Pro Tem Gantt asked how this would affect the Food Trucks when they sell alcohol.

Ms. Smith-Sellers stated Food Trucks are not authorized to sell alcohol, and no permits have been issued by Businesses Services.

No Action – Second Reading December 8, 2025

14. FIRST READING - TEXT AMENDMENT CASE #TX-2025-10 FOR CONTAINER-BASED COMMERCIAL BUILDINGS. (District 4)
Council Consideration of an ordinance to amend Sections 2.5.3(E) and 2.5.3(H) of the Stockbridge Unified Development Code (UDC) to allow container-based commercial buildings as a type of “Special Use” within the Downtown Village Overlay District.
Presented by: Ryan Anderson, Community Development Director
Mr. Anderson noted the Text Amendment Request is to allow containers in the downtown area and would only apply to the Downtown Overlay District.

No Action – Second Reading December 8, 2025

15. Council Consideration for FY2024 Utility Billing Bad Debt Write Off's in the amount of $18,827.32.
Presented by: Frank Milazi, City Treasurer/CFO
Mr. Milazi referenced the list of Bad Debt to be written off; however, collection attempts would continue utilizing a Collections agency to recoup the debts.

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

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

- Youth Council Advisory Committee Meeting, Third Thursday of each month, at 6:30 p.m. City Hall Levi Meeting Room (Nov 20)
- Downtown Development Authority Board Meeting, Third Tuesday of each month, at 6:00 p.m. at the Downtown Connection Center, 130 M L King Sr. Heritage Trail (Nov 20)
- Planning Commission Meeting, Third Thursday of each month at 6:30 p.m. City Hall Council Chamber (Nov 20)
- Youth Council Meeting, First Monday of each month, at 6:30 p.m. City Hall Levi Meeting Room (Dec 1.)
- Citizens Police Advisory, First Thursday of each month, at 6:00 p.m. at the Stockbridge Police Department Community Meeting Room. 4545 N. Henry Blvd. (Dec 4)
- City Council Meeting, Second Monday of each month, at 6:00 p.m. FY2026 BUDGET ADOPTION — City Hall Council Chamber (Dec 8)
- Citywide Development Authority Meeting, Second Tuesday of each month at 6:00 p.m. City Hall Levi Meeting Room (Dec 9)
- Community Zoning and Information Meeting (CZIM) Wednesday, December 10th at 6:00 p.m. City Hall Council Chamber (Dec 10)
- Main Street Advisory Board Meeting, Second Friday of each Month, at 9:00 a.m. at the Downtown Connection Center 130 M L King Sr. Heritage Trail (Dec 12)
- Downtown Development Authority Board Meeting, Third Tuesday of each month, at 6:00 p.m. at the Downtown Connection Center, 130 M L King Sr. Heritage Trail (Dec 16)
- Planning Commission Meeting, Third Thursday of each month at 6:30 p.m. City Hall Council Chamber (Dec 18)
- Youth Council Advisory Committee Meeting, Third Thursday of each month, at 6:30 p.m. City Hall Levi Meeting Room (Dec 18)

UPCOMING CITY EVENTS/INITIATIVES

- Join Member of council Thomas & Councilman Berry in partnership for the monthly Bingo Bash on Wednesday, November 19th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.
- Join Councilwoman Barber for the District 4 Community Town Hall on Thursday, November 20th at 6:30 p.m. at the Merle Manders Conference Center.
- The Economic Development Department hosts a FREE Business Health Clinic on the 2nd Thursday of every month from 9am – 12pm at the Stockbridge Connection Center, 130 M L King Sr. Heritage Trail. Check the Health of Your Business with the FREE Clinic.
- Sign Up for real-time alerts about severe weather, road closures and emergencies on the Regroup App. Visit the city's website or social media pages for more information on how and where to sign up. Stay Safe!

Please contact Rosalynd Rawls for more information on Council Initiatives at 678-833-3348 or via email: rrawls@stockbridgega.org

Mayor Ford noted we are in the Fall season months and encouraged everyone to get their flu shots and COVID boosters; wished everyone a safe and Happy Thanksgiving; and offered condolences to the Mr. Aaron on the loss of his nephew.

Motion to adjourn the meeting at 9:40 p.m. was made by Councilmember Berry; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

Respectfully submitted by:

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

Where Community Connects

HOMETOWN CONNECTION LEGISLATIVE MEETING
SUMMARY MINUTES
MONDAY, NOVEMBER 24, 2025 9:00 A.M.

Mayor & City Council

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

Administration

Shawn Edmondson, City Manager
Frank Milazi, City Treasurer/CFO
Vanessa Holiday, City Clerk
Quinton Washington, Attorney (NP)

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

Staff Present: Ryan Anderson, Community Development Director, Demeatrius Ivey, Information Technology Director, Rosalynd Rawls, Executive Assistant to Mayor & Council, Brenden Reilly, GIS Technician, and Shana Thornton, Public Information Officer

The meeting was called to order by Mayor Ford at 9:00 a.m.

Invocation by: Councilmember Berry

The Pledge of Allegiance was recited by all in attendance.

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

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

WELCOME & INTRODUCTIONS

Mayor Ford welcomed everyone and thanked everybody for participating in the Hometown Connection Legislative meeting; and asked everyone to introduce themselves. Mayor Elect Williams, and Councilman Elect Cloud were in attendance.

HENRY COUNTY LOCAL DELEGATION MEMBERS PRESENT:

Senator Gail Davenport, Representative Demetrius Douglas, Representative Regina Lewis-Ward, and Representative Robert Flournoy.
Senator Davenport noted her district was redrawn to include Stockbridge and thanked the city for the warm welcome. Representative Lewis-Ward thanked the city for the invitation and looks forward to a great discussion.

GEORGIA MUNICIPAL ASSOCIATION MEMBERS PRESENT:
Government Relations Team, Michael McPherson, Leona Rittenhouse and DJ Waller, who thanked the city for hosting a Hometown Connection meeting, noting not all cities do, and that having good relationships between the cities and their delegation legislators helps to advance legislative priorities for their municipalities, and that GMA is ready to help where they can.

Mr. Waller noted items currently being discussed are property tax, income tax, insurance premium tax and invited everyone to attend the 2026 Cities United Summit Conference in January.

DISCUSSION OF LOCAL PRIORITIES:
City Council District 4 - Annexation - Hwy. 138/Hwy. 42 East
City Council District 4 - Annexation - Hwy. 42 North to Clayton County
City Council District 5 - Annexation - Jodeco Rd. East to Peach Dr.
City Council District 5 - Annexation - Jodeco Rd. West to Mt. Olive
Municipal Redistricting - Reapportionment Discussion

Councilmember Barber began the discussion noting she initiated a drive around of City Council District 4 with the City Manager, Shawn Edmondson, where she noted District 4 has the largest land mass, and the majority of the newly annexed residents; noted she only represents half of subdivision, with the other half being represented by City Council District 5, and noted that with her being a resident of the subdivision, she prefers to represent the subdivision (Lakeside) in its entirety.

Councilmember Barber referenced the area for potential annexation along Hwy. 138 East to Hwy. 42 near the skating rink; and the area along 42 North going toward I-675 to the Clayton County line.

Councilmember Barber noted that looking at the city's future growth, there needs to be consideration for adding (2) At-Large City Council Seats for adequate representation of its constituents; noting that the City has stated the focus is to revitalize the downtown area, and that density is a requirement based on a marketing study, however, in City Council District 4 there have been nine (9) developments approved by the City Council and are outside of the downtown area.

Mayor Ford noted it is his understanding that District representation is approximately 3% of the population.

Representative Douglas noted the Henry County Delegation did not draw the map, and was done so by Appropriations, and approved by the House and the Senate; noting the city may have to wait until the next census in 2030, however, adjustments can be made.

Councilmember Alexander noted the current majority at the Capitol is Republican, and agrees with the 10-year census plan; noted City Council District 5 has 33% of the housing in the city, and recommended annexation of the unincorporated area along I-75 to Peach Drive where there has been multiple annexation; noted the city projections have the city approaching 40,000.

Senator Davenport noted her history around redistricting, noting areas that she once represented, and currently represents, and stated, you don't always get what you want. Councilmember Alexander noted he is oaky with 10-year redistricting model; and noted 90% of Jodeco would be commercial with the proposed annexation; noted I-75 has 140,000 daily visitors and needs assistance with the exits with litter pickup, overgrown grass, and lighting; noting the Hwy. 138 exit ramp along I-75 has no lighting.

Representative Douglas noted that this is where the city should seek a CID (Community Improvement District), and suggested reaching out to the GDOT Representative, Dana Lemon for assistance.

Councilmember Alexander noted he has made the request approximately eighteen months ago and was told the funding was not in the budget and looks at the issue with the no lights as a hazard, noting he damaged his personal vehicle due to the lack of lighting along the exit ramp.

Mr. Waller suggested the delegation legislators would carry more weight with GDOT speaking on behalf of the municipalities.

Councilmember Alexander noted the Georgia Power estimate for post lamps is approximately $1.3 million dollars.

State Funding of Multi-Generational Recreation Center

Mayor Ford noted the city has sought federal funding for the recreational component.

Councilmember Alexander noted the city has $10 million dollars currently in SPLOST, and $14 million dollars of Bond funding for a facility that has been designed by TSW, and is similar to the Welcome All Park facility, and estimated to cost around $30 million dollars; noted the first proposed locations was Tye Street and second proposed location is off Burke Street in the old multi-plex facility location; and noted that he serves as the Council Representative on the Downtown Development Authority where a study was conducted to show the housing stock was built in 1966, and that the community center would attract younger families, and is why the city needs density in the downtown area.

Senator Davenport asked if the second location is large enough and asked what the city is doing in the way of affordable housing.

Councilmember Alexander referenced the Habitat for Humanity project where two homes will be built.

Mayor Ford noted the first location on Tye Street could be used to develop affordable housing.

Mr. Anderson noted the city can require a percentage of the units to be affordable housing as a condition of zoning.

Mr. Wall noted that in order for developers to receive Tax Abatements, certain criteria must be met.

Representative Lewis-Ward asked if the second location is where bank formerly housed their processing center.

Councilmember Alexander noted the request to the State is to assist with closing the funding gap needed to build the facility.

Mr. Wall noted there is $14 million dollars in the bank, and there is a $10 million SPLOST allocation.

Proposed Name Change for North Henry Blvd.

Representative Douglas asked about the homeless population in the city, noting that with all of the growth, asked what the city is doing with old buildings to address the needs of the less fortunate.

Mr. Edmondson referenced a presentation by Henry County during the last council meeting where there is a Division who is addressing the housing and food insecurities and making an immediate impact, and also has a mobile medical unit that will go out to communities and provide care, noting Henry County is taking the lead.

Councilmember Alexander noted there is not a homeless shelter in Henry County, and the Division referenced will pay for hotel stays.

Councilmember Barber asked Mr. Edmondson if the city has included funding for partnerships with Henry County Agencies in the city's upcoming FY2026 Budget.

Mr. Edmondson confirmed.

Councilmember Alexander referenced a non-profit agency that he runs and stated the dollars are tight right now, especially during the government shutdown and federal cuts to programs.

Mr. Wall stated there is $14 million dollars in the bank for the Center, noting SPLOST funding could take six years, and suggested the request to the State to be $8 million dollars to close the funding gap.

There was consensus of the Council to request $8 million dollars in funding from the State to be allocated toward the city's recreation facility.

Councilmember Baber stated there needs to be an overall comprehensive plan for the revitalization of the downtown area, noting the city is currently selling its city-owned properties to developers.

Councilmember Alexander noted the city sold the building that is owned by Crown Pizza to a developer, and that there are public-private partnerships, including a $22.5 million dollar investment coming to the downtown, and the city sold property to the Warrick Dunn Foundation.

Senator Davenport stated she favors the idea of rebranding Hwy. 138.

Councilmember Alexander noted that it could be an Overlay similar to Lake Spivey Pkwy.

Representative Douglas insisted that all stakeholders, residents, and business owners be brought to the table with multiple meetings and offer suggestions to get their buy in as it relates to changing the name that would impact hundreds and not just a few.

Representative Lewis-Ward asked for the area along Hwy. 138 that is being proposed.

Councilmember Alexander noted N. Henry to Rock Quarry Rd. and to the Wal-Mart intersection.

Mayor Pro Tem Gantt joined the meeting at 10:05 a.m.

Councilmember Barber stated the revitalization priority needs to be the area that houses the city's "legacy" residents.

Representative Douglas asked the city to produce a plan, and noted the delegation is here to support what the body approves.

Senator Davenport noted her concern with the development along Hwy.138, and there being too much traffic, and the developer backing out; and asked that the city develop a cohesive vision.

FLOST UPDATE

Mr. Edmondson noted there were discussions in August where the County proposed using the 2020 census numbers as their model, and includes the 6,700 residents who were annexed into the City of Stockbridge in 2023; noted all four municipalities were in agreement to split FLOST proceeds based upon LOST (Local Option Sales Tax), noting there must be an IGA in place to move forward.

Mr. Edmondson noted there was no IGA executed to meet the deadline for the November ballot, and the County wants to resume talks, with the same split as presented in August and look at the March or May ballot:

Entity	**FLOST Share**
Henry County	62.77%
Hampton	5.5%
Locust Grove	5.5%
McDonough	11.5%
Stockbridge	14.73%

Mr. Edmondson noted that during the last meeting with the other cities, there remained a conflict between the cities/county distribution percentages.

Mayor Pro Tem Gantt noted there are rental neighborhood challenges and there needs to be regulation put in place.

Representative Douglas noted the General Assembly believes in local control.

Representative Flournoy noted he is working with a group on affordability and sustainability.

Mr. Waller noted GMA opposes pre-emption bills, and noted GMA is working with ACCG.

Councilmember Alexander noted corporations are purchasing homes and noted 50% of his subdivision is owned by corporate entities, and that first-time homebuyers cannot compete to purchase homes.

Representative Lewis-Ward referenced HB305 that is being proposed that would only allow corporations to own twenty-five (25) homes in the county.

Representative Douglas encouraged the city to work out the FLOST percentages with the County, and they will be more than happy to support.

Ms. Rittenhouse noted GMA wants to see more FLOST Referendums, noting there were 36 Referendums on the ballot, and 32 passed, with one of the failures being Paulding County; and that there is time for the May ballot to let the voters decide.

Councilmember Barber asked if the city had a housing authority, and if not, requested that it be re-established.

Ms. Holiday noted the question came up several years ago and that former City Manager, Mr. Ted Strickland specifically stated the apartment complex across from city hall on Harrell Street met the criteria for the City of Stockbridge.

Representative Douglas noted it is good to have that kind of institutional knowledge.

Motion to adjourn the meeting at 10:25 a.m. was made by Councilmember Berry; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

Respectfully submitted by:

_____ _____

Vanessa Holiday, City Clerk Anthony S. Ford, Mayor

Georgia HOUSE OF REPRESENTATIVES

PRESS RELEASE

FOR IMMEDIATE RELEASE:
Wednesday, October 15, 2025

Contact: Betsy Theroux
(404) 656-3996
betsy.theroux@house.ga.gov
Kehl Mackesey
(404) 656-7589
kehl.mackesey@house.ga.gov

Rep. Regina Lewis-Ward Receives GA ReLeaf Grant to Support Community Tree Giveaway Event

ATLANTA – State Representative Regina Lewis-Ward (D-McDonough) recently was awarded a GA ReLeaf grant to support a Community Tree Giveaway Event across her district, House District 115. This initiative will provide free trees to residents with the goal of connecting neighborhoods and improving the environmental, economic and social health of disadvantaged homeowners and residents in Stockbridge and Stonecrest, Georgia.

"This event is about more than giving away trees—it's about unity and sustainability for our communities," said Rep. Lewis-Ward.

"We are thrilled to work with Representative Lewis-Ward," added Stockbridge Mayor Anthony S. Ford. "Increasing tree canopy is truly an environmental benefit for the health of the residents of Stockbridge, while providing protections from extreme heat. This initiative allows us to expand our reach and ensure more families in Stockbridge, GA can benefit from the many advantages trees provide—cleaner air, cooler streets and a stronger sense of community."

The Community Tree Giveaway Event, scheduled on Friday, February 20, 2026, for Georgia Arbor Day, will distribute approximately 100 trees—ranging from small to large buckets—to residents at no cost.

In addition to its environmental benefits, the project seeks to engage volunteers, students and local organizations, fostering civic engagement and environmental stewardship. Participants will also receive education on proper tree planting and care, ensuring the trees thrive for generations to come.

Representative Lewis-Ward emphasizes that the success of this project relies on the support of dedicated volunteers from the Stonecrest and Stockbridge communities who are willing to contribute their time and skills to help make the event a success.

The Community Tree Giveaway Event is made possible through the support of the Georgia Forestry Commission's GA ReLeaf program, along with local municipal partners and community volunteers. Residents interested in volunteering or learning more about the event are encouraged to register at arborday.eventbrite.com.

Representative Regina Lewis-Ward represents the citizens of 115, which includes portions of DeKalb and Henry counties. She was first elected to the House of Representatives in 2020 and currently serves on the Agriculture & Consumer Affairs, Banks & Banking, Energy, Utilities & Telecommunications and Interstate Cooperation committees.

###

	2026 PROPOSED COUNCIL CALENDAR
	CITY OF STOCKBRIDGE
DATE	**2026 COUNCIL INITIATIVES ONLY**
JANUARY	
17-Jan	**COMMUNITY CLEAN UP - 9AM - 11AM - ALEXANDER**
21-Jan	**BINGO BASH - 10 AM - 12 PM - MMCC - BERRY**
TBD	**MEET THE MAYOR- 10AM - 12 PM**
FEBRUARY	
7-Feb	**PROM DRESS COLLECTION - MMCC - BARBER - 2PM - 6PM**
21-Feb	**PROM DRESS COLLECTION - MMCC - BARBER - 2PM - 6PM**
18-Feb	**BINGO BASH - 10 AM - 12 PM - MMCC - BERRY**
19-Feb	**QUARTERLY TOWN HALL - 7P - ALEXANDER**
TBD	**MEET THE MAYOR- 10AM - 12 PM**
MARCH	
1-Mar	**WOMEN'S HISTORY MONTH EVENT - 3PM - 5PM - MMCC - ALEXANDER**
2-Mar	**CLERGY ROUNDTABLE - LEVI CONFERENCE RM- 6:30PM - BERRY**
1-Mar	**PROM DRESS GIVEAWAY - MMCC - BARBER - 2PM - 6PM**
8-Mar	**PROM DRESS GIVEAWAY - MMCC - BARBER - 2PM - 6PM**
18-Mar	**TOWN HALL MEETING - 6PM - GANTT**
25-Mar	**BINGO BASH - 10 AM - 12 PM - MMCC - BERRY**
TBD	**MEET THE MAYOR- 10AM - 12 PM**
APRIL	
15-Apr	**BINGO BASH - 10 AM - 12 PM - MMCC - BERRY**
25-Apr	**COMMUNITY CLEAN UP - ALEXANDER - 9AM - 11AM**
TBD	**MEET THE MAYOR- 10AM - 12 PM**
TBD	**TOWN HALL MEETING - TIME TBD - LOCATION TBD - BERRY**

MAY	
3-May	**MOTHER'S DAY TEA BRUNCH - 2PM-5PM-BARBER-MMCC**
7-May	**NATIONAL DAY OF PRAYER - 6:30P - BERRY**
14-May	**TOWN HALL MEETING - CLOUD - LOCATION TBD - TIME TBD**
20-May	**BINGO BASH - 10 AM - 12 PM - MMCC - BERRY**
TBD	**MEET THE MAYOR- 10AM - 12 PM**
JUNE	
1-Jun	**CLERGY ROUNDTABLE - LEVI CONFERENCE RM- 6:30PM - BERRY**
7-Jun	**FATHER'S DAY LUNCHEON EVENT -2PM - 5PM MMCC - BARBER**
17-Jun	**BINGO BASH - 10 AM - 12 PM - MMCC - BERRY**
25-Jun	**QUARTERLY TOWN HALL MEETING - 7P - ALEXANDER**
27-Jun	**COMMUNITY CLEAN UP - ALEXANDER - 9AM - 11AM**
TBD	**MEET THE MAYOR- 10AM - 12 PM**
JULY	
15-Jul	**BINGO BASH - 10 AM - 12 PM - MMCC - BERRY**
TBD	**MEET THE MAYOR- 10AM - 12 PM**
TBD	**STATE OF THE CITY ADDRESS - 6PM - MAYOR - CITY HALL CHAMBERS**
AUGUST	
19-Aug	**BINGO BASH - 10 AM - 12 PM - MMCC - BERRY**
TBD	**MEET THE MAYOR- 10AM - 12 PM**
TBD	**TOWN HALL MEETING - TIME TBD - LOCATION TBD - BERRY**
SEPTEMBER	
8-Sep	**CLERGY ROUNDTABLE - LEVI CONFERENCE RM- 6:30PM - BERRY**
16-Sep	**BINGO BASH - 10 AM - 12 PM - MMCC - BERRY**
17-Sep	**QUARTERLY TOWN HALL MEETING - 7PM - ALEXANDER**
TBD	**MEET THE MAYOR- 10AM - 12 PM**
OCTOBER	

10-Oct	**COMMUNITY CLEAN UP - 9AM - 11AM - ALEXANDER**
15-Oct	**TOWN HALL MEETING - CLOUD - LOCATION TBD - TIME TBD**
21-Oct	**BINGO BASH - 10 AM - 12 PM - MMCC - BERRY**
24-Oct	**FALL FESTIVAL-CLARK PARK- 12PM - 4PM -GANTT**
TBD	**MEET THE MAYOR- 10AM - 12 PM**
NOVEMBER	
18-Nov	**BINGO BASH - 10 AM - 12 PM - MMCC - BERRY**
19-Nov	**CARBON MONOXIDE GIVEAWAY - CLOUD - LOCATION TBD - TIME TBD**
TBD	**MEET THE MAYOR- 10AM - 12 PM**
TBD	**TOWN HALL MEETING - TIME TBD - LOCATION TBD - BERRY**
DECEMBER	
7-Dec	**CLERGY ROUNDTABLE - LEVI CONFERENCE RM- 6:30PM - BERRY**
10-Dec	**QUARTERLY TOWN HALL MEETING - 7PM - ALEXANDER**
TBD	**MEET THE MAYOR- 10AM - 12 PM**

Stockbridge

Where Community Connects

2026 City Wide Events Calendar

#	Event	Date	Time	Location	Description
1	**Job Fair**	Thursday, April 16	10:00 am - 2:00 pm	Amphitheater Parking Lot	Job Fair to include Stockbridge businesses and Goodwill. Food Trucks available.
2	**Food Truck Tasty Tuesdays**	Tuesdays: May 5 and 19; June 9 and 23; July 14 and 28	5:30 pm - 8:00 pm	Clark Park	Food Trucks, DJ, Vendors
3	**Memorial March**	Monday, May 25	9:00 am - 11:00 am	Merle Manders parking lot to Memorial Park	Honoring our Heroes that are gone but not forgotten.
4	**Juneteenth Celebration**	Friday, June 19	Gates open at 5:00 pm Concert from 7:00 pm - 11:00 pm	Amphitheater	Stockbridge celebrates Juneteenth. Cultural dance and music performances.
5	**Fourth of July Extravaganza**	Saturday, July 4	Gates open at 5:00 pm Concert from 7:00 pm - 11:00 pm	Amphitheater	Third annual event in Stockbridge with music, food trucks and fireworks.
6	**Back to School Kick Off**	Saturday, July 25	11:00 am - 1:00 pm	Amphitheater Parking Lot	Kicking off the new school year with rides, back pack and supply give away.

#	Event	Date	Time	Location	Description
7	**9/11 Ceremony**	Friday, September 11	8:00 am - 11:00 am	City Hall Steps	Honoring the Heroes of that infamous day. Mayor and special guests speak and remember.
8	**BridgeFest**	Saturday, September 26	Carnival opens at 3:00 pm. Gates open at 5:00 pm Concert from 7:00 pm - 11:00 pm	Stockbridge Ampitheater	Food Trucks, Vendors, Kids Rides, Rotating Acts on Stage
9	**Pretty in Pink Breast Cancer Awareness Lunch/Fashion Show**	Thursday, October 8	11:00 am - 2:00 pm	Merle Manders Conference Center	Dressy lunch, Fashion Show, Emcee/Music
10	**Pretty in Pink Breast Cancer Awareness "Love Walk"**	Saturday, October 10	10:00 am - 12:00 pm	Clark Park Walking Trail	Survivors celebrating other Survivors and their families in a walk
11	**Veterans Day Lunch**	Wednesday, November 11	11:00 am - 1:00 pm	Merle Manders Conference Center	Honoring our Local Heroes
12	**Turkey Giveaway**	Saturday, November 21	10:00 am - until supplies run out.	Amphitheater Parking Lot	The City of Stockbridge partners with local organizations to assist families with a FREE turkey give away for the holiday.
13	**Holiday Festival & Tree Lighting**	Friday, December 4	5:30 pm - 9:00 pm	Amphitheater Parking Lot	Santa & Mrs. Claus, rides and tree lighting to start the holiday season.
14	**Volunteer Appreciation Dinner**	Saturday, December 12	5:00 pm - 8:00 pm	MMCC Ballroom	City shows appreciation for all of the great volunteers with a dinner and entertainment

Stockbridge Main Street 2026 Calendar of Events

Friday, June 5	Main Street Movie
Friday, July 10	Tiny Tent Concert
Friday, July 17	Tiny Tent Concert
Friday, July 24	Tiny Tent Concert
Friday, July 31	Tiny Tent Concert
Friday, August 7	Tiny Tent Concert
Friday, August 14	Tiny Tent Concert
Friday, August 21	Tiny Tent Concert
Friday, August 28	Tiny Tent Concert
Saturday, October 10	Muscle & Mystique Car Show
Saturday, November 28	Small Business Saturday
Friday, December 4	Holiday Festival Hot Cocoa Booth

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 8, 2025

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

SPECIAL TAX PURPOSE S.S.D. MAP—Consideration of the adoption of the Special Tax Purpose SSD Map, which outlines designated areas within the City where special tax assessments will apply to fund infrastructure and community improvements. This map provides clear boundaries and classifications to ensure the transparency and equitable application of the tax district.

BACKGROUND INFORMATION:

The SSD Map was developed as part of the City's Strategic Plan to support targeted development and maintain essential services in high-growth areas. It serves as a visual reference for City Council decisions regarding tax allocation and future capital projects.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Frank S. Milazi Key: 7ed53636-d898-4ade-b417-932d73311167

eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880

CITY TREASURER eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

0.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

SPECIAL TAX PURPOSE S.S.D. MAP.

STAFF RECOMMENDATION:

APPROVAL AND ADOPTION.

eSigned via GovOS.com

R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

City of Stockbridge 2026 Special Service District Map

Please note that only the zoning districts colored in a non-grey tone constitute the Special Service District. All other parcels within the official city limits of the City of Stockbridge, as indicated by the grey area, are not in the Special Service District.

N
W E
S

0 0.33 0.65 1.3 Miles

Legend

ZONING DISTRICTS
- C1 - Neighborhood Commercial District
- C2 - General Commercial District
- C3 - Heavy Commercial District
- CCR - City Center Residential District
- DT - Downtown
- HI - Heavy Industrial District
- LI - Light Industrial District
- MFR - Multiple Family Residential District
- MHR - Mobile Home Residential District
- OI - Office Institutional District
- PUD - Planned Unit Development District
- RR - Rural Residential District
- SR - Suburban Residential District

INFRASTRUCTURE
- Railroad
- Roads
- City Limits (2026)

Creator: Brennen Reilly
Date: 12/02/2025

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. R2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA APPROVING THE SPECIAL SERVICE DISTRICT MAP; AND FOR OTHER PURPOSES.

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with providing public services to residents located within the corporate limits of the City; and,

WHEREAS, the City Council promulgated an ordinance creating a Special Service District ("SSD") within the City, on or about October 29, 2024, see Ordinance No. 24-577; and

WHEREAS, the City Council desires to incorporate the SSD map into the public record as necessary, such map with noted changes is attached and incorporated herein as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION I. APPROVAL OF SPECIAL SERVICE DISTRICT MAP. The City hereby approves of the Special Service District Map, attached and incorporated here as Exhibit A.

SECTION 2. SEVERABILITY. If any part of this resolution is adjudged invalid, such judgment shall not affect the remainder of this resolution.

SECTION 3. PUBLIC R£CORD. 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. CITY ATTORNEY'S AUTHORITY. Pursuant to the City's charter and with explicit consent of the City Counsel, the City Attorney is duly authorized to make requisite amendments to all contracts, ordinances, resolutions, and documents, as may be necessary, in order to secure conformity with the express intent of the City Council and to ensure adherence to all pertinent laws and ordinances of the City.

SECTION 5. EFFECTIVE DATE. This Resolution shall be effective immediately upon adoption.

Resolved this ___ day of _____ 2025

Anthony S. Ford, Mayor

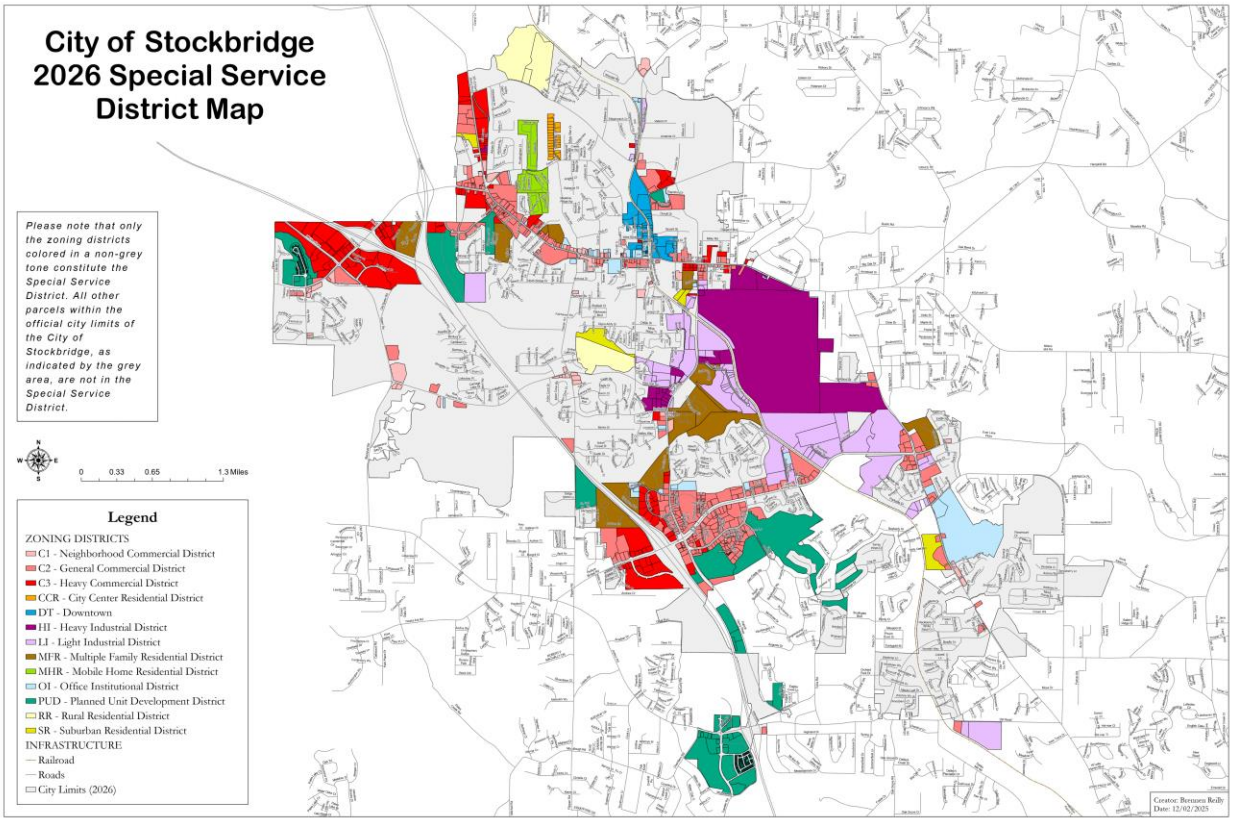
Vanessa Holiday, City Clerks

APPROVED AS TO FORM:

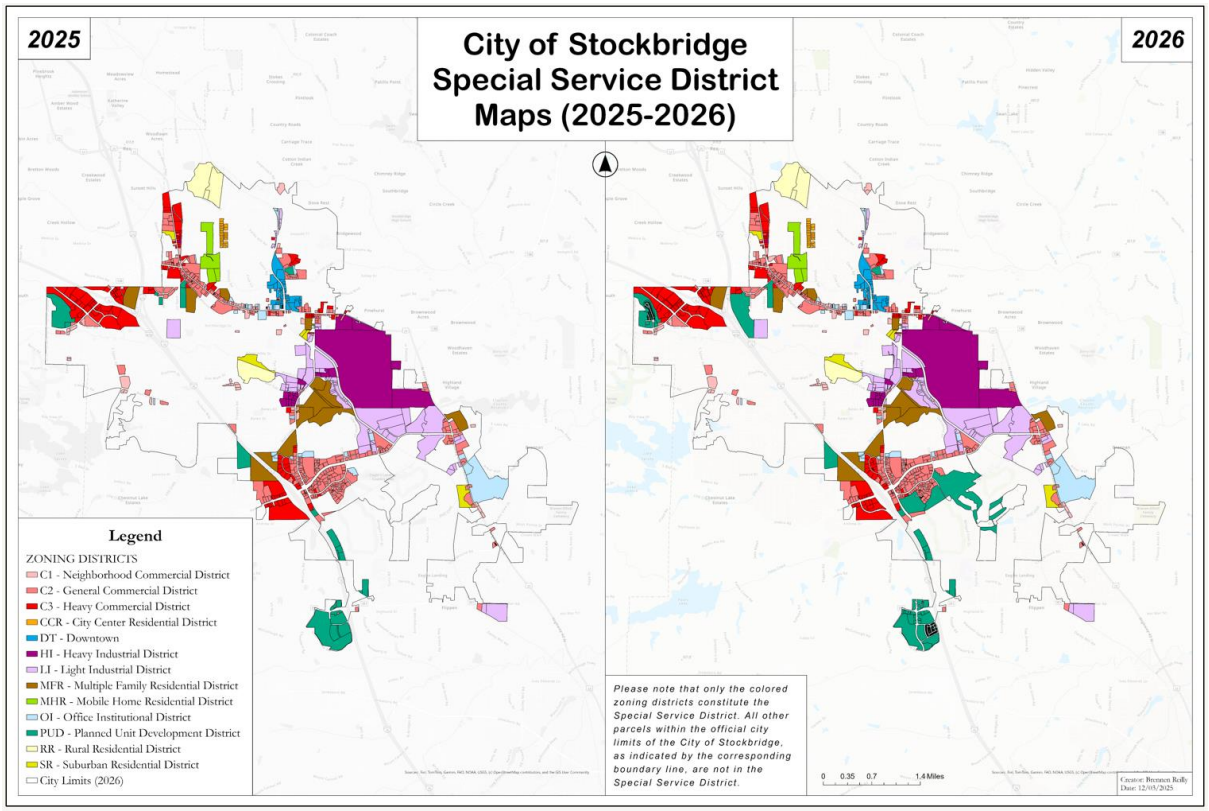
Quinton G. Washington, City Attorney

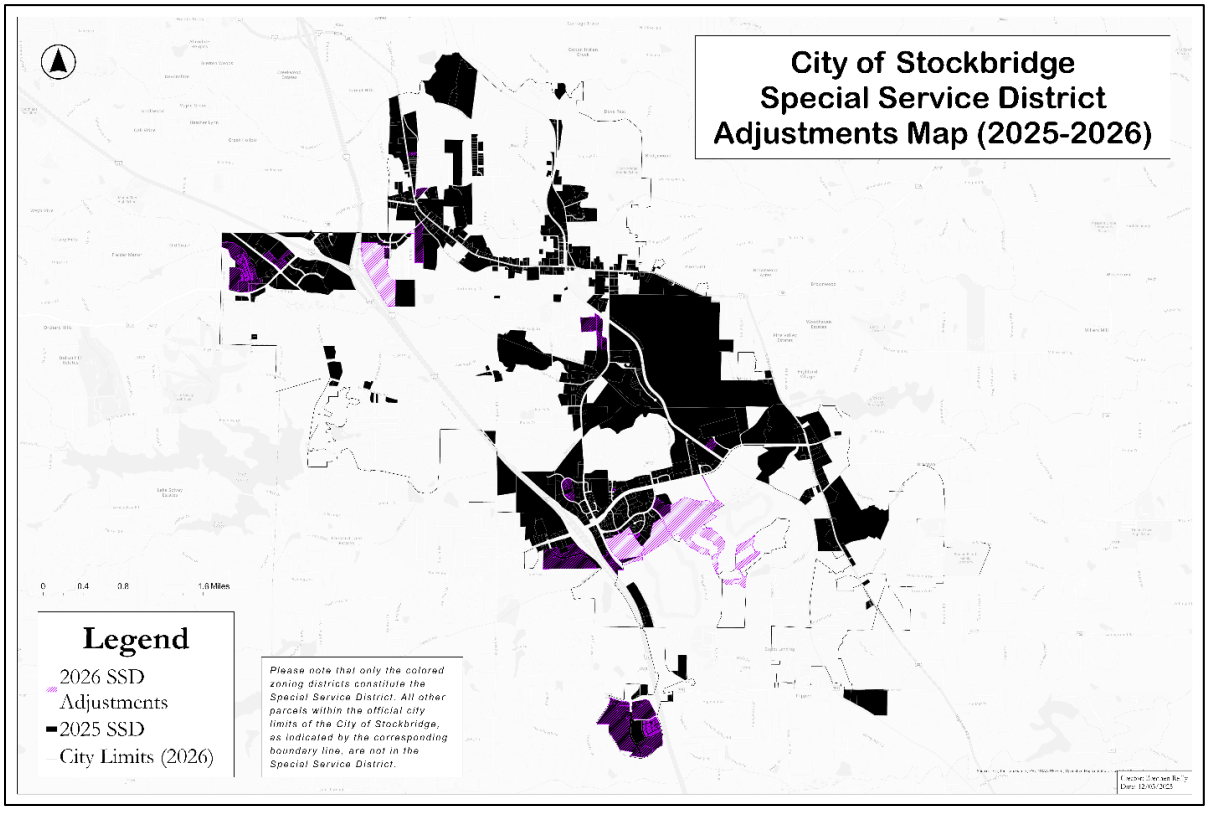
Exhibit A

A. 2026 Special Service District Map



B. 2026 Map Adjustments.





The attached maps demonstrate the following adjustments to the Special Service District (SSD) Maps from 2025 to 2026, respectively:

- **Significantly Updated Parcel Boundaries**: Such updates signify either the expansion or reduction of the size of a parcel based on a recent, internal batch zoning district update that aligned city parcel data with that of Henry County.
- **Merged Parcel Boundaries**: Some parcels were respectively identified as two distinct properties; one of which was in the SSD, while the other was not.
- **Split Parcel Boundaries**: Some parcels were subdivided due to commercial and residential developments.

At times, two or more of the preceding operations were performed on a given parcel according to parcel dimensions defined by Henry County. Below is an updated table with the parcel IDs of the parcels that experienced the changes illustrated in the abovementioned maps:

Description	Parcel ID
Significantly Updated Parcel Boundaries	012-01003000, 032-01023000, 049-01008001, 051-01016000, 051-01028046, S01-02001000, S01-02001001, S02-05007000, S02-05008000, S28-01002000, 030-01009000
Merged Parcel Boundaries	030-01009000, 051-01016000, 051-01040000, S03-04002000
Split Parcel Boundaries	053-01018000, 053-01018007, 053-01018008, 053-01018009, 053-01018010, 053-01018011, 053-01018014, 053-01018015, 053-01018016, 053-01018017, 053-01018018, 053-01018019, 053-01018020, 053H01001000, 053H01002000, 053H01003000, 053H01004000, 053H01005000, 053H01006000, 053H01007000, 053H01008000, 053H01009000, 053H01010000, 053H01011000, 053H01012000, 053H01013000, 053H01014000, 053H01015000, 053H01016000, 053H01017000, 053H01018000, 053H01019000, 053H01020000, 053H01021000, 053H01022000, 053H01023000, 053H01024000, 053H01025000, 053H01026000, 053H01027000, 053H01028000, 053H01029000, 053H01030000, 053H01031000, 053H01032000, 053H01033000, 053H01034000, 053H01035000, 053H01036000, 053H01037000, 053H01038000, 053H01039000, 053H01040000, 053H01041000, 053H01042000, 053H01043000, 053H01044000, 053H01045000, 053H01046000, 053H01047000, 053H01048000, 053H01049000, 053H01050000, 053H01051000, 053H01052000, 053H01053000, 053H01054000, 053H01055000, 053H01056000, 053H01057000, 053H01058000, 053H01059000, 053H01060000, 053H01061000, 053H01062000, 053H01063000, 053H01064000, 053H01065000, 053H01066000, 053H01067000, 053H01068000, 053H01069000, 053H01070000, 053H01071000, 053H01072000, 053H01073000, 053H01074000, 053H01075000, 053H01076000, 053H01077000, 053H01078000, 053H01079000, 053H01080000, 053H01081000, 053H01082000, 053H01083000, 053H01084000, 053H01085000, 053H01086000, 053H01087000, 053H01088000, 053H01089000, 053H01090000, 053H01091000, 053H01092000, 053H01093000, 053H01094000, 053H01095000, 053H01096000, 053H01097000, 053H01098000, 053H01099000, 053H01100000, 053H01101000, 053H01102000, 053H01103000, 053H01104000, 053H01105000, 053H01106000, 053H01107000, 053H01108000, 053H01109000, 053H01110000, 053H01111000, 053H01112000,

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Split and Adjusted Parcel Boundaries	012-01006004, 012-01006006, 012-01010000, 012-01010003

R25-RESOLUTION FOR SPECIAL SERVICE DISTRICT

Ryan Anderson, MPPA, CPM
Director, Community Development
City of Stockbridge
City Council Meeting December 8, 2025

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. R2025-____

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SECTION 2. SEVERABILITY. If any part of this resolution is adjudged invalid, such judgment shall not affect the remainder of this resolution.

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. CITY ATTORNEY'S AUTHORITY. Pursuant to the City's charter and with explicit consent of the City Counsel, the City Attorney is duly authorized to make requisite amendments to all contracts, ordinances, resolutions, and documents, as may be necessary, in order to secure conformity with the express intent of the City Council and to ensure adherence to all pertinent laws and ordinances of the City.

SECTION 5. EFFECTIVE DATE. This Resolution shall be effective immediately upon adoption.

PURPOSE AND BACKGROUND

Rationale for Resolution

The City of Stockbridge seeks to approve a resolution updating the Special Service District Map to enhance the quality of services and infrastructure within defined geographic areas. The primary reasons for creating this district include:

Targeted Service Improvements

The SSD will provide enhanced services such as street cleaning, landscaping, public safety measures, and marketing initiatives that go beyond the standard municipal offerings. These improvements will directly benefit residents, businesses, and visitors within the district.

Dedicated Funding Mechanism

By implementing a dedicated assessment or levy, funds collected will be exclusively allocated to projects and services within the SSD. This ensures transparency and guarantees that resources are reinvested locally.

Economic Development and Revitalization

The SSD will foster economic growth by improving the district’s attractiveness to businesses, customers, and investors. Initiatives may include branding, promotional events, and infrastructure upgrades, all aimed at increasing foot traffic and property values.

Community Identity and Engagement

Creating a distinct identity for the district through beautification projects, signage, and cultural programming will strengthen community pride and engagement. Advisory boards will allow local stakeholders to guide priorities and decision-making.

Long-Term Sustainability

The SSD model provides a sustainable framework for maintaining and improving services without relying solely on general municipal budgets, ensuring consistent quality and responsiveness to local needs.

EXHIBIT A - 2026 SPECIAL SERVICE DISTRICT (SSD) MAP

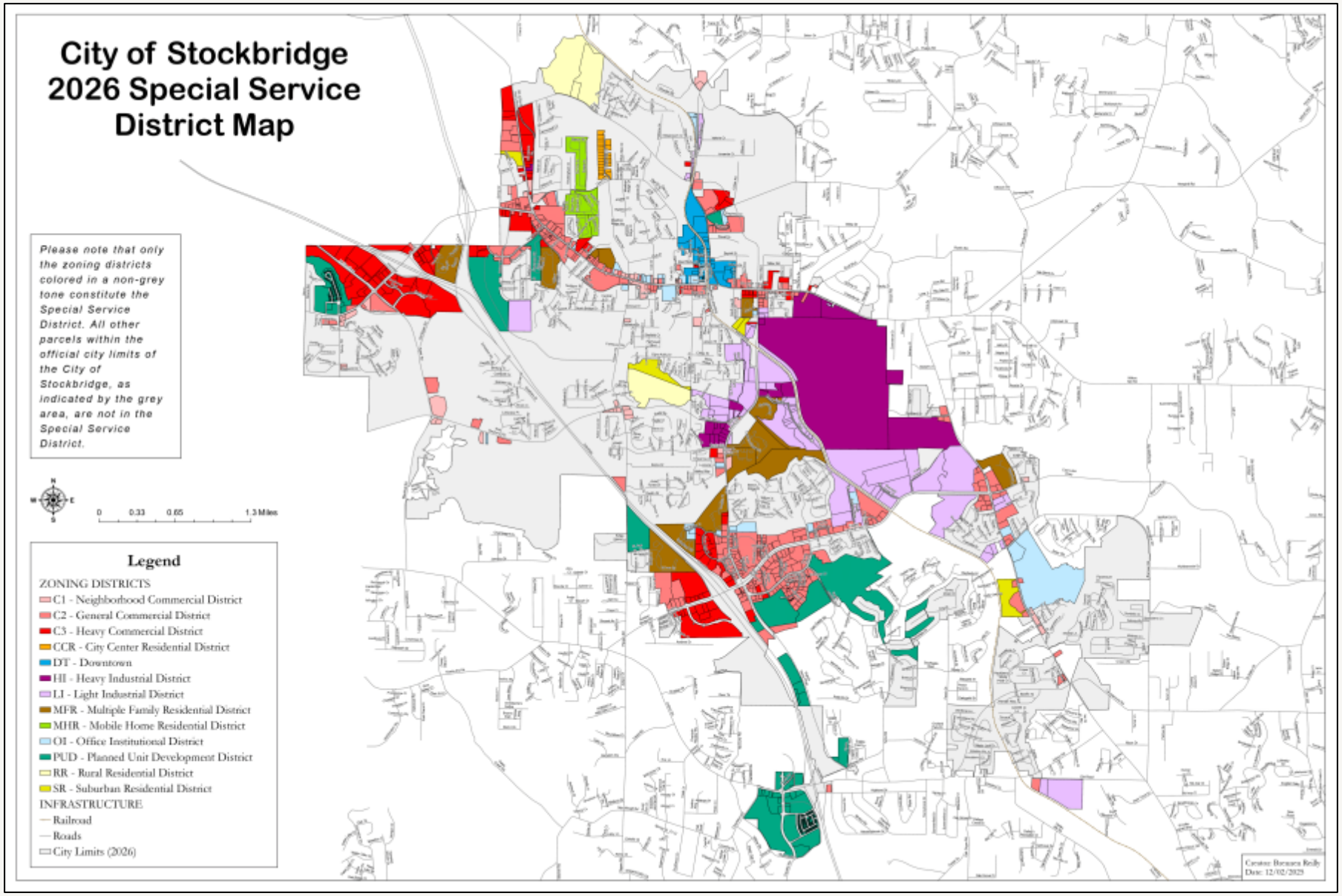


EXHIBIT B - 2026 SSD MAP ADJUSTMENTS

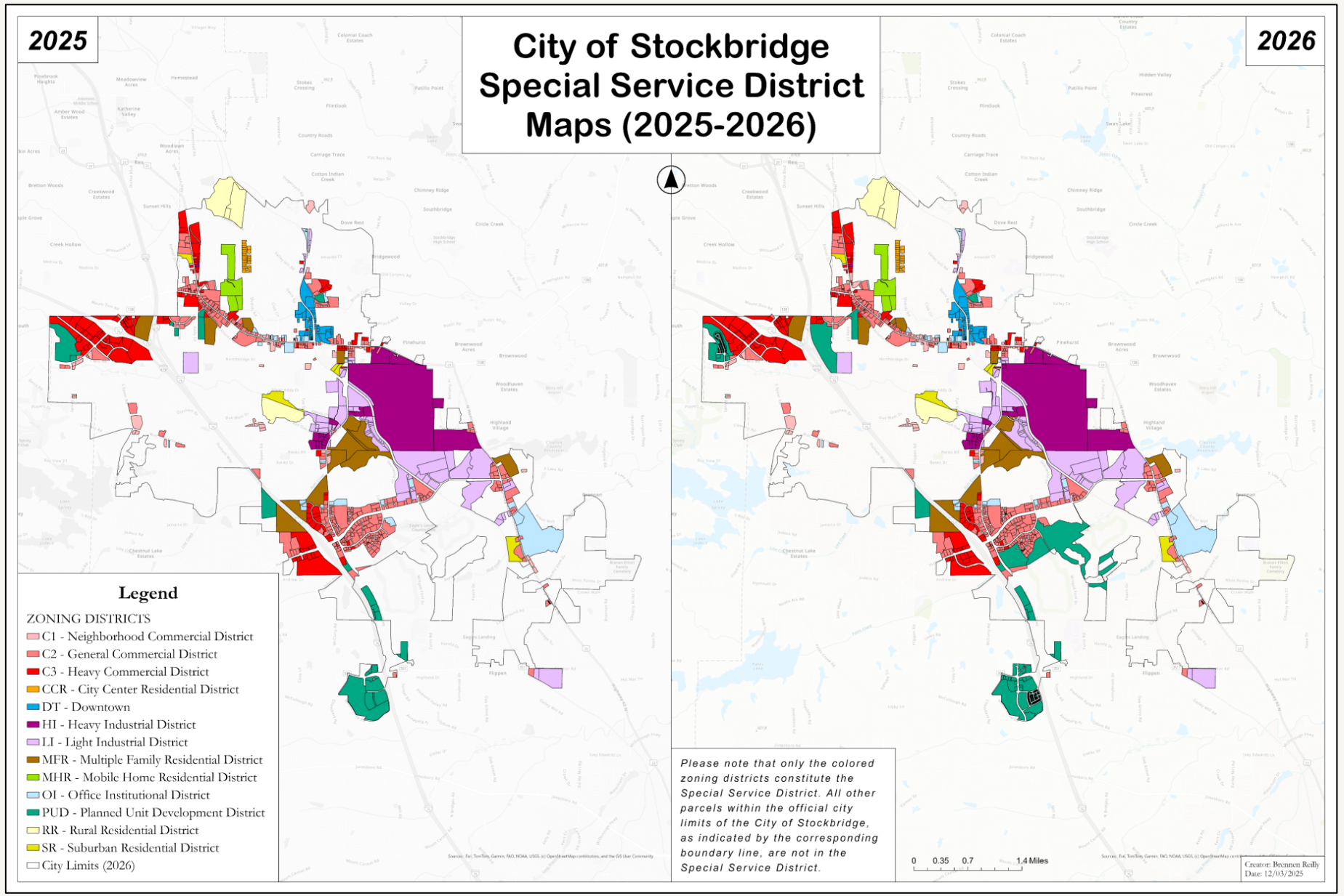
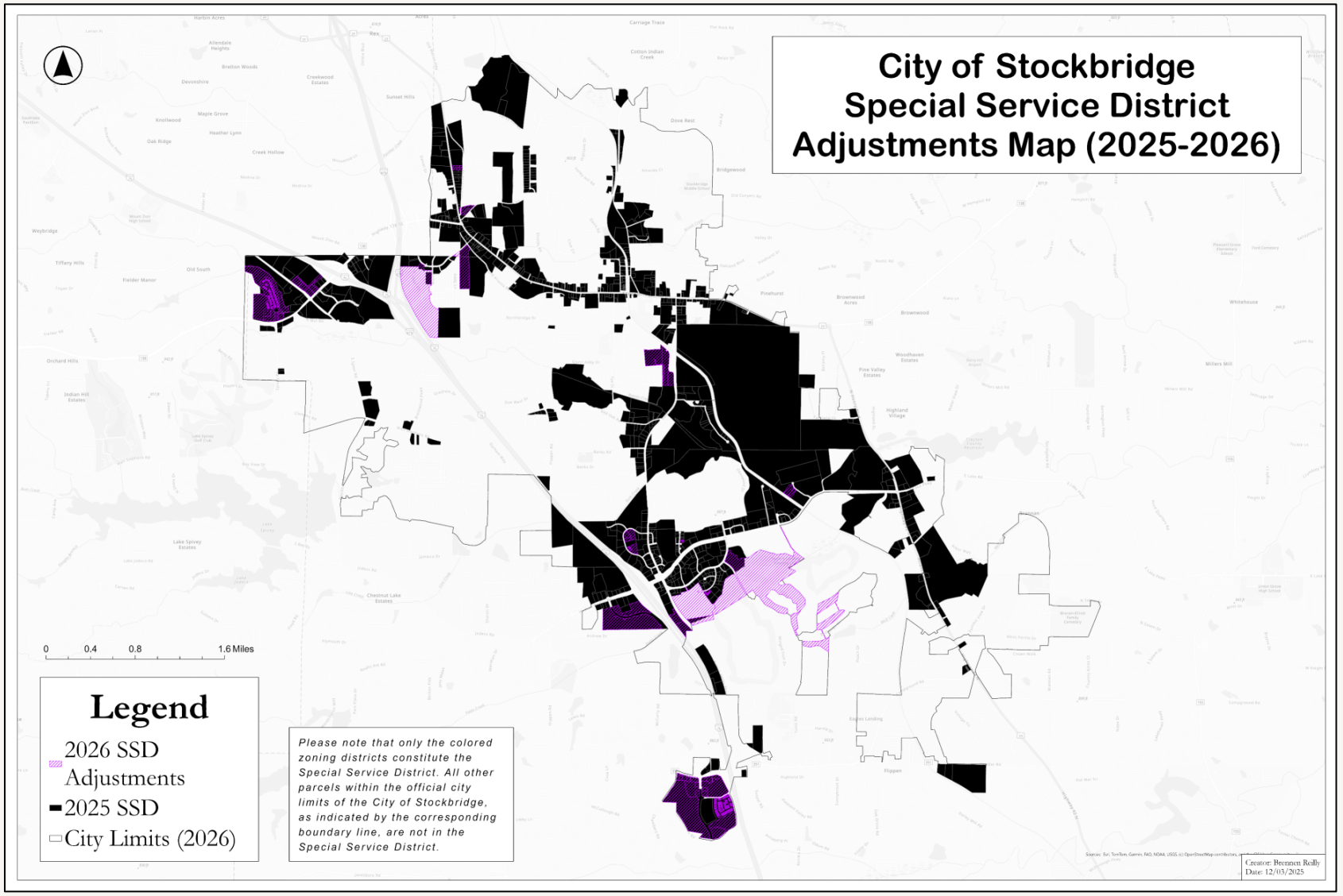


EXHIBIT B - 2026 SSD MAP ADJUSTMENTS



- **Significantly Updated Parcel Boundaries**: Such updates signify either the expansion or reduction of the size of a parcel based on a recent, internal batch zoning district update that aligned city parcel data with that of Henry County.
- **Merged Parcel Boundaries**: Some parcels were respectively identified as two distinct properties; one of which was in the SSD, while the other was not.
- **Split Parcel Boundaries**: Some parcels were subdivided due to commercial and residential developments.

CITY OF STOCKBRIDGE

FY2025 BUDGET AMENDMNT
NOVEMBER 18, 2025

FRANK S. MILAZI, CPFA, CPFIM, CPM
CITY TREASURER

CITY OF STOCKBRIDGE

2025 ADOPTED BUDGET			2025 AMENDED BUDGET	
REVENUES	29,290,311.00	GENERAL FUND	**REVENUES**	32,112,195.00
EXPENDITURES		GENERAL FUND	**EXPENDITURES**	
GOVERNING BODY	581,904.00		GOVERNING BODY	598,704.00
CITY CLERK	439,020.00		CITY CLERK	451,520.00
EXECUTIVE	794,655.00		EXECUTIVE	836,761.00
FINANCE	1,481,989.00		FINANCE	1,702,844.00
NON-DEPARTMENTAL	1,199,803.00		NON-DEPARTMENTAL	1,724,763.00
BUSINESS SERVICES	261,723.00		BUSINESS SERVICES	266,223.00
INFORMATION TECHNOLOGY	891,286.00		INFORMATION TECHNOLOGY	1,291,377.00
HUMAN RESOURCES	981,003.00		HUMAN RESOURCES	1,578,278.00
GOVERNMENT BUILDINGS	1,073,708.00		GOVERNMENT BUILDINGS	1,138,600.00
MUNICIPAL COURT	766,406.00		MUNICIPAL COURT	973,519.00
POLICE ADMINISTRATION	8,867,557.00		POLICE ADMINISTRATION	9,087,274.00
PUBLIC WORKS	4,235,046.00		PUBLIC WORKS	4,581,033.00
CITY EVENTS	670,000.00		CITY EVENTS	767,300.00
PARKS	221,000.00		PARKS	221,000.00
PERMITTING	670,259.00		PERMITTING	717,269.00
PLANNING AND ZONING	743,760.00		PLANNING AND ZONING	751,410.00
ECONOMIC DEVELOPMENT	504,159.00		ECONOMIC DEVELOPMENT	510,587.00
MAIN STREET	256,059.00		MAIN STREET	258,059.00
GIS	125,974.00		GIS	130,674.00
OTHER FINANCING	4,525,000.00		OTHER FINANCING	4,525,000.00
	$29,290,311.00			**$32,112,195.00**

CITY OF STOCKBRIDGE

2025 ADOPTED BUDGET			2025 AMENDED BUDGET	
FUNDS		**OTHER FUNDS**	**FUNDS**	
CONFISCATED ASSETS	0.00		CONFISCATED ASSETS	338.00
PROPERTY AND EVIDENCE	0.00		PROPERTY AND EVIDENCE	9,029.00
REDSPEED	1,577,000.00		REDSPEED	1,889,653.00
ARPA	0.00		ARPA	1,900,000.00
GRANTS	1,740,815.00		GRANTS	1,290,000.00
HOTEL MOTEL	425,000.00		HOTEL MOTEL	425,000.00
SPLOST V	6,604,896.00		SPLOST V	3,200,140.00
SPLOST VI	0.00		SPLOST VI	3,700,000.00
TSPLOST	5,628,801.00		TSPLOST	6,500,000.00
URBAN REDEVELOPMENT AUTH	2,269,053.00		URBAN REDEVELOPMENT AUTH	2,269,053.00
CITYWIDE PROJECTS	0.00		CITYWIDE PROJECTS	0.00
DOWNTOWN DEV AUTHORITY	45,000.00		DOWNTOWN DEV AUTHORITY	45,000.00
CITYWIDE DEV AUTHORITY	45,000.00		CITYWIDE DEV AUTHORITY	45,000.00
PUBLIC FACILITY AUTHORITY	4,050,001.00		PUBLIC FACILITY AUTHORITY	4,050,001.00
IMPACT FEES	0.00		IMPACT FEES	1,005,940.00
CEMETERY	10,000.00		CEMETERY	10,000.00
WATER/SEWER	4,437,745.00		WATER/SEWER	5,150,100.00
STORMWATER	1,096,732.00		STORMWATER	1,022,732.00
SANITATION	3,094,600.00		SANITATION	2,476,336.00
MEREMANDERSCON CENETER	768,912.00		MEREMANDERSCON CENETER	976,885.00
AMPHITHEATER	2,600,000.00		AMPHITHEATER	4,459,400.00
	$34,393,555.00			**$40,424,607.00**

CITY OF STOCKBRIDGE

FUND		DESCRIPTION		AMOUNT
100		GENERAL FUND		32,112,195.00
210		CONFISCATED ASSETS		338.00
211		PROPERTY AND EVIDENCE		9,029.00
212		REDSPEED		1,889,653.00
230		ARPA		1,900,000.00
255		GRANTS		1,290,000.00
275		HOTEL MOTEL		425,000.00
320		SPLOST V		3,200,140.00
321		SPLOST VI		3,700,000.00
335		TSPLOST		6,500,000.00
350		URBAN REDEVELOPMENT AUTH		2,269,053.00
353		CITYWIDE PROJECTS		0.00
355		DOWNTOWN DEV AUTHORITY		45,000.00
357		CITYWIDE DEV AUTHORITY		45,000.00
360		PUBLIC FACILITY AUTHORITY		4,050,000.00
375		IMPACT FEES		1,005,940.00
495		CEMETERY		10,000.00
505		WATER/SEWER		5,150,100.00
510		STORMWATER		1,022,732.00
540		SANITATION		2,476,336.00
555		MEREMANDERS CON CENETER		976,885.00
565		AMPHITHEATER		4,459,400.00
		GRAND TOTAL FY2025 BUDGET AMENDMENT		**$72,536,801.00**
		TOTAL FY2025 ADOPTED BUDGET		**(63,683,866.00)**
		TOTAL FY2025 BUDGET AMENDMENT		**$8,852,935.00**



CITY OF STOCKBRIDGE
2025 BUDGET AMENDMENT

FUND	DESCRIPTION
100	GENERAL FUND
210	CONFISCATED ASSETS
211	PROPERTY AND EVIDENCE
212	REDSPEED
230	ARPA
255	GRANTS
275	HOTEL MOTEL
320	SPLOST V
321	SPLOST VI
335	TSPLOST
350	URBAN REDEVELOPMENT AUTH
353	CITYWIDE PROJECTS
355	DOWNTOWN DEV AUTHORITY
357	CITYWIDE DEV AUTHORITY
360	PUBLIC FACILITY AUTHORITY
375	IMPACT FEES
495	CEMETERY
505	WATER/SEWER
510	STORMWATER
540	SANITATION
555	MEREMANDERS CON CENETER
565	AMPHITHEATER
	GRAND TOTAL FY2025 BUDGET AMENDMENT
	TOTAL FY2025 ADOPTED BUDGET
	TOTAL FY2025 BUDGET AMENDMENT

CITY OF STOCKBRIDGE
2025 BUDGET AMENDMENT

AMOUNT
32,112,195.00
338.00
9,029.00
1,889,653.00
1,900,000.00
1,290,000.00
425,000.00
3,200,140.00
3,700,000.00
6,500,000.00
2,269,053.00
0.00
45,000.00
45,000.00
4,050,000.00
1,005,940.00
10,000.00
5,150,100.00
1,022,732.00
2,476,336.00
976,885.00
4,459,400.00
$72,536,801.00

(63,683,866.00)

$8,852,935.00

CITY OF STOCKBRIDGE
2025 BUDGET AMENDMENT

2025 ADOPTED BUDGET			2025 AMENDED BUDGET
REVENUES	29,290,311.00	GENERAL FUND	**REVENUES**
EXPENDITURES		GENERAL FUND	**EXPENDITURES**
GOVERNING BODY	581,904.00		GOVERNING BODY
CITY CLERK	439,020.00		CITY CLERK
EXECUTIVE	794,655.00		EXECUTIVE
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CITY EVENTS	670,000.00		CITY EVENTS
PARKS	221,000.00		PARKS
PERMITTING	670,259.00		PERMITTING
PLANNING AND ZONING	743,760.00		PLANNING AND ZONING
ECONOMIC DEVELOPMENT	504,159.00		ECONOMIC DEVELOPMENT
MAIN STREET	256,059.00		MAIN STREET
GIS	125,974.00		GIS
OTHER FINANCING	4,525,000.00		OTHER FINANCING
	$29,290,311.00		

CITY OF STOCKBRIDGE
2025 BUDGET AMENDMENT

2025 ADOPTED BUDGET		2025 AMENDED BUDGET
FUNDS	OTHER FUNDS	FUNDS
CONFISCATED ASSETS	0.00	CONFISCATED ASSETS
PROPERTY AND EVIDENCE	0.00	PROPERTY AND EVIDENCE
REDSPEED	1,577,000.00	REDSPEED
ARPA	0.00	ARPA
GRANTS	1,740,815.00	GRANTS
HOTEL MOTEL	425,000.00	HOTEL MOTEL
SPLOST V	6,604,896.00	SPLOST V
SPLOST VI	0.00	SPLOST VI
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URBAN REDEVELOPMENT AUTH	2,269,053.00	URBAN REDEVELOPMENT AUTH
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AMPHITHEATER	2,600,000.00	AMPHITHEATER
	$34,393,555.00	

CITY OF STOCKBRIDGE
2025 BUDGET AMENDMENT

32,112,195.00
598,704.00
451,520.00
836,761.00
1,702,844.00
1,724,763.00
266,223.00
1,291,377.00
1,578,278.00
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751,410.00
510,587.00
258,059.00
130,674.00
4,525,000.00
$32,112,195.00

CITY OF STOCKBRIDGE
2025 BUDGET AMENDMENT

338.00
9,029.00
1,889,653.00
1,900,000.00
1,290,000.00
425,000.00
3,200,140.00
3,700,000.00
6,500,000.00
2,269,053.00
0.00
45,000.00
45,000.00
4,050,001.00
1,005,940.00
10,000.00
5,150,100.00
1,022,732.00
2,476,336.00
976,885.00
4,459,400.00
$40,424,607.00

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

TO AMEND TITLE 3 OF THE CITY OF STOCKBRIDGE CODE OF ORDINANCES REGARDING "FINANCE"; TO AMEND CHAPTER 3.20 THEREOF ENTITLED "CREDIT CARD PAYMENTS"; TO PROVIDE FOR CONVENIENCE FEES FOR CERTAIN TRANSACTIONS; TO PROVIDE FOR SEVER.ABILITY; TO REPEAL CONFLICTING ORDINANCES; TO REPEAL CONFLICTING PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with providing public services to local residents; and

WHEREAS, the City is authorized to make appropriations and approve expenditures pursuant to Charter Section l. 12(b)(3); and

WHEREAS, the City accepts payments from the public by credit card and debit card in addition to the more traditional methods of payment; and

WHEREAS, the City is not required to accept the aforementioned methods of payment; and

WHEREAS, the City provides this service to its citizens for their convenience; and

WHEREAS, the City is authorized by law and by contract with the credit card issuers to collect a convenience fee in certain circumstances from the card holder; and

WHEREAS, the City wishes to assess a convenience fee where allowed by law and contract with the credit card issuer; and

WHEREAS, the City has previously enacted Chapter 3.20 regarding credit card payments and said chapter requires an amendment to comply with requirements of the credit card issuers; and

WHEREAS, the City finds the aforementioned changes are necessary and prudent for the efficient operation of the City.

THE COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY ORDAINS

SECTION 1. Code Section Amended. Chapter 3.20 of the Code of Ordinances of the City of Stockbridge, Georgia, is hereby amended by striking Chapter 3.20 in its entirety and replacing it as follows:

Section 3.20.010 Credit card payments.

All sums due the city, including, but not limited to, ad va1orem taxes, occupation taxes, fines, forfeitures, penalties, license fees, permit fees and registration fees, may be paid by the use of credit cards. The city administrator shal1 establish the procedures for acceptance of credit card payments for amounts due the city. The city administrator is authorized to enter into agreements with credit card issuers to facilitate the acceptance of credit card payments by the city.

Section 3.20.020 Convenience fee.

A convenience fee equal to any administrative fees charged by the credit card issuer to the city shall be imposed upon any person making a payment by credit card when such are permitted by the operating rules and regulations of the credit card issuer and at the maximum rate authorized by law.

Section 3.20.030 Cancellation by the city.

Any agreement with a credit card issuer for the acceptance of payments by credit card shall contain a provision that the agreement may be canceled at any time by the city.

Section 3.20.040 Payment obligation.

No person making payment by credit card to the city is relieved from liability for the underlying obligation except to the extent that the city actually receives final payment of the obligation in cash, or its equiva]ent. If final payment is not made by the credit card issuer, or other guarantor of payment in the credit card transaction, the underlying obligation for the money due is not extinguished. All applicable penalties, interest and collection fees on the unpaid amount sha11 be due from the person making the payment by credit card. Such penalties, interest and fees on any unpaid amount shall accrue from the date the unpaid obligation was first due under the applicable statute or ordinance. The city sha11 follow the collection procedures for the unpaid amount that would have otherwise been applicable had the credit card payment not been attempted.

SECTION 2. Codification. This ordinance shall be codified in a manner consistent with the laws of the State of Georgia.

SECTION 3. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Ordinance. The City Clerk is authorized to execute, attest to, and seal any document which may be necessary to effectuate this Ordinance.

SECTION 4.

A. It is hereby declared to be the intention of the City Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

B. It is hereby declared to be the intention of the City Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other Section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the City Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other Section, paragraph, sentence, clause or phrase of this Ordinance.

C. In the event that any section, paragraph, sentence, clause or phrase of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining sections, paragraphs, sentences, clauses, or phrases of the Ordinance and that, to the greatest extent allowed by law, all remaining Sections, paragraphs, sentences, clauses, or phrases of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION 5. Repeal of Conflicting Provision. Except as otherwise provided herein, all ordinances or pai1s of ordinances in conflict with this ordinance are hereby repealed.

SECTION 6. Effective Date.

(a) Every ordinance adopted by the city council shall be presented by the city clerk to the mayor within three days after its adoption.

(b) The mayor shall within ten days of the adoption of an ordinance return it to the city clerk with or without his approval, or with his disapproval. If the ordinance has been approved by the mayor, it shall become law upon its return to the city clerk; if the ordinance is neither approved nor disapproved, it shall become law on the eleventh day after its adoption; if the ordinance is disapproved, the mayor shall submit to the city council through the city clerk a written statement of the reasons or the veto. The *city* clerk shall record upon the ordinance the date of its delivery to and receipt from the mayor.

(c) Ordinances vetoed by the mayor shall be presented by the city clerk to the city council at its next meeting and should the city council then or at its next general meeting adopt the ordinance by an affirmative vote of the entire council, it shall become law.

(d) The mayor may disapprove or reduce any item or items of appropriation in any ordinance. The approved part or parts of any ordinance making appropriations shall become law, and the part or parts disapproved shall not become law unless subsequently passed by the city council over the mayor's veto as provided in this section. The reduced part or pa11s shall be presented to the city council as though disapproved and shall not become law unless overridden by the council as provided in subsection (c) of this section.

SO ORDAINED this 8th day of December 2025.

THE CITY OF STOCKBRIDGE, GEORGIA

BY:_____
Anthony S. Ford, Mayor

Attest: [SEAL]

_____
Vanessa Holiday, City Clerk

APPROVED AS TO FORM

_____
Quinton G. Washington, City Attorney

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 8. 20205

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: COMMUNITY DEVELOPMENT STAFF

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM/PROJECT/EVENT:

APPEAL CASE #AP-2025-02 for Alcohol License for Reynell Hay. Appeal of the denial of an application for an alcohol license by Reynell Hay, per City of Stockbridge letter dated September 5, 2025. Applicant: Reynell Hay. Agent: Law Firm of Smith, Welch, Webb & White.

BACKGROUND INFORMATION:

Staff Recommendation—Denial. The applicant submitted his alcohol license application on June 6, 2024 as one of the 14 original applicants in the 2024 alcohol license lottery process. The City denied Mr. Hay's application, per letter dated September 11, 2024, due to it being incomplete. Applicant denied receipt of that letter, and the City sent a second denial letter dated September 5, 2025 (about one year later). Applicant's appeal letter was dated September 15, 2025. During the October 13, 2025 City Council meeting, before the case was heard, the applicant's representative requested a 60-day deferral, thus the case was not heard

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880

CITY TREASURER eSigned via GovOS.com City Treasurer Key: 7ed53636-d898-4ade-b417-932d73311167

CITY ATTORNEY eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

0

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

APPEAL CASE #AP-2025-02.

STAFF RECOMMENDATION:

DENIAL

eSigned via GovOS.com

Veronica Green

Key: 7cb6a9e3-7863-4556-a458-502734485a99

4640 North Henry Boulevard Stockbridge, Ga 30281

City of Stockbridge
Community Development Department

ADDENDUM NO. 1

Re: APPLICATION (Lottery Application ONLY)

ATTENTION ALL POTENTIAL APPLICANTS:

[X] **READ CAREFULLY AND FOLLOW ALL INSTRUCTIONS.**
This addendum forms a part of the contract documents, modifies the original lottery documents and shall be as binding as if contained therein.

TO ALL PROSPECTIVE BIDDERS, PLEASE NOTE THE FOLLOWING CHANGES AND CLARIFICATIONS:

Lottery Application due date is 5:00 p.m. EDT on Friday, June 7, 2024.

Council Meeting for Lottery Drawing will take place Monday, June 10, 2024.

ALCOHOL APPLICANTS ONLY:

Questions number 14, 15, 16, 17, 23, 24, and 25 are to be removed from the application and do not need to be completed by the applicant for consideration and entry into the lottery process.

As it pertains to question 23. Ordinance 9.04.090 the locations of the package store will be discussed and determined after the initial lottery process winner is awarded. The discussed location WILL have to be approved by Council at the following next available meeting.

If you have any questions, please contact the Business Services Division of Community Development.

Email: ot@cityofstockbridge-ga.gov

Phone Number(s):

678-833-3302 Uneeda Smith-Sellers

678-833-3310 Stephanie Milton

678-833-3318 Savannah Williams

4640 North Henry Boulevard Stockbridge, Ga 30281

City of Stockbridge
Community Development Department

ADDENDUM NO. 2

Re: APPLICATION (Lottery Application ONLY)

ATTENTION ALL POTENTIAL APPLICANTS:

[X] **READ CAREFULLY AND FOLLOW ALL INSTRUCTIONS.**
This addendum forms a part of the contract documents, modifies the original lottery documents and shall be as binding as if contained therein.

TO ALL PROSPECTIVE BIDDERS, PLEASE NOTE THE FOLLOWING CHANGES AND CLARIFICATIONS:

Addendum No. 2 supersedes Addendum No. 1

Lottery Application due date is 5:00 p.m. EDT on Friday, June 7, 2024.

Council Meeting for Lottery Drawing will take place Monday, June 10, 2024.

ALCOHOL APPLICANTS ONLY:

As it pertains to the proposed location of a package store. Please be advised that Stockbridge Ordinance 9.04.180 governs all applications for the additional license to be a retail seller of liquor, beer, and wine in Stockbridge. Ordinance 9.04.180 requires that all applications contain the identification of a specific address within Stockbridge. A general property description, such as a road name or intersection, is insufficient.

If you have any questions, please contact the Business Services Division of Community Development.

Email: ot@cityofstockbridge-ga.gov

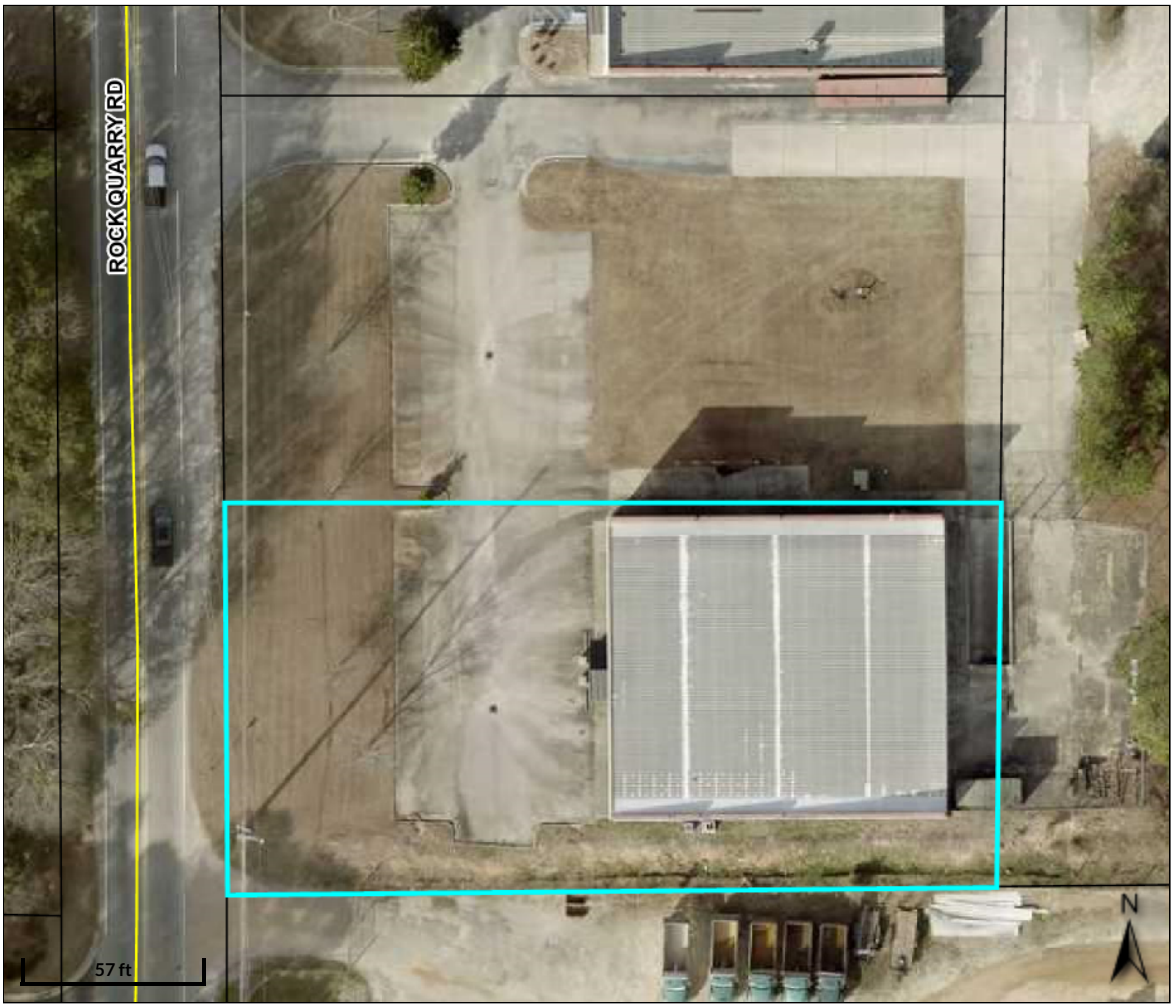
Phone Number(s):

678-833-3302 Uneeda Smith-Sellers

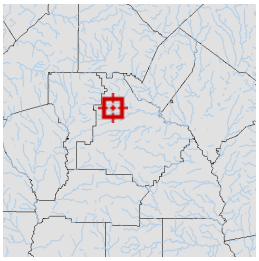
678-833-3310 Stephanie Milton

678-833-3318 Savannah Williams

Henry County, GA



Overview



Legend

Parcels

Roads

Parcel ID	S33-01011002	**Class**	Commercial	**Owner**	ESP2 PROPERTIES	**Land**	$86,200				
Property	ROCK QUARRY	**Acreage**	0.66	**Address**	LLC	**Value:**					
Address	RD				110 ROCK	**Building**	$316,800	**Last 2 Sales**			
District	City/Stockbridge				QUARRY RD	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					STOCKBRIDGE, GA	**Misc**	$23,700	1/1/2016	$0	VM	U
					30281	**Value:**		9/29/2010	$500,000	FM	Q
						Total	$426,700				
						Value:					

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

Date created: 9/18/2025
Last Data Uploaded: 9/18/2025 6:45:53 PM

Developed by SCHNEIDER GEOSPATIAL

Stockbri
Where Community Conne

4640 North Henry Boulevard Stock

City of Stockbridg
Community Development D



July 17, 2024

Reynell Hay
1013 Legacy Hills Drive
McDonough, GA 30253

RE: Alcohol Lottery Application Update

Dear City of Stockbridge 2024 Alcohol Lottery Applicant,

This communication serves to inform you that we received your application for the city's alcohol lottery within the stipulated deadline. Upon further review, City Staff has removed the requirement for all applicants to have a formal letter of intent to purchase land located within Stockbridge city limits on either Rock Quarry Road or Jodeco Road.

The lottery drawing will take place on **July 30, 2024**, at **6:00 PM** in the council chambers. The City Council on that date **will only** determine the two lottery winners and two alternates (1st and 2nd). The winners of the lottery will have 120 days to secure a location, submit a completed application with the Community Development Department for a special land use permit, and complete any other requirements or negotiations with the City. If the winner fails to do so they will forfeit the license and the 1st alternate will take their place and then they will have 120 days. If they fail to do so the 2nd alternate will assume the license. The target areas for the liquor license will remain the same.

The following requirements for the drawing will be as following:

- Any applications that have the same address will be placed in the lottery as one application.
- Any applications that have familial ties will be placed in the lottery as one application.

The above requirements allow for the fairness of the alcohol lottery in the City of Stockbridge.

For any inquiries or clarification regarding this request, please feel free to contact us at (678)833-3302 or OT@cityofstockbridge-ga.gov.

Thank you for your prompt attention to this matter. We are sorry for any inconvenience.

Best regards,

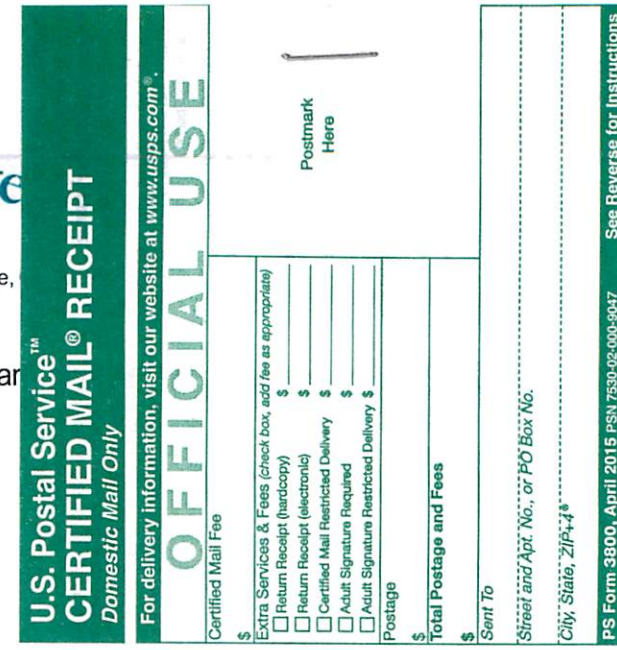
Uneeda Smith-Sellers

Uneeda Smith-Sellers
Business Services Supervisor

Stockbridge
Where Community Connects

4640 North Henry Boulevard Stockbridge,

City of Stockbridge
Community Development Depar



9220 2056 0000 0405 2702

June 28, 2024

Reynell Hay
1013 Legacy Hills Drive
McDonough, GA 30253

RE: Alcohol Lottery Application Update

Dear City of Stockbridge 2024 Alcohol Lottery Applicant,

This communication serves to inform you that we received your application for the city's alcohol lottery within the stipulated deadline. However, following the June 10, 2024, city council meeting, it was determined that further clarification on this process was necessary.

Upon consultation with our leadership and review from the City Attorney, it has been determined that all applicants are required to provide responses to questions 14-16 of the application, along with a formal letter of intent to purchase or lease land located within Stockbridge city limits on either Rock Quarry Road or Jodeco Road. As of today, any alcohol lottery application received without a proposed location with an address on Rock Quarry Road or Jodeco Road does not meet the requirements. These applicants are required to amend their application by July 19, 2024, or it will be withdrawn from consideration. Please ensure your application is updated accordingly to avoid disqualification.

This information must be submitted no later than July 19, 2024, at 5:00 PM EST.

Please note that this requirement applies exclusively to current applicants. If you wish to withdraw your application, kindly inform us accordingly before the specified deadline. The lottery drawing will take place on July 30, 2024, at 6:00PM EST in the council chambers.

For any inquiries or clarification regarding this request, please feel free to contact us at (678)833-3302 or OT@cityofstockbridge-ga.gov.

Thank you for your prompt attention to this matter. We anticipate receiving your updated information within the designated timeframe.

Best regards,

Uneeda Smith-Sellers

Uneeda Smith-Sellers
Business Services Supervisor

Stockbridge

Where Community Connects

Appeal Case# AP 2025-02

City of Stockbridge

Community Development Department

Planning & Zoning

City Council Meeting October 13, 2025

Submittal of Appeal Application

Appellant information

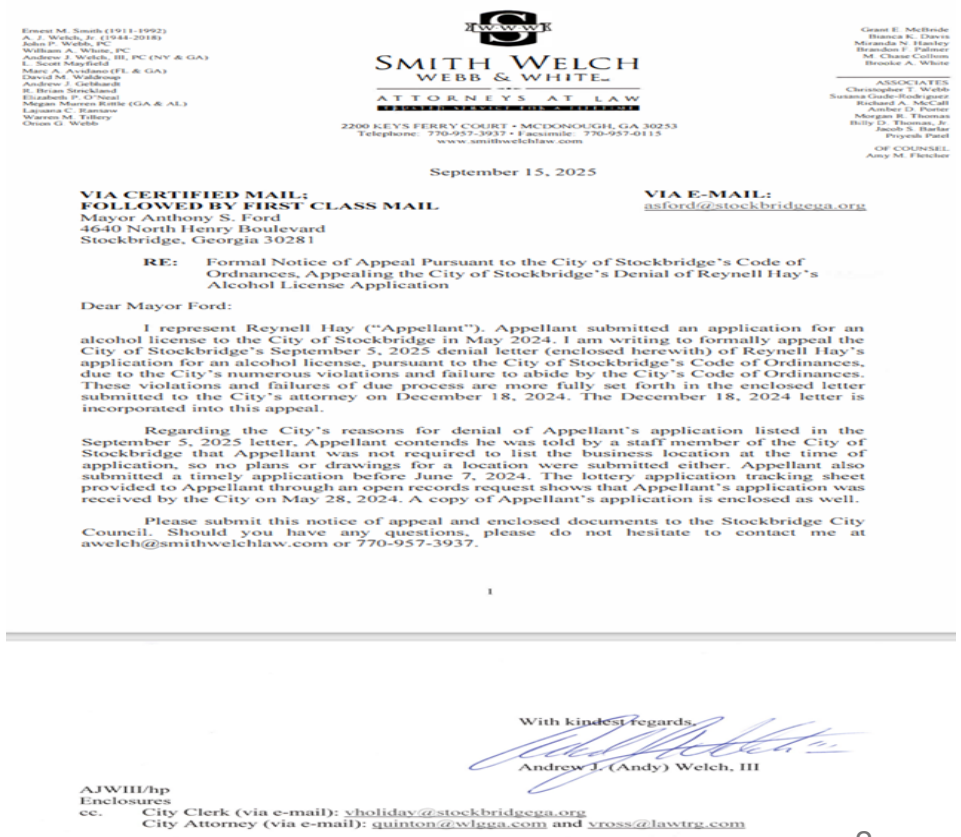
Date: September 15, 2025

Applicant: Reynell Hay

Agent: Smith, Welch, Webb & White

Letter of Appeal: Submitted by Smith, Welch, Webb & White

Appeal Letter



SMITH WELCH
WEBB & WHITE
ATTORNEYS AT LAW

2200 KEYS FERRY COURT • MCDONOUGH, GA 30253
Telephone: 770-957-3937 • Facsimile: 770-957-0115
www.smithwelchlaw.com

September 15, 2025

VIA CERTIFIED MAIL:
FOLLOWED BY FIRST CLASS MAIL
Mayor Anthony S. Ford
4640 North Henry Boulevard
Stockbridge, Georgia 30281

VIA E-MAIL:
asford@stockbridgega.org

RE: Formal Notice of Appeal Pursuant to the City of Stockbridge's Code of Ordnances, Appealing the City of Stockbridge's Denial of Reynell Hay's Alcohol License Application

Dear Mayor Ford:

I represent Reynell Hay ("Appellant"). Appellant submitted an application for an alcohol license to the City of Stockbridge in May 2024. I am writing to formally appeal the City of Stockbridge's September 5, 2025 denial letter (enclosed herewith) of Reynell Hay's application for an alcohol license, pursuant to the City of Stockbridge's Code of Ordinances, due to the City's numerous violations and failure to abide by the City's Code of Ordinances. These violations and failures of due process are more fully set forth in the enclosed letter submitted to the City's attorney on December 18, 2024. The December 18, 2024 letter is incorporated into this appeal.

Regarding the City's reasons for denial of Appellant's application listed in the September 5, 2025 letter, Appellant contends he was told by a staff member of the City of Stockbridge that Appellant was not required to list the business location at the time of application, so no plans or drawings for a location were submitted either. Appellant also submitted a timely application before June 7, 2024. The lottery application tracking sheet provided to Appellant through an open records request shows that Appellant's application was received by the City on May 28, 2024. A copy of Appellant's application is enclosed as well.

Please submit this notice of appeal and enclosed documents to the Stockbridge City Council. Should you have any questions, please do not hesitate to contact me at awelch@smithwelchlaw.com or 770-957-3937.

With kindest regards,

Andrew J. (Andy) Welch, III

AJWIII/hp
Enclosures
cc. City Clerk (via e-mail): vholiday@stockbridgega.org
City Attorney (via e-mail): quinton@whgga.com and vross@lawtrg.com

Purpose of the Appeal Application

Reynell Hay was one of fourteen applicants for a lottery for an alcohol license in the City of Stockbridge.

City Staff evaluated Reynell Hay's lottery application for an alcohol license and deemed the application to be incomplete.

City staff sent a denial letter, via certified mail, to Mr. Hay, on September 5, 2024.

Reynell Hay claimed to have never received it and requested a copy of the denial.

City Staff provided an updated denial letter dated September 15, 2025

Law firm Smith, Welch, Webb, & White (agent) submitted an appeal letter to the City of Stockbridge on the behalf of alcohol license lottery applicant, Reynell Hay on September 15, 2025

Alcohol License Application Requirements

Application Lottery Requirements

Section 9.04.130 of the Municipal Code of Ordinances authorized the issuance of two additional retail package stores due to the City's population increase from the 2022 annexation.

A period of forty-five (45) days was allowed for the City to receive applications.

The application forms are located on the City's website, and

the application fee is $750.00.

The retail package stores were to be located on either Rock Quarry Road or Jodeco Road.

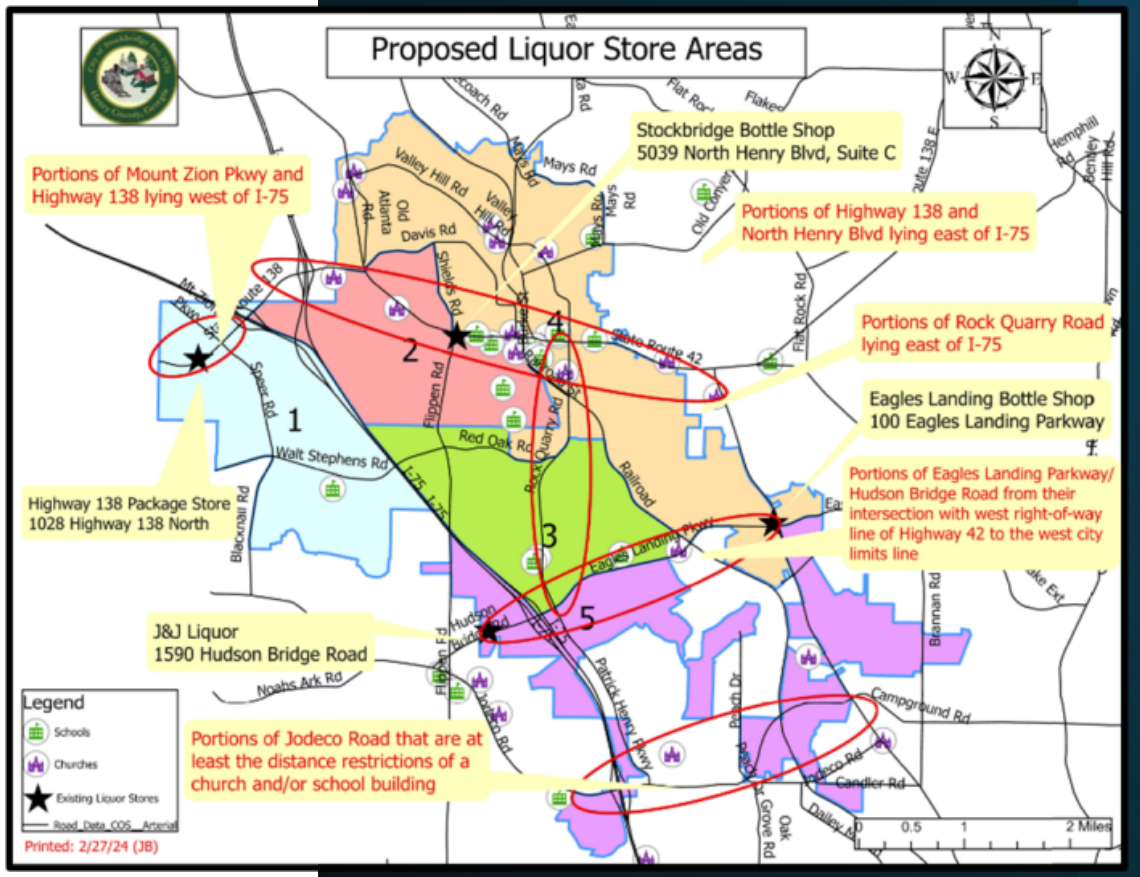
Application Contents

Section 9.04.180:The application shall be submitted utilizing the city application form and shall contain, under oath, the following information, and additional documents:

- Name and address of each applicant and each person who would have an interest in the license, however including only those stockholders owning ten percent (10%) or more of the corporation's stock and all members of the LLC;
- Name and address for the past ten (10) years of each individual licensee, including registered agent where necessary;
- The name, address, and date of birth of each employee working at the business location;
- Description of the business operation, its location, and facilities;
- Blueprint or scale drawing of the business facilities, including the boundaries or limits of any parking assigned to or under the control of the business;
- Survey indicating the location of the business and the distance to the nearest school, church, alcoholic treatment center; and closest distilled spirits retail dealer;
- The license fee required by this chapter, in the form of cash or a bank-certified check;
- The non-refundable investigative fee, in the form of cash or a bank-certified check;
- Financial statements for each person identified in Section 9.04.170; and such other information and documents as may be required by the license department.

Alcohol License Application Requirements

- A property for a retail package store must be located in one of five approved areas, per **Section 9.04.090** of the Stockbridge Municipal Code. Those areas are shown on a City map, dated 2/24/24, entitled “Proposed Liquor Store Areas” which also shows the locations of four liquor stores as of that date. The approved locations for new liquor stores were later limited to Rock Quarry Road or Jodeco Road. Reynell Hay’s proposed property location was at 110 Rock Quarry Road (Parcel #S33-01011002).
- **Section 9.04.130(B)** lists four retail package store requirements. These include
  - a minimum store size of at least 6,000 square feet,
  - permissibility to locate within a mixed-use development,
  - approval of a special use permit by the Stockbridge City Council, and
  - compliance with the provisions of the Stockbridge Unified Development Code (UDC).



Alcohol License Application Requirements

Section 9.04.210 of the Stockbridge Municode

Identifies possible reasons for the denial of an alcohol license lottery application. Section 9.04.210(A) states that a **"material omission left out of an original or renewal application for an alcoholic beverage license shall be cause sufficient for the denial thereof."** Section 9.04.210(C) further explains that if a license is issued on the basis of omitted material information, which would be cause for the revocation of the license.

9.04.210 - Misleading, omitted, or obsolete information—Report—Penalties.

A. **Any untrue or misleading information contained in or material omission left out of an original or renewal application for an alcoholic beverage license shall be cause sufficient for the denial thereof.**

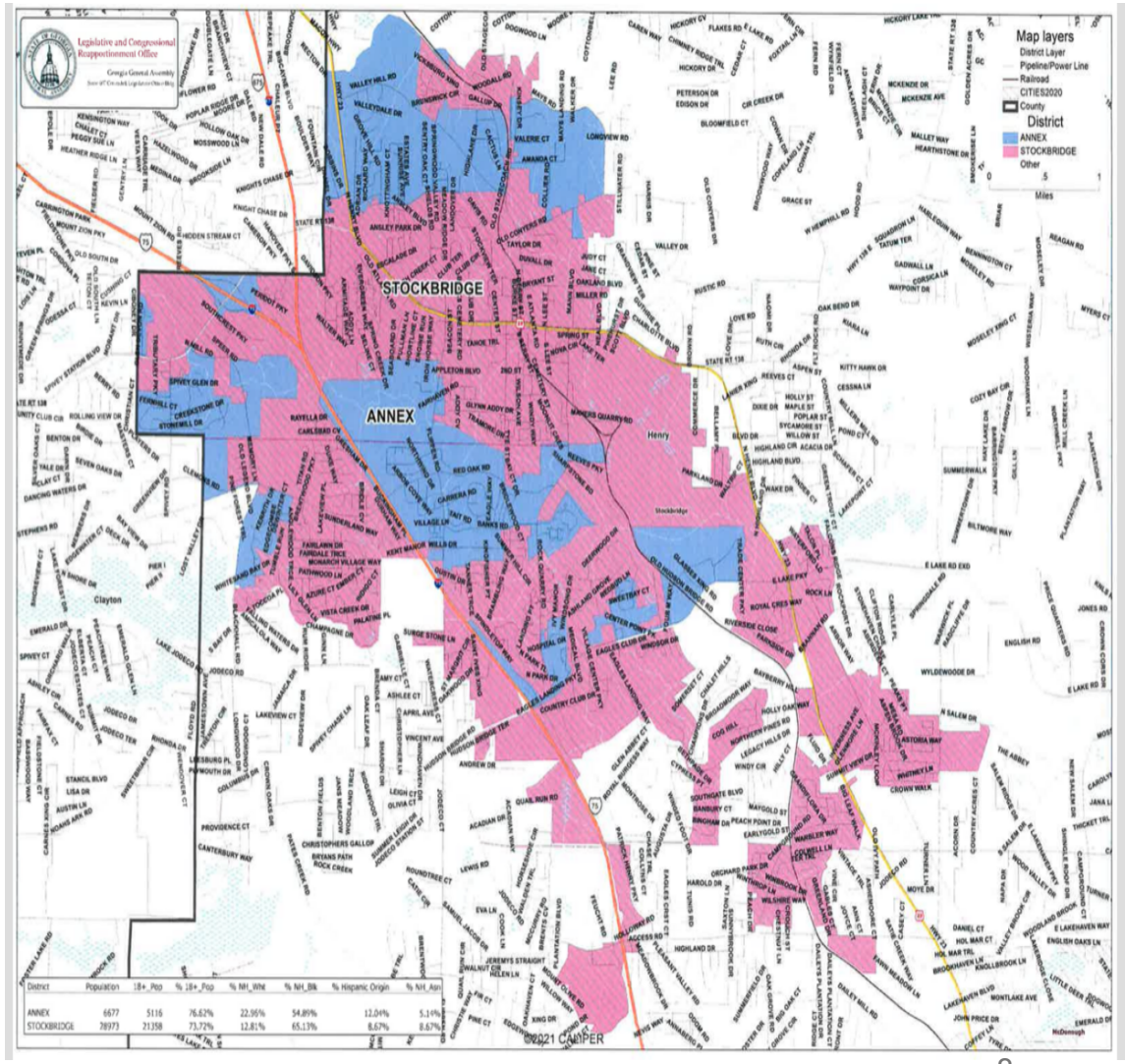
B. Any information which changes or otherwise becomes obsolete shall be reported immediately.

C. When any license is issued on the basis of an application containing misleading or untrue information or omitted or unreported changed material information, such circumstances shall be cause for revocation of same.

D. In the event a licensee receives notice of violation of any federal or state law or administrative regulation, such licensee shall, within ten (10) days of receipt of such notice, provide a copy of the notice to the city by certified mail. The licensee shall keep the city informed as to the progress of the matter for which notice of violation was issued and shall promptly communicate the outcome of all proceedings to the

Origin of the Lottery Application Process for Alcohol Licenses

- In November of 2022, a citywide annexation referendum was passed and approved, increasing the City's population by approximately 7,000.
- As a result of the substantial population increase, the City became eligible for two additional alcohol licenses.
- **Section 9.04.040** of the Stockbridge Municipal Code of Ordinances requires all manufacturers and dealers of alcoholic beverages to obtain an alcohol business license from the City of Stockbridge before commencing operations.
- **Section 9.04.130** further limits the number of alcohol licenses to be issued within the City Limits, based on the City's population.
- As of February 27, 2024, four liquor stores were located in the City of Stockbridge



Origin of the Lottery Application Process for Alcohol Licenses

- **February 27, 2024 City Council Work Session**: An ordinance was considered two allow additional licenses and locations in the City for several types of businesses, including dealers in distilled spirits, by clarifying the number of licenses available and providing a process for allowing additional licenses based up Census data.
- **March 26, 2024 Work Session Meeting**: The discussion of the ordinance continued and the ordinance was adopted with the following requirements for retail package stores: the minimum store size would be 6,000 square feet; retail package stores would be allowed in mixed-used developments; applicants must file a Special Use Permit and receive approval of the City Council; and all requirements of the Unified Development Code (UDC) had to be met.
- These requirements have been incorporated into **Section 9.04.130(B)** of the Stockbridge Municode.

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. OR24-566

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA RELATING TO DEALERS IN DISTILLED SPIRITS SO AS TO CLARIFY THE NUMBER OF LICENSES AVAILABLE TO PROVIDE A PROCESS FOR ALLOWING ADDITIONAL LICENSES BASED UPON CENSUS DATA; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. That Title 9, Chapter 04, section 090 (A) of the current Stockbridge Code be deleted, and a new Title 9, Chapter 04, section 090 (A) be added to the Code of Ordinances, City of Stockbridge, Georgia, so as to read as follows:

9.04.090 – Premises – Additional restrictions for distilled spirits retail licenses.

A. No retail license for the sale of distilled spirits shall be issued unless the location is located within five hundred (500) feet of the streets or roads designated in the following five (5) areas and has direct access onto such streets or roads:

Area 1: Those portions of Mount Zion Parkway' and Highway 138 lying west of I-75;

Area 2: Those portions of Highway 138 and North Henry Boulevard lying east of I-75;

Area 3: Those portions of Eagles Landing Parkway/Hudson Bridge Road from their intersection with west right-of-way line of Highway 42 to the west city limits line.

Area 4: Those portions of Rock Quarry Road lying east of I-75;

Area 5: Those portions of Jodeco Road that are at least the distance restrictions of a church and/or school buildings.

SECTION 2. Repeal. The existing Title 9, Chapter 04, Section 090 (A) is hereby repealed. From the Code of Ordinances, city of Stockbridge, Georgia. All ordinances in conflict with this Ordinance are repealed, except as otherwise provided herein.

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

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

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

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

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

SO ORDAINED this 30th day of July, 2024.

ANTHONY S. FORD, Mayor

ATTEST:

VANESSA HOLIDAY, City Clerk (SEAL)

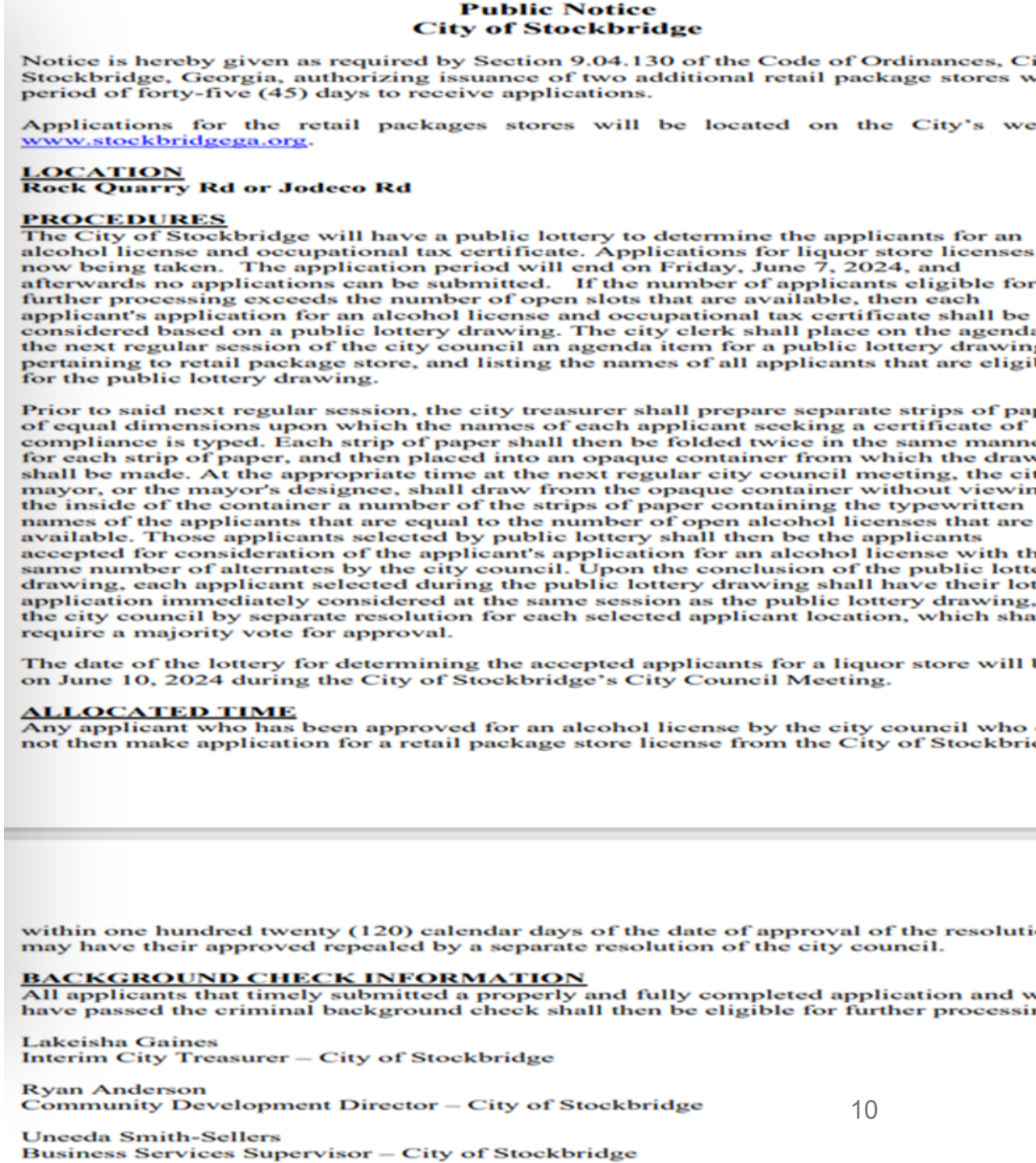
APPROVED AS TO FORM:

QUINTON G. WASHINGTON, City Attorney

Implementation of the Alcohol License Lottery Process

- The City of Stockbridge's alcohol license lottery process began on April 6, 2024, via public notice, as a method for awarding two additional alcohol licenses to eligible lottery applicants.

- A public lottery was authorized to determine the applicants for an alcohol license and an occupational tax certificate. The application period ended on Friday, June 7, 2024, and there were fourteen (14) total applicants.



Public Notice
City of Stockbridge

Notice is hereby given as required by Section 9.04.130 of the Code of Ordinances, Ci
Stockbridge, Georgia, authorizing issuance of two additional retail package stores w
period of forty-five (45) days to receive applications.

Applications for the retail packages stores will be located on the City's we
www.stockbridgega.org.

LOCATION
Rock Quarry Rd or Jodeco Rd

PROCEDURES
The City of Stockbridge will have a public lottery to determine the applicants for an alcohol license and occupational tax certificate. Applications for liquor store licenses now being taken. The application period will end on Friday, June 7, 2024, and afterwards no applications can be submitted. If the number of applicants eligible for further processing exceeds the number of open slots that are available, then each applicant's application for an alcohol license and occupational tax certificate shall be considered based on a public lottery drawing. The city clerk shall place on the agenda the next regular session of the city council an agenda item for a public lottery drawing pertaining to retail package store, and listing the names of all applicants that are eligi for the public lottery drawing.

Prior to said next regular session, the city treasurer shall prepare separate strips of pa of equal dimensions upon which the names of each applicant seeking a certificate of compliance is typed. Each strip of paper shall then be folded twice in the same manne for each strip of paper, and then placed into an opaque container from which the draw shall be made. At the appropriate time at the next regular city council meeting, the ci mayor, or the mayor's designee, shall draw from the opaque container without viewin the inside of the container a number of the strips of paper containing the typewritten names of the applicants that are equal to the number of open alcohol licenses that are available. Those applicants selected by public lottery shall then be the applicants accepted for consideration of the applicant's application for an alcohol license with th same number of alternates by the city council. Upon the conclusion of the public lotte drawing, each applicant selected during the public lottery drawing shall have their lot application immediately considered at the same session as the public lottery drawing, the city council by separate resolution for each selected applicant location, which sha require a majority vote for approval.

The date of the lottery for determining the accepted applicants for a liquor store will on June 10, 2024 during the City of Stockbridge's City Council Meeting.

ALLOCATED TIME
Any applicant who has been approved for an alcohol license by the city council who not then make application for a retail package store license from the City of Stockbri

within one hundred twenty (120) calendar days of the date of approval of the resoluti may have their approved repealed by a separate resolution of the city council.

BACKGROUND CHECK INFORMATION
All applicants that timely submitted a properly and fully completed application and w have passed the criminal background check shall then be eligible for further processi

Lakeisha Gaines
Interim City Treasurer – City of Stockbridge

Ryan Anderson
Community Development Director – City of Stockbridge

Uneeda Smith-Sellers
Business Services Supervisor – City of Stockbridge

Implementation of the Alcohol License Lottery Process

Addendum No. 1 was issued on April 17, 2024. It advised applicants that certain application requirements regarding the location of the business no longer needed to be addressed.

Stockbridge
Where Community Connects

4640 North Henry Boulevard Stockbridge, Ga 30281

City of Stockbridge
Community Development Department

ADDENDUM NO. 1

Re: APPLICATION (Lottery Application ONLY)

ATTENTION ALL POTENTIAL APPLICANTS:

☒ **READ CAREFULLY AND FOLLOW ALL INSTRUCTIONS.**
This addendum forms a part of the contract documents, modifies the original lottery documents and shall be as binding as if contained therein.

TO ALL PROSPECTIVE BIDDERS, PLEASE NOTE THE FOLLOWING CHANGES AND CLARIFICATIONS:

Lottery Application due date is 5:00 p.m. EDT on Friday, June 7, 2024.

Council Meeting for Lottery Drawing will take place Monday, June 10, 2024.

ALCOHOL APPLICANTS ONLY:

Questions number 14, 15, 16, 17, 23, 24, and 25 are to be removed from the application and do not need to be completed by the applicant for consideration and entry into the lottery process.

As it pertains to question 23. Ordinance 9.04.090 the locations of the package store will be discussed and determined after the initial lottery process winner is awarded. The discussed location WILL have to be approved by Council at the following next available meeting.

If you have any questions, please contact the Business Services Division of Community Development.

Email: ot@cityofstockbridge-ga.gov

Phone Number(s):

678-833-3302 Uneeda Smith-Sellers

678-833-3310 Stephanie Milton

678-833-3318 Savannah Williams

Addendum No. 2 was issued on May 3, 2024. It superseded and effectively rescinded Addendum No. 1, and it required the applicant to include a specific location of the business within the City, pursuant to the City's Alcoholic Beverage Code, Section 9.04.180.

Stockbridge
Where Community Connects

4640 North Henry Boulevard Stockbridge, Ga 30281

City of Stockbridge
Community Development Department

ADDENDUM NO. 2

Re: APPLICATION (Lottery Application ONLY)

ATTENTION ALL POTENTIAL APPLICANTS:

☒ **READ CAREFULLY AND FOLLOW ALL INSTRUCTIONS.**
This addendum forms a part of the contract documents, modifies the original lottery documents and shall be as binding as if contained therein.

TO ALL PROSPECTIVE BIDDERS, PLEASE NOTE THE FOLLOWING CHANGES AND CLARIFICATIONS:

Addendum No. 2 supersedes Addendum No. 1

Lottery Application due date is 5:00 p.m. EDT on Friday, June 7, 2024.

Council Meeting for Lottery Drawing will take place Monday, June 10, 2024.

ALCOHOL APPLICANTS ONLY:

As it pertains to the proposed location of a package store. Please be advised that Stockbridge Ordinance 9.04.180 governs all applications for the additional license to be a retail seller of liquor, beer, and wine in Stockbridge. Ordinance 9.04.180 requires that all applications contain the identification of a specific address within Stockbridge. A general property description, such as a road name or intersection, is insufficient.

If you have any questions, please contact the Business Services Division of Community Development.

Email: ot@cityofstockbridge-ga.gov

Phone Number(s):

678-833-3302 Uneeda Smith-Sellers

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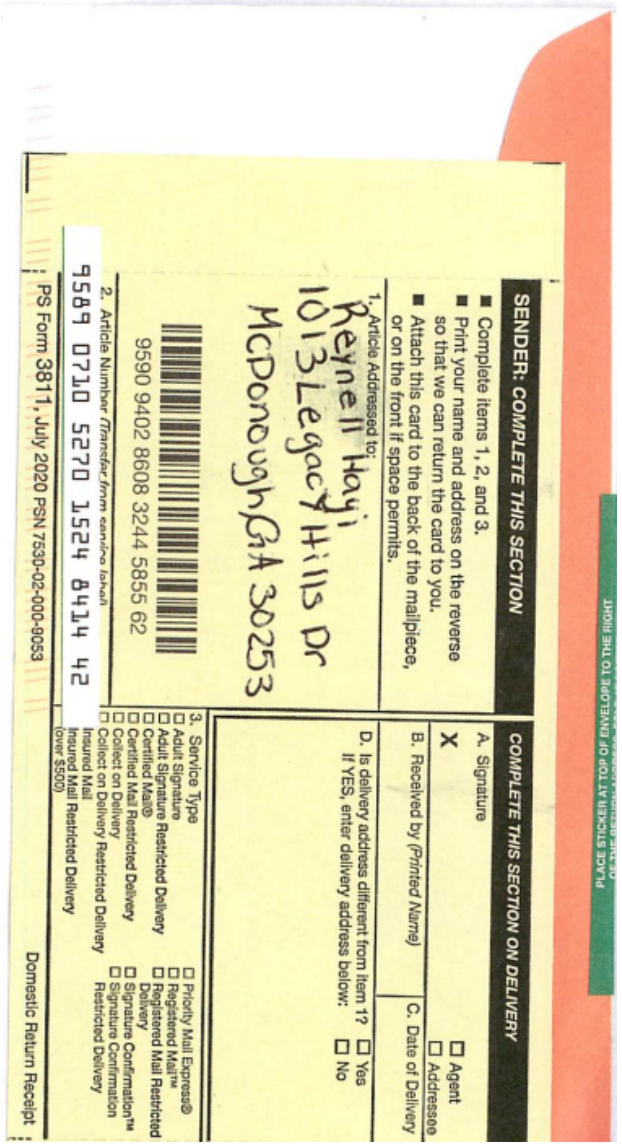
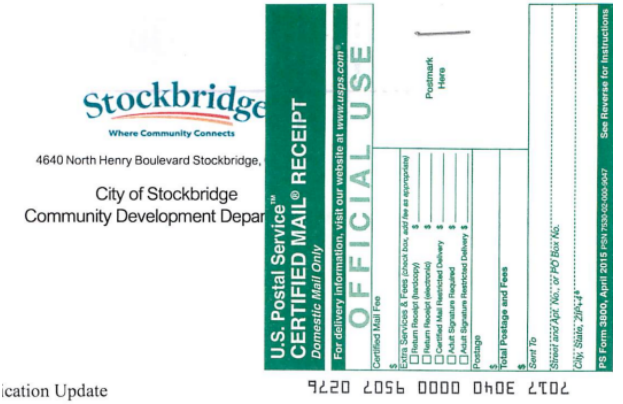


Implementation of the Alcohol License Lottery Process

- **The "update" first letter,** dated June 28, 2024, stated as follows:
- *"This communication serves to inform you that we received your application for the city's alcohol lottery within the stipulated deadline. However, following the June 10, 2024, city council meeting, it was determined that further clarification of this process was necessary."*
- *Upon consultation with our leadership and review from the City Attorney, it has been determined that applicants are required to provide responses to questions 14-16 of the application, along with a formal letter of intent to purchase or lease land located within Stockbridge city limits on either Rock Quarry Road or Jodeco Road. As of today, an alcohol lottery application received without a proposed location with an address on Rock Quarry Road or Jodeco Road does not meet the requirements. These applicants are required to amend their application by July 19, 2024, or it will be withdrawn from consideration.*
- *Please ensure your application is updated accordingly to avoid disqualification.*
- *This information must be submitted no later than July 19, 2024, at 5:00 PM EST."*


Stockbridge
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4640 North Henry Boulevard Stockbridge,
City of Stockbridge
Community Development Depar
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CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Postmark Here
Total Postage and Fees
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
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ication Update

2024 Alcohol Lottery Applicant,

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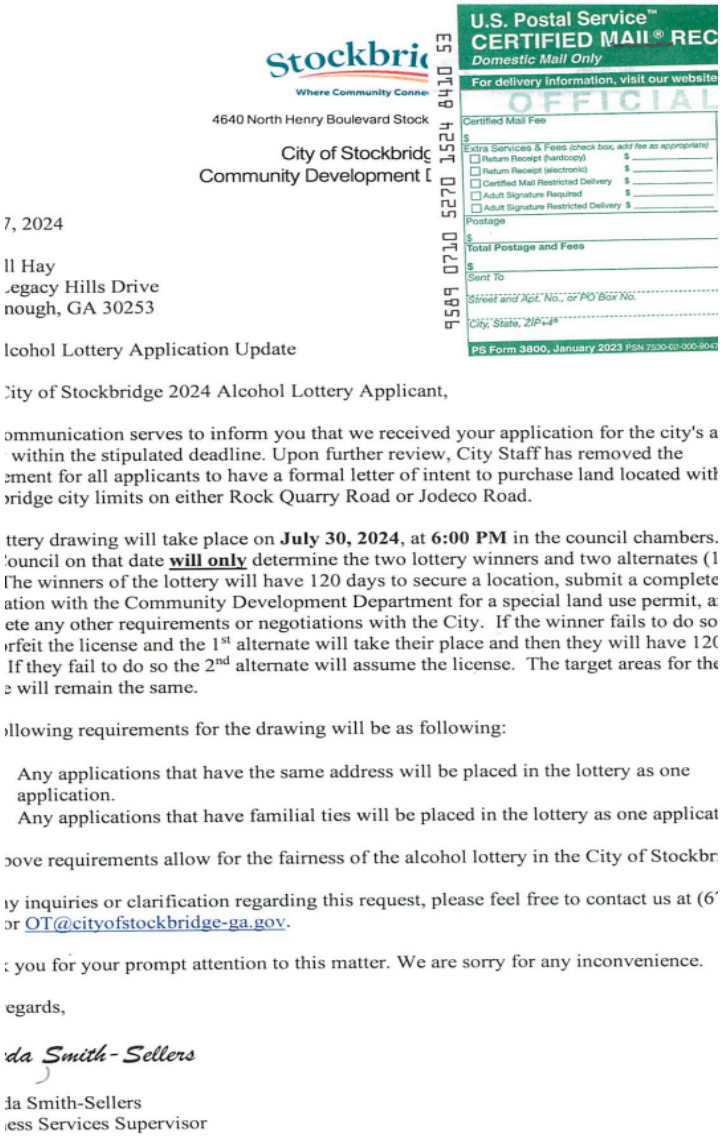
, kindly inform us accordingly before the specified deadline. The
lace on July 30, 2024, at 6:00PM EST in the council chambers.

cation regarding this request, please feel free to contact us at (678)833-
ridge-ga.gov.

t attention to this matter. We anticipate receiving your updated
ignated timeframe.

sor



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Community Development D

7, 2024

ll Hay
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lcohol Lottery Application Update

City of Stockbridge 2024 Alcohol Lottery Applicant,

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y inquiries or clarification regarding this request, please feel free to contact us at (67
r OT@cityofstockbridge-ga.gov.

you for your prompt attention to this matter. We are sorry for any inconvenience.

egards,

da Smith-Sellers

da Smith-Sellers
ess Services Supervisor

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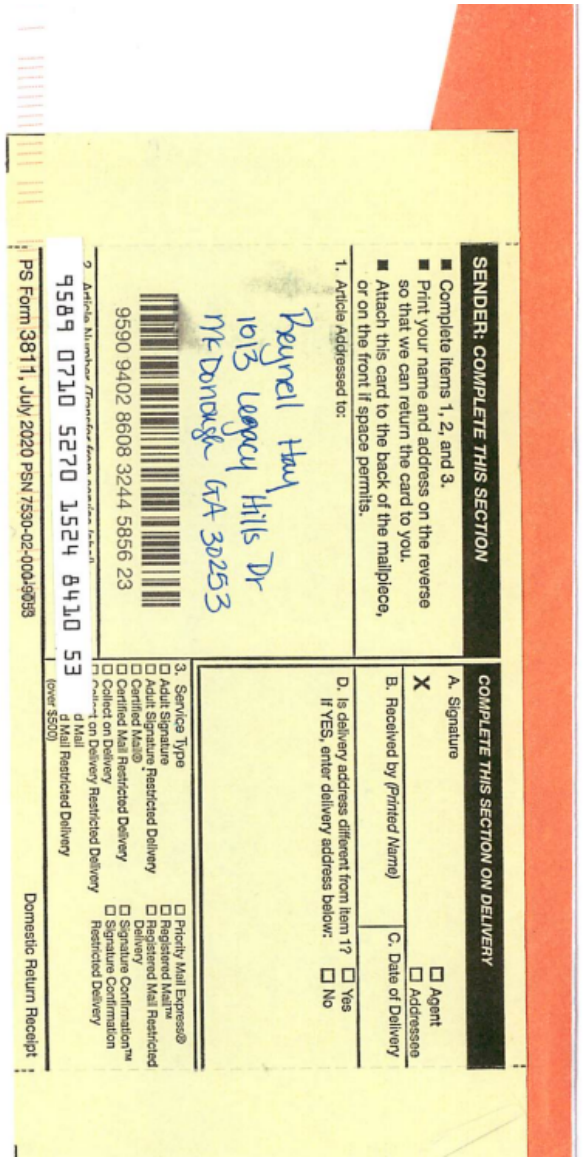
Implementation of the Alcohol License Lottery Process

- **The second "update" letter**, dated July 17, 2024, stated as follows:

- *"This communication serves to inform you that we received your application for the city's alcohol lottery within the stipulated deadline. Upon further review, City Staff has removed the requirement for all applicants to have a formal letter of intent to purchase land located within Stockbridge city limits on either Rock Quarry Road or Jodeco Road. The alcohol lottery will take place on July 30, 2024, at 6:00 PM in the council chambers."*

- **The City of Stockbridge mailed a second update letter to notify the applicant via certified mail and it was returned.**



Implementation of the Alcohol License Lottery Process

- **June 10, 2024 City Council Meeting**: The names of all applicants were listed on the City Council agenda for the meeting, when a public lottery drawing was to be held. However, The lottery process was tabled until the July 30, 2024, Work Session meeting,
- **July 30, 2024 City Council Work Session:** Only two applications were deemed to be complete. During the meeting two applicants,(Applicant No. 1) and (Applicant No. 5), were selected by City Council.
- The selected applicants were required to undergo criminal background checks and were allotted 120 days to apply for a special use permit, which required City Council approval, before they could be awarded an alcohol license or their approvals could be repealed by City Council.

- **September 5, 2024** the City notified the remaining twelve (12) alcohol license lottery applicants that their applications were deemed to be incomplete, including the application of Reynell Hay, via certified mail
- One applicant did not apply for a special use permit within the required 120-day application period; thus, his alcohol license expired.

Lottery Application for an Alcohol License by Reynell Hay

- The City of Stockbridge received an alcohol license application by Reynell Hay on June 6, 2024. It stated that the proposed business name was to be “Ologo Wines and Spirit” as a Limited Liability Company (LLC), and that the company was formed on 5/17/24.
- **The business address of 950 Eagles Landing Parkway, Stockbridge, GA, 30281 was listed, which is the address of an UPS store. No post office box number was given, nor did the applicant supply his requested home address (although it was obtained from his driver’s license); Thus making his application incomplete.**
- The application listed Reynell Hay as a “Member Manager” with a member-ownership interest of 50%, with Shaffer Smith also listed as a member-ownership interest of 50%.
- The proposed retail package store was to be located at 110 Rock Quarry Road (Parcel #S33-01011002).
- Mr. Hay signed his application but did not provide a date, although a notary public date of May 21, 2024, was listed. The applicant also submitted a “Certificate of Organization” from the State of Georgia, which stated that Ologo Wine and Spirits LLC was organized under the laws of the State of Georgia on 05/17/2024.

Lottery Application for an Alcohol License by Reynell Hay



Stockbridge

City of Stockbridge
Community Development Department

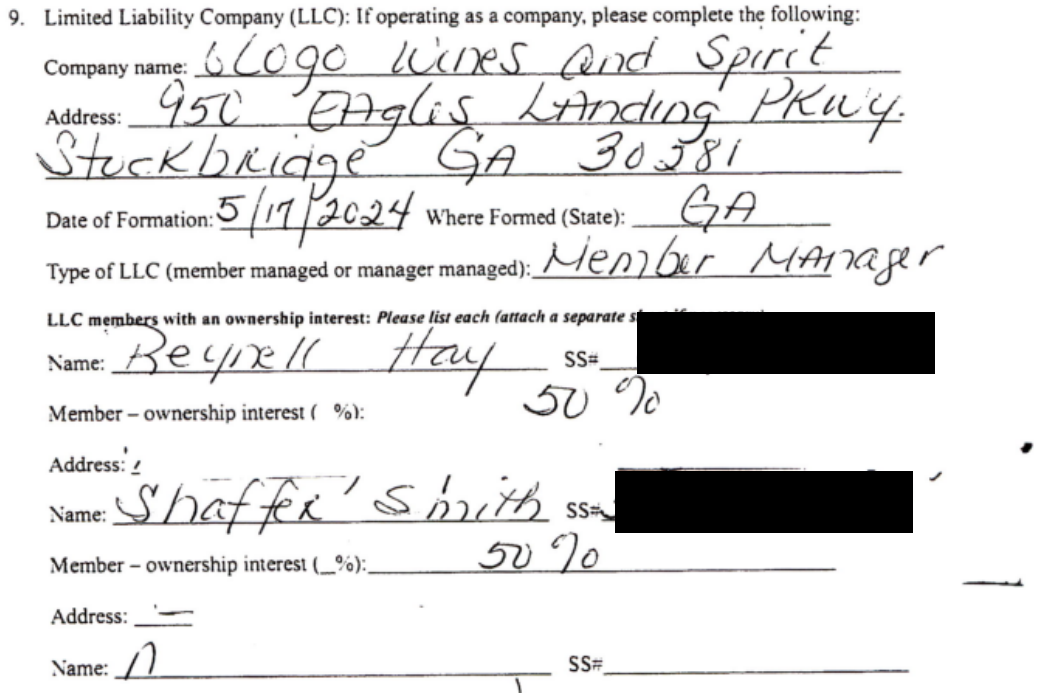
APPLICATION
(Lottery Application ONLY)

NOTE: USE SEPARATE PAGES AND/OR ATTACHMENTS, AS NECESSARY

1. Type(s) of license applied for:
   - (✓) Alcohol License
   - ( ) Tire Shop
   - ( ) Used Car Dealership
   - ( ) Used Appliance Shop
   - ( ) Thrift store and Consignment Shop
   - ( ) Pawnshop
   - ( ) Vape Shop
   - ( ) Precious Metals

2. Proposed license is a (n):
   - ( ) Individual
   - ( ) Partnership
   - ( ) Corporation
   - (✓) LLC
   - ( ) other legal entity (explain)

3. Applicant information:
   - Name: Reynell Hay
   - Title Position: CO-OWNER / MANAGER
   - Are you a citizen of the United States: ✓ yes ___ no
   - Where were you born? BROOKLYN N.Y.
   - Present home address:
   - County of HENRY Number of years at present address 4
   - Contact information: Business phone #: 646 · 877 · 0019
   - Home phone #:
   - How long have you been a resident of Georgia? 18 Henry Co? 18
   - What has been your occupation for the past five (5) years? CEO / OWNER



9. Limited Liability Company (LLC): If operating as a company, please complete the following:

Company name: 6Logo Wines and Spirit

Address: 950 Eagles Landing Pkwy. Stockbridge GA 30281

Date of Formation: 5/17/2024 Where Formed (State): GA

Type of LLC (member managed or manager managed): Member Manager

LLC members with an ownership interest: ***Please list each (attach a separate s***

Name: Reynell Hay SS# [redacted]

Member – ownership interest (%): 50 %

Address:

Name: Shaffer Smith SS# [redacted]

Member – ownership interest (_%): 50 %

Address:

Name: SS#

Lottery Application for an Alcohol License by Reynell Hay

- After receiving Mr. Hay's alcohol lottery license application, City Staff filled out a Lottery Application Tracking Sheet after Mr. Hay's application was received. The Sheet was marked as "Date Received: 5/28/24; Application No. 6."

LOTTERY APPLICATION TRACKING SHEET

Date Received: 5/28/24 Application No.: 6

Applicant Name: Reynell Hay

Proposed business and name: oLogo Wine and Spirit
110 Rock Quarry

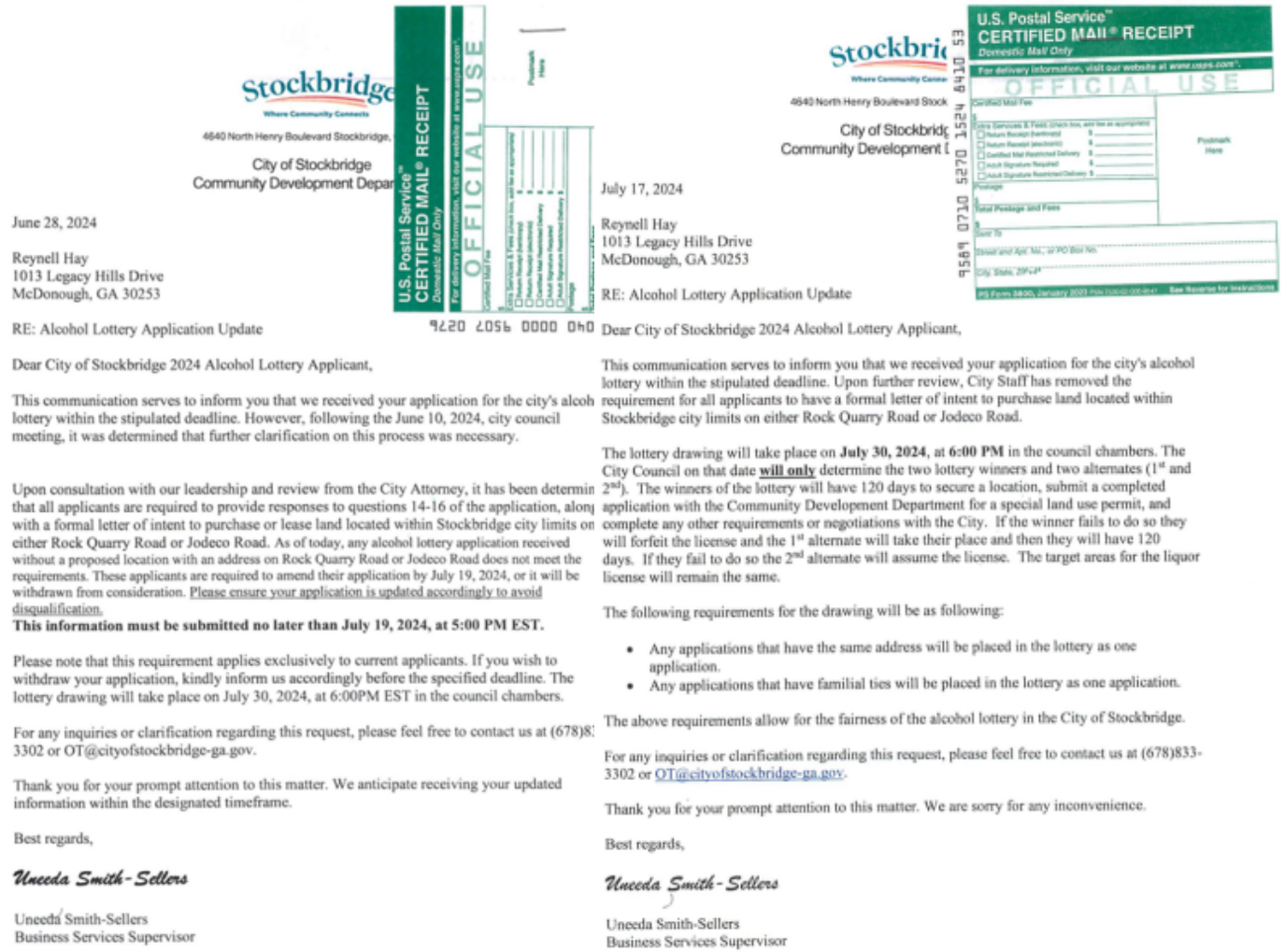
CHECKLIST:

- ✓ Complete Application and Documents: _____ or Missing: _____
- ✓ $750 Non-Refundable Application Fee: _____ Date Processed: 5/28
- ✓ Fieldprint Background Check Information Received: _____
- ✓ Notarized Financial Statement Received: _____
- ✓ Copy of Government Issued ID Received: _____
- ✓ Emailed applicant receipt/CC approval code/lottery process timeline: 5/31
- ✓ Redacted Copy of Application Sent to ~~City Clerk~~ Ryan on: (date) 5/31

Any Notes:

Lottery Application for an Alcohol License by Reynell Hay

- City Staff then sent Addendum No. 1 and Addendum No. 2 to all applicants, including Reynell Hay, as well as the two “update” letters. The first “update” letter to Reynell Hay was dated June 28, 2024, and the second one was dated July 17, 2024



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June 28, 2024

Reynell Hay
1013 Legacy Hills Drive
McDonough, GA 30253

RE: Alcohol Lottery Application Update

Dear City of Stockbridge 2024 Alcohol Lottery Applicant,

This communication serves to inform you that we received your application for the city's alcoh lottery within the stipulated deadline. However, following the June 10, 2024, city council meeting, it was determined that further clarification on this process was necessary.

Upon consultation with our leadership and review from the City Attorney, it has been determin that all applicants are required to provide responses to questions 14-16 of the application, alon with a formal letter of intent to purchase or lease land located within Stockbridge city limits on either Rock Quarry Road or Jodeco Road. As of today, any alcohol lottery application received without a proposed location with an address on Rock Quarry Road or Jodeco Road does not meet the requirements. These applicants are required to amend their application by July 19, 2024, or it will be withdrawn from consideration. Please ensure your application is updated accordingly to avoid disqualification.
This information must be submitted no later than July 19, 2024, at 5:00 PM EST.

Please note that this requirement applies exclusively to current applicants. If you wish to withdraw your application, kindly inform us accordingly before the specified deadline. The lottery drawing will take place on July 30, 2024, at 6:00PM EST in the council chambers.

For any inquiries or clarification regarding this request, please feel free to contact us at (678)8 3302 or OT@cityofstockbridge-ga.gov.

Thank you for your prompt attention to this matter. We anticipate receiving your updated information within the designated timeframe.

Best regards,

Uneeda Smith-Sellers

Uneeda Smith-Sellers
Business Services Supervisor

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Community Development

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July 17, 2024

Reynell Hay
1013 Legacy Hills Drive
McDonough, GA 30253

RE: Alcohol Lottery Application Update

Dear City of Stockbridge 2024 Alcohol Lottery Applicant,

This communication serves to inform you that we received your application for the city's alcohol lottery within the stipulated deadline. Upon further review, City Staff has removed the requirement for all applicants to have a formal letter of intent to purchase land located within Stockbridge city limits on either Rock Quarry Road or Jodeco Road.

The lottery drawing will take place on **July 30, 2024**, at **6:00 PM** in the council chambers. The City Council on that date **will only** determine the two lottery winners and two alternates (1st and 2nd). The winners of the lottery will have 120 days to secure a location, submit a completed application with the Community Development Department for a special land use permit, and complete any other requirements or negotiations with the City. If the winner fails to do so they will forfeit the license and the 1st alternate will take their place and then they will have 120 days. If they fail to do so the 2nd alternate will assume the license. The target areas for the liquor license will remain the same.

The following requirements for the drawing will be as following:

- Any applications that have the same address will be placed in the lottery as one application.
- Any applications that have familial ties will be placed in the lottery as one application.

The above requirements allow for the fairness of the alcohol lottery in the City of Stockbridge.

For any inquiries or clarification regarding this request, please feel free to contact us at (678)833-3302 or OT@cityofstockbridge-ga.gov.

Thank you for your prompt attention to this matter. We are sorry for any inconvenience.

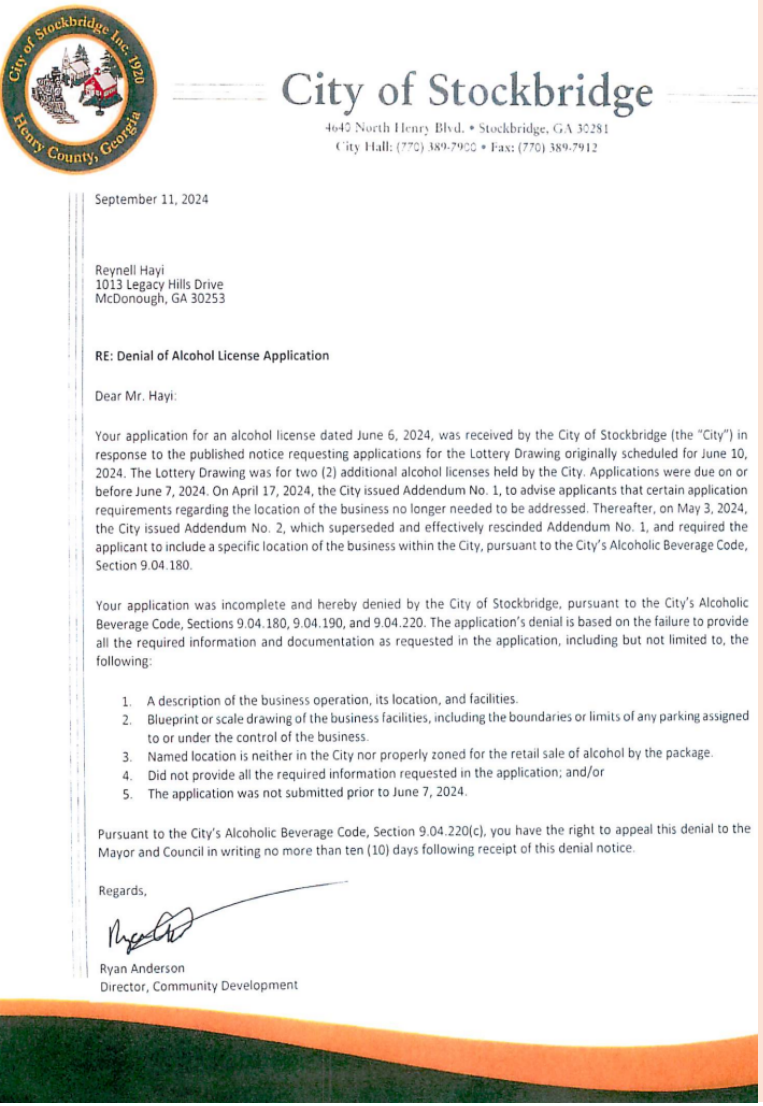
Best regards,

Uneeda Smith-Sellers

Uneeda Smith-Sellers
Business Services Supervisor

Lottery Application for an Alcohol License by Reynell Hay

- After evaluating Reynell Hay's application, City Staff determined that it was incomplete. The City sent a denial letter to Mr. Hay, dated September 11, 2024.
- **Since the applicant's stated business mailing address of 950 Eagles Landing Parkway did not include a post office box number, it was insufficient, and the denial letter could not be delivered to that address**.
- City Staff therefore used the address that was listed on the applicant's driver's license since he did not supply a home address on his application. A confirmation of the applicant's home address was made by examining the Henry County Tax Assessors' records.
- **The denial letter was sent to the driver's license by certified mail, but Mr. Hay claimed to have never received it. The letter was returned unclaimed just as the previous two letters.**



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

September 11, 2024

Reynell Hayi
1013 Legacy Hills Drive
McDonough, GA 30253

RE: Denial of Alcohol License Application

Dear Mr. Hayi:

Your application for an alcohol license dated June 6, 2024, was received by the City of Stockbridge (the "City") in response to the published notice requesting applications for the Lottery Drawing originally scheduled for June 10, 2024. The Lottery Drawing was for two (2) additional alcohol licenses held by the City. Applications were due on or before June 7, 2024. On April 17, 2024, the City issued Addendum No. 1, to advise applicants that certain application requirements regarding the location of the business no longer needed to be addressed. Thereafter, on May 3, 2024, the City issued Addendum No. 2, which superseded and effectively rescinded Addendum No. 1, and required the applicant to include a specific location of the business within the City, pursuant to the City's Alcoholic Beverage Code, Section 9.04.180.

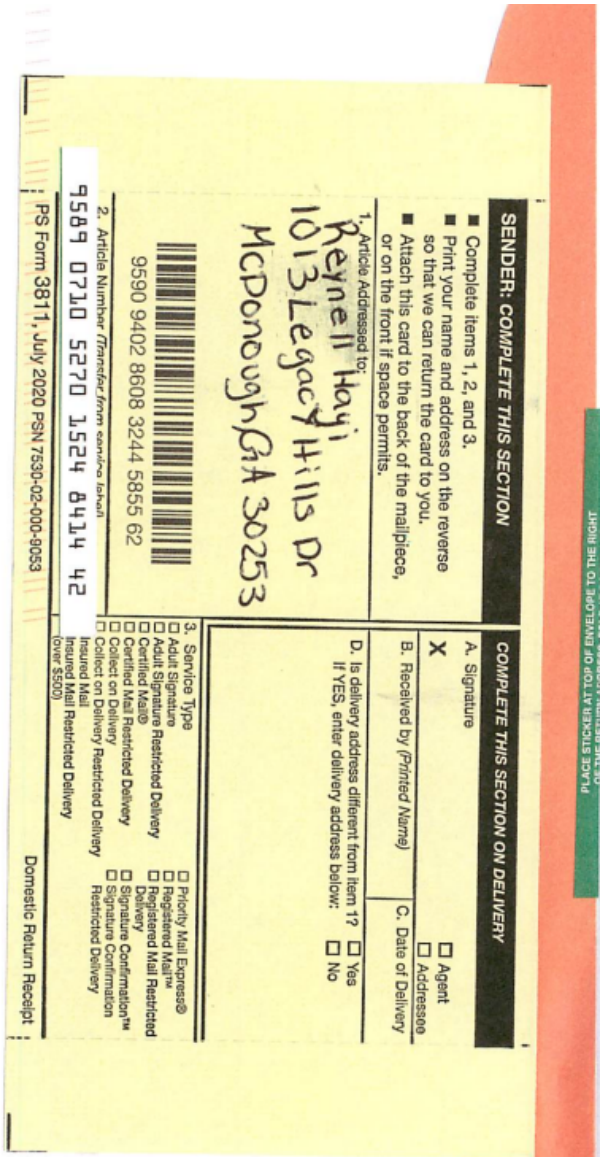
Your application was incomplete and hereby denied by the City of Stockbridge, pursuant to the City's Alcoholic Beverage Code, Sections 9.04.180, 9.04.190, and 9.04.220. The application's denial is based on the failure to provide all the required information and documentation as requested in the application, including but not limited to, the following:

1. A description of the business operation, its location, and facilities.
2. Blueprint or scale drawing of the business facilities, including the boundaries or limits of any parking assigned to or under the control of the business.
3. Named location is neither in the City nor properly zoned for the retail sale of alcohol by the package.
4. Did not provide all the required information requested in the application; and/or
5. The application was not submitted prior to June 7, 2024.

Pursuant to the City's Alcoholic Beverage Code, Section 9.04.220(c), you have the right to appeal this denial to the Mayor and Council in writing no more than ten (10) days following receipt of this denial notice.

Regards,

Ryan Anderson
Director, Community Development



SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: Reynell Hayi 1013 Legacy Hills Dr McDonough GA 30253

2. Article Number (Transfer from service label)
9590 9402 8608 3244 5855 62

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
☐ Agent
☐ Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
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Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

Lottery Application for an Alcohol License by Reynell Hay

- City Staff sent a second denial letter to the applicant, dated September 5, 2025, and it used the same language as the first denial letter from September 11, 2024.
- Both denial letters were sent to the applicant's residential mailing address.

Stockbridge
Where Community Connects

4640 North Henry Blvd
Stockbridge, GA 30281

September 5, 2025

Reynell Hay
1013 Legacy Hills Drive
McDonough, GA 30253

RE: Denial of Alcohol License Application

To Reynell Hay:
Your application for an alcohol license dated June 6, 2024, was received by the City of Stockbridge (the "City") in response to the published notice requesting applications for the Lottery Drawing originally scheduled for June 10, 2024. The Lottery Drawing was for two (2) additional alcohol licenses held by the City. Applications were due on or before June 7, 2024. On April 17, 2024, the City issued Addendum No. 1, to advise applicants that certain application requirements regarding the location of the business did not have to be addressed. Thereafter, on May 3, 2024, the City issued Addendum No. 2, which superseded and effectively rescinded Addendum No. 1, and required the applicant to include a specific location of the business within the City, pursuant to the City's Alcoholic Beverage Code, Section 9.04.180.

Your application was incomplete and hereby denied by the City of Stockbridge, pursuant to the City's Alcoholic Beverage Code, Sections 9.04.180, 9.04.190, and 9.04.220. The application was denied for failure to provide all of the required information and documentation as requested in the application, including but not limited to, the following:

(1) a description of the business operation, its location and facilities;

(2) blueprint or scale drawing of the business facilities, including the boundaries or limits of any parking assigned to or under the control of the business;

(3) named location is neither in the City nor properly zoned for the retail sale of alcohol by the package;

(4) did not provide all of the required information requested in the application; and/or

(5) the application was not submitted prior to June 7, 2024.

Pursuant to the City's Alcoholic Beverage Code, Section 9.04.220(c), you have the right to appeal this denial to the Mayor and Council in writing no more than ten (10) days following receipt of this denial notice.

Regards,

Ryan Anderson

Director, Community Development Department

City Council Decisions

- **On July 30, 2024**, the Stockbridge City Council awarded two alcohol licenses during the lottery process. One license was awarded to Girishkumar Patel, and the second license was awarded to Niral Patel.
- **On August 2, 2024** Girishkumar Patel applied for the required special use permit, when he proposed to locate his retail package store at 106 Rock Quarry Road.
- **On February 10, 2025**, the Stockbridge City Council heard but denied SP-2024-02 for Girishkumar Patel (the agent for the special use permit applicant, GRP, LLC). The denial was documented by Ordinance #OR25-588.
- Niral Patel did not apply for a special use permit during the allotted 120-day time period, so his alcohol license expired.

Smith, Welch, Webb & White Justification for the Appeal

- **December 18, 2024** The City of Stockbridge received a letter a from the law firm of Smith, Welch, Webb & White on behalf of their client, Reynell Hay. The letter stated that all of alcohol license applications were incomplete, including the two which City Staff deemed to be complete, which were the applications of Girishkumar Patel (Application No. 1) and Niral Patel (Application No. 5), and should be rejected.
- The letter requested that both of the alcohol licenses which City Council had awarded on July 30, 2024 be rescinded because
  - 1) City Council had denied the special use permit for 106 Rock Quarry Road for Girishkumar Patel; and
  - 2) Time had expired for the second license since for Niral Patel since he had not provided a proposed business location for his retail package store.

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

SMITH WELCH
WEBB & WHITE, LLC
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Bianca K. Davis
Miranda N. Hanley
Brandon F. Palmer

ASSOCIATES
M. Chase Collum
Brooke A. White
Christopher T. Webb
Susana Gude-Rodriguez
Richard A. McCall
Amber D. Porter

OF COUNSEL
Amy M. Fletcher

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

December 18, 2024

VIA E-MAIL TO QUITON@WLGGA.COM, FOLLOWED BY U.S. MAIL

Quinton Washington
Washington Legal Group
260 Peachtree Street NW
Suite 1600
Atlanta, GA

RE: City of Stockbridge's Alcohol License Applications and Lottery

Dear Mr. Washington:

My name is Susana Gude-Rodriguez. Andy Welch and I represent Reynell Hay, one of the applicants for the City of Stockbridge's alcohol license. Andy has asked me to look into the City's alcohol license applications and analyze their validity. I obtained the applications online and the following analysis is based on these records. So that I can confirm my analysis, I am requesting a copy of the applications and various corresponding documents. Enclosed, please find a copy of the Open Records Request that I sent to Ms. Vanessa Holiday concurrently with this letter.

As you know, the City of Stockbridge's ordinance provides that any person desiring to operate in the city as a manufacturer or dealer of alcoholic beverages shall apply for and obtain a license from the city prior to commencing operations. *See* Section 9.04.040. No alcoholic beverages shall be stored, delivered, sold, or manufactured in the City except under a license issued by the City; if a license is issued, the licensee must conform to the specific beverages and manner of sale provided in the license. *Id.*

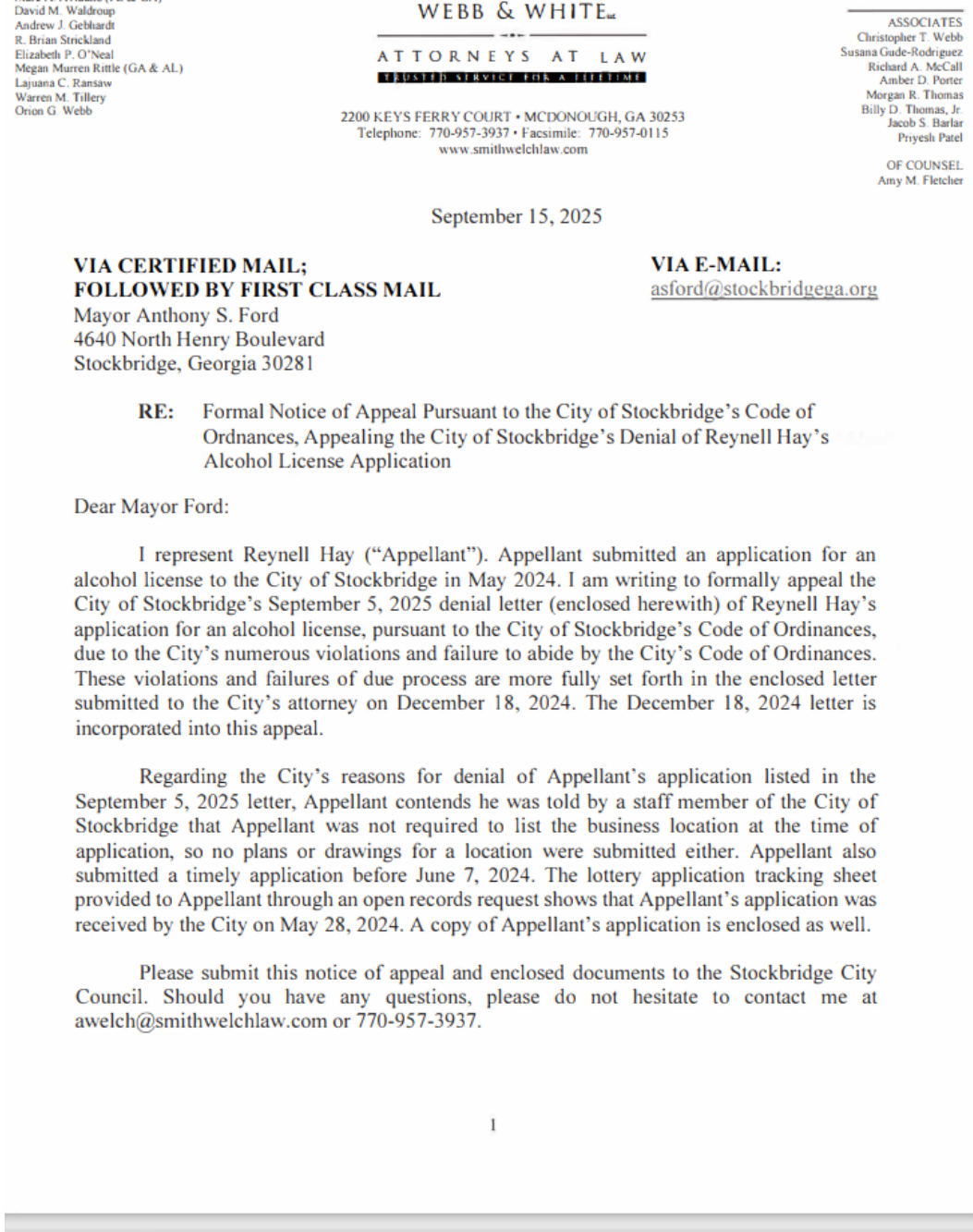
Pursuant to the Ordinance, the application itself must contain, notarized under oath, the following information and additional documents:

1. Name and address of each applicant and each person who would have an interest in the license, however including only those stockholders owning ten percent (10%) or more of the corporation's stock and all members of the LLC;

2. Name and address for the past ten (10) years of each individual licensee, including registered agent where necessary;

Smith, Welch, Webb & White Justification for the Appeal

- **September 5, 2025** A second letter from the applicant's law firm stated that the City made numerous violations and did not abide by the requirements of the Stockbridge Municipal Code for alcohol licenses.
- Further, it states that Mr. Hay was told by a City employee that he did not need to provide a business location for his proposed retail package store, thus Mr. Hay did not submit any plans or drawings, either.



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WEBB & WHITE

ATTORNEYS AT LAW

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Billy D. Thomas, Jr.
Jacob S. Barlar
Priyesh Patel

OF COUNSEL
Amy M. Fletcher

September 15, 2025

VIA CERTIFIED MAIL;
FOLLOWED BY FIRST CLASS MAIL
Mayor Anthony S. Ford
4640 North Henry Boulevard
Stockbridge, Georgia 30281

VIA E-MAIL:
asford@stockbridgega.org

RE: Formal Notice of Appeal Pursuant to the City of Stockbridge's Code of Ordnances, Appealing the City of Stockbridge's Denial of Reynell Hay's Alcohol License Application

Dear Mayor Ford:

I represent Reynell Hay ("Appellant"). Appellant submitted an application for an alcohol license to the City of Stockbridge in May 2024. I am writing to formally appeal the City of Stockbridge's September 5, 2025 denial letter (enclosed herewith) of Reynell Hay's application for an alcohol license, pursuant to the City of Stockbridge's Code of Ordinances, due to the City's numerous violations and failure to abide by the City's Code of Ordinances. These violations and failures of due process are more fully set forth in the enclosed letter submitted to the City's attorney on December 18, 2024. The December 18, 2024 letter is incorporated into this appeal.

Regarding the City's reasons for denial of Appellant's application listed in the September 5, 2025 letter, Appellant contends he was told by a staff member of the City of Stockbridge that Appellant was not required to list the business location at the time of application, so no plans or drawings for a location were submitted either. Appellant also submitted a timely application before June 7, 2024. The lottery application tracking sheet provided to Appellant through an open records request shows that Appellant's application was received by the City on May 28, 2024. A copy of Appellant's application is enclosed as well.

Please submit this notice of appeal and enclosed documents to the Stockbridge City Council. Should you have any questions, please do not hesitate to contact me at awelch@smithwelchlaw.com or 770-957-3937.

1

Staff Analysis

- Reynell Hay's alcohol license application was deemed to be incomplete by City Staff. **Reynell Hey did not provide a legitimate business mailing address, nor did he provide any residential mailing address on his application**. **Section 9.04.210(A) of the Stockbridge Municode cites this as a reason for denial**: **"Failure to provide required information and documentation." This alone should be sufficient justification for the denial of his application.**
- City Staff sent Mr. Hay a denial letter on September 10, 2024, which he claimed to have never received.
- **Mr. Hay received both Addenda submitted on June 28, 2024 and July 17. 2024 respectively via certified at mail at the residential address that the denial letter was mail to.** When or how he found out that his application was denied is unknown.
- **Nevertheless**, **Mr. Hay did not file an appeal during the required ten-day appeal window, per Section 9.04.210(C). It was not until September 5, 2025, more than a year after City Council held the lottery on July 30, 2024, that the City received an appeal letter from the law firm representing Mr. Hay. Therefore, the appeal letter is void.**
- **The alcohol license lottery process for 2024 ended, and no alcohol licenses have been issued**. **Since the license that was issued to Niral Kumar expired due to his non-application for a special use permit, one license is still available. Reynell Hay could therefore re-apply for an alcohol license whenever the City begins a new lottery process.**

Staff Conclusions

1. **The City of Stockbridge was justified by both Section 9.04.210(A)(3) and Section 9.04.220(A)(3) of the Stockbridge Municode in denying Reynell's alcohol license lottery application because of his "material omission**" of required information since he did not provide an accurate business address on his application, nor did he provide his residential address at all.
2. Even if an alcohol license had been, or were to be, issued to Reynell Hay on the basis of his submitted application, the address omissions in his application would be justification for his license being revoked, according to Section 9.04.210(C) of the Stockbridge Municode.
3. Since the special use permit application (SP-2024-02) of one of the winners (Girishkumar Patel) of the 2024 alcohol license lottery process was denied by City Council, and the second winner's time to apply for the required special use permit expired after the allotted 120 days, at least one alcohol license is still available for an eligible applicant.
4. **Since at least one alcohol license is still available for an eligible applicant, Reynell Hay may reapply for an alcohol license with the City of Stockbridge whenever the City reopens the application process to the public.**
5. Since at least one alcohol license is still available, there is no reason to "rescind" Girishkumar Patel's alcohol license, as the December 18, 2024, letter from the law firm requests.
6. **In stating that "all" of the alcohol license lottery applications were incomplete, according to the law firm's December 18, 2024, letter, an admission is made that Reynell Hay's application was incomplete. Therefore, there is no basis for the appeal that was requested by the law firm's subsequent letter dated September 5, 2025. Consequently, the appeal is void.**

Staff Recommendations

In view of the conclusions above that were made for Appeal Case #AP-2025-02, the Community Development staff makes the following recommendations for this case:

1. **DENY / VOID** the requested appeal for Appeal Case #AP-2025-02 for Reynell Hay since:
    1. The lottery application for an alcohol license was incomplete due to his omissions of material information pertaining to his addresses;
    2. The law firm's appeal letter dated September 15, 2025, is void because its December 18, 2024. letter admitted that Reynell Hay's alcohol license lottery application was incomplete,
    3. One alcohol license is still available for him to apply for whenever the City opens a new alcohol license lottery process.

2. ALLOW Reynell Hay the opportunity to apply for a lottery application for alcohol license with the City of Stockbridge, in the same manner and with the same consideration as any other applicant, when the City re-opens the lottery application process for alcohol.

Thank You

Ryan Anderson
Director,
Community Development
Randerson@stockbridgega.org

Stockbridge
Where Community Connects

TO: Stockbridge Mayor and City Council

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

CC: Ryan Anderson, Community Development Director

DATE: October 13, 2025 (City Council Meeting)

SUBJECT: **Staff Report for Appeal Case #AP-2025-02:**
Lottery Application for an Alcohol License at 110 Rock Quarry Road (Parcel #S33-01011002) (City Council District 4)

I. PURPOSE OF THE APPEAL APPLICATION

An appeal letter, dated September 15, 2025, was submitted to the City of Stockbridge by the law firm of Smith, Welch, Webb & White, on behalf of a lottery applicant for an alcohol license, Reynell Hay, who was one of fourteen (14) original applicants for an alcohol license lottery. On Mr. Hay's alcohol license lottery application, he listed an address of retail package store 110 Rock Quarry Road (Parcel #S33-01011002) as his proposed location for a retail package store. City Staff evaluated Mr. Hay's application and deemed it to be incomplete, then sent a denial letter to Mr. Hay, who claimed to have never received it. Mr. Hay's application did not list a valid business mailing address, nor any residential mailing address. The stated purpose of the law firm's September 15, 2025 letter was to appeal the denial of Mr. Hay's alcohol license application. It was a follow-up to the law firm's first letter, dated December 18, 2024 (more than one year prior). The letter dated December 18 contended that all of the alcohol license lottery applications were incomplete; that the two alcohol licenses that were awarded by City Council should be rescinded; and that the lottery process should be reopened.

ORIGIN OF THE LOTTERY APPLICATION PROCESS FOR ALCOHOL LICENSES

Section 9.04.040 of the Stockbridge Municipal Code of Ordinances requires all manufacturers and dealers of alcoholic beverages to obtain an alcohol business license from the City of Stockbridge before commencing operations. Section 9.04.130 further limits the number of alcohol licenses to be issued within the City Limits, based on the City's population. In November of 2022, a citywide annexation referendum was passed

and approved, increasing the City's population by approximately 7,000. As of February 27, 2024, four liquor stores were located in the City of Stockbridge. As a result of the substantial population increase, the City became eligible for two additional alcohol licenses. The City of Stockbridge's alcohol license lottery process began on April 6, 2024, via public notice, as a method for awarding two additional alcohol licenses to eligible lottery applicants.

An ordinance was considered by the Stockbridge City Council at its Work Session Meeting on February 27, 2024, to allow additional licenses and locations in the City for several types of businesses, including dealers in distilled spirits, by clarifying the number of licenses available and providing a process for allowing additional licenses based upon Census data. Licenses for certain types of businesses become available as the City increases its population in increments of 5,000. The ordinance was tabled to allow Staff time to conduct further research to determine the appropriate locations for such businesses.

The discussion of the ordinance continued at the March 26, 2024 Work Session Meeting, and the ordinance was adopted with the following requirements for retail package stores: the minimum store size would be 6,000 square feet; retail package stores would be allowed in mixed-used developments; applicants must file a Special Use Permit and receive approval of the City Council; and all requirements of the Unified Development Code (UDC) had to be met. These requirements have been incorporated into Section 9.04.130(B) of the Stockbridge Municode.

ALCOHOL LICENSE APPLICATION REQUIREMENTS

Section 9.04.130 of the Municipal Code of Ordinances authorized the issuance of two additional retail package stores due to the City's population increase from the 2022 annexation. A period of forty-five (45) days was allowed for the City to receive applications. The application forms are located on the City's website, and the application fee is $750.00. The retail package stores were to be located on either Rock Quarry Road or Jodeco Road.

Section 9.04.180 of the Stockbridge Municipal Code specified the application contents for alcohol license applications, as are listed below. Section 9.04.190 lists the procedure for alcohol license application reviews, and Section 9.04.200 lists the authority for conducting such reviews.

9.04.180 - License—Application contents.

The application shall be submitted utilizing the city application form and shall contain, under oath, the following information, and additional documents:

A. Name and address of each applicant and each person who would have an interest in the license, including only those stockholders owning ten percent (10%) or more of the corporation's stock and all members of the LLC;
B. Name and address for the past ten (10) years of each individual licensee, including registered agent where necessary;
C. The name, address, and date of birth of each employee working at the business location;
D. Description of the business operation, its location, and facilities;
E. Blueprint or scale drawing of the business facilities, including the boundaries or limits of any parking assigned to or under the control of the business;
F. Survey indicating the location of the business and the distance to the nearest school, church, alcoholic treatment center; and closest distilled spirits retail dealer;
G. The license fee required by this chapter, in the form of cash or a bank-certified check;
H. The non-refundable investigative fee, in the form of cash or a bank-certified check;
I. Financial statements for each person identified in Section 9.04.170; and
J. Such other information and documents as may be required by the license department.

Section 9.04.210 of the Stockbridge Municode, which is copied below, identifies possible reasons for the denial of an alcohol license lottery application. In particular, Section 9.04.210(A) states that a "material omission left out of an original or renewal application for an alcoholic beverage license shall be cause sufficient for the denial thereof." Section 9.04.210(C) further explains that if a license is issued on the basis of omitted material information, which would be cause for the revocation of the license.

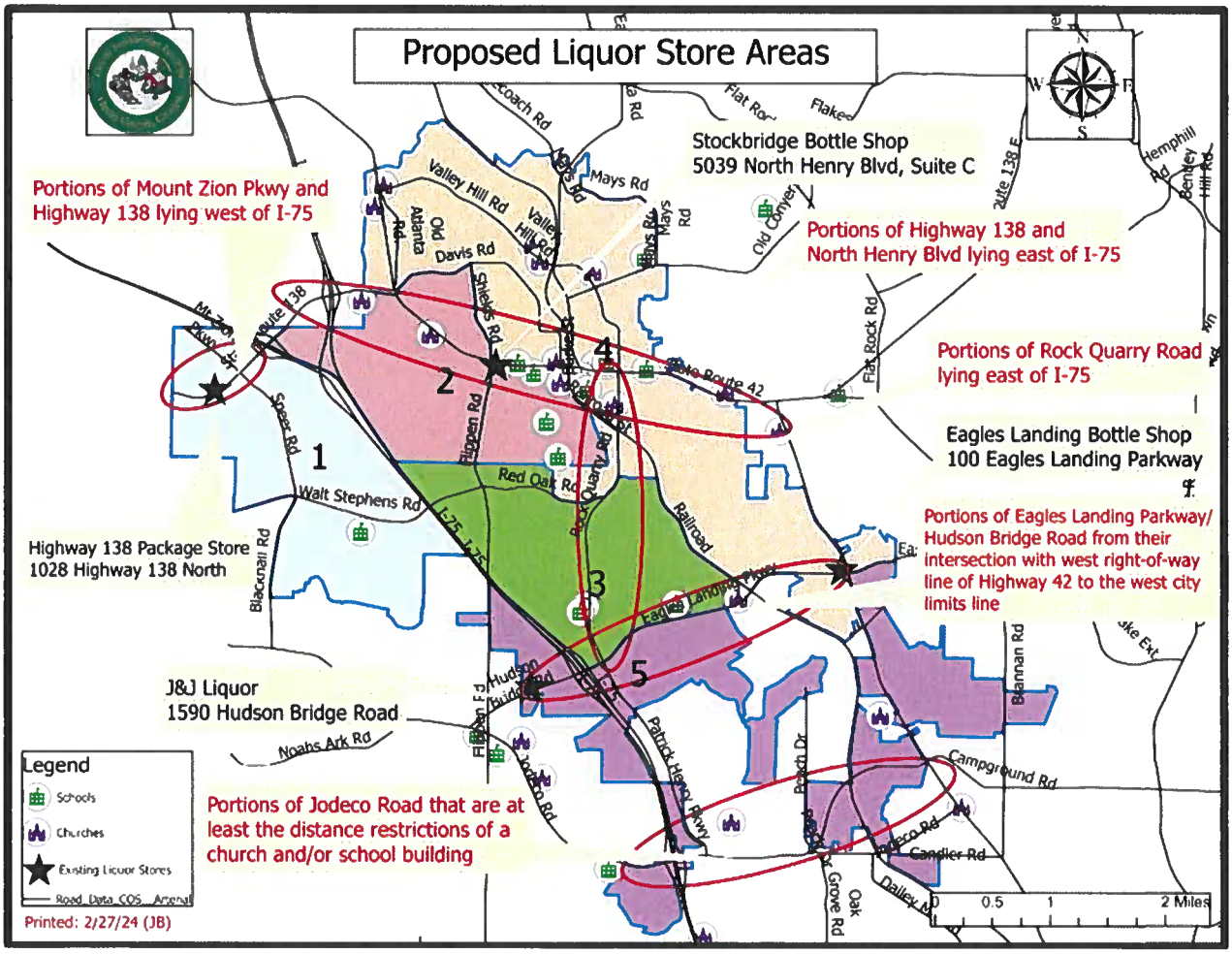
9.04.210 - Misleading, omitted, or obsolete information—Report—Penalties.

A. Any untrue or misleading information contained in or material omission left out of an original or renewal application for an alcoholic beverage license shall be cause sufficient for the denial thereof.
B. Any information which changes or otherwise becomes obsolete shall be reported immediately.
C. When any license is issued on the basis of an application containing misleading or untrue information or omitted or unreported changed material information, such circumstances shall be cause for revocation of same.
D. In the event a licensee receives notice of violation of any federal or state law or administrative regulation, such licensee shall, within ten (10) days of receipt of such notice, provide a copy of the notice to the city by certified mail. The licensee shall keep the city informed as to the progress of the matter for which notice of violation was issued and shall promptly communicate the outcome of all proceedings to the city.

A property for a retail package store must be located in one of five approved areas, per Section 9.04.090 of the Stockbridge Municipal Code. Those areas are shown on a City map, dated 2/24/24, entitled "Proposed Liquor Store Areas" (which was later approved), which shows the locations of four liquor stores as of that date. The approved locations for new liquor stores were later limited to Rock Quarry Road or Jodeco Road. Reynell Hay's proposed property location was at 110 Rock Quarry Road (Parcel #S33-01011002).

Section 9.04.130(B) lists four retail package store requirements. These include a minimum store size of at least 6,000 square feet, permissibility to locate within a mixed-use development, approval of a special use permit by the Stockbridge City Council, and compliance with the provisions of the Stockbridge Unified Development Code (UDC).

MAP OF PROPOSED LIQUOR STORE AREAS AND EXISTING LIQUOR STORES (4)



IMPLEMENTATION OF THE ALCOHOL LICENSE LOTTERY PROCESS

A public lottery was authorized to determine the applicants for an alcohol license and an occupational tax certificate. The application period ended on Friday, June 7, 2024, and there were fourteen (14) total applicants.

Two Addenda were issued, as follows:

- Addendum No. 1 was issued on April 17, 2024. It advised applicants that certain application requirements regarding the location of the business no longer needed to be addressed.

- Addendum No. 2 was issued on May 3, 2024. It superseded and effectively rescinded Addendum No. 1, and it required the applicant to include a specific location of the business within the City, pursuant to the City's Alcoholic Beverage Code, Section 9.04.180.

Two "update" letters were also sent to the applicants during the alcohol lottery application process. The first letter, dated June 28, 2024, stated as follows:

> "This communication serves to inform you that we received your application for the city's alcohol lottery within the stipulated deadline. However, following the June 10, 2024, city council meeting, it was determined that further clarification of this process was necessary.
>
> Upon consultation with our leadership and review from the City Attorney, it has been determined that applicants are required to provide responses to questions 14-16 of the application, along with a formal letter of intent to purchase or lease land located within Stockbridge city limits on either Rock Quarry Road or Jodeco Road. As of today, an alcohol lottery application received without a proposed location with an address on Rock Quarry Road or Jodeco Road does not meet the requirements. These applicants are required to amend their application by July 19, 2024, or it will be withdrawn from consideration. Please ensure your application is updated accordingly to avoid disqualification.
> **This information must be submitted no later than July 19, 2024, at 5:00 PM EST."**

The second "update" letter, dated July 17, 2024, stated as follows: "This communication serves to inform you that we received your application for the city's alcohol lottery within the stipulated deadline. Upon further review, City Staff has removed the requirement for all applicants to have a formal letter of intent to purchase land located within Stockbridge city limits on either Rock Quarry Road or Jodeco Road."

The lottery drawing was to occur as follows, as was delineated in the letters to the applicants:

> "The alcohol lottery will take place on **July 30, 2024,** at **6:00 PM** in the council chambers. The City Council on that date **will only** determine the two lottery winners and two alternates (1st and 2nd). The winners of the lottery will have 120 days to secure a location, submit a completed application with the Community Development Department for a special land use permit, and complete any other requirements or negotiations with the City. If the winner fails to do so they will forfeit the license, and the 1st alternate will take their place and then they will have 120 days. If they fail to do so the 2nd alternate will assume the license. The target areas for the liquor license will remain the same."

Only two applications were deemed to be complete. One of the applicants was GRP, LLC, represented by Girishkumar Patel; and the other applicant was Niral Patel. Girishkumar Patel submitted the required special use permit application (SP-2024-02), which proposed locating a retail package store at 106 Rock Quarry Road. However, the Stockbridge City Council denied SP-2024-02 on February 10, 2025, as was documented by Ordinance #OR25-588. Niral Patel, though, did not apply for a special use permit within the required 120-day application period; thus, his alcohol license expired. The remaining twelve (12) alcohol license lottery applications were deemed to be incomplete, including the application of Reynell Hay. Those applicants were sent denial letters.

The names of all eligible applicants were listed on the City Council agenda for the June 10, 2024, meeting, when a public lottery drawing was to be held. The lottery process was tabled until the July 30, 2024, Work Session meeting, During the July 30, 2024, meeting, two applicants were selected by City Council. They were Girishkumar Patel (Applicant No. 1) and Niral Patel (Applicant No. 5). Afterward, the selected applicants were required to undergo criminal background checks and were allotted 120 days to apply for a special use permit, which required City Council approval, before they could be awarded an alcohol license or their approvals could be repealed by City Council.

ALCOHOL LICENSE APPLICATION BY REYNELL HAY

The City of Stockbridge received an alcohol license application by Reynell Hay on June 6, 2024. It stated that the proposed business name was to be "Ologo Wines and Spirit" as a Limited Liability Company (LLC), and that the company was formed on 5/17/24. The business address of 950 Eagles Landing Parkway, Stockbridge, GA, 30281 was listed, which is actually the address of an UPS store. No post office box number was given, nor did the applicant supply his requested home address (although it was obtained from his driver's license). The application listed Reynell Hay as a "Member Manager" with a member-ownership interest of 50%, with Shaffer Smith also listed as a member-ownership interest of 50%. The proposed retail package store was to be located at 110 Rock Quarry Road (Parcel #S33-01011002). Mr. Hay signed his application but did not provide a date, although a notary public date of May 21, 2024, was listed. The applicant also submitted a "Certificate of Organization" from the State of Georgia, which stated that Ologo Wine and Spirits LLC was organized under the laws

of the State of Georgia on 05/17/2024.

After receiving Mr. Hay's alcohol lottery license application, City Staff filled out a Lottery Application Tracking Sheet after Mr. Hay's application was received. The Sheet was marked as "Date Received: 5/28/24; Application No. 6." [This date conflicts with other documentation which said that the application was received on June 6, 2024, although the application had no date on it. All items in the checklist were checked, including the first item, "Complete Application and Documents." Further, no notes were provided in the "Any Notes" box at the bottom of the Sheet.] City Staff then sent Addendum No. 1 and Addendum No. 2 to all applicants, including Reynell Hay, as well as the two "update" letters. The first "update" letter to Reynell Hay was dated June 28, 2024, and the second one was dated July 17, 2024.

After evaluating Reynell Hay's application, City Staff determined that it was incomplete. The City sent a denial letter to Mr. Hay, dated September 11, 2024. It stated as follows:

> "Your application was incomplete and hereby denied by the City of Stockbridge, pursuant to the City's Alcoholic Beverage Code, Sections 9.04.180, 9.04.190, and 9.04.220. The application's denial is based on the failure to provide all the required information and documents as requested in the application, including but not limited to, the following:
>
> 1. A description of the business operation, its location, and facilities.
> 2. Blueprint or scale drawing of the business facilities, including the boundaries or limits of any parking assigned to or under the control of the business.
> 3. Named location is neither in the City nor properly zoned for the retail sale of alcohol by the package.
> 4. Did not provide all the required information requests in the application; and/or
> 5. The application was not submitted prior to June 7, 2024.
>
> Pursuant to the City's Alcoholic Beverage Code, Section 9.04.220(c), you have the right to appeal this denial to the Mayor and City Council in writing no more than ten (10) days following receipt of this denial notice."

Since the applicant's stated business mailing address of 950 Eagles Landing Parkway did not include a post office box number, it was insufficient, and the denial letter could not be delivered to that address. City Staff therefore used the address that was listed on the applicant's driver's license since he did not supply a home address on his application. A confirmation of the applicant's home address was made by examining the Henry County Tax Assessors' records. The denial letter was sent to the driver's license by certified mail, but Mr. Hay claimed to have never received it. City Staff sent a second denial letter to the applicant, dated September 5, 2025, and it used the same language as the first denial letter from September 11, 2024. Both denial letters were sent to the applicant's residential mailing address.

PROPOSED PACKAGE STORE LOCATION

The applicant, Reynell Hay, stated on his alcohol license application that the proposed location for his retail package store would be at 110 Rock Quarry Road (Parcel #S33-01011002). The parcel is located on the west side of Rock Quarry Road, between Spring Street and Nova Circle, and it lies within an acceptable location for package stores, per Section 9.04.090 of the Stockbridge Municode. The parcel has 0.66 +/- acres, and its current owner is ESP2 Properties, LLC. The existing building was constructed in 2001, and it contains 3,175 total square feet. The property is zoned 'C-2' (General Commercial), and it is located in the Parkway Mixed-Use (PMU) Overlay District. The future land use designation of the property is Low-Density Mixed-Use. Since Section 9.04.080 of the Stockbridge Municode requires retail package stores which sell distilled spirits to be located on a property which has commercial zoning, the subject property meets that requirement because it is properly zoned.

AERIAL PHOTO OF THE SUBJECT PROPERTY AT 110 ROCK QUARRY ROAD (PARCEL #S33-01011002)



STREET PHOTO OF 110 ROCK QUARRY ROAD, VIEWED FROM THE WEST (September 19, 2025)



CITY COUNCIL DECISIONS

On July 30, 2024, the Stockbridge City Council awarded two alcohol licenses during the lottery process. One license was awarded to Girishkumar Patel, and the second license was awarded to Niral Patel. Girishkumar Patel subsequently applied for the required special use permit on August 2, 2024, when he proposed to locate his retail package store at 106 Rock Quarry Road. Niral Patel, however, did not apply for a special use permit during the allotted 120-day time period, so his alcohol license expired.

On February 10, 2025, the Stockbridge City Council heard but denied SP-2024-02 for Girishkumar Patel (the agent for the special use permit applicant, GRP, LLC). (Ironically, Girishkumar Patel's retail package store was to be located only two parcels north of Reynell Hay's proposed retail package store location of 110 Rock Quarry Road.) The denial was documented by Ordinance #OR25-588.

LAW FIRM'S JUSTIFICATION FOR THE APPEAL

The City of Stockbridge received two letters from the law firm of Smith, Welch, Webb & White on behalf of their client, Reynell Hay. The first letter, dated December 18, 2024, stated that all of alcohol license applications were incomplete, including the two which City Staff deemed to be complete, which were the applications of Girishkumar Patel (Application No. 1) and Niral Patel (Application No. 5), and should be rejected. The letter requested that both of the alcohol licenses which City Council had awarded on July 30, 2024 be rescinded because 1) City Council had denied the special use permit for 106 Rock Quarry Road for Girishkumar Patel; and 2) time had expired for the second license since for Niral Patel since he had not provided a proposed business location for his retail package store.

The second letter from the applicant's law firm, dated September 5, 2025, stated that the City made numerous violations and did not abide by the requirements of the Stockbridge Municipal Code for alcohol licenses. Further, it states that Mr. Hay was told by a City employee that he did not need to provide a business location for his proposed retail package store, thus Mr. Hay did not submit any plans or drawings, either.

STAFF ANALYSIS

Reynell Hay's alcohol license application was deemed to be incomplete by City Staff. He did not provide a legitimate business mailing address, nor did he provide any residential mailing address on his application. Section 9.04.210(A) of the Stockbridge Municode cites this as a reason for denial: "Failure to provide required information and documentation." This alone should be sufficient justification for the denial of his application.

City Staff sent Mr. Hay a denial letter on September 10, 2024, which he claimed to have never received. He could have contacted City Staff to inquire about the status of his application. When or how he found out that his application was denied is unknown. Nevertheless, Mr. Hay did not file an appeal during the required ten-day appeal window, per Section 9.04.210(C). It was not until September 5, 2025, more than a year after City Council held the lottery on July 30, 2024, that the City received an appeal letter from the law firm representing Mr. Hay. Therefore, the appeal letter is void.

The alcohol license lottery process for 2024 ended, and no special use permits were approved for any alcohol licenses since SP-2024-02 by Girishkumar Patel was denied. Since the license that was issued to Niral Kumar expired due to his non-application for a special use permit, that license is still available. Reynell Hay could therefore re-apply for an alcohol license whenever the City may begin a new lottery process.

STAFF CONCLUSIONS

1. The City of Stockbridge was justified by both Section 9.04.210(A)(3) and Section 9.04.220(A)(3) of the Stockbridge Municode in denying Reynell Hay's alcohol license lottery application because of his "material omission" of required information since he did not provide an accurate business address on his application, nor did he provide his residential address at all.

2. Even if an alcohol license had been, or were to be, issued to Reynell Hay on the basis of his submitted application, the address omissions in his application would be justification for his license being revoked, according to Section 9.04.210(C) of the Stockbridge Municode.

3. Since the special use permit application (SP-2024-02) of one of the winners (Girishkumar Patel) of the 2024 alcohol license lottery process was denied by City Council, and the second winner's time to apply for the required special use permit expired after the allotted 120 days, at least one alcohol license is still available for an eligible applicant.

4. Since at least one alcohol license is still available for an eligible applicant, Reynell Hay may reapply for an alcohol license with the City of Stockbridge whenever the City reopens the application process to the public.

5. Since at least one alcohol license is still available, there is no reason to "rescind" Girishkumar Patel's alcohol license, as the December 18, 2024, letter from the law firm requests.

6. In stating that "all" of the alcohol license lottery applications were incomplete, according to the law firm's December 18, 2024, letter, an admission is made that Reynell Hay's application was incomplete. Therefore, there is no basis for the appeal that was requested by the law firm's subsequent letter dated September 5, 2025. Consequently, the appeal is void.

STAFF RECOMMENDATIONS

In view of the conclusions above that were made for Appeal Case #AP-2025-02, the Community Development staff makes the following recommendations for this case:

1. **DENY / VOID** the requested appeal for Appeal Case #AP-2025-02 for Reynell Hay since 1) his lottery application for an alcohol license was incomplete due to his omissions of material information pertaining to his addresses; and 2) the law firm's appeal letter dated September 15, 2025 is void because its December 18, 2024 letter admitted that Reynell Hay's alcohol license lottery application was incomplete, an and at least one alcohol license is still available for him to apply for whenever the City opens

a new alcohol license lottery process.

2. **ALLOW** Reynell Hay the opportunity to apply for a lottery application for alcohol license with the City of Stockbridge, in the same manner and with the same consideration as any other applicant, when the City re-opens the lottery application process for alcohol licenses.

CHRONOLOGICAL TIMETABLE OF ACTIONS

#	DATE	ACTION
1	February 2024	Community Development Staff was asked to create a process to distribute two alcohol licenses.
2	February 27, 2024	Stockbridge City Council considered but tabled the creation of a lottery process to allow additional licenses for several types of businesses, including retail package stores.
3	March 26, 2024	Stockbridge City Council approved the creation of an alcohol license lottery process.
4	April 6 &13, 2024	An alcohol license lottery process was advertised in as a legal
5	April 17, 2024	Addendum No. 1 was issued to the alcohol license applicants. It stated that the location of the proposed retail package store did not need to be provided.
6	May 3, 2024	Addendum No. 2 was issued to the alcohol license applicants. It rescinded Addendum No. 1 by requiring applicants to provide a location for their proposed retail package stores.
7	June 7, 2024	Closing date for a lottery application for an alcohol license
8	June 10, 2024	The lottery process was advertised to take place during the City Council meeting, but it was removed from the agenda. .
9	June 28, 2024	A "update letter" was sent to the alcohol license applicants. It stated that, as a result of the June 10, 2024 City Council meetings, applicants must specify a proposed location for a retail package store on either Rock Quarry Road or Jodeco Road. The location address and a copy of a purchase or lease agreement was required, and was due by July 19, 2024. Further, the selected applicants would have 120 days to secure the property and to submit a special use permit application to the City.
10	July 17, 2024	A second "update letter" was sent to the alcohol license applicants. It stated that City Staff had removed the requirement for all applicants to have a formal letter of

		intent to purchase land located within the Stockbridge City Limits on either Rock Quarry Road or Jodeco Road.
11	July 30, 2024	City Council awarded two alcohol licenses. They were awarded to Girishkumar Patel and Niral Patel.
12	September 11, 2024	Denial letters were mailed to the applicants whose applications were deemed by city staff to be incomplete including Reynell Hay.
13	September 5, 2025	City sends second denial letter to Reynell Hay.
14	September 15, 2025	Reynell Hay's attorney submits appeal letter to the City.
15	October 13, 2025	Scheduled date for Appeal Case #AP-2025-02 to be heard by City Council.

APPENDIX TO FOLLOW:
RELEVANT BUSINESS DOCUMENTS

Public Notice
City of Stockbridge

Notice is hereby given as required by Section 9.04.130 of the Code of Ordinances, City of Stockbridge, Georgia, authorizing issuance of two additional retail package stores with a period of forty-five (45) days to receive applications.

Applications for the retail packages stores will be located on the City's website www.stockbridgega.org.

LOCATION
Rock Quarry Rd or Jodeco Rd

PROCEDURES
The City of Stockbridge will have a public lottery to determine the applicants for an alcohol license and occupational tax certificate. Applications for liquor store licenses are now being taken. The application period will end on Friday, June 7, 2024, and afterwards no applications can be submitted. If the number of applicants eligible for further processing exceeds the number of open slots that are available, then each applicant's application for an alcohol license and occupational tax certificate shall be considered based on a public lottery drawing. The city clerk shall place on the agenda for the next regular session of the city council an agenda item for a public lottery drawing pertaining to retail package store, and listing the names of all applicants that are eligible for the public lottery drawing.

Prior to said next regular session, the city treasurer shall prepare separate strips of paper of equal dimensions upon which the names of each applicant seeking a certificate of compliance is typed. Each strip of paper shall then be folded twice in the same manner for each strip of paper, and then placed into an opaque container from which the drawing shall be made. At the appropriate time at the next regular city council meeting, the city mayor, or the mayor's designee, shall draw from the opaque container without viewing the inside of the container a number of the strips of paper containing the typewritten names of the applicants that are equal to the number of open alcohol licenses that are available. Those applicants selected by public lottery shall then be the applicants accepted for consideration of the applicant's application for an alcohol license with the same number of alternates by the city council. Upon the conclusion of the public lottery drawing, each applicant selected during the public lottery drawing shall have their lottery application immediately considered at the same session as the public lottery drawing, by the city council by separate resolution for each selected applicant location, which shall require a majority vote for approval.

The date of the lottery for determining the accepted applicants for a liquor store will be on June 10, 2024 during the City of Stockbridge's City Council Meeting.

ALLOCATED TIME
Any applicant who has been approved for an alcohol license by the city council who does not then make application for a retail package store license from the City of Stockbridge

within one hundred twenty (120) calendar days of the date of approval of the resolution, may have their approved repealed by a separate resolution of the city council.

BACKGROUND CHECK INFORMATION

All applicants that timely submitted a properly and fully completed application and who have passed the criminal background check shall then be eligible for further processing.

Lakeisha Gaines
Interim City Treasurer – City of Stockbridge

Ryan Anderson
Community Development Director – City of Stockbridge

Uneeda Smith-Sellers
Business Services Supervisor – City of Stockbridge

Stockbridge
Where Community Connects

4640 North Henry Boulevard Stockbridge, Ga 30281

City of Stockbridge
Community Development Department

ADDENDUM NO. 1

Re: APPLICATION (Lottery Application ONLY)

ATTENTION ALL POTENTIAL APPLICANTS:

[X] **READ CAREFULLY AND FOLLOW ALL INSTRUCTIONS.**
This addendum forms a part of the contract documents, modifies the original lottery documents and shall be as binding as if contained therein.

TO ALL PROSPECTIVE BIDDERS, PLEASE NOTE THE FOLLOWING CHANGES AND CLARIFICATIONS:

Lottery Application due date is 5:00 p.m. EDT on Friday, June 7, 2024.

Council Meeting for Lottery Drawing will take place Monday, June 10, 2024.

ALCOHOL APPLICANTS ONLY:

Questions number 14, 15, 16, 17, 23, 24, and 25 are to be removed from the application and do not need to be completed by the applicant for consideration and entry into the lottery process.

As it pertains to question 23. Ordinance 9.04.090 the locations of the package store will be discussed and determined after the initial lottery process winner is awarded. The discussed location WILL have to be approved by Council at the following next available meeting.

If you have any questions, please contact the Business Services Division of Community Development.

Email: ot@cityofstockbridge-ga.gov

Phone Number(s):

678-833-3302 Uneeda Smith-Sellers

678-833-3310 Stephanie Milton

678-833-3318 Savannah Williams

Stockbridge
Where Community Connects

4640 North Henry Boulevard Stockbridge, Ga 30281

City of Stockbridge
Community Development Department

ADDENDUM NO. 2

Re: APPLICATION (Lottery Application ONLY)

ATTENTION ALL POTENTIAL APPLICANTS:

[X] **READ CAREFULLY AND FOLLOW ALL INSTRUCTIONS.**
This addendum forms a part of the contract documents, modifies the original lottery documents and shall be as binding as if contained therein.

TO ALL PROSPECTIVE BIDDERS, PLEASE NOTE THE FOLLOWING CHANGES AND CLARIFICATIONS:

Addendum No. 2 supersedes Addendum No. 1

Lottery Application due date is 5:00 p.m. EDT on Friday, June 7, 2024.

Council Meeting for Lottery Drawing will take place Monday, June 10, 2024.

ALCOHOL APPLICANTS ONLY:

As it pertains to the proposed location of a package store. Please be advised that Stockbridge Ordinance 9.04.180 governs all applications for the additional license to be a retail seller of liquor, beer, and wine in Stockbridge. Ordinance 9.04.180 requires that all applications contain the identification of a specific address within Stockbridge. A general property description, such as a road name or intersection, is insufficient.

If you have any questions, please contact the Business Services Division of Community Development.

Email: ot@cityofstockbridge-ga.gov

Phone Number(s):

678-833-3302 Uneeda Smith-Sellers

678-833-3310 Stephanie Milton

678-833-3318 Savannah Williams

Stockbridge

Where Community Connects

City of Stockbridge
Community Development Department

APPLICATION
(Lottery Application ONLY)

NOTE: USE SEPARATE PAGES AND/OR ATTACHMENTS, AS NECESSARY

1. Type(s) of license applied for:
   - (✓) Alcohol License
   - ( ) Tire Shop
   - ( ) Used Car Dealership
   - ( ) Used Appliance Shop
   - ( ) Thrift store and Consignment Shop
   - ( ) Pawnshop
   - ( ) Vape Shop
   - ( ) Precious Metals

2. Proposed license is a (an)
   - ( ) Individual
   - ( ) Partnership
   - (✓) Corporation
   - (✓) LLC
   - ( ) Other legal entity (explain)

---

3. Applicant information:

Name [illegible]

Title Position: CEO Owner / Manager

Are you a citizen of the United States: ✓ yes ___ no

Where were you born? [illegible]

Present home address:

County of [illegible] Number of years at present address 4

Contact information: Business phone #: 678 817-0017

Home phone #: ___

How long have you been a resident of Georgia? 13 Henry Co? 13

What has been your occupation for the past five (5) years: CEO / Owner

4. Applicant's relationships with other persons with 1st degree of kinship.

Immediate living relatives:
(Please list all immediate living wife, children, parents. brothers, sisters, and parents)
(Attach separate sheet(s) if necessary)

Name: [redacted] Age: [redacted]

Relationship: [redacted] Live with or apart: [redacted]

Name: [redacted] Age: [redacted]

Relationship: [redacted] Live with or apart: [redacted]

Name: [redacted] Age: [redacted]

Relationship: [redacted] Live with or apart: [redacted]

Name: [redacted] Age: [redacted]

Relationship: [redacted] Live with or apart: [redacted]

5. Proposed business name and address:

Business name: OLoge Wine and Spirit

Address: 110 Kelley Crossing Rd
Stockbridge GA 30281

6. Corporations: If operating as a corporation, please complete the following:

Corporation name: N/A

Address: N/A

Date of Incorporation: N/A Where Incorporated: N/A

Type of Corporation: N/A

Corporate Officers: *Please list each (attach a separate sheet if necessary)*

Name: N/A SS#: N/A

Office Held: _____

Address: _____

_____

Name: _____ SS# _____

Office Held: _____

Address: _____

_____

Name: _____ SS# _____

Office Held: _____

Address: _____

_____

Name: _____ SS# _____

Office Held: _____

Address: _____

_____

Please provide a copy of your "Articles of Incorporation" and the current "Annual Registration with the Secretary of State"

7. **Stockholder information – applies to any "closely held" stock, not publicly traded and to all stockholders who own more than 10% of the outstanding capital stock of the corporation. DO NOT FILL OUT THIS INFORMATION FOR PUBLICLY TRADED CORPORATIONS. In lieu thereof, please indicate by attached sheet as to whether any affiliate, related company, holding company, subsidiary or other organization holds any form of alcohol license in the City of Stockbridge, or any distilled spirits package sale license within the State of Georgia.**

8. If operating as a corporation, list stockholders with addresses and the amount of interest of each stockholder in the corporation. ***Please list each (attach a separate sheet if necessary)***

Stockholder Name: _____ Interest: _____

Address: _____

Stockholder Name: _____ Interest: _____

Address: _____

Stockholder Name: N/A Interest: _____

Address: _____

Stockholder Name: _____ Interest: _____

Address: _____

9. Limited Liability Company (LLC): If operating as a company, please complete the following:

Company name: Clogo Wines and Spirit

Address: 950 Eagles Landing Pkwy. Stockbridge GA 30281

Date of Formation: 5/17/2024 Where Formed (State): GA

Type of LLC (member managed or manager managed): Member Manager

LLC members with an ownership interest: ***Please list each (attach a separate sheet if necessary)***

Name: Reyxell Hay SS#: [redacted]

Member – ownership interest (%): 50 %

Address: /

Name: Shaffer Smith SS#: [redacted]

Member – ownership interest (_%): 50 %

Address: —

Name: N/A SS#: _____

Member – ownership interest (_%): _____

Address: _____

Name: N/A SS#: _____

Member – ownership interest (_%): _____

Address: _____

Please provide a copy of your "Articles of Incorporation" and the current "Annual Registration with the Secretary of State"

Control Number : 24100589

STATE OF GEORGIA

Secretary of State

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

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Ologo Wine and Spirits LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **05/17/2024** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on **05/21/2024**.

STATE OF GEORGIA 1776

Brad Raffensperger

Brad Raffensperger
Secretary of State

10. Limited Liability Partnership (LLP), Partnerships, Sole Proprietorships, and any other forms of business entity: If operating as a partnership or other form of business entity, please complete the following:

Entity name: _____

Address: _____

_____

Date of Formation: _____ Where Formed (State): _____

Type of Partnership: _____

Partnership members with an ownership interest. ***Please list each (attach a separate sheet if necessary)***

Name: _____ SS# _____

Partnership – ownership interest (_____%): _____

Address: _____

Name: _____ SS# _____

Partnership – ownership interest (_____%): _____

Address: _____

Name: _____ SS# _____

Partnership – ownership interest (_____%): _____

Address: _____

Name: _____ SS# _____

Partnership – ownership interest (_____%): _____

Address: _____

Please provide a copy of your "Articles of Incorporation" and the current "Annual Registration with the Secretary of State"

If more than 4 members, partners, or stockholders, please provide the name, address, social security number and ownership interest of additional parties at interest, by separate sheet.

11. Registered Agent

If the proposed license is a legal entity, please provide name of its registered agent:

Agent(s) name: CSC Global

Address: 251 Little falls Drive. Wilmington DE 1980

Telephone Number: 1-800-927-9801

12. Store Manager, Managing Member, Managing Partner, or other person in charge:
What is the name of the person who, if the license is granted, will be the active manager of the business and on the job at the business?

Full name: Reyne M Hay.

(Please complete the site manager's personal statement, attached)

13. Convictions:
Has the applicant, or any individual having an interest either as owner, partner, member, or stockholder been convicted or entered a plea of Nolo Contendere within fifteen (15) years immediately prior to the filing of this application, for any felony or misdemeanor in any state or for an offense cited by the United States: or any violation of municipal ordinances except traffic violations? If yes, please explain below:

NO

14. Location ownership
Do you own the land and building on which the business is to be operated?

_____ Yes __V__ No If Yes, when did you buy it? _____
(Attach proof of ownership)

If not the owner, please complete the following and attach a copy of the lease, option, and any other pertinent documents:

Owner/Agent of Property: _____

Amount of rent: _____ Frequency Paid: _____

Is the amount of rent a set amount? _____ Yes _____ No

If NO, please explain how it is determined: Location has not been finalized.

15. If you have an option, or other legal, binding document to buy, lease the building, please explain the general terms: _____

- N/A -

16. Zoning
What is the current zoning on the proposed property location? _____

17. Location Certification
If this is the first application for a license for this business, please attach a current certificate from a registered surveyor containing the following information:

(1) A scale drawing of the building or proposed building as situated on the proposed lot.
(2) Proposed parking available to the building.

NOTE: NOT Required for a retail package alcohol license until the applicant is chosen for a license.

18. Financial Interest – Does the applicant or interested parties to this Application:

A. Have any financial interest in any similar business?

_____Yes _✓_ No

B. Received any financial aid or assistance from any similar business?

_____ Yes _✓_ No

19. Other Interests:
Do you: any member of your family (children, spouse, parents, siblings) or any of the other owners, partners, or stockholders:

A. Have any interest, financial or otherwise, in other similar businesses or establishments?
_____ Yes _✓_ No

If YES, please list:

N/A -

B. Own, lease, sub-lease any real estate which is occupied by a similar business. If so, give the location information as to any lease or rental agreement including rents received and who it was rented to: _____ Yes _____ No

If YES, please list:

N/A -

C. Serve as the Executor or Administrator or Beneficiary of Heir of any estate having an interest in any similar business or establishment?

_____ Yes _✓_ No

If YES, please list:

N/A

D. Serve as Beneficiary or Trustee of any Trust Fund having an interest in any similar business or establishment?

____ Yes ✓ No

If YES, please list:

N/A

20. Financial Gain

Please list all parties who will receive any financial gain or payment derived from any interest or income as a result of the operation that this application applies to. (Please include any owners, partners, members, officers, or principal stockholders)

Reyne II Hay
Shaffer Smith

21. Other Jurisdictions

List other jurisdictions in which any applicant, partner, member, corporate officer, or stockholder holds a similar occupational tax certificate, regulatory license, or alcoholic beverage license:

N/A

List all details of denial of any such licenses in any other jurisdiction:

N/A

22. Are you familiar with the City of Stockbridge Ordinances, State laws and regulations, Federal laws and regulations governing the operations of this type of business?

✓ Yes _____ No

(City of Stockbridge Ordinance 9.04 Alcoholic Beverage)

23. Restrictions Alcohol ONLY

Ordinance 9.04.090

1. No retail license for the sale of distilled spirits shall be issued unless the location is located within five hundred (500) feet of the streets or roads designated in the following three (3) areas and has direct access onto such streets or roads:

   Area 1: Those portions of Mount Zion Boulevard and Highway 138 lying west of I-75;
   Area 2: Those portions of Highway 138 and North Henry Boulevard lying east of I-75;

   Area 3: Those portions of Eagles Landing Parkway/Hudson Bridge Road from their intersection with the west right-of-way line of Highway 42 to the west city limits line.

24. Do you agree to abide by such ordinances, laws, and regulations?

    ✓ Yes _____ No

25. Do you have any questions or comments regarding the ordinances, laws, regulations, or application?

    _____ Yes ✓ No

    If YES, please list:

    N/A

Georgia, Henry County, City of Stockbridge

I, _____, being duly sworn according to the law, do swear that the facts and things stated by me in the above and foregoing answers to questions are true, and no false, or fraudulent statement is made herein, and such answers were made in order to produce the granting of such license.

_____
Signature of Applicant

_____
Print Name

_____
Title of Applicant

Subscribed and Sworn before me on this the 21 day of May, 2024

_____
NOTARY PUBLIC signature

3-21-27
Notary Commission Expires

Karl Czaykowsky
NOTARY PUBLIC printed name

KARL CZAYKOWSKY NOTARY PUBLIC HENRY COUNTY, GA

Stockbridge

Where Community Connects

City of Stockbridge
Community Development Department

SITE MANAGER'S PERSONAL INFORMATION
Alcohol License ONLY

(To be attached to Application)
(A photo of the manager must be attached to this form)

1. **Business Name**
(Please complete for the business you are applying as a manager for)

Business Name: Lodge Wine and Spirit

Address: 950 Eagles Landing Pkwy Stockbridge Ga 30281
- or - 110 Rock Quarry Rd

2. **Manager's name and address:**

Name: Beynell Gay

Home address:

Phone number: 646-574-6017

3. **Personal identification information:**

Race: B/K Sex: M Height: 5'9 Weight: 300 Age: 56

Color of hair: Bald Color of eyes: DRK Brown

4. **Manager's birth information:**

Location of birth: Brooklyn NY

Date of birth: [redacted]

5. **Spousal information: (If married, please complete)**

Spouse's full name: Lannetta Gay

Maiden name if applicable:

Date of Birth: Date Married:

Employer: Self Employed.

6. **Employment record:**
(Please list your previous employment information for the last past 10 years) (Attach separate sheet if necessary)

Employer: Compound Entertainment

Location: ___ Dates – From: 2004 To: present

Employer: _____

Location: _____ Dates – From: ____ To: ____

Employer: _____

Location: _____ Dates – From: ____ To: ____

7. **Financial interest:**

Do you or your spouse, or any member of your family:

A. Have any interest, financial or otherwise, in other malt beverage, wine, or distilled spirits stores or establishments? _____ Yes _____ No

If YES, please list:

N/A

B. Ever been denied a license or had a license revoked? _____ Yes ✓ No

If YES, please list:

N/A

8. **Prior residences:**
(Please list all residences you have had in the past ten (10) years.) *(Include a separate sheet if necessary)*

Street Address	City	State	Years

9. **Tax return:**
Did you file a Georgia tax return last year?

✓ Yes _____ No

10. Convictions:
Has the applicant, or any individual having an interest either as owner, partner, member, or stockholder been convicted or entered a plea of Nolo Contendere within fifteen (10) years immediately prior to the filing of this application, for any felony or misdemeanor in any state or for an offense cited by the United States; or any violation of municipal ordinances except traffic violations? If yes, please explain below:

NO

Charge: N/A

Place of arrest: N/A Date: N/A

Disposition: N/A

11. Personal References:
(Please list three personal references not related to you, whom you have known for at least five years)

Name: Tishaun Gayle Phone #: 917.214.4801

Address: _____

Name: John Black Phone #: 770.315.8157

Address: _____

Name: Philip Ambrosino Phone #: 310.310.9068

Address _____

12. Emergency Contact:

Contact name: Lamiretta Hay Phone #: 818.445.3832

I, _____, do solemnly swear, that the foregoing statements are true. I understand that any falsehoods are grounds for automatic dismissal of this application.

_____
Signature of Manager

_____
Print Name

_____
Title of Applicant

Subscribed and Sworn before me on this the 21 day of May, 2024

_____ 3-21-27
NOTARY PUBLIC signature — Notary Commission Expires

Kari Czaykowsky
NOTARY PUBLIC printed name



Stockbridge

Where Community Connects

City of Stockbridge
Community Development Department

BACKGROUND AND SECURITY CLEARANCE FORM
OWNER, APPLICANT, MANAGER
Alcohol License ONLY

Authorization for Release of Personal Information
(Attach photocopy of Social Security Card and Photo ID)

I, Reynell Hay, do hereby authorize a review of, and full disclosure of, all records concerning myself to any duly authorized agent of the City of Stockbridge, whether said records are of a public, private, or confidential nature.

The intent of this authorization is to give my consent for full and complete disclosure pertaining to the background investigation necessary to process my application as required under the Alcohol Beverage Ordinance (Chapter 9) governing licensing in the City.

I also certify that any person, firm, or other entity ("the providing entity") who may furnish such information concerning me, shall not be held liable or accountable for giving this information and I do hereby fully and completely release the providing entity from all liability, which may be incurred as a result of furnishing such information.

A photocopy of this release form will be valid as an original thereof, even though the photocopy does not contain the original writing of my signature.

Notary

3-21-27
Notary Commission Expires

KARL CZAYKOWSKY NOTARY PUBLIC HENRY COUNTY, GA

Signature

5/21/24
Date

Date of Birth

Social Security Number

Driver's License Number

5-9" 280 lbs
Height Weight

City of Stockbridge **SAVE Public Benefits Affidavit**

O.C.G.A § 50-36-1 (e) (2)

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

Reynell Hay

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

Address of applicant named above

Telephone Number 6 16 2 97 0 0 19

Ologo Wine and Spirit

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

OCCUPATIONAL TAX CERTIFICATE

Category of Public Benefit

1 ✓ I am a United States citizen. **{REQUIRES VERIFICATION AT SUBMISSION}**

2 I am a legal permanent resident of the United States.

3. I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

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

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

REQUIRES VERIFICATION AT SUBMISSION Which type of secure and verifiable document was provided with this affidavit? Driver's License

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

MUST BE COMPLETED BY NOTARY

I, Reynell Hay {representative for} Ologo Wine and Spirit.

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

Signature of Applicant Date 5/21/24

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 21 DAY OF May, 20 24

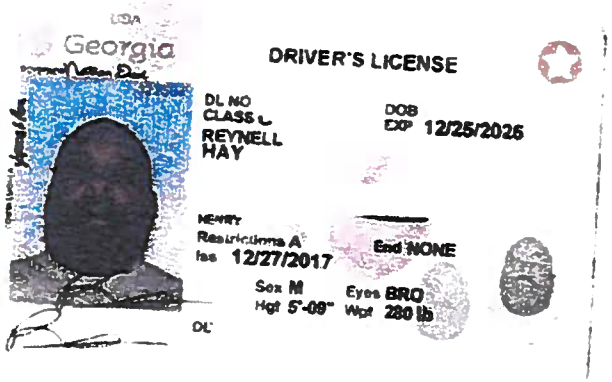
Executed in Stockbridge (City), Ga (State)

NOTARY PUBLIC Signature

3-21-27

My Commission Expires

KARL CZAYKOWSKY NOTARY PUBLIC HENRY COUNTY, GA


USA
Georgia
DRIVER'S LICENSE
DL NO
CLASS C
REYNELL
HAY
DOB
EXP 12/25/2025
Restrictions A
Iss 12/27/2017
End NONE
Sex M
Hgt 5'-09"
Eyes BRO
Wgt 280 lb
DL

SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE / FIRMA DEL PORTADOR

PASSPORT
PASSEPORT
PASAPORTE

USA



Type / Type / Tipo: P
Code / Code / Código: USA
Passport No. / No de passeport / No. de Pasaporte:

Surname / Nom / Apellidos
HAY

Given Names / Prénoms / Nombres
REYNELL D

Nationality / Nationalité / Nacionalidad
UNITED STATES OF AMERICA

Date of birth / Date de naissance / Fecha de nacimiento

Place of birth / Lieu de naissance / Lugar de nacimiento
NEW YORK, U.S.A.

Date of issue / Date de délivrance / Fecha de expedición
24 Jun 2021

Date of expiration / Date d'expiration / Fecha de caducidad
23 Jun 2031

Endorsements / Mentions Spéciales / Anotaciones
SEE PAGE 27

Sex / Sexe / Sexo
M

Authority / Autorité / Autoridad
United States
Department of State

USA

P<USAHAY<<REYNELL<D<<<<<<<<<<<<<<<<<<<<<<<<<<

Wealth Management
9665 Wilshire Blvd
Suite 600
Beverly Hills, CA 90212

Fax 310 285 2600
Cell 818 669 4866

Morgan Stanley

May 23, 2024

CITY OF STOCKBRIDGE
4640 N. HENRY BLVD
STOCKBRIDGE, GA 30281

Re: REYNELL HAY

To Whom It May Concern:

Please be advised that REYNELL HAY (the "Client") maintains the following brokerage accounts (the "Accounts") at Morgan Stanley Smith Barney LLC ("Morgan Stanley") which contains assets, including cash and marketable securities, valued, as of the close of business on May 22, 2024, in excess of $2,400,000.

A/C Number	A/C Title
	MSL FBO REYNELL HAY
	MSL FBO REYNELL HAY

We are presenting the information contained herein pursuant to our Client's request. It is valid as of the date of issuance. Morgan Stanley does not warrant or guarantee that such identified securities, assets or monies will remain in the Client's Accounts. The Client has the ability to withdraw assets from the Account(s) at any time.

Accounts nd are currently being used to collateralize a Liquidity Access Line ("LAL") line of credit issued by Morgan Stanley Bank, N.A. and/or Morgan Stanley Private Bank, National Association. Notwithstanding any other representations in this letter, assets required to maintain the LAL cannot be withdrawn unless Morgan Stanley Bank, N.A. and/or Morgan Stanley Private Bank, National Association agrees to release excess collateral or the LAL is paid off. This letter does not create a security interest or convey collateral rights to any party.

Thank you for your time and consideration in this matter.

Sincerely,

Marie Goldschmidt

Marie Goldschmidt
Risk Officer

cc: REYNELL HAY

Wealth Management
9665 Wilshire Blvd.
Suite 600
Beverly Hills, CA 90212

Direct 310 285 2600
Toll Free 800 660 1366

Morgan Stanley

May 23, 2024

CITY OF STOCKBRIDGE
4640 N. HENRY BLVD
STOCKBRIDGE, GA 30281

Re: Shafer Smith

To Whom It May Concern:

Please be advised that Shafer Smith (the "Client") maintains the following brokerage accounts (the "Accounts") at Morgan Stanley Smith Barney LLC ("Morgan Stanley") which contains assets, including cash and marketable securities, valued, as of the close of business on May 22, 2024, in excess of $2,500,000.

A/C Number	A/C Title
	MSL FBO SHAFER SMITH
	MSL FBO SHAFER SMITH

We are presenting the information contained herein pursuant to our Client's request. It is valid as of the date of issuance. Morgan Stanley does not warrant or guarantee that such identified securities, assets or monies will remain in the Client's Accounts. The Client has the ability to withdraw assets from the Account(s) at any time.

ınd currently being used to collateralize a Liquidity Access Line ("LAL") line of credit issued by Morgan Stanley Bank, N.A. and/or Morgan Stanley Private Bank, National Association. Notwithstanding any other representations in this letter, assets required to maintain the LAL cannot be withdrawn unless Morgan Stanley Bank, N.A. and/or Morgan Stanley Private Bank, National Association agrees to release excess collateral or the LAL is paid off. This letter does not create a security interest or convey collateral rights to any party.

Thank you for your time and consideration in this matter.

Sincerely,

Marie Goldschmidt

Marie Goldschmidt
Risk Officer

cc: SHAFER SMITH







Ready to go?

Get up to date with all your vaccines*

Talk to your pharmacist or learn more at **Walgreens.com/Immunizations**

Walgreens

*Vaccines subject to availability. State, age and health related restrictions may apply.

LOTTERY APPLICATION TRACKING SHEET

Date Received: 5/28/24 Application No.: 6

Applicant Name: Reynell Hay

Proposed business and name: oLogo Wine and Spirit
110 Rock Quarry

CHECKLIST:

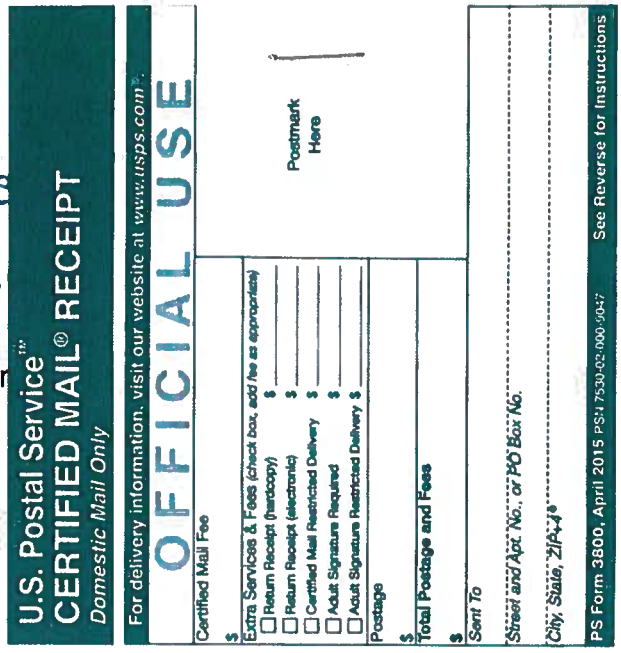
- ✓ Complete Application and Documents: _____ or Missing: _____
- ✓ $750 Non-Refundable Application Fee: _____ Date Processed: 5/28
- ✓ Fieldprint Background Check Information Received: _____
- ✓ Notarized Financial Statement Received: _____
- ✓ Copy of Government Issued ID Received: _____
- ✓ Emailed applicant receipt/CC approval code/lottery process timeline: 5/31
- ✓ Redacted Copy of Application Sent to ~~City Clerk~~ Ryan on: (date) 5/31

Any Notes:

Stockbridge
Where Community Connects

4640 North Henry Boulevard Stockbridge,

City of Stockbridge
Community Development Depar



9220 2056 0000 0405 2702

June 28, 2024

Reynell Hay
1013 Legacy Hills Drive
McDonough, GA 30253

RE: Alcohol Lottery Application Update

Dear City of Stockbridge 2024 Alcohol Lottery Applicant,

This communication serves to inform you that we received your application for the city's alcohol lottery within the stipulated deadline. However, following the June 10, 2024, city council meeting, it was determined that further clarification on this process was necessary.

Upon consultation with our leadership and review from the City Attorney, it has been determined that all applicants are required to provide responses to questions 14-16 of the application, along with a formal letter of intent to purchase or lease land located within Stockbridge city limits on either Rock Quarry Road or Jodeco Road. As of today, any alcohol lottery application received without a proposed location with an address on Rock Quarry Road or Jodeco Road does not meet the requirements. These applicants are required to amend their application by July 19, 2024, or it will be withdrawn from consideration. Please ensure your application is updated accordingly to avoid disqualification.
This information must be submitted no later than July 19, 2024, at 5:00 PM EST.

Please note that this requirement applies exclusively to current applicants. If you wish to withdraw your application, kindly inform us accordingly before the specified deadline. The lottery drawing will take place on July 30, 2024, at 6:00PM EST in the council chambers.

For any inquiries or clarification regarding this request, please feel free to contact us at (678)833-3302 or OT@cityofstockbridge-ga.gov.

Thank you for your prompt attention to this matter. We anticipate receiving your updated information within the designated timeframe.

Best regards,

Uneeda Smith-Sellers

Uneeda Smith-Sellers
Business Services Supervisor

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Reynell Hay
1013 Legacy Hills Dr.
McDonough, GA 30253

9590 9402 3624 7305 7808 21

2. Article Number *(Transfer from service label)*

7017 3040 0000 9507 0276

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

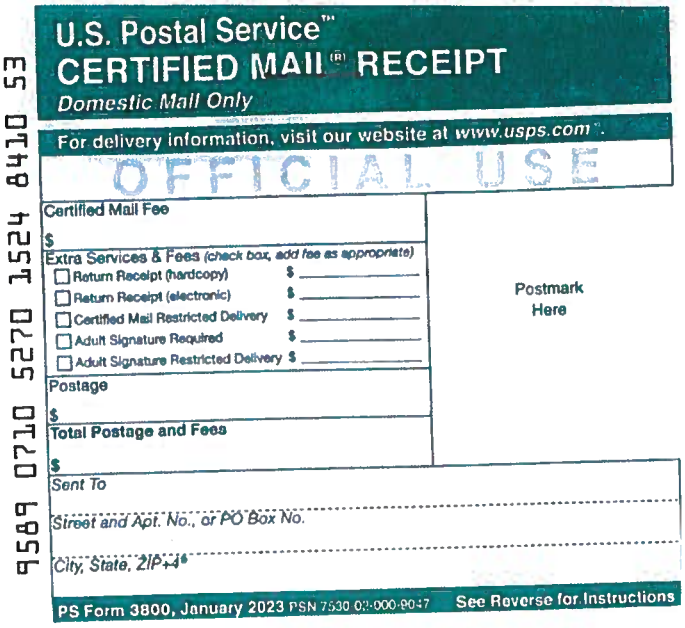
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Stockbri
Where Community Conne

4640 North Henry Boulevard Stock

City of Stockbridg
Community Development D



July 17, 2024

Reynell Hay
1013 Legacy Hills Drive
McDonough, GA 30253

RE: Alcohol Lottery Application Update

Dear City of Stockbridge 2024 Alcohol Lottery Applicant,

This communication serves to inform you that we received your application for the city's alcohol lottery within the stipulated deadline. Upon further review, City Staff has removed the requirement for all applicants to have a formal letter of intent to purchase land located within Stockbridge city limits on either Rock Quarry Road or Jodeco Road.

The lottery drawing will take place on **July 30, 2024**, at **6:00 PM** in the council chambers. The City Council on that date **will only** determine the two lottery winners and two alternates (1st and 2nd). The winners of the lottery will have 120 days to secure a location, submit a completed application with the Community Development Department for a special land use permit, and complete any other requirements or negotiations with the City. If the winner fails to do so they will forfeit the license and the 1st alternate will take their place and then they will have 120 days. If they fail to do so the 2nd alternate will assume the license. The target areas for the liquor license will remain the same.

The following requirements for the drawing will be as following:

- Any applications that have the same address will be placed in the lottery as one application.
- Any applications that have familial ties will be placed in the lottery as one application.

The above requirements allow for the fairness of the alcohol lottery in the City of Stockbridge.

For any inquiries or clarification regarding this request, please feel free to contact us at (678)833-3302 or OT@cityofstockbridge-ga.gov.

Thank you for your prompt attention to this matter. We are sorry for any inconvenience.

Best regards,

Uneeda Smith-Sellers

Uneeda Smith-Sellers
Business Services Supervisor

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Reynell Hay
1013 Legacy Hills Dr
McDonough GA 30253

9590 9402 8608 3244 5856 23

2. Article Number (Transfer from service label)

9589 0710 5270 1524 8410 53

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- d Mail
- d Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

City of Stockbridge

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

September 11, 2024

Reynell Hayi
1013 Legacy Hills Drive
McDonough, GA 30253

RE: Denial of Alcohol License Application

Dear Mr. Hayi:

Your application for an alcohol license dated June 6, 2024, was received by the City of Stockbridge (the "City") in response to the published notice requesting applications for the Lottery Drawing originally scheduled for June 10, 2024. The Lottery Drawing was for two (2) additional alcohol licenses held by the City. Applications were due on or before June 7, 2024. On April 17, 2024, the City issued Addendum No. 1, to advise applicants that certain application requirements regarding the location of the business no longer needed to be addressed. Thereafter, on May 3, 2024, the City issued Addendum No. 2, which superseded and effectively rescinded Addendum No. 1, and required the applicant to include a specific location of the business within the City, pursuant to the City's Alcoholic Beverage Code, Section 9.04.180.

Your application was incomplete and hereby denied by the City of Stockbridge, pursuant to the City's Alcoholic Beverage Code, Sections 9.04.180, 9.04.190, and 9.04.220. The application's denial is based on the failure to provide all the required information and documentation as requested in the application, including but not limited to, the following:

1. A description of the business operation, its location, and facilities.
2. Blueprint or scale drawing of the business facilities, including the boundaries or limits of any parking assigned to or under the control of the business.
3. Named location is neither in the City nor properly zoned for the retail sale of alcohol by the package.
4. Did not provide all the required information requested in the application; and/or
5. The application was not submitted prior to June 7, 2024.

Pursuant to the City's Alcoholic Beverage Code, Section 9.04.220(c), you have the right to appeal this denial to the Mayor and Council in writing no more than ten (10) days following receipt of this denial notice.

Regards,

Ryan Anderson
Director, Community Development

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Reynell Hayi
1013 Legacy Hills Dr
McDonough GA 30253

9590 9402 8608 3244 5855 62

2. Article Number *(Transfer from service label)*

9589 0710 5270 1524 8414 42

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Stockbridge
Where Community Connects

4640 North Henry Blvd
Stockbridge, GA 30281

September 5, 2025

Reynell Hay
1013 Legacy Hills Drive
McDonough, GA 30253

RE: Denial of Alcohol License Application

To Reynell Hay:
Your application for an alcohol license dated June 6, 2024, was received by the City of Stockbridge (the "City") in response to the published notice requesting applications for the Lottery Drawing originally scheduled for June 10, 2024. The Lottery Drawing was for two (2) additional alcohol licenses held by the City. Applications were due on or before June 7, 2024. On April 17, 2024, the City issued Addendum No. 1, to advise applicants that certain application requirements regarding the location of the business did not have to be addressed. Thereafter, on May 3, 2024, the City issued Addendum No. 2, which superseded and effectively rescinded Addendum No. 1, and required the applicant to include a specific location of the business within the City, pursuant to the City's Alcoholic Beverage Code, Section 9.04.180.

Your application was incomplete and hereby denied by the City of Stockbridge, pursuant to the City's Alcoholic Beverage Code, Sections 9.04.180, 9.04.190, and 9.04.220. The application was denied for failure to provide all of the required information and documentation as requested in the application, including but not limited to, the following:

(1) a description of the business operation, its location and facilities;

(2) blueprint or scale drawing of the business facilities, including the boundaries or limits of any parking assigned to or under the control of the business;

(3) named location is neither in the City nor properly zoned for the retail sale of alcohol by the package;

(4) did not provide all of the required information requested in the application; and/or

(5) the application was not submitted prior to June 7, 2024.

Pursuant to the City's Alcoholic Beverage Code, Section 9.04.220(c), you have the right to appeal this denial to the Mayor and Council in writing no more than ten (10) days following receipt of this denial notice.

Regards,

Ryan Anderson

Director, Community Development Department

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

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

Grant E. McBride
Bianca K. Davis
Miranda N. Hanley
Brandon F. Palmer

ASSOCIATES
M. Chase Collum
Brooke A. White
Christopher T. Webb
Susana Gude-Rodriguez
Richard A. McCall
Amber D. Porter

OF COUNSEL
Amy M. Fletcher

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

December 18, 2024

VIA E-MAIL TO QUITON@WLGGA.COM, FOLLOWED BY U.S. MAIL

Quinton Washington
Washington Legal Group
260 Peachtree Street NW
Suite 1600
Atlanta, GA

RE: City of Stockbridge's Alcohol License Applications and Lottery

Dear Mr. Washington:

My name is Susana Gude-Rodriguez. Andy Welch and I represent Reynell Hay, one of the applicants for the City of Stockbridge's alcohol license. Andy has asked me to look into the City's alcohol license applications and analyze their validity. I obtained the applications online and the following analysis is based on these records. So that I can confirm my analysis, I am requesting a copy of the applications and various corresponding documents. Enclosed, please find a copy of the Open Records Request that I sent to Ms. Vanessa Holiday concurrently with this letter.

As you know, the City of Stockbridge's ordinance provides that any person desiring to operate in the city as a manufacturer or dealer of alcoholic beverages shall apply for and obtain a license from the city prior to commencing operations. *See* Section 9.04.040. No alcoholic beverages shall be stored, delivered, sold, or manufactured in the City except under a license issued by the City; if a license is issued, the licensee must conform to the specific beverages and manner of sale provided in the license. *Id.*

Pursuant to the Ordinance, the application itself must contain, notarized under oath, the following information and additional documents:

1. Name and address of each applicant and each person who would have an interest in the license, however including only those stockholders owning ten percent (10%) or more of the corporation's stock and all members of the LLC;

2. Name and address for the past ten (10) years of each individual licensee, including registered agent where necessary;

3. The name, address and date of birth of each employee working at the business location;

4. Description of the business operation, its location and facilities;

5. Blueprint or scale drawing of the business facilities, including the boundaries or limits of any parking assigned to or under the control of the business;

6. Survey indicating the location of the business and the distance to the nearest school, church, alcoholic treatment center; and closest distilled spirits retail dealer;

7. The license fee required by this chapter, in the form of cash or a bank-certified check;

8. The nonrefundable investigative fee, in the form of cash or a bank-certified check;

9. Financial statements for each person identified in Section 9.04.170; and

10. Such other information and documents as may be required by the license department.

(*See* Section 9.04.180).

If the applicant wishes to operate a commercial business – here, this is the case for all applicants – the City of Stockbridge requires the submission of a Commercial Occupational Packet. This packet has its own document requirements, outlined as follows:

1. Occupational Tax Application

2. SAVE Public Benefits and Private Employer Affidavit Verifying Status

3. Current Government Issued Photo Identification (i.e., Copy of Driver's License/Passport)

4. Signed copy of Lease or Ownership Documentation

5. State/Federal Professional License, if applicable (i.e., Medicinal, Massage Therapy, Cosmetology, etc.)

6. Certificates & Articles of Incorporation (Documents from the Secretary of State for Corporations, Incorporations, Partnerships & Limited Liability Companies)

7. Floor Plan

8. Square Footage of Location

An alcohol license application may be denied on various grounds. An applicant that is denied a license shall be provided notice in writing of the denial with a list of the reason(s) for denial. (*See* Section 9.04.220). If the application contains any untrue or

misleading information, or material omission, this shall be cause sufficient for denial. (*See* Section 9.04.210). Further, an application may be denied on the following grounds:

1. Failure to meet state requirements for state license.
2. Failure to pay required fees and taxes.
3. Failure to provide required information and documentation.
4. False information in the application or supporting documents.
5. Failure to pass background checks conducted by law enforcement.
6. Improper residency of the applicant, owner, or agents.
7. Prior convictions as described in this chapter.
8. Failure to meet any other requirement outlined in Chapter 9.04 of Stockbridge's Ordinance.

(*See* Section 9.04.220).

An analysis of the twelve applications submitted for the alcohol license yielded a conclusion that *all* of the applicants were incomplete or non-compliant. Applicant No. 1 (Girishkumar Patel) and Applicant No. 5 (Niral Patel) will be used as examples:

Applicant No. 1 – Girishkumar Patel:

As part of his application, Girishkumar did not include (1) a scale drawing of the building or proposed building as situated on the proposed lot, and (2) proposed parking available to the building, as required by the City's ordinance. However, on the face of the application form, the applicant is not required to submit a scale drawing of the building or the proposed parking available until the applicant is chosen for the license. Therefore, Girishkumar's application would be considered incomplete per the strict reading of the ordinance, but not so under the application form rules.

Nonetheless, Girishkumar's application was supposed to include a survey indicating the location of the business and the distance to nearest landmarks, and he did not do so, meaning it is incomplete.

According to the Commercial Occupational Packet, Girishkumar's application was also supposed to include a signed copy of lease or ownership documentation, a floor plan, and the square footage of the location. He did not include any of these items, so by that logic, his application would be considered incomplete by this point, as well.

Applicant No. 5 – Niral Patel:

As part of his application, Niral did not include (1) a scale drawing of the building or proposed building as situated on the proposed lot, and (2) proposed parking available to the building, as required by the City's ordinance. Further, Niral's application was supposed

to include a survey indicating the location of the business and the distance to nearest landmarks, and he did not do so, meaning it is incomplete. The application was also supposed to include a description of the business operation, its location, and facilities, and it did not do so; it simply states that the business address will be "Parcel ID 071-01025022."

Niral neglected to complete the Commercial Occupation Packet. While Niral compiled some of the documents required by the Packet, he was also supposed to include a signed copy of lease or ownership documentation, a floor plan, and the square footage of the location. He did not include any of these items, so by that logic, his application would be considered incomplete by this point, as well.

Overall, this noncompliance is echoed across all applications. Though most applications were marked "complete" by the City's licensing department, all applications contain material defects such as unnotarized financial statements, missing Commercial Occupational Packet, and *any* proof of ownership of the proposed location on which the applicants sought to operate their alcohol business. Ultimately, none of the applicants provided sufficient information or correct documentation to be granted an alcohol license under the City's ordinance.

Indeed, it is clear that none of the applicants owned the property on which they wished to operate their alcohol business. It is my understanding that the applicants were told by an unknown employee of the City that they did not have to own the property; this advice, however, cannot be relied upon. The Georgia Supreme Court has held that an employee of the City cannot exempt people from requirements outlined in the ordinance or amend the ordinance itself. *Corey Outdoor Advert., Inc. v. Bd. of Zoning Adjustments of City of Atlanta*, 254 Ga. 221, 224, 327 S.E.2d 178, 182 (1985). Therefore, the applicants here could not be estopped by the acts of any employee acting in the exercise of unconferred powers. OCGA § 45–6–5; *City of Atlanta v. Bull,* 161 Ga.App. 648, 288 S.E.2d 335 (1982), applying this rule to city officials; *City of Columbus v. Richardson,* 155 Ga.App. 573, 271 S.E.2d 706 (1980); *P.C. Gailey Contractors, Inc. v. Exxon Co., U.S.A.*, 143 Ga.App. 827, 240 S.E.2d 208 (1977).

Telling the applicants they did not have to own the property on which they applied to operate their business is in contravention with the City's ordinance which requires the applicant to submit proof of ownership. Nonetheless, the applicants could not have detrimentally relied on the assertions of a City employee that is contrary to the ordinance, as no estoppel exists. *Corey Outdoor Advert.*, 254 Ga. at 224. Stated differently, since the City employee could not have changed the requirements of the alcohol-license-application process, the applicants are not excused from abiding by the ordinance requirements. Consequently, approval by the City of any of the twelve licenses would be in direct violation of the City's own ordinance.

Ultimately, it is our position that all of the applications are void and, therefore, any licensing approval that the City may have rendered is void, as well. That being said, as of the date of this letter, my client, Reynell Hay, has not received any notice in writing of the denial of his application. If the decision has been made, please notify us in writing as outlined in your ordinance.

We wish to inform you that, if the Council does not rescind their approval of Girishkumar's application and reopen the lottery, we will be forced to file suit seeking

declaratory, injunctive, and mandamus relief. Thank you for your time in reviewing this correspondence. I look forward to hearing from you.

Sincerely,

Susana Gude-Rodriguez

Enclosures

Ernest M. Smith (1911-1992)
A. J. Welch, Jr. (1944-2018)
John P. Webb, PC
William A. White, PC
Andrew J. Welch, III, PC (NY & GA)
L. Scott Mayfield
Marc A. Avidano (FL & GA)
David M. Waldroup
Andrew J. Gebhardt
R. Brian Strickland
Elizabeth P. O'Neal
Megan Murren Rittle (GA & AL)
Lajuana C. Ransaw
Warren M. Tillery
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Susana Gude-Rodriguez
Richard A. McCall
Amber D. Porter
Morgan R. Thomas
Billy D. Thomas, Jr.
Jacob S. Barlar
Priyesh Patel

OF COUNSEL
Amy M. Fletcher

September 15, 2025

VIA CERTIFIED MAIL;
FOLLOWED BY FIRST CLASS MAIL
Mayor Anthony S. Ford
4640 North Henry Boulevard
Stockbridge, Georgia 30281

VIA E-MAIL:
asford@stockbridgega.org

RE: Formal Notice of Appeal Pursuant to the City of Stockbridge's Code of Ordnances, Appealing the City of Stockbridge's Denial of Reynell Hay's Alcohol License Application

Dear Mayor Ford:

I represent Reynell Hay ("Appellant"). Appellant submitted an application for an alcohol license to the City of Stockbridge in May 2024. I am writing to formally appeal the City of Stockbridge's September 5, 2025 denial letter (enclosed herewith) of Reynell Hay's application for an alcohol license, pursuant to the City of Stockbridge's Code of Ordinances, due to the City's numerous violations and failure to abide by the City's Code of Ordinances. These violations and failures of due process are more fully set forth in the enclosed letter submitted to the City's attorney on December 18, 2024. The December 18, 2024 letter is incorporated into this appeal.

Regarding the City's reasons for denial of Appellant's application listed in the September 5, 2025 letter, Appellant contends he was told by a staff member of the City of Stockbridge that Appellant was not required to list the business location at the time of application, so no plans or drawings for a location were submitted either. Appellant also submitted a timely application before June 7, 2024. The lottery application tracking sheet provided to Appellant through an open records request shows that Appellant's application was received by the City on May 28, 2024. A copy of Appellant's application is enclosed as well.

Please submit this notice of appeal and enclosed documents to the Stockbridge City Council. Should you have any questions, please do not hesitate to contact me at awelch@smithwelchlaw.com or 770-957-3937.

With kindest regards,

Andrew J. (Andy) Welch, III

AJWIII/hp
Enclosures
cc. City Clerk (via e-mail): vholiday@stockbridgega.org
City Attorney (via e-mail): quinton@wlgga.com and vross@lawtrg.com

Stockbridge

Where Community Connects

City of Stockbridge
Community Development Department

APPLICATION
(Lottery Application ONLY)

NOTE: USE SEPARATE PAGES AND/OR ATTACHMENTS, AS NECESSARY

1. Type(s) of license applied for:
   - (✓) Alcohol License
   - ( ) Tire Shop
   - ( ) Used Car Dealership
   - ( ) Used Appliance Shop
   - ( ) Thrift store and Consignment Shop
   - ( ) Pawnshop
   - ( ) Vape Shop
   - ( ) Precious Metals

2. Proposed license is a (n):
   - ( ) Individual
   - ( ) Partnership
   - ( ) Corporation
   - (✓) LLC
   - ( ) other legal entity (explain)

---

3. Applicant information:

Name: Reynell Ray

Title Position: CO-Owner / Manager

Are you a citizen of the United States: ✓ yes _____ no

Where were you born? Brooklyn N.Y.

Present home address:

County of Henry Number of years at present address 4

Contact information: Business phone #: 646 877 6019

Home phone #: _____

How long have you been a resident of Georgia? 18 Henry Co? 18

What has been your occupation for the past five (5) years? CEO / Owner

4. Applicant's relationships with other persons with 1st degree of kinship.

Immediate living relatives:
(Please list all immediate living wife, children, parents, brothers, sisters, and parents)
(Attach separate sheet(s) if necessary)

Name: [redacted] Age: [redacted]

Relationship: [redacted] Live with or apart: [redacted]

Name: [redacted] Age: [redacted]

Relationship: [redacted] Live with or apart: [redacted]

Name: [redacted] Age: [redacted]

Relationship: [redacted] Live with or apart: [redacted]

Name: [redacted] Age: [redacted]

Relationship: [redacted] Live with or apart: [redacted]

5. Proposed business name and address:

Business name: OLOGC Wine and Spirit

Address: 110 Rock Quarry Rd
Stockbridge GA 30281

6. Corporations: If operating as a corporation, please complete the following:

Corporation name: N/A

Address: N/A

Date of Incorporation: N/A Where Incorporated: N/A

Type of Corporation: N/A

Corporate Officers: *Please list each (attach a separate sheet if necessary)*

Name: N/A SS#: N/A

Office Held: _____

Address: _____

_____

Name: _____ SS# _____

Office Held: _____

Address: _____

_____

Name: _____ SS# _____

Office Held: _____

Address: _____

_____

Name: _____ SS# _____

Office Held: _____

Address: _____

_____

Please provide a copy of your "Articles of Incorporation" and the current "Annual Registration with the Secretary of State"

7. **Stockholder information – applies to any "closely held" stock, not publicly traded and to all stockholders who own more than 10% of the outstanding capital stock of the corporation. DO NOT FILL OUT THIS INFORMATION FOR PUBLICLY TRADED CORPORATIONS. In lieu thereof, please indicate by attached sheet as to whether any affiliate, related company, holding company, subsidiary or other organization holds any form of alcohol license in the City of Stockbridge, or any distilled spirits package sale license within the State of Georgia.**

8. If operating as a corporation, list stockholders with addresses and the amount of interest of each stockholder in the corporation. ***Please list each (attach a separate sheet if necessary)***

Stockholder Name: _____ Interest: _____

Address: _____

Stockholder Name: _____ Interest: _____

Address: _____

Stockholder Name: N/A Interest: _____

Address: _____

Stockholder Name: _____ Interest: _____

Address: _____

9. Limited Liability Company (LLC): If operating as a company, please complete the following:

Company name: Logo Wines and Spirit

Address: 950 Eagles Landing Pkwy. Stockbridge GA 30281

Date of Formation: 5/17/2024 Where Formed (State): GA

Type of LLC (member managed or manager managed): Member Manager

LLC members with an ownership interest: ***Please list each (attach a separate sheet if necessary)***

Name: Beyzell Hay SS# [redacted]

Member – ownership interest (50 %):

Address: /

Name: Shaffer Smith SS# [redacted]

Member – ownership interest (50 %):

Address: —

Name: N/A SS#_____

Member – ownership interest (_%):_____

Address: _____

Name: N/A SS#_____

Member – ownership interest (_%):_____

Address: _____

Please provide a copy of your "Articles of Incorporation" and the current "Annual Registration with the Secretary of State"

Control Number : 24100589

STATE OF GEORGIA

Secretary of State

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

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Ologo Wine and Spirits LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **05/17/2024** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on **05/21/2024**.

Brad Raffensperger

Brad Raffensperger
Secretary of State

10. Limited Liability Partnership (LLP), Partnerships, Sole Proprietorships, and any other forms of business entity: If operating as a partnership or other form of business entity, please complete the following:

Entity name: _____

Address: _____

_____

Date of Formation: _____ Where Formed (State): _____

Type of Partnership: _____

Partnership members with an ownership interest. ***Please list each (attach a separate sheet if necessary)***

Name: _____ SS# _____

Partnership – ownership interest (_____%): _____

Address: _____

Name: _____ SS# _____

Partnership – ownership interest (_____%): _____

Address: _____

Name: _____ SS# _____

Partnership – ownership interest (_____%): _____

Address: _____

Name: _____ SS# _____

Partnership – ownership interest (_____%): _____

Address: _____

Please provide a copy of your "Articles of Incorporation" and the current "Annual Registration with the Secretary of State"

If more than 4 members, partners, or stockholders, please provide the name, address, social security number and ownership interest of additional parties at interest, by separate sheet.

11. Registered Agent

If the proposed license is a legal entity, please provide name of its registered agent:

Agent(s) name: CSC Global

Address: 251 Little falls Drive. Wilmington DE 1980

Telephone Number: 1-800-927-9801

12. Store Manager, Managing Member, Managing Partner, or other person in charge:
What is the name of the person who, if the license is granted, will be the active manager of the business and on the job at the business?

Full name: Reyne H Hay.

(Please complete the site manager's personal statement, attached)

13. Convictions:
Has the applicant, or any individual having an interest either as owner, partner, member, or stockholder been convicted or entered a plea of Nolo Contendere within fifteen (15) years immediately prior to the filing of this application, for any felony or misdemeanor in any state or for an offense cited by the United States: or any violation of municipal ordinances except traffic violations? If yes, please explain below:

NO

14. Location ownership
Do you own the land and building on which the business is to be operated?

_____ Yes __✓__ No If Yes, when did you buy it? _____
(Attach proof of ownership)

If not the owner, please complete the following and attach a copy of the lease, option. and any other pertinent documents:

Owner/Agent of Property: _____

Amount of rent: _____ Frequency Paid: _____

Is the amount of rent a set amount? _____ Yes _____ No

If NO, please explain how it is determined: Location has not been finalized.

15. If you have an option, or other legal, binding document to buy. lease the building, please explain the general terms: _____

- N/A -

16. Zoning
What is the current zoning on the proposed property location? _____

17. Location Certification
If this is the first application for a license for this business, please attach a current certificate from a registered surveyor containing the following information:

(1) A scale drawing of the building or proposed building as situated on the proposed lot.
(2) Proposed parking available to the building.

NOTE: NOT Required for a retail package alcohol license until the applicant is chosen for a license.

18. Financial Interest – Does the applicant or interested parties to this Application:

A. Have any financial interest in any similar business?

_____Yes _✓_ No

B. Received any financial aid or assistance from any similar business?

_____ Yes _✓_ No

19. Other Interests:
Do you: any member of your family (children, spouse, parents, siblings) or any of the other owners, partners, or stockholders:

A. Have any interest, financial or otherwise, in other similar businesses or establishments?
_____ Yes _✓_ No

If YES, please list:

N/A -

B. Own, lease, sub-lease any real estate which is occupied by a similar business. If so, give the location information as to any lease or rental agreement including rents received and who it was rented to: _____ Yes _____ No

If YES, please list:

N/A -

C. Serve as the Executor or Administrator or Beneficiary of Heir of any estate having an interest in any similar business or establishment?

_____ Yes _✓_ No

If YES, please list:

N/A

D. Serve as Beneficiary or Trustee of any Trust Fund having an interest in any similar business or establishment?

____ Yes ✓ No

If YES, please list:

N/A

20. Financial Gain

Please list all parties who will receive any financial gain or payment derived from any interest or income as a result of the operation that this application applies to. (Please include any owners, partners, members, officers, or principal stockholders)

Reynell Hay
Shaffer Smith

21. Other Jurisdictions

List other jurisdictions in which any applicant, partner, member, corporate officer, or stockholder holds a similar occupational tax certificate, regulatory license, or alcoholic beverage license:

N/A

List all details of denial of any such licenses in any other jurisdiction:

N/A

22. Are you familiar with the City of Stockbridge Ordinances, State laws and regulations, Federal laws and regulations governing the operations of this type of business?

✓ Yes _____ No

(City of Stockbridge Ordinance 9.04 Alcoholic Beverage)

23. Restrictions Alcohol ONLY

Ordinance 9.04.090

1. No retail license for the sale of distilled spirits shall be issued unless the location is located within five hundred (500) feet of the streets or roads designated in the following three (3) areas and has direct access onto such streets or roads:

   Area 1: Those portions of Mount Zion Boulevard and Highway 138 lying west of I-75;
   Area 2: Those portions of Highway 138 and North Henry Boulevard lying east of I-75;

   Area 3: Those portions of Eagles Landing Parkway/Hudson Bridge Road from their intersection with the west right-of-way line of Highway 42 to the west city limits line.

24. Do you agree to abide by such ordinances, laws, and regulations?

    ✓ Yes _____ No

25. Do you have any questions or comments regarding the ordinances, laws, regulations, or application?

    _____ Yes ✓ No

    If YES, please list:

    N/A

Georgia, Henry County, City of Stockbridge

I, [illegible], being duly sworn according to the law, do swear that the facts and things stated by me in the above and foregoing answers to questions are true, and no false, or fraudulent statement is made herein, and such answers were made in order to produce the granting of such license.

[illegible]
Signature of Applicant

[illegible]
Print Name

CEO
Title of Applicant

Subscribed and Sworn before me on this the 21 day of May, 2024

[illegible]
NOTARY PUBLIC signature

3-21-27
Notary Commission Expires

Karl Czaykowsky
NOTARY PUBLIC printed name

KARL CZAYKOWSKY NOTARY PUBLIC HENRY COUNTY, GA

Stockbridge

Where Community Connects

City of Stockbridge
Community Development Department

SITE MANAGER'S PERSONAL INFORMATION
Alcohol License ONLY

(To be attached to Application)
(A photo of the manager must be attached to this form)

1. **Business Name**
(Please complete for the business you are applying as a manager for)

Business Name: Eagle Nine and Spirit

Address: 752 Eagles Landing Pkwy Stockbridge GA 30281
- or - 110 Rock Quarry Rd

2. **Manager's name and address:**

Name: Beverly Hay

Home address:

Phone number: 646-591-6017

3. **Personal identification information:**

Race: B/K Sex: F Height: 5'9 Weight: 300 Age: 56

Color of hair: Bald Color of eyes: Dark Brown

4. **Manager's birth information:**

Location of birth: Brooklyn NY.

Date of birth: [redacted]

5. **Spousal information: (If married, please complete)**

Spouse's full name: Lynnetta Hay

Maiden name if applicable:

Date of Birth: Date married:

Employer: Self Employed.

6. **Employment record:**
(Please list your previous employment information for the last past 10 years) (Attach separate sheet if necessary)

Employer: Compound Entertainment

Location: ___ Dates – From: 2004 To: present

Employer: _____

Location: _____ Dates – From: ____ To: ____

Employer: _____

Location: _____ Dates – From: ____ To: ____

7. **Financial interest:**

Do you or your spouse, or any member of your family:

A. Have any interest, financial or otherwise, in other malt beverage, wine, or distilled spirits stores or establishments? _____ Yes _____ No

If YES, please list:

N/A

B. Ever been denied a license or had a license revoked? _____ Yes ✓ No

If YES, please list:

N/A

8. **Prior residences:**
(Please list all residences you have had in the past ten (10) years.) *(Include a separate sheet if necessary)*

Street Address	City	State	Years

9. **Tax return:**
Did you file a Georgia tax return last year?

✓ Yes _____ No

10. Convictions:
Has the applicant, or any individual having an interest either as owner, partner, member, or stockholder been convicted or entered a plea of Nolo Contendere within fifteen (10) years immediately prior to the filing of this application, for any felony or misdemeanor in any state or for an offense cited by the United States: or any violation of municipal ordinances except traffic violations? If yes, please explain below:

NO

Charge: N/A

Place of arrest: N/A Date: N/A

Disposition: N/A

11. Personal References:
(Please list three personal references not related to you, whom you have known for at least five years)

Name: Tishawn Gayle Phone #: 917.214.4801

Address: _____

Name: John Black Phone #: 770.315.8157

Address: _____

Name: Philip Ambrosino Phone #: 310.310.9068

Address _____

12. Emergency Contact:

Contact name: Lanette Hay Phone #: 818.445.3832

I, _____, do solemnly swear, that the foregoing statements are true. I understand that any falsehoods are grounds for automatic dismissal of this application.

_____
Signature of Manager

_____
Print Name

_____
Title of Applicant

Subscribed and Sworn before me on this the 21 day of May, 2024

_____ 3-21-27
NOTARY PUBLIC signature — Notary Commission Expires

Karl Czaykowski
NOTARY PUBLIC printed name



Stockbridge

Where Community Connects

City of Stockbridge
Community Development Department

BACKGROUND AND SECURITY CLEARANCE FORM
OWNER, APPLICANT, MANAGER
Alcohol License ONLY

Authorization for Release of Personal Information
(Attach photocopy of Social Security Card and Photo ID)

I, Reynell Hay, do hereby authorize a review of, and full disclosure of, all records concerning myself to any duly authorized agent of the City of Stockbridge, whether said records are of a public, private, or confidential nature.

The intent of this authorization is to give my consent for full and complete disclosure pertaining to the background investigation necessary to process my application as required under the Alcohol Beverage Ordinance (Chapter 9) governing licensing in the City.

I also certify that any person, firm, or other entity ("the providing entity") who may furnish such information concerning me, shall not be held liable or accountable for giving this information and I do hereby fully and completely release the providing entity from all liability, which may be incurred as a result of furnishing such information.

A photocopy of this release form will be valid as an original thereof, even though the photocopy does not contain the original writing of my signature.

Notary

3-21-27
Notary Commission Expires

KARL CZAYKOWSKY NOTARY PUBLIC HENRY COUNTY, GA

Signature

5/21/24
Date

Date of Birth

Social Security Number

Driver's License Number

5-9"
Height

280 lbs
Weight

City of Stockbridge **SAVE Public Benefits Affidavit**

O.C.G.A § 50-36-1 (e) (2)

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

Reynell Hay

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

Address of applicant named above

(646) 897 0019

Telephone Number

Ologo Wine and Spirit

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

OCCUPATIONAL TAX CERTIFICATE

Category of Public Benefit

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

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

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

REQUIRES VERIFICATION AT SUBMISSION – Which type of secure and verifiable document was provided with this affidavit? : Driver's License

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

MUST BE COMPLETED BY NOTARY

I, Reynell Hay {representative for} Ologo Wine and Spirit.

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

Signature of Applicant

5/21/24

Date

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 21 DAY OF May, 20 24

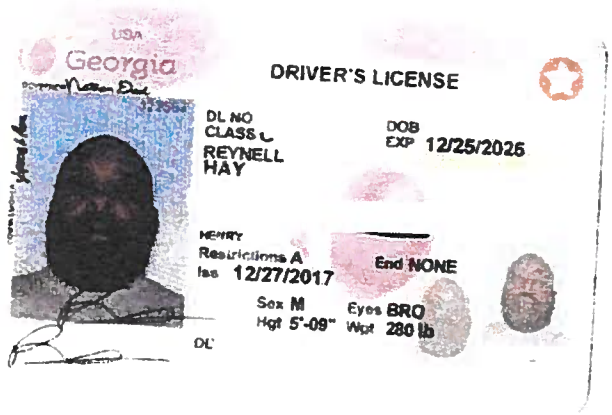
Executed in Stockbridge (City), GA (State)

NOTARY PUBLIC Signature

3-21-27

My Commission Expires

KARL CZAYKOWSKY NOTARY PUBLIC HENRY COUNTY, GA Exp. March 21, 2027


USA
Georgia
DRIVER'S LICENSE
DL NO
CLASS C
REYNELL
HAY
DOB
EXP 12/25/2026
HENRY
Restrictions A
Iss 12/27/2017
End NONE
Sex M
Hgt 5'-09"
Eyes BRO
Wgt 280 lb
DL

SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE

PASSPORT
PASSEPORT
PASAPORTE

USA



UNITED STATES OF AMERICA

Type / Type / Tipo: P Code / Code / Código: USA Passport No. / No. de Passeport / No. de Pasaporte

Surname / Nom / Apellidos
HAY

Given Names / Prénoms / Nombres
REYNELL D

Nationality / Nationalité / Nacionalidad
UNITED STATES OF AMERICA

Date of birth / Date de naissance / Fecha de nacimiento

Place of birth / Lieu de naissance / Lugar de nacimiento
NEW YORK, U.S.A.

Sex / Sexe / Sexo
M

Date of issue / Date de délivrance / Fecha de expedición
24 Jun 2021

Authority / Autorité / Autoridad
United States
Department of State

Date of expiration / Date d'expiration / Fecha de caducidad
23 Jun 2031

Endorsements / Mentions Spéciales / Anotaciones
SEE PAGE 27

USA

P<USAHAY<<REYNELL<D<<<<<<<<<<<<<<<<<<<<<<<<<<

Wealth Management
9665 Wilshire Blvd
Suite 600
Beverly Hills, CA 90212

Fax: 310 285 2600
Toll free: 800 669 4866

Morgan Stanley

May 23, 2024

CITY OF STOCKBRIDGE
4640 N. HENRY BLVD
STOCKBRIDGE, GA 30281

Re: REYNELL HAY

To Whom It May Concern:

Please be advised that REYNELL HAY (the "Client") maintains the following brokerage accounts (the "Accounts") at Morgan Stanley Smith Barney LLC ("Morgan Stanley") which contains assets, including cash and marketable securities, valued, as of the close of business on May 22, 2024, in excess of $2,400,000.

A/C Number	A/C Title
	MSL FBO REYNELL HAY
	MSL FBO REYNELL HAY

We are presenting the information contained herein pursuant to our Client's request. It is valid as of the date of issuance. Morgan Stanley does not warrant or guarantee that such identified securities, assets or monies will remain in the Client's Accounts. The Client has the ability to withdraw assets from the Account(s) at any time.

Accounts nd are currently being used to collateralize a Liquidity Access Line ("LAL") line of credit issued by Morgan Stanley Bank, N.A. and/or Morgan Stanley Private Bank, National Association. Notwithstanding any other representations in this letter, assets required to maintain the LAL cannot be withdrawn unless Morgan Stanley Bank, N.A. and/or Morgan Stanley Private Bank, National Association agrees to release excess collateral or the LAL is paid off. This letter does not create a security interest or convey collateral rights to any party.

Thank you for your time and consideration in this matter.

Sincerely,

Marie Goldschmidt

Marie Goldschmidt
Risk Officer

cc: REYNELL HAY

Wealth Management
9665 Wilshire Blvd.
Suite 600
Beverly Hills, CA 90212

Direct 310 285 2600
Toll Free 800 669 1866

Morgan Stanley

May 23, 2024

CITY OF STOCKBRIDGE
4640 N. HENRY BLVD
STOCKBRIDGE, GA 30281

Re: Shafer Smith

To Whom It May Concern:

Please be advised that Shafer Smith (the "Client") maintains the following brokerage accounts (the "Accounts") at Morgan Stanley Smith Barney LLC ("Morgan Stanley") which contains assets, including cash and marketable securities, valued, as of the close of business on May 22, 2024, in excess of $2,500,000.

A/C Number	A/C Title
	MSL FBO SHAFER SMITH
	MSL FBO SHAFER SMITH

We are presenting the information contained herein pursuant to our Client's request. It is valid as of the date of issuance. Morgan Stanley does not warrant or guarantee that such identified securities, assets or monies will remain in the Client's Accounts. The Client has the ability to withdraw assets from the Account(s) at any time.

ınd currently being used to collateralize a Liquidity Access Line ("LAL") line of credit issued by Morgan Stanley Bank, N.A. and/or Morgan Stanley Private Bank, National Association. Notwithstanding any other representations in this letter, assets required to maintain the LAL cannot be withdrawn unless Morgan Stanley Bank, N.A. and/or Morgan Stanley Private Bank, National Association agrees to release excess collateral or the LAL is paid off. This letter does not create a security interest or convey collateral rights to any party.

Thank you for your time and consideration in this matter.

Sincerely,

Marie Goldschmidt

Marie Goldschmidt
Risk Officer

cc: SHAFER SMITH





Ready to go?

Get up to date with all your vaccines*

Talk to your pharmacist or learn more at **Walgreens.com/Immunizations**

Walgreens

*Vaccines subject to availability. State, age, and health related restrictions may apply.

LOTTERY APPLICATION TRACKING SHEET

Date Received: 5/28/24 Application No.: 6

Applicant Name: Reynell Hay

Proposed business and name: oLogo Wine and Spirit
110 Rock Quarry

CHECKLIST:

- ✓ Complete Application and Documents: _____ or Missing: _____
- ✓ $750 Non-Refundable Application Fee: _____ Date Processed: 5/28
- ✓ Fieldprint Background Check Information Received: _____
- ✓ Notarized Financial Statement Received: _____
- ✓ Copy of Government Issued ID Received: _____
- ✓ Emailed applicant receipt/CC approval code/lottery process timeline: 5/31
- ✓ Redacted Copy of Application Sent to ~~City Clerk~~ Ryan on: (date) 5/31

Any Notes:

Control Number : 24100589

STATE OF GEORGIA

Secretary of State

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

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Ologo Wine and Spirits LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **05/17/2024** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on **05/21/2024**.

Brad Raffensperger

Brad Raffensperger
Secretary of State

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

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

Grant E. McBride
Bianca K. Davis
Miranda N. Hanley
Brandon F. Palmer

ASSOCIATES
M. Chase Collum
Brooke A. White
Christopher T. Webb
Susana Gude-Rodriguez
Richard A. McCall
Amber D. Porter

OF COUNSEL
Amy M. Fletcher

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

December 18, 2024

VIA E-MAIL TO QUITON@WLGGA.COM, FOLLOWED BY U.S. MAIL

Quinton Washington
Washington Legal Group
260 Peachtree Street NW
Suite 1600
Atlanta, GA

RE: City of Stockbridge's Alcohol License Applications and Lottery

Dear Mr. Washington:

My name is Susana Gude-Rodriguez. Andy Welch and I represent Reynell Hay, one of the applicants for the City of Stockbridge's alcohol license. Andy has asked me to look into the City's alcohol license applications and analyze their validity. I obtained the applications online and the following analysis is based on these records. So that I can confirm my analysis, I am requesting a copy of the applications and various corresponding documents. Enclosed, please find a copy of the Open Records Request that I sent to Ms. Vanessa Holiday concurrently with this letter.

As you know, the City of Stockbridge's ordinance provides that any person desiring to operate in the city as a manufacturer or dealer of alcoholic beverages shall apply for and obtain a license from the city prior to commencing operations. *See* Section 9.04.040. No alcoholic beverages shall be stored, delivered, sold, or manufactured in the City except under a license issued by the City; if a license is issued, the licensee must conform to the specific beverages and manner of sale provided in the license. *Id.*

Pursuant to the Ordinance, the application itself must contain, notarized under oath, the following information and additional documents:

1. Name and address of each applicant and each person who would have an interest in the license, however including only those stockholders owning ten percent (10%) or more of the corporation's stock and all members of the LLC;

2. Name and address for the past ten (10) years of each individual licensee, including registered agent where necessary;

3. The name, address and date of birth of each employee working at the business location;

4. Description of the business operation, its location and facilities;

5. Blueprint or scale drawing of the business facilities, including the boundaries or limits of any parking assigned to or under the control of the business;

6. Survey indicating the location of the business and the distance to the nearest school, church, alcoholic treatment center; and closest distilled spirits retail dealer;

7. The license fee required by this chapter, in the form of cash or a bank-certified check;

8. The nonrefundable investigative fee, in the form of cash or a bank-certified check;

9. Financial statements for each person identified in Section 9.04.170; and

10. Such other information and documents as may be required by the license department.

(*See* Section 9.04.180).

If the applicant wishes to operate a commercial business – here, this is the case for all applicants – the City of Stockbridge requires the submission of a Commercial Occupational Packet. This packet has its own document requirements, outlined as follows:

1. Occupational Tax Application

2. SAVE Public Benefits and Private Employer Affidavit Verifying Status

3. Current Government Issued Photo Identification (i.e., Copy of Driver's License/Passport)

4. Signed copy of Lease or Ownership Documentation

5. State/Federal Professional License, if applicable (i.e., Medicinal, Massage Therapy, Cosmetology, etc.)

6. Certificates & Articles of Incorporation (Documents from the Secretary of State for Corporations, Incorporations, Partnerships & Limited Liability Companies)

7. Floor Plan

8. Square Footage of Location

An alcohol license application may be denied on various grounds. An applicant that is denied a license shall be provided notice in writing of the denial with a list of the reason(s) for denial. (*See* Section 9.04.220). If the application contains any untrue or

misleading information, or material omission, this shall be cause sufficient for denial. (*See* Section 9.04.210). Further, an application may be denied on the following grounds:

1. Failure to meet state requirements for state license.

2. Failure to pay required fees and taxes.

3. Failure to provide required information and documentation.

4. False information in the application or supporting documents.

5. Failure to pass background checks conducted by law enforcement.

6. Improper residency of the applicant, owner, or agents.

7. Prior convictions as described in this chapter.

8. Failure to meet any other requirement outlined in Chapter 9.04 of Stockbridge's Ordinance.

(*See* Section 9.04.220).

An analysis of the twelve applications submitted for the alcohol license yielded a conclusion that *all* of the applicants were incomplete or non-compliant. Applicant No. 1 (Girishkumar Patel) and Applicant No. 5 (Niral Patel) will be used as examples:

Applicant No. 1 – Girishkumar Patel:

As part of his application, Girishkumar did not include (1) a scale drawing of the building or proposed building as situated on the proposed lot, and (2) proposed parking available to the building, as required by the City's ordinance. However, on the face of the application form, the applicant is not required to submit a scale drawing of the building or the proposed parking available until the applicant is chosen for the license. Therefore, Girishkumar's application would be considered incomplete per the strict reading of the ordinance, but not so under the application form rules.

Nonetheless, Girishkumar's application was supposed to include a survey indicating the location of the business and the distance to nearest landmarks, and he did not do so, meaning it is incomplete.

According to the Commercial Occupational Packet, Girishkumar's application was also supposed to include a signed copy of lease or ownership documentation, a floor plan, and the square footage of the location. He did not include any of these items, so by that logic, his application would be considered incomplete by this point, as well.

Applicant No. 5 – Niral Patel:

As part of his application, Niral did not include (1) a scale drawing of the building or proposed building as situated on the proposed lot, and (2) proposed parking available to the building, as required by the City's ordinance. Further, Niral's application was supposed

to include a survey indicating the location of the business and the distance to nearest landmarks, and he did not do so, meaning it is incomplete. The application was also supposed to include a description of the business operation, its location, and facilities, and it did not do so; it simply states that the business address will be "Parcel ID 071-01025022."

Niral neglected to complete the Commercial Occupation Packet. While Niral compiled some of the documents required by the Packet, he was also supposed to include a signed copy of lease or ownership documentation, a floor plan, and the square footage of the location. He did not include any of these items, so by that logic, his application would be considered incomplete by this point, as well.

Overall, this noncompliance is echoed across all applications. Though most applications were marked "complete" by the City's licensing department, all applications contain material defects such as unnotarized financial statements, missing Commercial Occupational Packet, and *any* proof of ownership of the proposed location on which the applicants sought to operate their alcohol business. Ultimately, none of the applicants provided sufficient information or correct documentation to be granted an alcohol license under the City's ordinance.

Indeed, it is clear that none of the applicants owned the property on which they wished to operate their alcohol business. It is my understanding that the applicants were told by an unknown employee of the City that they did not have to own the property; this advice, however, cannot be relied upon. The Georgia Supreme Court has held that an employee of the City cannot exempt people from requirements outlined in the ordinance or amend the ordinance itself. *Corey Outdoor Advert., Inc. v. Bd. of Zoning Adjustments of City of Atlanta*, 254 Ga. 221, 224, 327 S.E.2d 178, 182 (1985). Therefore, the applicants here could not be estopped by the acts of any employee acting in the exercise of unconferred powers. OCGA § 45–6–5; *City of Atlanta v. Bull,* 161 Ga.App. 648, 288 S.E.2d 335 (1982), applying this rule to city officials; *City of Columbus v. Richardson,* 155 Ga.App. 573, 271 S.E.2d 706 (1980); *P.C. Gailey Contractors, Inc. v. Exxon Co., U.S.A.,* 143 Ga.App. 827, 240 S.E.2d 208 (1977).

Telling the applicants they did not have to own the property on which they applied to operate their business is in contravention with the City's ordinance which requires the applicant to submit proof of ownership. Nonetheless, the applicants could not have detrimentally relied on the assertions of a City employee that is contrary to the ordinance, as no estoppel exists. *Corey Outdoor Advert.,* 254 Ga. at 224. Stated differently, since the City employee could not have changed the requirements of the alcohol-license-application process, the applicants are not excused from abiding by the ordinance requirements. Consequently, approval by the City of any of the twelve licenses would be in direct violation of the City's own ordinance.

Ultimately, it is our position that all of the applications are void and, therefore, any licensing approval that the City may have rendered is void, as well. That being said, as of the date of this letter, my client, Reynell Hay, has not received any notice in writing of the denial of his application. If the decision has been made, please notify us in writing as outlined in your ordinance.

We wish to inform you that, if the Council does not rescind their approval of Girishkumar's application and reopen the lottery, we will be forced to file suit seeking

declaratory, injunctive, and mandamus relief. Thank you for your time in reviewing this correspondence. I look forward to hearing from you.

Sincerely,

Susana Gude-Rodriguez

Enclosures

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

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

2200 KEYS FERRY COURT • MCDONOUGH, GA 30253
Telephone: 770-957-3937 • Facsimile: 770-957-0115
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Bianca K. Davis
Miranda N. Hanley
Brandon F. Palmer
M. Chase Collum
Brooke A. White

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

OF COUNSEL
Amy M. Fletcher

September 15, 2025

VIA CERTIFIED MAIL;
FOLLOWED BY FIRST CLASS MAIL
Mayor Anthony S. Ford
4640 North Henry Boulevard
Stockbridge, Georgia 30281

VIA E-MAIL:
asford@stockbridgega.org

RE: Formal Notice of Appeal Pursuant to the City of Stockbridge's Code of Ordnances, Appealing the City of Stockbridge's Denial of Reynell Hay's Alcohol License Application

Dear Mayor Ford:

I represent Reynell Hay ("Appellant"). Appellant submitted an application for an alcohol license to the City of Stockbridge in May 2024. I am writing to formally appeal the City of Stockbridge's September 5, 2025 denial letter (enclosed herewith) of Reynell Hay's application for an alcohol license, pursuant to the City of Stockbridge's Code of Ordinances, due to the City's numerous violations and failure to abide by the City's Code of Ordinances. These violations and failures of due process are more fully set forth in the enclosed letter submitted to the City's attorney on December 18, 2024. The December 18, 2024 letter is incorporated into this appeal.

Regarding the City's reasons for denial of Appellant's application listed in the September 5, 2025 letter, Appellant contends he was told by a staff member of the City of Stockbridge that Appellant was not required to list the business location at the time of application, so no plans or drawings for a location were submitted either. Appellant also submitted a timely application before June 7, 2024. The lottery application tracking sheet provided to Appellant through an open records request shows that Appellant's application was received by the City on May 28, 2024. A copy of Appellant's application is enclosed as well.

Please submit this notice of appeal and enclosed documents to the Stockbridge City Council. Should you have any questions, please do not hesitate to contact me at awelch@smithwelchlaw.com or 770-957-3937.

With kindest regards,

Andrew J. (Andy) Welch, III

AJWIII/hp
Enclosures
cc. City Clerk (via e-mail): vholiday@stockbridgega.org
City Attorney (via e-mail): quinton@wlgga.com and vross@lawtrg.com

CONSTITUTIONAL OBJECTIONS
FOR
APPEAL CASE #AP-2025-02

FOR PROPERTY LOCATED AT:
110 ROCKQUARRY RD.
STOCKBRIDGE, GA 30281

PRESERVATION OF CONSTITUTIONAL RIGHTS
AND OBJECTIONS OF GRP LLC AS RELATED TO APPEAL OF REYNELL HAY

COMES NOW, GRP LLC ("GRP"), which filed an application to be included in a lottery that was held by the City of Stockbridge, GA, to award two new alcohol licenses in the City of Stockbridge ("Lottery Application"). After filing a complete Lottery Application, GRP LLC was one of the applicants which won the Lottery and the opportunity to submit the requisite applications to be issued an alcohol license to sell alcoholic beverages at retail by the package. Reynell Hay ("Hay") filed an incomplete Lottery Application to participate in the Lottery, and due to the incompleteness of his application, he was not included in the Lottery. The City's determination that Mr. Hay's Lottery Application was incomplete was correct, and the decision of the City to reject his Lottery Application was correct. There is no requirement that the City of Stockbridge provide a would-be Lottery Applicant with notice of incompleteness of a Lottery Application. The City should dismiss Hay's Appeal for the reasons set forth below. It is unknown at this time what action either the Planning Commission or the City Council will take regarding the Appeal. Any prior or future action taken by the City that approve the Appeal as requested by Hay would amount to conduct by the City in violation of GRP's constitutional rights under both State and Federal law. To preserve its right to assert violations of either the Georgia or Federal Constitutions should the Haynell Appeal be granted, GRP asserts the following Constitutional Objections for the record and provides Ante Litem Notice of potential legal action should the SUP Application not be granted in full as requested in the Application:

1.

Hay did not submit a complete application to be included in the Lottery, and, therefore, he lacks the requisite property interests and standing to challenge the decision below.

2.

GRP LLC was awarded a position in the Lottery and won the Lottery and thereby was given a property interest in the right to apply for an alcohol license and be awarded same.

3.

If the City approves the Appeal filed by Hay, then the constitutional rights of GRP LLC will be violated including but not limited to violations of Article I, Section I, Paragraphs I and II 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 the Fifth and Fourteenth Amendments of the Constitution of the United States.

Respectfully Submitted this 13th day of October, 2025.

BERMAN FINK VAN HORN P.C.

/s/ *Lisa S. Morchower*

Lisa S. Morchower, Esq.
Georgia Bar No. 678238
Counsel for Applicant GRP LLC

3475 Piedmont Road, N.E.
Suite 1640
Atlanta, GA 30305
lmorchower@bfvlaw.com
Office Direct Dial: (678) 681-6041
Cell: (770) 826-4441

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

September 11, 2024

Reynell Hayi
1013 Legacy Hills Drive
McDonough, GA 30253

RE: Denial of Alcohol License Application

Dear Mr. Hayi:

Your application for an alcohol license dated June 6, 2024, was received by the City of Stockbridge (the "City") in response to the published notice requesting applications for the Lottery Drawing originally scheduled for June 10, 2024. The Lottery Drawing was for two (2) additional alcohol licenses held by the City. Applications were due on or before June 7, 2024. On April 17, 2024, the City issued Addendum No. 1, to advise applicants that certain application requirements regarding the location of the business no longer needed to be addressed. Thereafter, on May 3, 2024, the City issued Addendum No. 2, which superseded and effectively rescinded Addendum No. 1, and required the applicant to include a specific location of the business within the City, pursuant to the City's Alcoholic Beverage Code, Section 9.04.180.

Your application was incomplete and hereby denied by the City of Stockbridge, pursuant to the City's Alcoholic Beverage Code, Sections 9.04.180, 9.04.190, and 9.04.220. The application's denial is based on the failure to provide all the required information and documentation as requested in the application, including but not limited to, the following:

1. A description of the business operation, its location, and facilities.
2. Blueprint or scale drawing of the business facilities, including the boundaries or limits of any parking assigned to or under the control of the business.
3. Named location is neither in the City nor properly zoned for the retail sale of alcohol by the package.
4. Did not provide all the required information requested in the application; and/or
5. The application was not submitted prior to June 7, 2024.

Pursuant to the City's Alcoholic Beverage Code, Section 9.04.220(c), you have the right to appeal this denial to the Mayor and Council in writing no more than ten (10) days following receipt of this denial notice.

Regards,

Ryan Anderson
Director, Community Development

Stockbridge
Where Community Connects

4640 North Henry Blvd
Stockbridge, GA 30281

September 5, 2025

Reynell Hay
1013 Legacy Hills Drive
McDonough, GA 30253

RE: Denial of Alcohol License Application

To Reynell Hay:
Your application for an alcohol license dated June 6, 2024, was received by the City of Stockbridge (the "City") in response to the published notice requesting applications for the Lottery Drawing originally scheduled for June 10, 2024. The Lottery Drawing was for two (2) additional alcohol licenses held by the City. Applications were due on or before June 7, 2024. On April 17, 2024, the City issued Addendum No. 1, to advise applicants that certain application requirements regarding the location of the business did not have to be addressed. Thereafter, on May 3, 2024, the City issued Addendum No. 2, which superseded and effectively rescinded Addendum No. 1, and required the applicant to include a specific location of the business within the City, pursuant to the City's Alcoholic Beverage Code, Section 9.04.180.

Your application was incomplete and hereby denied by the City of Stockbridge, pursuant to the City's Alcoholic Beverage Code, Sections 9.04.180, 9.04.190, and 9.04.220. The application was denied for failure to provide all of the required information and documentation as requested in the application, including but not limited to, the following:

(1) a description of the business operation, its location and facilities;

(2) blueprint or scale drawing of the business facilities, including the boundaries or limits of any parking assigned to or under the control of the business;

(3) named location is neither in the City nor properly zoned for the retail sale of alcohol by the package;

(4) did not provide all of the required information requested in the application; and/or

(5) the application was not submitted prior to June 7, 2024.

Pursuant to the City's Alcoholic Beverage Code, Section 9.04.220(c), you have the right to appeal this denial to the Mayor and Council in writing no more than ten (10) days following receipt of this denial notice.

Regards,

Ryan Anderson

Director, Community Development Department

Public Notice
City of Stockbridge

Notice is hereby given as required by Section 9.04.130 of the Code of Ordinances, City of Stockbridge, Georgia, authorizing issuance of two additional retail package stores with a period of forty-five (45) days to receive applications.

Applications for the retail packages stores will be located on the City's website www.stockbridgega.org.

LOCATION
Rock Quarry Rd or Jodeco Rd

PROCEDURES
The City of Stockbridge will have a public lottery to determine the applicants for an alcohol license and occupational tax certificate. Applications for liquor store licenses are now being taken. The application period will end on Friday, June 7, 2024, and afterwards no applications can be submitted. If the number of applicants eligible for further processing exceeds the number of open slots that are available, then each applicant's application for an alcohol license and occupational tax certificate shall be considered based on a public lottery drawing. The city clerk shall place on the agenda for the next regular session of the city council an agenda item for a public lottery drawing pertaining to retail package store, and listing the names of all applicants that are eligible for the public lottery drawing.

Prior to said next regular session, the city treasurer shall prepare separate strips of paper of equal dimensions upon which the names of each applicant seeking a certificate of compliance is typed. Each strip of paper shall then be folded twice in the same manner for each strip of paper, and then placed into an opaque container from which the drawing shall be made. At the appropriate time at the next regular city council meeting, the city mayor, or the mayor's designee, shall draw from the opaque container without viewing the inside of the container a number of the strips of paper containing the typewritten names of the applicants that are equal to the number of open alcohol licenses that are available. Those applicants selected by public lottery shall then be the applicants accepted for consideration of the applicant's application for an alcohol license with the same number of alternates by the city council. Upon the conclusion of the public lottery drawing, each applicant selected during the public lottery drawing shall have their lottery application immediately considered at the same session as the public lottery drawing, by the city council by separate resolution for each selected applicant location, which shall require a majority vote for approval.

The date of the lottery for determining the accepted applicants for a liquor store will be on June 10, 2024 during the City of Stockbridge's City Council Meeting.

ALLOCATED TIME
Any applicant who has been approved for an alcohol license by the city council who does not then make application for a retail package store license from the City of Stockbridge

within one hundred twenty (120) calendar days of the date of approval of the resolution, may have their approved repealed by a separate resolution of the city council.

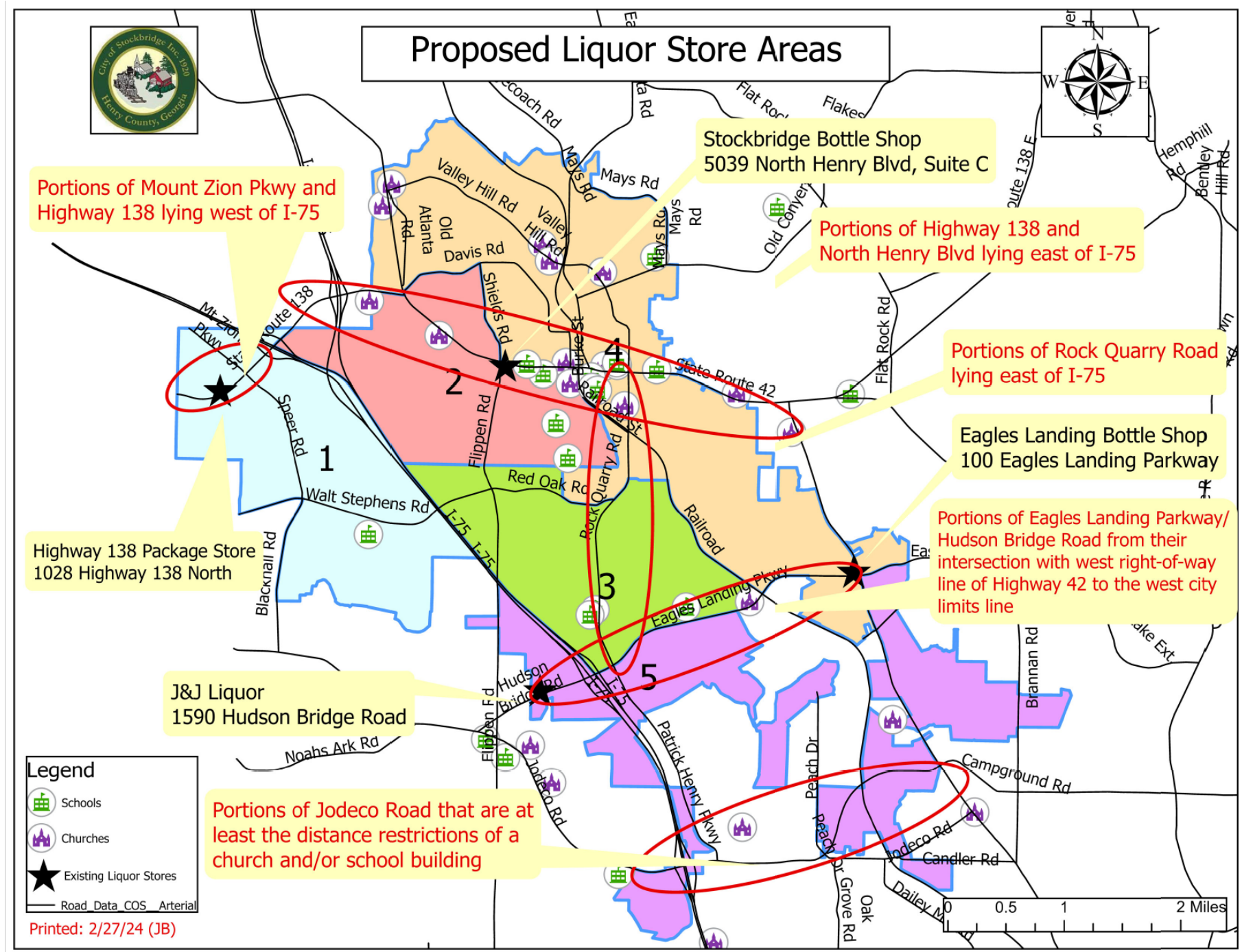
BACKGROUND CHECK INFORMATION

All applicants that timely submitted a properly and fully completed application and who have passed the criminal background check shall then be eligible for further processing.

Lakeisha Gaines
Interim City Treasurer – City of Stockbridge

Ryan Anderson
Community Development Director – City of Stockbridge

Uneeda Smith-Sellers
Business Services Supervisor – City of Stockbridge


Proposed Liquor Store Areas
Stockbridge Bottle Shop
5039 North Henry Blvd, Suite C
Portions of Mount Zion Pkwy and Highway 138 lying west of I-75
Portions of Highway 138 and North Henry Blvd lying east of I-75
Portions of Rock Quarry Road lying east of I-75
Eagles Landing Bottle Shop
100 Eagles Landing Parkway
Portions of Eagles Landing Parkway/ Hudson Bridge Road from their intersection with west right-of-way line of Highway 42 to the west city limits line
Highway 138 Package Store
1028 Highway 138 North
J&J Liquor
1590 Hudson Bridge Road
Portions of Jodeco Road that are at least the distance restrictions of a church and/or school building
1
2
3
4
5
Legend
Schools
Churches
Existing Liquor Stores
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Printed: 2/27/24 (JB)
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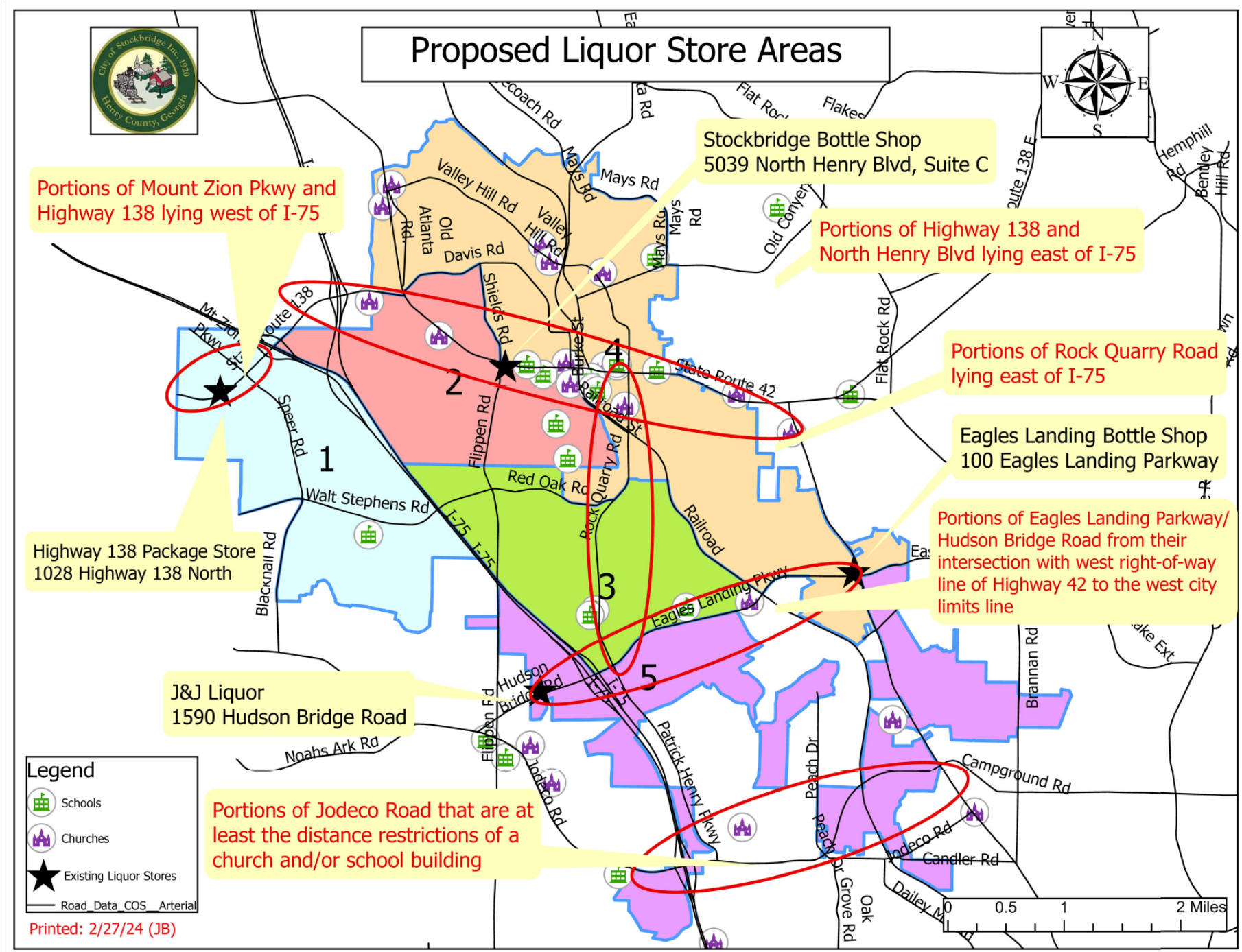
Valley Hill Rd
Mays Rd
Davis Rd
Shields Rd
Flippen Rd
Red Oak Rd
Rock Quarry Rd
Railroad
Walt Stephens Rd
Speer Rd
Blacknall Rd
Noahs Ark Rd
Hudson Bridge Rd
Eagles Landing Pkwy
Patrick Henry Pkwy
Jodeco Rd
Campground Rd
Candler Rd
Brannan Rd
Flat Rock Rd
State Route 42
Mt Zion Pkwy
Old Atlanta Rd
Old Conyers
Flakes
Hemphill Rd
Bentley Hill Rd
Peach Dr
Oak Grove Rd
Dailey Mill Rd
I-75


110

Potential Package Store Locations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Portions of Highway 138 and North Henry Blvd lying east of I-75
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Legend
Schools
Churches
Existing Liquor Stores
Road_Data_COS__Arterial
Printed: 2/27/24 (JB)
0
0.5
1
2 Miles
N
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W
Valley Hill Rd
Mays Rd
Davis Rd
Shields Rd
Flippen Rd
Red Oak Rd
Rock Quarry Rd
Railroad
Walt Stephens Rd
Speer Rd
Blacknall Rd
Noahs Ark Rd
Hudson Bridge Rd
Eagles Landing Pkwy
State Route 42
Flat Rock Rd
Patrick Henry Pkwy
Jodeco Rd
Campground Rd
Candler Rd
Brannan Rd
Peach Dr
Oak Grove Rd
Mt Zion Pkwy
Old Atlanta Rd
Old Conyers
Hemphill Rd
Bentley Hill Rd
Flakes
Flat Rock
Mays Rd
Burke St
Railroad St
I-75
Route 138

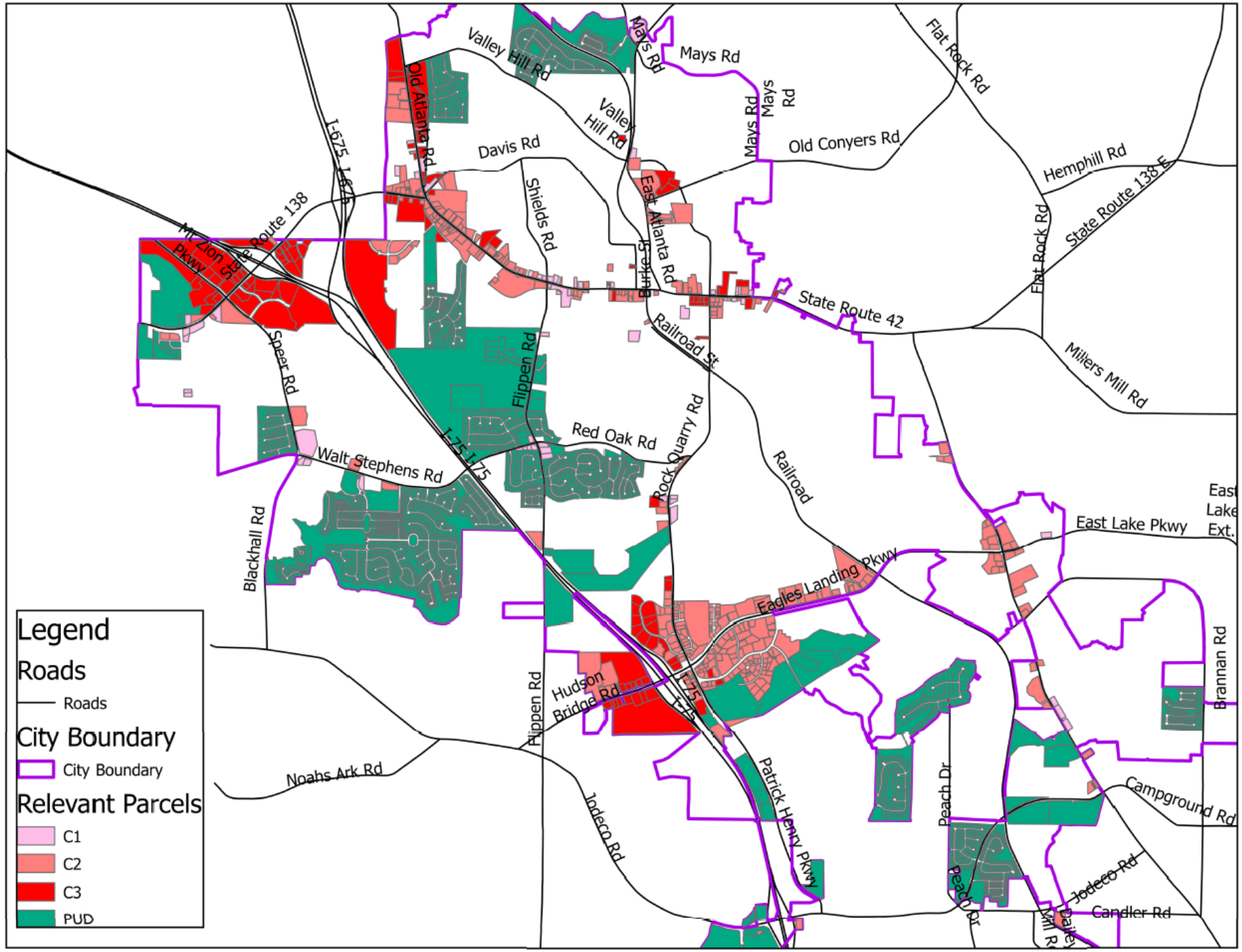
Subject Areas (Ord. 9.04.090)

No retail license for the sale of distilled spirits shall be issued unless the location is located within five hundred (500) feet of the streets or roads designated in the following five (5) areas and has direct access onto such streets or roads:

- **Area 1**: Those portions of Mount Zion Parkway and Highway 138 lying west of I-75;
- **Area 2**: Those portions of Highway 138 and North Henry Parkway lying east of I-75;
- **Area 3**: Those portions of Eagles Landing Parkway/Hudson Bridge Road from their intersection with west right-of-way line of Highway 42 to the west city limits line.
- **Area 4**: Those portions of Rock Quarry Road lying east of I-75;
- **Area 5**: Those portions of Jodeco Road that are at least the distance restrictions of a church and/or school buildings.

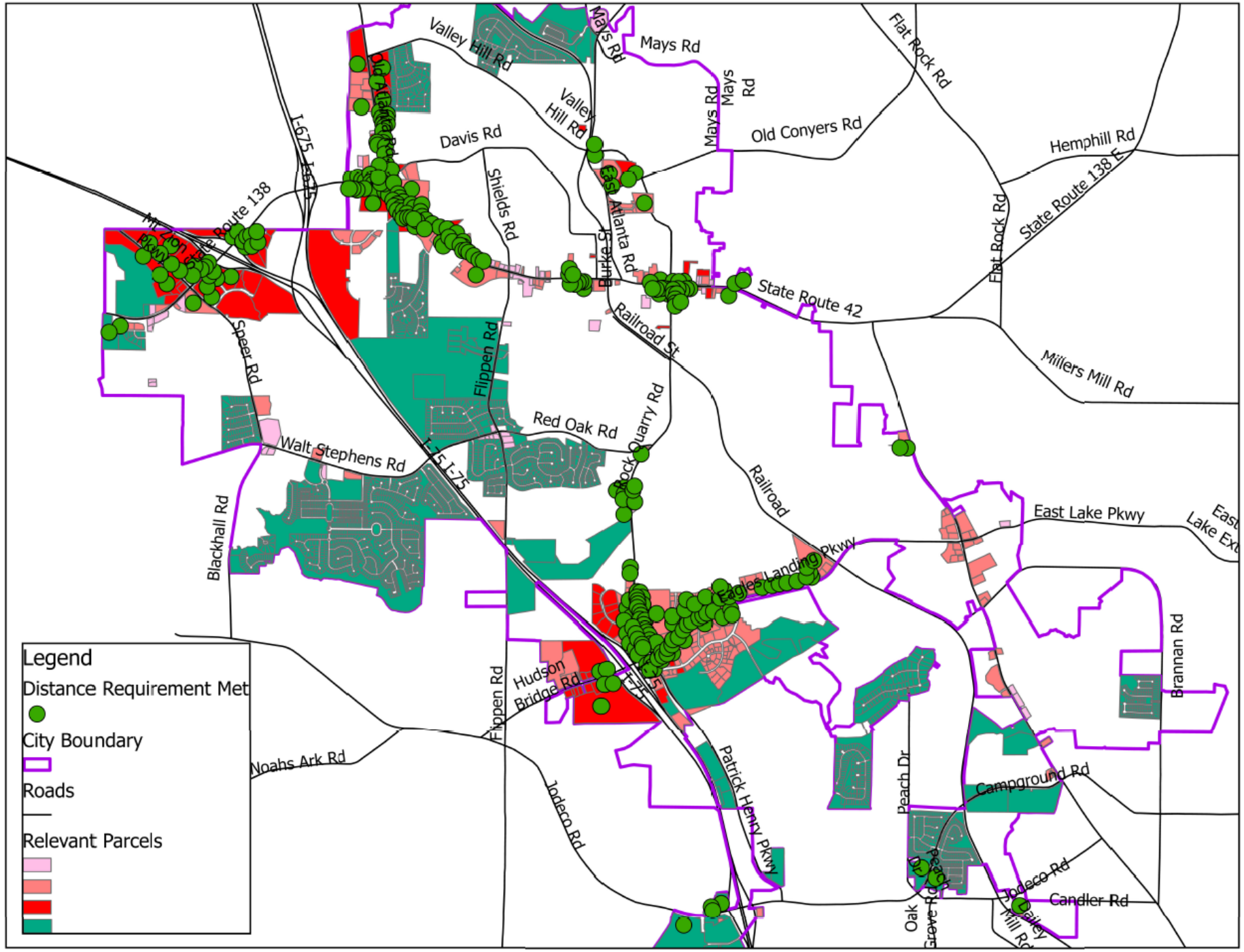
Zoning Requirements

- Property must be in a commercial zone (Ord. 9.04.080)
- Acceptable zoning designations:
  - C1 – Neighborhood Commercial District
  - C2 – General Commercial District
  - C3 – Heavy Commercial District
  - PUD – Planned Unit Development District
- Number of parcels meeting zoning requirements: 3,990


Legend
Roads
Roads
City Boundary
City Boundary
Relevant Parcels
C1
C2
C3
PUD
Valley Hill Rd
Mays Rd
Old Atlanta Rd
Davis Rd
Shields Rd
East Atlanta Rd
Old Conyers Rd
Flat Rock Rd
Hemphill Rd
State Route 138 E
Flat Rock Rd
State Route 42
Railroad St
Millers Mill Rd
I-675
Route 138
Mt Zion Blvd
Pkwy
Speer Rd
Flippen Rd
Red Oak Rd
Rock Quarry Rd
Railroad
I-75-I-75
Walt Stephens Rd
Blackhall Rd
East Lake Pkwy
East Lake Ext.
Eagles Landing Pkwy
Brannan Rd
Hudson Bridge Rd
Noahs Ark Rd
Jodeco Rd
Patrick Henry Pkwy
Peach Dr
Campground Rd
Candler Rd

Distance Requirements

- Must be located 500 feet of the streets or roads designated in one of the five subject areas and has direct access onto such streets or roads (Ord. 9.04.090)
- Must be located more than 100 yards of a church (Ord. 9.04.070)
- Must be located more than 200 yards of a school (Ord. 9.04.070)
- Must be located more than 500 yards of another distilled spirits seller (Ord. 9.04.070)
- Number of parcels meeting distance requirements: 270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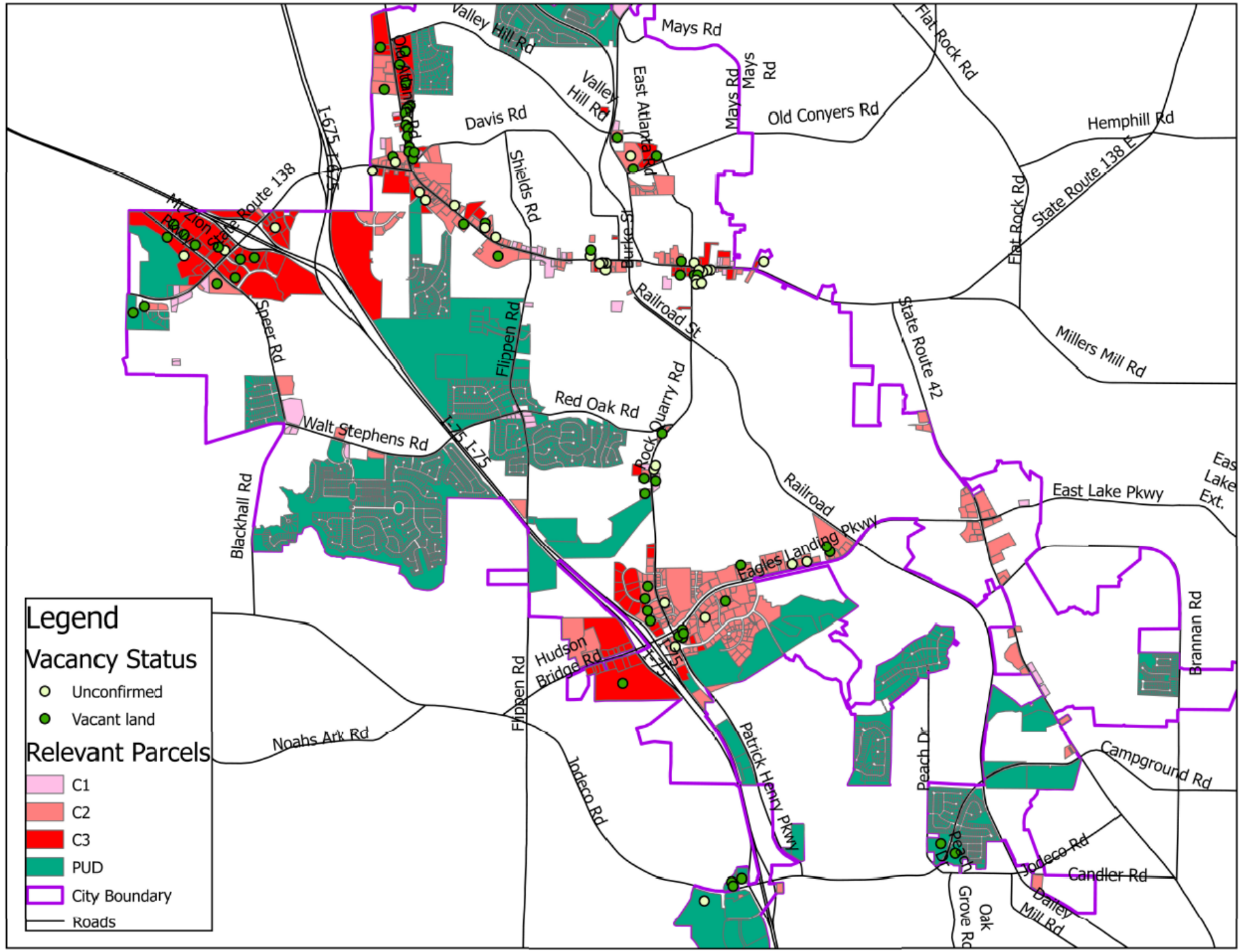
Distance Requirement Met
City Boundary
Roads
Relevant Parcels
Valley Hill Rd
Mays Rd
Flat Rock Rd
Davis Rd
Old Conyers Rd
Hemphill Rd
State Route 138 E
I-675
Route 138
Mt Zion Blvd
Shields Rd
East Atlanta Rd
Burke St
State Route 42
Railroad St
Millers Mill Rd
Speer Rd
Flippen Rd
Red Oak Rd
Walt Stephens Rd
I-75
Rock Quarry Rd
Railroad
East Lake Pkwy
Blackhall Rd
Eagles Landing Pkwy
Brannan Rd
Hudson Bridge Rd
Noahs Ark Rd
Patrick Henry Pkwy
Peach Dr
Campground Rd
Jodeco Rd
Candler Rd

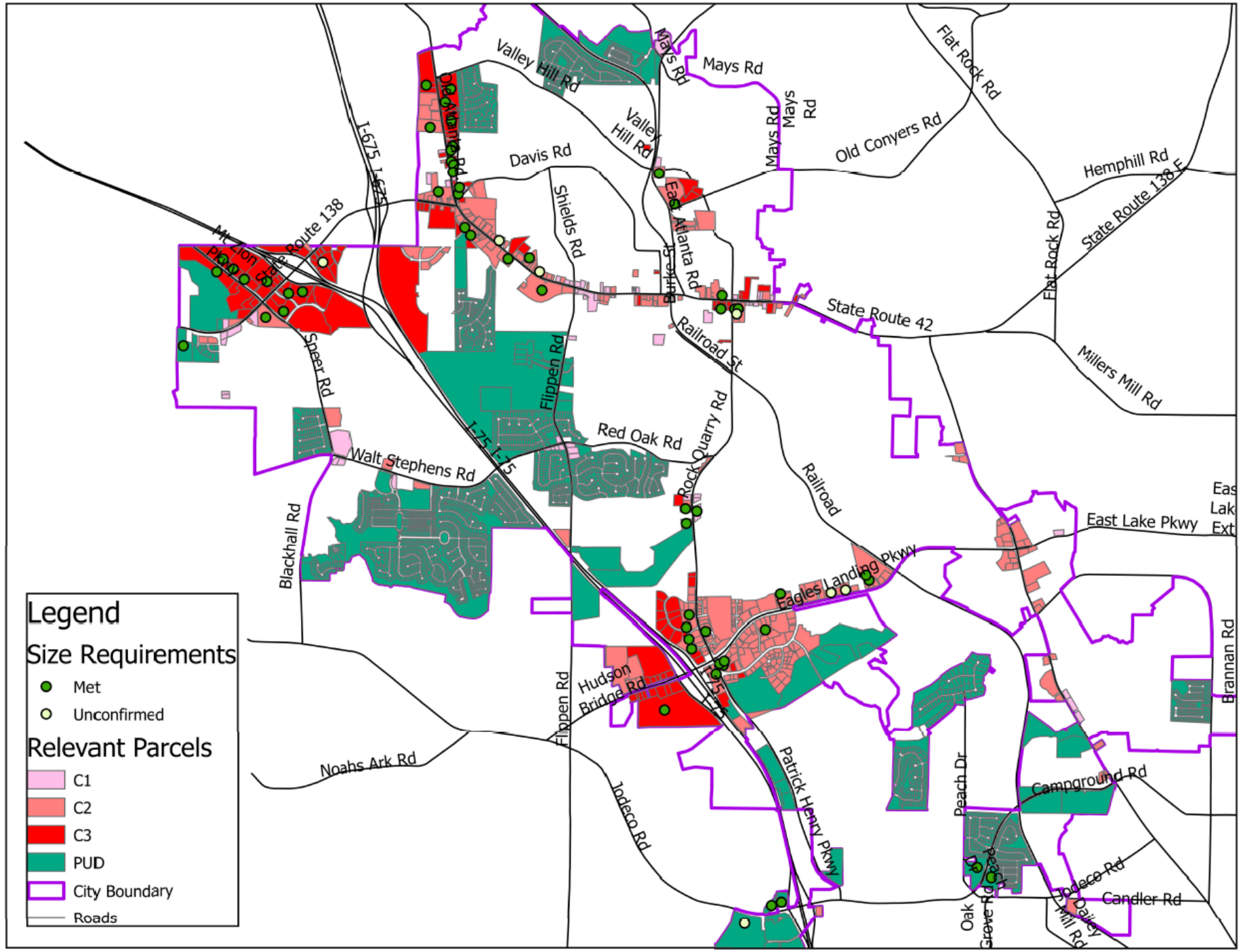
Vacancy Analysis

- Eligible parcels with active business have been removed from map
- Parcels with vacant land, potentially vacant suites or buildings remain on map
- Number of parcels not occupied or requiring further investigation: 94


Legend
Vacancy Status
Unconfirmed
Vacant land
Relevant Parcels
C1
C2
C3
PUD
City Boundary
Roads
Valley Hill Rd
Mays Rd
Flat Rock Rd
Old Atlanta Rd
Davis Rd
Old Conyers Rd
Hemphill Rd
I-675 I-675
East Atlanta Rd
Shields Rd
State Route 138 E
Route 138
Mt Zion Rd
Parks St
Railroad St
Millers Mill Rd
Speer Rd
Flippen Rd
State Route 42
Red Oak Rd
Rock Quarry Rd
Walt Stephens Rd
I-75 I-75
East Lake Pkwy
Blackhall Rd
Railroad
Eagles Landing Pkwy
Brannan Rd
Hudson Bridge Rd
Noahs Ark Rd
Patrick Henry Pkwy
Campground Rd
Jodeco Rd
Candler Rd
Oak Grove Rd
Bailey Mill Rd

Size Requirements

- City ordinance requires any new distilled spirit store to be a minimum of 6,000 square feet (Ord. 9.01.120)
- Number of parcels meeting size requirement: 63
- Please note: this analysis does not consider setback requirements, buildability, or availability - only lot or building size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Size Requirements
Met
Unconfirmed
Relevant Parcels
C1
C2
C3
PUD
City Boundary
Roads
Valley Hill Rd
Mays Rd
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I-75
Railroad
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Blackhall Rd
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Brannan Rd
Hudson Bridge Rd
Noahs Ark Rd
Jodeco Rd
Patrick Henry Pkwy
Peach Dr
Campground Rd
Candler Rd
Oak Grove Rd
Dailey Mill Rd

Additional Notes

- Please note these maps do not consider whether land is currently for sale

Findings

- Number of applications expected to be minimal given the restrictive requirements
- Designated areas requirment (Ord. 9.04.090) is very limiting
- Minimum size requirement (Ord. 9.01.120) is very limiting

Recommendations

- Repeal designated areas requirment (Ord. 9.04.090)
- Repeal minimum size requirement (Ord. 9.01.120)
- Liquor stores shall be governed by City of Stockbridge Unified Development Code

dotloop signature verification: dtlp.us/s9pT-g4pS-m0lQ

COLDWELL BANKER COMMERCIAL METRO BROKERS

COMMERCIAL PURCHASE AND SALE AGREEMENT

Offer Date: 04/18/2024

Georgia REALTORS®

2024 Printing

A. KEY TERMS AND CONDITIONS

1. Purchase and Sale. The undersigned buyer(s) ("Buyer") agree to buy and the undersigned seller(s) ("Seller") agree to sell the real property described below including all fixtures, improvements and landscaping therein ("Property") on the terms and conditions set forth in this Agreement.

a. Property Identification: Address: 106 Rock Quarry Road

City Stockbridge , County Henry County Georgia, Zip Code 30281

MLS Number: Tax Parcel I.D. Number: S33-01011001

b. Legal Description: The legal description of the Property is attached as Exhibit A hereto.

2. Purchase Price of Property to be Paid by Buyer. [redacted]

3. Closing Costs. 0.00

4. Closing and Possession Date. See Special Stipulations

5. Closing Law Firm ("Closing Attorney").
Burgress Title/ Miller Law
Phone Number: 404/446-3000

6. Holder of Earnest Money/Escrow Agent.
Metro Brokers, Inc

7. Earnest Money.

a. Earnest money will be paid to Holder in a method of payment acceptable to the Holder of immediately available funds as follows:

☐ **i.** $ as of the Offer Date.

☑ **ii.** $ [redacted] days from the Binding Agreement Date.

☑ **iii.** [redacted]

b. Disputes regarding Earnest Money shall be resolved by a reasonable interpretation by ☑ Holder OR ☐ arbitration.

8. Due Diligence Period. Property is being sold subject to a Due Diligence Period of 70 days from the Binding Agreement Date. Seller shall deliver Due Diligence Materials to Buyer within 5 days from Binding Agreement Date.

9. Title Examination. Buyer shall have 70 days from the Binding Agreement Date in which to furnish written title objections to Seller ("Title Examination Period").

10. Existing Brokerage Commissions or Management Obligations. If there are any brokerage commissions or management obligations due in connection with any leases or other agreements pertaining to the Property, then ☑ the existing brokerage commissions or management obligations will be paid by Seller at Closing, OR ☐ Buyer will assume existing lease commissions and/or management obligations.

11. Assignment. Buyer ☑ may **OR** ☐ may not assign this Agreement in accordance with the terms of this Agreement.

12. Brokerage Relationships in this Transaction.

a. Buyer's Broker is Coldwell Banker Commercial Metro Brokers **and is:**
(1) ☐ representing Buyer as a client.
(2) ☑ working with Buyer as a customer.
(3) ☐ acting as a dual agent representing Buyer and Seller.
(4) ☐ acting as a designated agent where:

has been assigned to exclusively represent Buyer.

b. Seller's Broker is Coldwell Banker Commercial Metro Brokers **and is:**
(1) ☑ representing Seller as a client.
(2) ☐ working with Seller as a customer.
(3) ☐ acting as a dual agent representing Buyer and Seller.
(4) ☐ acting as a designated agent where:

has been assigned to exclusively represent Seller.

c. Material Relationship Disclosure: The material relationships required to be disclosed by either Broker are as follows:
None

13. Time Limit of Offer. The Offer set forth herein expires at 4:00 o'clock P. .m. on the date 04/22/2024 .

Buyer(s) Initials GP 04/18/24 7:26 PM EDT dotloop verified _____ _____

Seller(s) Initials LBP 04/19/24 8:38 AM EDT dotloop verified _____ _____

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dotloop signature verification: dtlp.us/s9pT-g4pS-m0lQ

B. FURTHER EXPLANATIONS TO CORRESPONDING PARAGRAPHS IN SECTION A

1. **Purchase and Sale.**
   a. **Seller's Obligations at Closing.** At Closing, Seller shall deliver to Buyer: (a) a Closing Statement; (b) Limited Warranty Deed; (c) FIRPTA (Foreign Investment in Real Property Tax Act) Affidavit (indicating that Seller is not a "foreign person" or "foreign corporation" as that term is defined in Section 1445(f)(3) of the Internal Revenue Code of 1986); (d) an Affidavit of Seller's Residence Regarding Georgia Withholding Tax, establishing that Seller is exempt from the requirements of O.C.G.A. § 48-7-128, the Georgia Withholding Statute (or Affidavit of Exemption or Affidavit of Seller's Gain, if withholding is required); (e) a transfer tax declaration form properly signed and executed by Seller; and, (f) all documents which Seller must execute under the terms of this Agreement to cause the Title Company to deliver to Buyer the Title Policy, including, without limitation, a title commitment from Seller to Buyer and to the Title Company in the form customarily used in Georgia commercial real estate transactions so as to enable the Title Company to issue Buyer the Title Policy with all standard exceptions deleted except for the lien for any unpaid taxes and subject only to the Permitted Exceptions and evidence reasonably satisfactory to Title Company of its due and proper authority and power to perform its obligations hereunder. In addition, Seller shall deliver to Buyer at Closing all documents/items indicated in Exhibit "C", if any. (All documents to be delivered by Seller under this paragraph, including all documents/items indicated in Exhibit "C" are collectively "Seller's Closing Documents".)
   b. **Conditions to Closing.**
      i. **Conditions in Favor of Buyer:** The obligation of Buyer to consummate the transaction contemplated herein is conditioned upon the following conditions precedent as of the Closing Date:
         (a) All representations and warranties of Seller made herein shall remain true and correct;
         (b) Seller shall have performed all of the covenants undertaken by Seller in this Agreement to be performed by Seller at or prior to Closing;
         (c) Seller shall have delivered to the Buyer properly executed originals of Seller's Closing Documents;
         (d) There shall have been no material adverse change in the physical condition of Property, except as otherwise provided for in this Agreement; and
         (e) The issuance at Closing of the Title Policy (or marked binder), with all standard exceptions deleted and subject only to the Permitted Exceptions.
      ii. **Conditions in Favor of Seller:** The obligation of Seller to consummate the transaction contemplated herein is conditioned upon the following conditions precedent as of the Closing Date:
         (a) All representations and warranties of Buyer made herein shall remain true and correct;
         (b) Buyer shall have performed all of the covenants undertaken by Buyer in this Agreement to be performed by Buyer at or prior to Closing; and
         (c) Buyer shall have: (a) delivered to the Seller properly executed originals of the transfer tax declaration form, title policy documents, Closing statement, and any other documents identified in Exhibit "C" that require Buyer's signature; and (b) paid the Purchase Price, plus or minus prorations and adjustments, to Seller.

2. **Purchase Price of Property to be Paid by Buyer.** The purchase price shall be paid in U.S. Dollars by such method of delivery acceptable to the Closing Attorney including, but not limited to, wire transfer of immediately available funds. Where this Agreement refers to sales price, it shall mean the same thing as the purchase price.

3. **Closing Costs.**
   a. **Seller's Costs:** Seller shall pay the amount of Seller's Monetary Contribution at Closing, if any, referenced in this Agreement, the cost of recording any title curative document, including, without limitation, satisfactions of deeds to secure debt, quitclaim deeds and financing statement terminations; all deed recording fees and the fees of Seller's counsel.
   b. **Buyer's Costs:** Buyer shall pay the cost of Buyer's counsel and consultants; all transfer taxes; any costs in connection with Buyer's inspection of Property and any costs associated with obtaining financing for the acquisition of Property (including any intangibles tax, all deed recording fees and the cost of recording Buyer's loan documents); and the cost of any title examination, survey of the Property obtained by Buyer and any owner's or lender's title insurance.
   c. **Taxes and Prorations.** Ad valorem property taxes, community association fees, solid waste and governmental fees and utility bills for which service cannot be terminated as of the date of Closing; rents, tenant improvements costs and leasing commissions on Property for the calendar year in which the Closing takes place shall be prorated as of 12:01 a.m. on the Closing Date. In the event ad valorem property taxes are based upon an estimated tax bill or tax bill under appeal, Buyer and Seller shall, upon the issuance of the actual tax bill or the appeal being resolved, promptly make such financial adjustments between themselves as are necessary to correctly prorate the tax bill. In the event there are tax savings resulting from a tax appeal, third party costs to handle the appeal may be deducted from the savings for that tax year before re-prorating. Any pending tax appeal shall be deemed assigned to Buyer at Closing.

4. **Closing and Possession Date.**
   a. **Right to Extend the Closing Date:** Buyer or Seller may unilaterally extend the Closing Date for eight (8) days upon notice to the other party given prior to or on the date of Closing if: (1) Seller cannot satisfy valid title objections (excluding title objections that: (a) can be satisfied through the payment of money or by bonding off the same; and (b) do not prevent Seller from conveying good and marketable title, as that term is defined herein, to the Property); (2) Buyer's mortgage lender (including in transactions where the financing contingency has expired) or the Closing Attorney is delayed and cannot fulfill their respective obligations by the date of Closing, provided that the delay is not caused by Buyer; or (3) Buyer has not received required estimates or disclosures and Buyer is prohibited from closing under federal regulations. The party unilaterally extending the Closing Date shall state the basis for the delay in the notice of extension. If the right to unilaterally extend the Closing Date is exercised once by either the Buyer or Seller, the right shall thereafter terminate.
   b. **Keys and Openers:** At Closing, Seller shall provide Buyer with all keys, door openers, fobs, access cards, codes and other similar equipment allowing access to the Property, the community, and community amenities. In the event Seller is required to return the above items to a third-party, Seller shall provide Buyer with instructions on how to contact the third-party to obtain such items.

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c. **Devices and Fixtures:** Except as set forth above, if a system, device, or fixture conveyed with the Property ("Device") cannot be operated without a specific controller, then not later than time of possession, Seller will provide Buyer with all controllers which are required for the operation of the Devices. Seller will also provide Buyer with all Device credentials, including but not limited to usernames and passwords, for all Devices including access and guest codes OR Seller may reset Devices to factory defaults and provide Buyer with default credentials for all Devices. Seller will terminate Seller's administrative access and any access granted to a third-party. The cost of transferring third-party support to these Devices and confirming that Seller's and/or third-parties' administrative access is terminated is the responsibility of the Buyer.

5. **Closing Law Firm.** Buyer shall have the right to select the Closing Attorney to close this transaction, and hereby selects the Closing Attorney referenced herein. In all cases where an individual Closing Attorney is named in this Agreement but the Closing Attorney is employed by or an owner, shareholder, or member in a law firm, the law firm shall be deemed to be the Closing Attorney. If Buyer's mortgage lender refuses to allow that Closing Attorney to close this transaction, Buyer shall select a different Closing Attorney acceptable to the mortgage lender. The Closing Attorney shall represent the mortgage lender in any transaction in which the Buyer obtains mortgage financing. In transactions where the Buyer does not obtain mortgage financing, the Closing Attorney shall represent the Buyer in preparing the Closing documents, attempting to clear title of the Property to the satisfaction of the title insurance company, conducting the Closing, disbursing funds according to the settlement statement signed by the parties and Closing Attorney, timely recording deeds and issuing an owner's title insurance policy. Other than those services specifically listed above, nothing herein shall obligate the Closing Attorney to perform other legal services, including, but not limited to, certifying or warranting title of the Property, for the Buyer, except pursuant to a separate engagement agreement signed by the Closing Attorney and the Buyer.

6. **Holder of Earnest Money/Escrow Agent.** The earnest money will be paid to Holder in a method of payment acceptable to the Holder. Holder has the right to charge Buyer for any cost associated with receiving of earnest money. Such charge shall be collected separately from the payment of earnest money. The earnest money shall be deposited into Holder's escrow/trust account (with Holder being permitted to retain the interest if the account is interest bearing) not later than: (a) five (5) banking days after the Binding Agreement Date hereunder or (b) five (5) banking days after the date it is actually received if it is received after the Binding Agreement Date. If Buyer writes a check for earnest money and the same is deposited into Holder's escrow/trust account, Holder shall not return the earnest money until the check has cleared the account on which the check was written. In the event any earnest money check is dishonored by the bank upon which it is drawn, or earnest money is not timely paid, Holder shall promptly give notice of the same to Buyer and Seller. Buyer shall have three (3) banking days from the date of receiving the notice to cure the default and if Buyer does not do so, Seller may within seven (7) days thereafter terminate this Agreement upon notice to Buyer. If Seller fails to terminate the Agreement timely, Seller's right to terminate based on the default shall be waived.

7. **Earnest Money.**
   a. **Receipt:** In the event Buyer terminates this Agreement during the Due Diligence Period or does not otherwise close this transaction, Buyer shall promptly return all Due Diligence materials to Seller. The earnest money shall be deposited into Holder's escrow/trust account (with Holder being permitted to retain the interest if the account is interest bearing) not later than: (a) five (5) banking days after the Binding Agreement Date hereunder or (b) five (5) banking days after the date it is actually received if it is received after the Binding Agreement Date. If Buyer writes a check for earnest money and the same is deposited into Holder's escrow/trust account, Holder shall not be required to return the earnest money until the check has cleared the account on which the check was written. In the event any earnest money check is dishonored for any reason by the bank upon which it is drawn, Holder shall promptly give notice to Buyer and Seller. Buyer shall have 3 banking days after notice to deliver good funds to Holder. In the event Buyer does not timely deliver good funds, Seller shall have the right to terminate this Agreement upon written notice to Buyer.
   b. **Entitlement to Earnest Money:** Subject to the Disbursement of earnest money paragraph below:
      (1) Buyer shall be entitled to the earnest money upon: (a) failure of the parties to enter into a binding agreement; (b) failure of any contingency or condition to which this Agreement is subject; (c) termination of this Agreement due to the default of Seller; (d) the termination of this Agreement in accordance with a specific right to terminate set forth in the Agreement; or (e) upon the Closing of Property.
      (2) Seller shall be entitled to the earnest money if this Agreement is terminated due to the default of Buyer. In such event, Holder may pay the earnest money to Seller by check, which if accepted and deposited by Seller, shall constitute liquidated damages in full settlement of all claims of Seller. It is agreed to by the parties that such liquidated damages are not a penalty and are a good faith estimate of Seller's actual damages, which damages are difficult to ascertain.
   c. **Disbursement of Earnest Money:** Holder shall disburse Earnest Money only as follows: (a) at Closing; (b) upon a subsequent written agreement signed by Buyer and Seller; (c) as set forth below in the event of a dispute regarding earnest money; or (d) the failure of the parties to enter into a binding agreement (where there is no dispute over the formation or enforceability of the Agreement). No party shall seek damages from Holder, nor shall Holder be liable for any such damages, for any matter arising out of or related to the performance of Holder's duties hereunder.
   d. **Disputes Regarding Earnest Money:** In the event Buyer or Seller notifies Holder of a dispute regarding the disposition of Earnest Money that Holder cannot resolve, Holder shall settle the dispute in accordance with method selected on the cover page of this Agreement.

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(1) **Reasonable Interpretation by Holder:** In the event earnest money disputes are to be resolved by Holder herein, Holder may disburse the earnest money upon a reasonable interpretation of the Agreement, provided that Holder first gives all parties 10 days notice stating to whom and why the disbursement will be made. Any party may object to the proposed disbursement by giving written notice of the same to Holder within the ten (10) day notice period. Objections not timely made in writing shall be deemed waived. If Holder receives an objection and after considering it, decides to disburse the earnest money as originally proposed, Holder may do so and send notice to the parties of Holder's action. If Holder decides to modify its proposed disbursement, Holder shall first send a new ten (10) day notice to the parties stating the rationale for the modification and to whom the disbursement will now be made. If there is a dispute over the earnest money which the parties cannot resolve after a reasonable period of time, and where Holder has a bona fide question as to who is entitled to the earnest money, Broker may interplead the earnest money into a court of competent jurisdiction. Holder shall be reimbursed for and may deduct from any funds interpleaded, its costs and expenses, including reasonable attorney's fees actually incurred. The prevailing defendant in the interpleader lawsuit shall be entitled to collect its attorney's fees and court costs and the amount deducted by Holder from the non-prevailing defendant.

(2) **Arbitration:** In the event arbitration is selected as the method to resolve earnest money disputes, such disputes shall be resolved by arbitration in accordance with the Federal Arbitration Act 9 U.S.C. § 1 et. seq. and the rules and procedures of the arbitration company selected to administer the arbitration. Upon making or receiving a demand for arbitration, the parties shall work together in good faith to select a mutually acceptable arbitration company with offices in Georgia to administer and conduct the arbitration. If the parties cannot mutually agree on an arbitration company, the company shall be selected as follows. Each party shall simultaneously exchange with the other party a list of three arbitration companies with offices in Georgia acceptable to that party to administer and conduct the arbitration. If there is only one (1) arbitration company that is common to both lists, that company shall administer and conduct the arbitration. If there is more than one arbitration company that is common to both lists, the parties shall either mutually agree on which arbitration company shall be selected or flip a coin to select the arbitration company. If there is not initially a common arbitration company on the lists, the parties shall repeat the process by expanding their lists by two each time until there is a common name on the lists selected by the parties. The decision of the arbitrator shall be final and the arbitrator shall have authority to award attorneys' fees and allocate the costs of arbitration as part of any final award.

8. **Due Diligence.** Buyer has paid Seller the sum of $25, the receipt of which is hereby acknowledged by Seller, as option money for Buyer having the right to terminate this agreement during the Due Diligence Period. Prior to Closing, Buyer and Buyer's agents shall have the right to enter upon Property at Buyer's expense, and at reasonable times, to inspect, survey, examine, and test Property as Buyer may deem necessary as part of Buyer's acquisition of Property. Buyer shall indemnify and hold Seller and all Brokers harmless from and against any and all claims, injuries, and damages to persons and/or property arising out of or related to the exercise of Buyer's rights hereunder. During the Due Diligence Period Buyer may evaluate Property, the feasibility of the transaction, the availability and cost of financing, and any other matter of concern to Buyer. During the Due Diligence Period, Buyer shall have the right to terminate this Agreement upon notice to Seller if Buyer determines, based on an evaluation of the above, that it is not desirable to proceed with the transaction. In such event, Holder shall promptly refund Buyer's earnest money in accordance with the earnest money paragraph below.

9. **Title Examination.**
   a. **Examination:** Buyer may examine title and/or obtain a survey of the Property and furnish Seller with a written statement of title objections prior to the end of the Title Examination Period. If Seller fails or is unable to satisfy valid title objections at or prior to the Closing or any unilateral extension thereof, which would prevent the Seller from conveying good and marketable title to the Property, then Buyer, among its other remedies, may terminate the Agreement without penalty upon written notice to Seller. Good and marketable title as used herein shall mean title which a title insurance company licensed to do business in Georgia will insure at its regular rates, subject only to standard exceptions.
   b. **Warranties of Seller:** Seller warrants that at Closing, Seller shall convey good and marketable, fee simple title to Property to Buyer by limited warranty deed, subject only to the following exemptions:
      (1) Zoning;
      (2) Leases, if any, specified in this Agreement;
      (3) General utility, sewer and drainage easements of record as of the Binding Agreement Date;
      (4) Liens for ad valorem taxes not yet due and payable;
      (5) Those exceptions to which Buyer does not object or which Buyer waives in accordance with the Title Objections paragraph below.
      (6) Those Permitted Exceptions attached hereto and incorporated herein as an exhibit to which Buyer has agreed not to object. For all purposes under this Agreement, "Good and marketable, fee simple title" with respect to Property shall be such title: (a) as is classified as "marketable" under the Title Standards of the State Bar of Georgia; and (b) as is acceptable to and insurable by a title insurance company doing business in Georgia ("Title Company"), at standard rates on an American Land Title Association Owner's Policy ("Title Policy").
   c. **Title Objections:** Seller shall have until the Closing to cure all valid title objections ("Title Cure Period"). Seller shall satisfy any existing liens or monetary encumbrances identified by Buyer as title objections which may be satisfied by the payment of a sum certain prior to or at Closing. Except for Seller's obligations in the preceding sentence, if Seller fails to cure any other valid title objections of Buyer within the Title Cure Period (and fails to provide Buyer with evidence of Seller's cure satisfactory to Buyer and to the Title Company), Buyer may, as Buyer's sole remedies: (1) rescind the transaction contemplated hereby, in which case, Buyer shall be entitled to the return of Buyer's earnest money; (2) waive any such objections and elect to close the transaction contemplated hereby irrespective of such title objections and without reduction of the Purchase Price; or (3) extend the Closing Date for a period of time not to exceed fifteen (15) days to allow Seller further time to cure such valid title objections. Failure to act in a timely manner under this paragraph shall constitute a waiver of Buyer's rights hereunder. Buyer shall have the right to re-examine title prior to Closing and notify Seller at Closing of any title objections which appear of record after the date of Buyer's initial title examination and before Closing.

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10. **Existing Brokerage Commissions or Management Obligations.** The Property may be subject to management, service or other contracts that affect the Property that cannot be terminated at Closing by Buyer. Seller agrees to provide Buyer with copies of any management, service or other contracts that affect the Property as part of the Due Diligence Materials to be delivered by Seller to Buyer.

11. **Assignment.** If Buyer does not have the right to assign this Agreement, then Buyer cannot assign this Agreement without the prior written permission of Seller. Any such approved assignment shall not release the original Buyer from any liabilities or obligations herein. Notice of such assignment shall be delivered to the Seller within 2 working days of execution, but not less than 5 days from Closing. If Buyer has the right to assign this Agreement, then this Agreement may be assigned by the Buyer to any legal entity of which the Buyer or a principal or principals of Buyer own at least a 25% interest.

12. **Brokerage Relationships in this Transaction.**
    a. Unless otherwise specified herein, the real estate commissions owing to the Seller's Broker and Buyer's Broker, if any, are being paid pursuant to separate brokerage engagement agreements. Buyer and Seller agree that any commissions to be paid to Broker(s) shall be shown on the settlement statement and collected by Closing Attorney as a pre-condition to Buyer and Seller closing on the Property so long as the same is permitted by Buyer's mortgage lender, if any. The Closing Attorney is hereby authorized and directed to pay the Broker(s) at Closing, their respective commissions pursuant to written instructions from the Broker(s) at Closing, their respective commissions pursuant to written instructions from the Broker(s). If the sale proceeds are insufficient to pay the full commission, the party owing the commission shall pay any shortfall at Closing. The acceptance by the Broker(s) of a partial real estate commission at the Closing shall not relieve the party owing the same from paying the remainder after the Closing (unless the Broker(s) have expressly agreed in writing to accept the amount paid in full satisfaction of the Broker(s) claim to a commission). The Brokers herein are signing this Agreement to reflect their role in this transaction and consent to act as Holder if either of them is named as such. This Agreement and any amendment thereto shall be enforceable even without the signature of any Broker referenced herein. The broker(s) are express third-party beneficiaries to this Agreement.
    b. **Disclaimer:** Buyer and Seller have not relied upon any advice or representations of Brokers other than what is included in this Agreement. Brokers shall have no duty to determine whether the identities of the Buyer and/or Seller are legitimate, inspect the Property or to advise Buyer or Seller on any matter relating to the Property which could have been revealed through a survey, appraisal, title search, Official Georgia Wood Infestation Report, utility bill review, septic system inspection, well water test, tests for radon, asbestos, mold, methamphetamine, and lead-based paint; moisture test of stucco or synthetic stucco, inspection of the Property by a professional, construction expert, structural engineer or environmental engineer; review of this Agreement and transaction by an attorney, financial planner, mortgage consultant or tax consultant; and consulting appropriate governmental officials to determine, among other things and without limitation, the zoning of Property, the propensity of the Property to flood, flood zone certifications, whether any condemnation action is pending or has been filed or other nearby governmental improvements are planned. Buyer and Seller acknowledge that Broker does not perform or have expertise in any of the above tests, inspections, and reviews or in any of the matters handled by the professionals referenced above. Buyer and Seller should seek independent expert advice regarding any matter of concern to them relative to the Property and this Agreement. Buyer and Seller acknowledge that Broker shall not be responsible to monitor, supervise, or inspect any construction or repairs to Property and such tasks clearly fall outside the scope of real estate brokerage services. Buyer and Seller further acknowledge that Brokers have no duty to ensure that Seller has terminated Seller's and/or third-parties' administrative access to Devices. If Broker has written any special stipulations herein, the party for whom such special stipulations were written: a) confirms that each such stipulation reflects the party's complete understanding as to the substance and form of the special stipulations; b) hereby adopts each special stipulation as the original work of the party; and c) hereby agrees to indemnify and hold Broker who prepared the stipulation harmless from any and all claims, causes of action, suits, and damages arising out of or relating to such special stipulation. Buyer acknowledges that when and if Broker answers a question of Buyer or otherwise describes some aspect of the Property or the transaction, Broker is doing so based upon information provided by Seller rather than the independent knowledge of Broker (unless Broker makes an independent written disclosure to the contrary).

13. **Time Limit of Offer.** The Time Limit of the Offer shall be the date and time referenced herein when the Offer expires unless prior to that date and time both of the following have occurred: (a) the Offer has been accepted by the party to whom the Offer was made; and (b) notice of acceptance of the Offer has been delivered to the party who made the Offer.

C. OTHER TERMS AND CONDITIONS

1. **Notices.**
    a. **Generally:** All notices given hereunder shall be in writing, legible and signed by the party giving the notice. In the event of a dispute regarding notice, the burden shall be on the party giving notice to prove delivery. The requirements of this notice paragraph shall apply even prior to this Agreement becoming binding. Notices shall only be delivered: (1) in person; (2) by courier, overnight delivery service or by certified or registered U.S. mail (hereinafter collectively "Delivery Service"); or (3) by e-mail or facsimile. The person delivering or sending the written notice signed by a party may be someone other than that party.
    b. **Delivery of Notice:** A notice to a party shall be deemed to have been delivered and received upon the earliest of the following to occur: (1) the actual receipt of the written notice by a party; (2) in the case of delivery by a Delivery Service, when the written notice is delivered to an address of a party set forth herein (or subsequently provided by the party following the notice provisions herein), provided that a record of the delivery is created; (3) in the case of delivery electronically, on the date and time the written notice is electronically sent to an e-mail address or facsimile number of a party herein (or subsequently provided by the party following the notice provisions herein) even if it is not opened by the recipient. Notice to a party shall not be effective unless the written notice is sent to an address, facsimile number or e-mail address of the party set forth herein (or subsequently provided by the party following the notice provisions herein).

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c. **When Broker Is Authorized to Accept Notice for Client:** Except where the Broker is acting in a dual agency capacity, the Broker and any affiliated licensee of the Broker representing a party in a client relationship shall be authorized agents of the party for the limited purpose of receiving notice and such notice to any of them shall for all purposes herein be deemed to be notice to the party. Notice to an authorized agent shall only be effective if the written notice is sent to an address, facsimile number or e-mail address of the authorized agent set forth herein (or subsequently provided by the authorized agent following the notice provisions herein) whether or not it is not opened by the recipient. Except as provided for herein, the Broker's staff at a physical address set forth herein of the Broker or the Broker's affiliated licensees are authorized to receive notices delivered by a Delivery Service. The Broker, the Broker's staff and the affiliated licensees of the Broker shall not be authorized to receive notice on behalf of a party in any transaction in which a brokerage engagement has not been entered into with the party or in which the Broker is acting in a dual agency capacity. In the event the Broker is practicing designated agency, only the designated agent of a client shall be an authorized agent of the client for the purposes of receiving notice.

2. **Destruction of Property Prior to Closing.** If the Property is destroyed or substantially destroyed prior to Closing, Seller shall give Buyer prompt notice thereof, which notice shall include Seller's reasonable estimate of: (1) the cost to restore and repair the damage; (2) the amount of insurance proceeds, if any, available for the same; and (3) whether the damage will be repaired prior to Closing. Upon notice to Seller, Buyer may terminate this Agreement within 7 days of receiving such notice from Seller. If Buyer does not terminate this Agreement, Buyer shall be deemed to have accepted Property with the damage and shall receive at Closing: (1) any insurance proceeds which have been paid to Seller but not yet spent to repair the damage; and (2) an assignment of all unpaid insurance proceeds on the claim.

3. **Representations and Warranties.**
   a. **Seller's Representations and Warranties:** As of the Binding Agreement Date and the Closing Date, Seller makes the representations and warranties to Buyer, if any, as indicated in Exhibit "D", if attached.
   b. **Buyer's Representations and Warranties:** As of the Binding Agreement Date and the Closing Date, Buyer represents and warrants to Seller that Buyer has the right, power and authority to enter into this Agreement and to consummate the transaction contemplated by the terms and conditions of this Agreement; and the persons executing this Agreement on behalf of Buyer have been duly and validly authorized by Buyer to execute and deliver this Agreement and shall have the right, power and authority to enter into this Agreement and bind Buyer.

4. **Default.**
   a. **Rights of Buyer or Seller:** A party defaulting under this Agreement shall be liable for the default. The non-defaulting party may pursue any lawful remedy against the defaulting party.
   b. **Rights of Broker:** In the event this Agreement is terminated or fails to close due to the default of a party hereto, the defaulting party shall pay as liquidated damages to every broker involved in this the commission the broker would have received had the transaction closed. For purposes of determining the amount of liquidated damages to be paid by the defaulting party, all written agreements establishing the amount of commission to be paid to any broker involved in this transaction are incorporated herein by reference. The liquidated damages referenced above are a reasonable pre-estimate of the Broker(s) actual damages and are not a penalty.
   c. **Attorney's Fees:** In any litigation or arbitration arising out of this Agreement, including but not limited to breach of contract claims between Buyer and Seller and commission claims brought by a broker, the non-prevailing party shall be liable to the prevailing party for its reasonable attorney's fees and expenses.

5. **Other Provisions.**
   a. **Condemnation:** Seller shall: (1) immediately notify Buyer if the Property becomes subject to a condemnation proceeding; and (2) provide Buyer with the details of the same. Upon receipt of such notice, Buyer shall have the right, but not the obligation for 7 days thereafter, to terminate this Agreement upon notice to Seller in which event Buyer shall be entitled to a refund of all earnest money and other monies paid by Buyer toward the Property without deduction or penalty. If Buyer does not terminate the Agreement within this time frame, Buyer agrees to accept the Property less any portion taken by the condemnation and if Buyer closes, Buyer shall be entitled to receive any condemnation award or negotiated payment for all or a portion of the Property transferred or conveyed in lieu of condemnation.
   b. **Duty to Cooperate:** All parties agree to do all things reasonably necessary to timely and in good faith fulfill the terms of this Agreement. Buyer and Seller shall execute and deliver such certifications, affidavits, and statements required by law or reasonably requested by the Closing Attorney, mortgage lender and/or the title insurance company to meet their respective requirements.
   c. **Electronic Signatures:** For all purposes herein, an electronic or facsimile signature shall be deemed the same as an original signature; provided, however, that all parties agree to promptly re-execute a conformed copy of this Agreement with original signatures if requested to do so by, the buyer's mortgage lender or the other party.
   d. **Entire Agreement, Modification and Assignment:** This Agreement constitutes the sole and entire agreement between all of the parties, supersedes all of their prior written and verbal agreements and shall be binding upon the parties and their successors, heirs and permitted assigns. No representation, promise or inducement not included in this Agreement shall be binding upon any party hereto. This Agreement may not be amended or waived except upon the written agreement of Buyer and Seller. Any agreement to terminate this Agreement or any other subsequent agreement of the parties relating to the Property must be in writing and signed by the parties. This Agreement may not be assigned (SS611) or listed for sale in a multiple listing service by Buyer prior to Closing except with the written approval of Seller which may be withheld for any reason or no reason. Any assignee shall fulfill all the terms and conditions of this Agreement, including but not limited to, the obligation to pay any real estate commission owed by the assignor.
   e. **Extension of Deadlines:** No time deadline under this Agreement shall be extended by virtue of it falling on a Saturday, Sunday or federal holiday except for the date of Closing.

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f. **GAR Forms:** The Georgia Association of REALTORS®, Inc. ("GAR") issues certain standard real estate forms. These GAR forms are frequently provided to the parties in real estate transactions. No party is required to use any GAR form. Since these forms are generic and written with the interests of multiple parties in mind, they may need to be modified to meet the specific needs of the parties using them. If any party has any questions about his or her rights and obligations under any GAR form, he or she should consult an attorney. Provisions in the GAR Forms are subject to differing interpretations by our courts other than what the parties may have intended. At times, our courts may strike down or not enforce provisions in our GAR Forms, as written. No representation is made that the GAR Forms will protect the interests of any particular party or will be fit for any specific purpose. The parties hereto agree that the GAR forms may only be used in accordance with the licensing agreement of GAR. While GAR forms may be modified by the parties, no GAR form may be reproduced with sections removed, altered or modified unless the changes are visible on the form itself or in a stipulation, addendum, exhibit or amendment thereto.

g. **Governing Law and Interpretation:** This Agreement may be signed in multiple counterparts each of which shall be deemed to be an original and shall be interpreted in accordance with the laws of Georgia. No provision herein, by virtue of the party who drafted it, shall be interpreted less favorably against one party than another. All references to time shall mean the time in Georgia. If any provision herein is held to be unenforceable, it shall be severed from this Agreement while the remainder of the Agreement shall, to the fullest extent permitted by law, continue to have full force and effect as a binding contract.

h. **No Authority to Bind:** No Broker or affiliated licensee of Broker, by virtue of this status, shall have any authority to bind any party hereto to any contract, provisions therein, amendments thereto, termination thereof or to notices signed by Broker but not the party. However, if authorized in this Agreement, Broker shall have the right to accept notices on behalf of a party (but not send notices from Broker on behalf of a party unless they are signed by the party). Additionally, any Broker or real estate licensee involved in this transaction may perform the ministerial act of filling in the Binding Agreement Date. In the event of a dispute over the Binding Agreement Date, it shall be resolved by a court arbitrator having jurisdiction over the dispute, by the written agreement of the Buyer and Seller, or by the Holder but only in making a reasonable interpretation of the Agreement in disbursing earnest money.

i. **Notice of Binding Agreement Date:** The Binding Agreement Date shall be the date when a party to this transaction who has accepted an offer or counteroffer to buy or sell real property delivers notice of that acceptance to the party who made the offer or counteroffer in accordance with the Notices section of the Agreement. Notice of the Binding Agreement Date may be delivered by either party (or the Broker working with or representing such party) to the other party. If notice of accurate Binding Agreement Date is delivered, the party receiving notice shall sign the same and immediately return it to the other party. Notwithstanding any other provision to the contrary contained in this Agreement, it is the express intent of this section that (1) a broker or licensee involved in the real estate transaction may perform the ministerial task of filling in the Binding Agreement Date and (2) sending a fully signed purchase and sale agreement with a specific Binding Agreement Date included, that one of the parties has agreed to, constitutes notice of the Binding Agreement Date to the other party.

j. **Objection to Binding Agreement Date:** If the Buyer or Seller objects to the date entered as the Binding Agreement Date, then within one (1) day from receiving notice of Binding Agreement Date, the party objecting shall send notice of the objection to the other party. The objection shall be resolved by the written amendment between the Buyer and Seller by executing a binding agreement date confirmation (F733). The absence of an agreement on the Binding Agreement Date shall not render this Agreement unenforceable. The failure of a party to timely object will result in the parties accepting the Binding Agreement Date as entered.

k. **Repairs:** All agreed upon repairs and replacements shall be performed in a good and workmanlike manner prior to Closing.

l. **Rules for Interpreting This Agreement:** In the event of internal conflicts or inconsistencies in this Agreement, the following rules for how those conflicts or inconsistencies shall be resolved will apply:
(1) Handwritten changes shall control over pre-printed or typed provisions;
(2) Exhibits shall control over the main body of the Agreement;
(3) Special Stipulations shall control over both exhibits and the main body of the Agreement;

m. **Statute of Limitations:** All claims of any nature whatsoever against Broker(s) and/or their affiliated licensees, whether asserted in litigation or arbitration and sounding in breach of contract and/or tort, must be brought within two (2) years from the date any claim or cause of action arises. Such actions shall thereafter be time-barred.

n. **Survival of Agreement:** The following shall survive the Closing of this Agreement: (1) the obligation of a party to pay a real estate commission; (2) any warranty of title; (3) all written representations of Seller in this Agreement regarding the Property or neighborhood in which the Property is located; (4) the section on condemnation; (5) the section on attorney's fees; (6) the obligations of the parties regarding ad valorem real property taxes; (7) the section on devices and fixtures; and (8) any obligations which the parties herein agree shall survive the Closing or may be performed or fulfilled after the Closing.

o. **Warranties Transfer:** Seller agrees to transfer to Buyer, at Closing, subject to Buyer's acceptance thereof (and at Buyer's expense, if there is any cost associated with said transfer), Seller's interest in any existing manufacturer's warranties, service contracts, termite treatment and/or repair guarantee and/or other similar warranties which, by their terms, may be transferable to Buyer.

p. **Terminology:** As the context may require in this Agreement: (1) the singular shall mean the plural and vice versa; and (2) all pronouns shall mean and include the person, entity, firm, or corporation to which they relate.

q. **Time of Essence:** Time is of the essence of this Agreement.

6. **Definitions.**

a. **Banking Day**: A "Banking Day" shall mean a day on which a bank is open to the public for carrying out substantially all of its banking functions. For purposes herein, a "Banking Day" shall mean Monday through Friday excluding federal holidays.

b. **Binding Agreement Date**: The "Binding Agreement Date" shall be the date when a party to this transaction who has accepted an offer or counteroffer to buy or sell real property delivers notice of that acceptance to the party who made the offer or counteroffer in accordance with the Notices section of the Agreement.

c. **Broker**: In this Agreement, the term "Broker" shall mean a licensed Georgia real estate broker or brokerage firm and its affiliated licensees unless the context would indicate otherwise.

d. **Business Day**: A "Business Day" shall mean a day on which substantially all businesses are open for business. For all purposes herein, a "Business Day" shall mean Monday through Friday excluding federal holidays.

e. **Client:** "Client" shall mean a party who is being represented by a Broker pursuant to a written brokerage engagement agreement.

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f. **Closing:** The Closing shall be the event in which the parties consummate the transaction set forth in this Agreement by: (1) the Seller tendering the deed referenced herein to the Property; (2) the Buyer paying the required consideration hereunder; (3) both parties properly signing all documents and paperwork as required by the Closing Attorney; and (4) both parties fulfilling other agreements set forth herein that must be fulfilled by the Closing (unless the same have been waived or amended). The Closing shall be deemed consummated when the Closing Attorney confirms to the parties that the Closing Attorney is in receipt of all required paperwork, funds, and approvals necessary to complete the transaction and directs for funds to be disbursed and documents to be recorded. All parties acknowledge that the deed will not normally be recorded in the lands records on the day of Closing, and the payment of the sales proceeds may not always be made to Seller on the day of Closing (even though the Closing has been consummated) due to certain circumstances such as, for example, the Seller not being at the Closing in person, the Closing occurring after the cutoff for wiring funds that day, or the terms of an escrow agreements signed by the Seller have not been fulfilled resulting in which a portion of Seller's funds being held back.

g. **Customer:** The term "Customer" shall mean a party or parties who are not being represented as clients by the Broker with whom the party or parties are working and for whom the Broker may only perform ministerial acts.

h. **Day**: For the purposes of this Agreement, the term "Day" shall mean a full calendar day ending at 11:59 p.m., except as may be provided for elsewhere herein. For the purposes of counting days for determining deadlines, the specific date referenced as either the Binding Agreement Date or the date from which the deadline shall be counted will be day zero.

i. **Material Relationship:** A material relationship shall mean any actually known personal, familial, social, or business relationship between the broker or the broker's affiliated licensees and any other party to this transaction which could impair the ability of the broker or affiliated licensees to exercise fair and independent judgment relative to their client.

j. **Use of Initials "N/A":** The use of the initials "N/A" or "N.A." in filling out a blank in this Agreement shall mean "not applicable".

7. **WARNING TO BUYERS AND SELLERS: BEWARE OF CYBER-FRAUD.** Fraudulent e-mails attempting to get the buyer and/or seller to wire money to criminal computer hackers are increasingly common in real estate transactions. Specifically, criminals are impersonating the online identity of the actual mortgage lender, Closing Attorney, real estate broker or other person or companies involved in the real estate transaction. In that role, the criminals send fake wiring instructions attempting to trick buyers and/or sellers into wiring them money related to the real estate transaction, including, for example, the buyer's earnest money, the cash needed for the buyer to close, and/or the seller's proceeds from the Closing. These instructions, if followed, will result in the money being wired to the criminals. In many cases, the fraudulent email is believable because it is sent from what appears to be the email address/domain of the legitimate company or person responsible for sending the buyer or seller wiring instructions. The buyer and/or seller should verify wiring instructions sent by email by independently looking up and calling the telephone number of the company or person purporting to have sent them. Buyers and sellers should never call the telephone number provided with wiring instructions sent by email since they may end up receiving a fake verification from the criminals. Buyer and sellers should be on special alert for: 1) emails directing the buyer and/or seller to wire money to a bank or bank account in a state other than Georgia; and 2) emails from a person or company involved in the real estate transaction that are slightly different (often by one letter, number, or character) from the actual email address of the person or company.

8. **HEIGHTENED IDENTIFICATION PROCEDURES TO HELP PREVENT FRAUD; COVENANT NOT TO SUE:** There has been a significant increase in criminals attempting to sell properties they do not own by posing as the owners of those properties. To help prevent such crimes, Seller shall immediately, upon request of either the Seller's Broker and/or the Closing Attorney: 1) provide the requesting party with information confirming the Seller's identity, including a current government issued photo identification; 2) meet in person or through audio-visual conferencing to confirm the Seller's identity; and 3) if the Seller is a legal entity, provide the requesting party with the organizational and operating documents of such entity and current photo identification and either meet in-person or in audio-visual meeting with the executor, manager, trustee, general partner, officer, administrator, or other person in a comparable role of the legal entity to confirm their identity. Seller further agrees to cooperate with the Closing Attorney's heightened identification procedures which shall at least meet the standards, if any, supplied by a title insurance company for whom the Closing Attorney is an agent. Seller acknowledges that the transaction may not be able to close unless such procedures are followed. In the event Seller breaches its obligations hereunder, Seller shall be in default of this Agreement. Buyer acknowledges that identity theft may occur regardless of the measures undertaken by the parties, their respective brokers and the attorney(s) involved in the transaction to confirm the Seller's identity. For and in consideration of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Buyer covenants not to sue any Broker(s) and/or the Closing Attorney involved in this real estate transaction for damages arising out of or relating to a fraudulent seller.

9. **LIMIT ON BROKER'S LIABILITY. BUYER AND SELLER ACKNOWLEDGE THAT BROKER(S):**

a. **SHALL, UNDER NO CIRCUMSTANCES, HAVE ANY LIABILITY GREATER THAN THE AMOUNT OF THE REAL ESTATE COMMISSION PAID HEREUNDER TO BROKER (EXCLUDING ANY COMMISSION AMOUNT PAID TO A COOPERATING REAL ESTATE BROKER, IF ANY) OR, IF NO REAL ESTATE COMMISSION IS PAID TO BROKER, THAN A SUM NOT TO EXCEED $100; AND**

b. **NOTWITHSTANDING THE ABOVE, SHALL HAVE NO LIABILITY IN EXCESS OF $100 FOR ANY LOSS OF FUNDS AS THE RESULT OF WIRE OR CYBER FRAUD.**

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10. Exhibits and Addenda. All exhibits and/or addenda attached hereto, listed below, or referenced herein are made a part of this Agreement.

- ☑ Exhibit "A" Legal Description
- ☐ Exhibit "B" Due Diligence Materials
- ☐ Exhibit "C" Addition to Seller's Closing Documents
- ☐ Exhibit "D" Seller's Warranties and Representations
- ☐ Exhibit "E" Permitted Title Exceptions
- ☑ Other Exhibit B Survey
- ☐ Other
- ☐ Other
- ☐ Other

[redacted]

☐ **Additional Special Stipulations (F246) are attached.**

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By signing this Agreement, Buyer and Seller acknowledge that they have each read and understood this Agreement and agree to its terms.

Buyer Acceptance and Contact Information

Girishkumar Patel
dotloop verified
04/18/24 7:26 PM EDT
U0C5-HMIZ-WWIC-USEY

1 Buyer's Signature

Girishkumar Patel, Owner
Print or Type Name Date

[redacted]
Buyer's Address for Receiving Notice

[redacted]
Buyer's Phone Number: ☐ Cell ☐ Home ☐ Work

[redacted]
Buyer's E-mail Address

2 Buyer's Signature

Print or Type Name Date

Buyer's Address for Receiving Notice

Buyer's Phone Number: ☐ Cell ☐ Home ☐ Work

Buyer's E-mail Address

☐ **Additional Signature Page (F267) is attached.**

Seller Acceptance and Contact Information

Loren Pierce, Manager
dotloop verified
04/19/24 8:38 AM EDT
NLMX-0JWR-SKPX-NOZX

1 Seller's Signature

North Eagle Pavilion LLC
Print or Type Name Date

106 Rock Quarry, Stockbridge, GA 30281
Seller's Address for Receiving Notice

Seller's Phone Number: ☐ Cell ☐ Home ☐ Work

[redacted]
Seller's E-mail Address

2 Seller's Signature

Print or Type Name Date

Seller's Address for Receiving Notice

Seller's Phone Number: ☐ Cell ☐ Home ☐ Work

Seller's E-mail Address

☐ **Additional Signature Page (F267) is attached.**

Buyer's Broker/Affiliated Licensee Contact Information

Coldwell Banker Commercial Metro Brokers
Buyer Brokerage Firm

Greg Nobles
dotloop verified
04/18/24 7:51 PM EDT
CAAB-GWKW-0JLB-B6LU

Broker/Affiliated Licensee Signature Date

Greg Nobles 133135
Print or Type Name GA Real Estate License #

404.791.6709 770.957.7554
Licensee's Phone Number Fax Number

greg.nobles@metrobrokers.com
Licensee's E-mail Address

ACBR
REALTOR® Membership

5775-D Glenridge Drive, Atlanta GA 30328
Broker's Address

678.320.4800 770.957.7554
Broker's Phone Number Fax Number

CBCW01 H-6179
MLS Office Code Brokerage Firm License Number

Seller's Broker/Affiliated Licensee Contact Information

Coldwell Banker Commercial Metro Brokers
Seller Brokerage Firm

Greg Nobles
dotloop verified
04/19/24 9:52 AM EDT
BAFO-FJH1-ITCV-FE60

Broker/Affiliated Licensee Signature Date

Greg Nobles 133135
Print or Type Name GA Real Estate License #

404.791.6709 770-957-7554
Licensee's Phone Number Fax Number

greg.nobles@metrobrokers.com
Licensee's Email Address

ACBR
REALTOR® Membership

5775-D Glenridge Dr, Atlanta, GA 30328
Broker's Address

678.320.4800 770.957.7554
Broker's Phone Number Fax Number

CBCW01 H-6179
MLS Office Code Brokerage Firm License Number

Binding Agreement Date: The Binding Agreement Date in this transaction is the date of 04/19/2024 and has been filled in by Greg Nobles

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PURCHASE AND SALE AGREEMENT

STATE OF GEORGIA
COUNTY OF HENRY

THIS PURCHASE AND SALE AGREEMENT (this "Agreement") is made as of the Effective Date (as defined in Section 22 of this Agreement) by and between Niral Patel, referred to as ("Purchaser") and Pacific Crest Management, LLC, a Georgia limited liability company, referred to as ("Seller");

WITNESSETH:

WHEREAS, Seller owns that certain tract or parcel of land lying and being in Henry County, Georgia, comprised of approximately 9.8 acres of real property located along Campground and Jodeco Road, having Parcel ID's 071-01025022 and 071-B01003001, which is more particularly described on Exhibit "A", which is by this reference attached hereto and made a part hereof (the "Property").

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS AND NO/100 DOLLARS ($10.00) and of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser hereby agree as follows:

1. PURCHASE AND SALE. Seller agrees to sell and convey the Property to Purchaser, and Purchaser agree to purchase and pay for the Property from Seller, all in accordance with the terms and conditions provided in this Agreement.

2. PURCHASE PRICE. The urchase rice for the Pro ert shall be [redacted] ("Purchase Price") payable all cash at Closing.

3. PAYMENT OF PURCHASE PRICE. Purchaser herein a rees to a Seller [redacted] cash upon the closing of this transaction, less any sums previously paid to Seller as earnest money pursuant to Paragraph 4 herein below.

4. EARNEST MONEY. Within five (5) days after the Effective Date, the Purchaser shall deposit with a nationally recognized title insurance company or agent selected by Purchaser and reasonably acceptable to Seller the "Escrow A ent" b wire transfer of immediately available federal funds, the amount o [redacted] (the "Earnest Money"). All parties agree that Purchaser is applying for a City of Stockbridge alcohol license via a City of Stockbridge initiated lottery process. The results of the lottery will be made public on June 10, 2024. In the event that the Purchaser is not successful in being selected for an alcohol license, this Agreement shall automatically terminate. In the event the Purchaser is successful in being selected for an alcohol license, [redacted] of the total Earnest Mone shall immediately become non-refundable to Purchaser in all events. [redacted] The entire Earnest Money shall become non-refundable to Purchaser if the Agreement is not terminated in accordance with Section 7. At the Closing, the Earnest Money shall be applied in partial payment of the Purchase Price; or if this Agreement is terminated, canceled, or rescinded by Purchaser, the Earnest Money shall be disposed of as provided in Section 10 herein below.

5. TITLE TO THE PROPERTY.

(A) At Closing, Seller shall convey good, marketable and insurable title to the Property to Purchaser by limited warranty deed subject to the Permitted Title Exceptions (defined below). "Permitted

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Title Exceptions," as used herein, shall mean (i) state, county and city ad valorem taxes and assessments on the Property not yet due and payable; (ii) general utility easements of record for utility service lines serving the Property; (iii) zoning ordinances affecting the Property; (iv) matters disclosed or that would be disclosed by a current accurate survey and inspection of the Property and which are not objected to by Purchaser pursuant to Section 5(b) below; and (v) such other items as Purchaser shall, in writing, expressly agree to accept as restrictions or encumbrances upon the title to the Property (or deemed accepted by Seller pursuant to Section 5(b) below), and matters created by Purchaser.

(B) Purchaser shall have until ten (10) days prior to the end of the Inspection Period to examine title to the Property and to notify Seller in writing of any objections that Purchaser may have with regard thereto which, in Purchaser's sole opinion, affect the marketability or insurability of title to the Property in a manner acceptable to Purchaser. In addition, Purchaser shall be entitled to raise further objections to title at any time prior to the Closing Date, should any updates to Purchaser's title examination or reports from its title examiner or to Purchaser's survey disclose additional title exceptions or objections first appearing of record since the effective date of Purchaser's last such examination or Purchaser's last survey, respectively. Purchaser shall have the right to provide Seller with notice of any such additional objections at any time at or prior to Closing. If Purchaser provides Seller with notice of any objections affecting the title to the Property as revealed by the title examination or the survey or any periodic updates of either ("Title Objections"), Seller shall have five (5) days after receipt of each such notice (each such 5-day period hereinafter referred to as a "Title Cure Period") to notify Purchaser in writing ("Seller's Response") whether Seller elects at Seller's sole discretion to cure any Title Objections on or prior to the Closing Date, or not to cure any Title Objections. If Seller fails to issue a timely Seller's Response, then Seller is deemed to have elected not to cure any Title Objections. In no event shall Seller's election (or deemed election) not to cure a Title Objection be deemed a default under this Agreement; provided, however, that if Seller elects in writing to cure one or more Title Objections, Seller shall cure such Title Objection(s) on or prior to the Closing Date, and failure or refusal to so cure such Title Objection(s) shall be deemed a default under this Agreement. If Seller elects not to cure one or more Title Objections or is deemed to have elected not to cure the Title Objections, then, at the option of Purchaser, as evidenced by written notice to be given to Seller and Escrow Agent within five (5) business days after the expiration of the applicable Title Cure Period ("Election Notice"), Purchaser may (i) elect to terminate this Agreement, in which event Escrow Agent shall refund the Earnest Money to Purchaser (any refund of Earnest Money shall be less the non-refundable $15,000 described in Section 4, if applicable), and no party shall thereafter have any further rights, duties or obligations hereunder except with regard to indemnifications which shall, by their express terms, survive the termination of this Agreement; or (ii) elect to close the transaction contemplated hereby subject to such Title Objection(s), without any reduction of the Purchase Price, subject, however, to Purchaser's right to issue additional Title Objections prior to Closing as provided hereinabove. If Purchaser fails to issue a timely Election Notice, then Purchaser is deemed to have elected to proceed to Closing as set forth in (ii) above. Seller agrees not to intentionally or negligently further alter or encumber in any way or allow to be altered or encumbered in any way Seller's title to the Property after the Effective Date, except as contemplated by this Agreement. Notwithstanding anything herein to the contrary, at Closing, the Property shall not be subject to any monetary lien created by Seller, and Seller hereby agrees to pay and satisfy of record the same prior to or at Closing at Seller's expense.

6. SELLER'S REPRESENTATIONS. As an inducement to Purchaser to enter into this Agreement and to purchase the Property, Seller warrants, represents to, and covenants that as of the Effective Date and as of the Date of Closing as follows:

(A) Seller has the right, power and authority to enter into this Agreement and the right, power and authority to convey the Property in accordance with the terms and conditions of this Agreement.
(B) Seller owns fee simple title to the Property
(C) To Seller's actual knowledge, no lawsuit or administrative proceeding is pending against Seller or the Property which would affect the Seller's interest in the Property or his right to convey the Property to Purchaser.
(D) No condemnation proceeding is pending or, to the Seller's actual knowledge, threatened with respect to any part of the Property.

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(E) There is no tenant, lessee, or other occupant of the Property having any right or claim to possessior or use of the Property after the date of Closing.

(F) To Seller's actual knowledge, the Property contains no toxic waste, has never been used as a landfill and has not been used as a cemetery.

7. INSPECTION OF THE PROPERTY. Purchaser, personally or through agents, employees, or contractors, shall, have the right to enter upon the Property at Purchaser's expense and at reasonable times, to inspect, survey, examine and test the Property as Purchaser may deem necessary as part of Purchaser's acquisition of the Property. Purchasers shall indemnify and hold Seller harmless from and against any and all claims, injuries and damages to persons and/or property arising out of or related to the exercise of Purchaser's rights hereunder. Purchaser shall have NINETY (90) days from the effective date hereof to evaluate the Property, the feasibility of the transaction, the availability and cost of financing and any other matter of concern to Purchaser (the "Inspection Period"). During the Inspection Period, Purchaser shall have the right to terminate this Agreement upon notice to Seller if Purchaser determines based on an evaluation of the above that it is not desirable to proceed with the transaction. In such event, Seller shall promptly refund Purchaser's Earnest Money (any refund of Earnest Money shall be less the non-refundable $15,000 described in Section 4, if applicable), If Purchaser fails to timely notify Seller by 5:00 p.m. Atlanta, Georgia local time on the last day of the Inspection Period that Purchaser is not proceeding with the transaction, Purchaser shall waive Purchaser's rights to terminate this Agreement pursuant to this paragraph.

(A) Seller Documents. No later than five (5) days after the Effective Date, Seller shall deliver or otherwise make available to Purchaser all documents in Seller's possession, if any, pertaining to the development, ownership, or operation of the Property, including but not limited to owner's title policies, any surveys and plats, studies, assessments, and notices. Purchaser hereby acknowledges that Seller has not made and does not make any warranty or representation regarding the truth, accuracy or completeness of the Seller Documents or the source(s) thereof; provided, however, that Seller represents and warrants that it has no actual knowledge that any of the Seller Documents are materially incorrect, incomplete or misleading.

(B) Delivery of Purchaser Documents Upon Termination. If this Agreement is terminated for any reason, and Seller is not in default, Purchaser shall immediately deliver to Seller copies of all surveys, title, geotechnical studies, site plans, construction and engineering drawings, soil studies, and environmental reports, if any, acquired by Purchaser in investigating the Property.

8. THE CLOSING. The closing or settlement shall be held on or before sixty (60) days following the expiration of the Inspection Period ("Closing").

(A) Deliveries at Closing. The purchase and sale of the Property contemplated by this Agreement shall be closed by Seller's delivery of a properly executed good and marketable fee simple title to the Property to Purchaser, against payment by Purchaser of the Purchase Price for the Property in the matter provided in Section 3 hereof. Seller shall also execute and deliver an owner's title affidavit and such other documents as shall be reasonably required by the Title Company to convey good and marketable fee simple title to the Property to Purchaser.

(B) Closing Costs. At the Closing, Seller and Purchaser shall respectively pay the following costs and expenses:

[i] Seller shall pay (a) the fees and expenses of Seller's attorney; (b) the Georgia transfer tax due with respect to the Limited Warranty Deed by which the Property is conveyed to Purchaser; and (c) any other costs and expenses actually incurred by Seller.

[ii] Purchaser shall pay (a) all recording and filing fees for all recordable instruments executed and delivered by Seller at the Closing pursuant to the terms hereof; (b) any title examination, fees or charges incurred by Purchaser; (c) all premiums for any

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title insurance policy or policies obtained by Purchaser; (d) the costs of the survey, if any; (e) the fees and expenses of Purchaser's attorney; and (f) any other costs and expenses actually incurred by Purchaser.

(C) Prorations. All utility charges applicable to the Property which are payable to or by Seller, and all state, city and/or county ad valorem taxes due with respect to the Property for the calendar year of the Closing shall be prorated between Purchaser and Seller as of the Closing Date. If the actual amount of such taxes or utility charges is not known as of such date, either because bills for the period in question have not been issued or because such bills cover real property in addition to the Property, the proration at the Closing will be based on the most current and accurate billing information available and the parties will adjust such proration within 30 days after receipt of final bills.

9. CONDEMNATION. In the event, at any time between the Effective Date of this Agreement and Closing, all or any portion of the Property is condemned by any legally constituted authority for any public use or purpose (or conveyed in lieu thereof), or any improvements located on the Property are materially damaged or destroyed by whatever cause, then Purchaser may elect to either (i) terminate this Agreement, in which event all Earnest Money paid by Purchaser shall be immediately refunded by Seller to Purchaser, and neither Purchaser nor Seller shall have any further liabilities, obligations or rights with regard to this Agreement; or (ii) collect all proceeds from any condemnation (or conveyance in lieu thereof) or from any insurance policies insuring the improvements located on the Property from damage or destruction and have the terms of this Agreement remain in full force and effect and binding of the parties hereto. In the event of condemnation (or conveyance in lieu thereof), the Property shall then consist of the Property less and except any portion thereof taken by such condemnation (or conveyance in lieu thereof). If Purchaser elects to purchase after receipt of such a notice, all actions taken by Seller with regard to such eminent domain proceedings, including, but not limited to, negotiations, litigation, settlement, appraisals, and appeals, shall be subject to the approval or Purchaser, which approval shall not be unreasonably withheld. If Purchaser does not make such election within the aforesaid time period, Purchaser shall be deemed to have elected to close the transaction contemplated hereby in accordance with clause (ii) above.

10. DEFAULT.

(A) Seller's Default. If the sale and purchase of the Property contemplated by this Agreement is not consummated on account of Seller's default hereunder, Purchaser may terminate this Agreement in which event the Earnest Money, to the extent paid, shall be refunded to Purchaser by Seller; or, Purchaser may sue to seek to have Seller specifically perform hereunder; or, Purchaser may sue Seller for damages if Seller has taken any action affecting title to the Property or otherwise which prevents Purchaser from being able to obtain specific performance.

(B) Purchaser's Default. Seller and Purchaser acknowledge that it would be extremely impractical and difficult to ascertain the actual damages that would be suffered by Seller if Purchaser failed or refused to consummate the purchase of the Property for any reason other than Seller's covenants herein. Seller and Purchaser have carefully considered the loss to Seller as a consequence of the negotiation and execution of this Agreement; the personal expenses Seller has incurred in connection with the preparation of this Agreement; Seller's performance hereunder; and the other damages, general and special, which Seller and Purchaser realize and recognize that Seller would sustain, but Seller cannot calculate with absolute certainty. Based upon all those considerations, Seller and Purchaser have agreed that the damage to Seller would be reasonably expected to equal the amount of $100,000.00. If Seller has performed Seller's covenants hereunder but Purchaser has failed or refused to consummate the purchase of the Property by the Closing Date, then Seller shall be entitled to retain the Earnest Money toward payment of said amount of liquidated damages and to recover from Purchaser the balance of said amount of liquidated damages for such default of Purchaser. Said amount of liquidated damages is intended not as a penalty by as full liquidated damages pursuant to Official Code of Ga. Ann. §13-6-7.

11. NOTICE. All notices required by or sent pursuant to this Agreement shall be in writing and shall be delivered: (1) in person; (2) by courier, overnight delivery service or by certified or registered U.S. mail (hereinafter collectively "Delivery Service"); or (3) by e-mail or facsimile. Notices shall be deemed received upon the earliest of the following to occur: (1) the actual receipt of the written notice by a party; (2) in the case of delivery by a Delivery Service, when the written notice is delivered to an address of

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a party set forth herein (or subsequently provided by the party following the notice provisions herein), provided that a record of the delivery is created; (3) in the case of delivery electronically, on the date and time the written notice is electronically sent to an e-mail address or facsimile number of a party herein (or subsequently provided by the party following the notice provisions herein). Notice to a party shall not be effective unless the written notice is sent to an address, facsimile number or email address of the party set forth herein (or subsequently provided by the party following the notice provisions herein). Any notice received on a non-business day or after 5:00 p.m. Atlanta, Georgia local time shall be deemed received on the next business day. Rejection or other refusal by the addressee to accept or the inability to deliver because of a changed address of which no notice was given shall be deemed to be the receipt of the notice sent. The initial addresses of the parties to which notice are to be sent shall be as follows:

Seller:	Pacific Crest Management, LLC Attn: Chan -Ho Park [redacted]
Seller's Attorney:	Sam E. Thomas 1063 Peachtree Battle Ave. Atlanta, Georgia 30327 Phone: 404-219-6707 Email: sam@samethomaslaw.com
Seller's Broker:	Alpharetta Realty, Inc. Attn: David Brening 1304 Bombay Lane Roswell, Georgia 30076 Phone: 678-925-2509 Email: dbrening@integritylandrealty.com
Purchaser:	Niral Patel [redacted]

12. 1031 EXCHANGE. If Seller elects to undertake a like-kind exchange (an "Exchange") under Section 1031 of the Internal Revenue Code, Seller at its option, may assign its rights under this Agreement to a Qualified Intermediary, provided that Purchaser incurs no cost or liability whatsoever in connection with such assignment or the Exchange. In addition, and in any event: (i) the purchase of the Property under the terms of this Agreement shall not be contingent or otherwise subject to the consummation of the Exchange; (ii) the transactions contemplated under the terms of this Agreement shall timely close in accordance with its terms notwithstanding any failure, for any reason, of the consummation of the Exchange; and (iii) all representations, warranties, covenants and indemnification obligations of Seller and remedies of Purchaser set forth in this Agreement shall not be affected by the Exchange.

13. TIME OF ESSENCE. Time is of the essence for this Agreement.

14. POSSESSION. Seller shall deliver actual possession of the Property at Closing.

15. SURVIVING CLAUSES. The provisions of this Agreement relating to tax prorations after

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Closing, Purchaser's indemnification with respect to its entering upon the Property prior to Closing, and the Seller's representations and warranties shall survive any Closing pursuant to this Agreement or any termination of this Agreement by either party as a matter of right hereunder or in breach of this Agreement, notwithstanding any other provisions in this Agreement to the contrary. Except as set forth in the preceding sentence or as otherwise expressly sent forth herein, no other provisions of this Agreement shall survive the Closing of this transaction or any termination hereof by either party as matter of right.

16. APPLICABLE LAW. This Agreement shall be construed and interpreted in accordance with the laws of the State of Georgia.

17. SUCCESSORS AND ASSIGNS. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assignees. Purchaser may assign this Agreement to a legal entity in which Purchaser owns at least a 25% interest, provided, however, that any such assignee shall assume all obligations under this Agreement as to the Property covered by such assignment. Purchaser may not assign this Agreement to a third party without the prior consent of Seller.

18. EXHIBITS. The exhibits referred to in and attached to this Agreement are incorporated herein in full by reference.

19. REAFFIRMATION. Seller shall reaffirm all representations and warranties given herein at Closing. If any such representations or warranties shall prove to be untrue or materially misleading, Purchaser's sole right shall be to terminate this Agreement in which event all Earnest Money shall be returned to Purchaser as liquidated damages and the parties shall have no further rights hereunder.

20. BROKER. Seller shall pay to Alpharetta Realty, Inc. ("Broker") a commission at Closing in the amount determined by a separate agreement between Seller and Broker. Broker shall only be entitled to such commission if and when the transaction contemplated herein closes. At Closing, Broker shall execute and deliver to the closing attorney a written waiver of lien rights as to the Property in form and substance satisfactory to Purchaser's title insurance company. Purchaser shall have no responsibility for payment of any commission to Broker. Purchaser and Seller each warrant and represent to the other that, with the exception of the Broker identified above, such party has not employed a real estate broker or agent in connection with the transaction contemplated hereby. Each party agrees to indemnify and hold the other harmless from any loss or cost suffered or incurred by it as a result of the other's representation herein being untrue.

21. COMPUTATION OF TIME. If any date, deadline, or time period for which performance is required under this Agreement falls, expires, or ends on a Saturday, Sunday, or U.S. legal holiday, the date for such performance shall extend to 11:59 p.m. on the next day which is not a Saturday, Sunday or U.S. legal holiday.

22. OFFER, ACCEPTANCE AND CONTRACT. This document shall constitute an offer by Purchaser that shall be open for acceptance by Seller until 5 p.m. EST on May 24, 2024. Acceptance shall be deemed to occur only if and when Purchaser shall have received actual delivery of at least one (1) counterpart of this Agreement properly executed by Seller and Purchaser. In this offer is so accepted by the parties, it shall become a binding contract and the earnest monies deposited. As used herein, the phrase "Effective Date" shall mean the date on which the acceptance of the offer is completed by the signing of this document by Seller and Purchaser and the delivery of it as set forth above in Section 11.

23. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement of the parties and may not be amended except by written instrument executed by Purchaser and Seller.

[Signature Page to Follow]

DocuSign Envelope ID: B2F25AFE-7CB4-40F8-8C3B-964CBB05FC0F

Accepted this 30th day of May, 2024

SELLER: Pacific Crest Management, LLC
a Georgia limited liability company

BY: Chang-Ho Park

TITLE: Sole Member/Manager
5/30/2024 | 3:00 PM EDT

PURCHASER: Niral Patel

Niral Patel

may/27/2024

DocuSign Envelope ID: B2F25AFE-7CB4-40F8-8C3B-964CBB05FC0F

Exhibit "A"

The Property, consisting of two parcels, totaling approximately 9.8 acres, located at the NE corner of the intersection of Campground Road & Jodeco Road, Henry County, Georgia, as described below.

All that tract or parcel of land lying and being in Land Lot 64 of the 7th District of Henry County, Georgia, and being 8.39 acres designated as Tract 3 according to a Plat of Survey entitled "ALTA/NSPS LAND TITLE SURVEY FOR JODECO MESS KIT, LLC", dated April 9, 2021, revised May 19, 2021, prepared by Falcon Design Consultants, signed by Kevin Brown, Georgia Registered Land Surveyor No. 2960, and recorded in Plat Book 60, Page 231 in the Office of the Clerk of Superior Court of Henry County, Georgia. Said plat is incorporated herein and made a part hereof.

TOGETHER WITH:

All that tract or parcel of land, lying and being in Land Lot 64 of the 7th District of Henry County, Georgia, being 1.42 acres, more or less, as shown on Boundary Retracement Survey for Pacific Crest Management, LLC, prepared by James D. Quattlebaum, Registered Land Surveyor No. 2970, dated 4/18/2023, recorded in Plat Book 63, Page 84, Henry County, Georgia Records. The description of said property as contained on said survey is hereby incorporated herein and by reference made a part hereof.

CERTIFIED MAIL

ATLANTA GA RPDC 302

6 SEP 2025 PM 3 L

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FIRST-CLASS

US POSTAGE PITNEY BOWES

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Stockbridge

4640 N. Henry Blvd. | Stockbridge, GA 30281

Where Community Connects

9.8.25

Reynell Hay
1013 Legacy Hills Drive
MCDO

NIXIE 326 DE 1 0010/03/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 30281365140 *0447-01795-06-45

UNC

30253-882451

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Reynell Hays
1013 Legacy Hills Drive
McDonough GA 30253

9590 9402 8473 3186 8640 04

2. Article Number *(Transfer from service label)*

9589 0710 5270 1524 8416 57

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

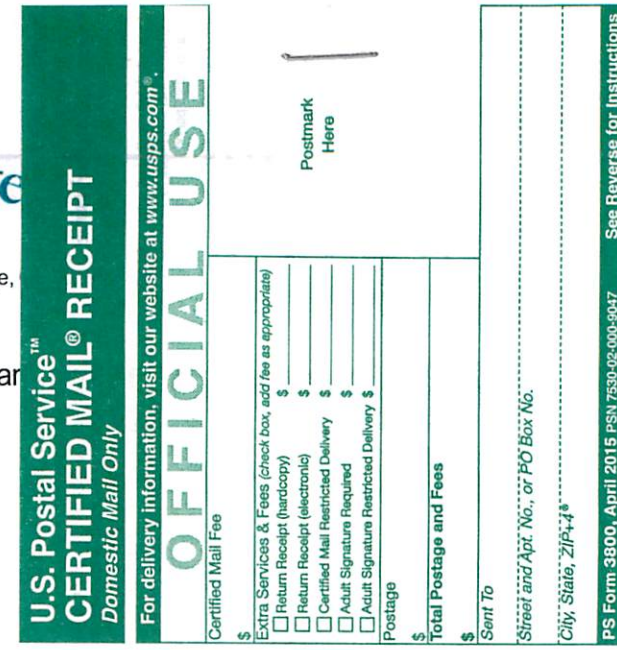
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ed Mail Restricted Delivery ($500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Stockbridge
Where Community Connects

4640 North Henry Boulevard Stockbridge,

City of Stockbridge
Community Development Depar



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June 28, 2024

Reynell Hay
1013 Legacy Hills Drive
McDonough, GA 30253

RE: Alcohol Lottery Application Update

Dear City of Stockbridge 2024 Alcohol Lottery Applicant,

This communication serves to inform you that we received your application for the city's alcohol lottery within the stipulated deadline. However, following the June 10, 2024, city council meeting, it was determined that further clarification on this process was necessary.

Upon consultation with our leadership and review from the City Attorney, it has been determined that all applicants are required to provide responses to questions 14-16 of the application, along with a formal letter of intent to purchase or lease land located within Stockbridge city limits on either Rock Quarry Road or Jodeco Road. As of today, any alcohol lottery application received without a proposed location with an address on Rock Quarry Road or Jodeco Road does not meet the requirements. These applicants are required to amend their application by July 19, 2024, or it will be withdrawn from consideration. Please ensure your application is updated accordingly to avoid disqualification.

This information must be submitted no later than July 19, 2024, at 5:00 PM EST.

Please note that this requirement applies exclusively to current applicants. If you wish to withdraw your application, kindly inform us accordingly before the specified deadline. The lottery drawing will take place on July 30, 2024, at 6:00PM EST in the council chambers.

For any inquiries or clarification regarding this request, please feel free to contact us at (678)833-3302 or OT@cityofstockbridge-ga.gov.

Thank you for your prompt attention to this matter. We anticipate receiving your updated information within the designated timeframe.

Best regards,

Uneeda Smith-Sellers

Uneeda Smith-Sellers
Business Services Supervisor

Stockbri
Where Community Conne

4640 North Henry Boulevard Stock

City of Stockbridg
Community Development D



July 17, 2024

Reynell Hay
1013 Legacy Hills Drive
McDonough, GA 30253

RE: Alcohol Lottery Application Update

Dear City of Stockbridge 2024 Alcohol Lottery Applicant,

This communication serves to inform you that we received your application for the city's alcohol lottery within the stipulated deadline. Upon further review, City Staff has removed the requirement for all applicants to have a formal letter of intent to purchase land located within Stockbridge city limits on either Rock Quarry Road or Jodeco Road.

The lottery drawing will take place on **July 30, 2024**, at **6:00 PM** in the council chambers. The City Council on that date **will only** determine the two lottery winners and two alternates (1st and 2nd). The winners of the lottery will have 120 days to secure a location, submit a completed application with the Community Development Department for a special land use permit, and complete any other requirements or negotiations with the City. If the winner fails to do so they will forfeit the license and the 1st alternate will take their place and then they will have 120 days. If they fail to do so the 2nd alternate will assume the license. The target areas for the liquor license will remain the same.

The following requirements for the drawing will be as following:

- Any applications that have the same address will be placed in the lottery as one application.
- Any applications that have familial ties will be placed in the lottery as one application.

The above requirements allow for the fairness of the alcohol lottery in the City of Stockbridge.

For any inquiries or clarification regarding this request, please feel free to contact us at (678)833-3302 or OT@cityofstockbridge-ga.gov.

Thank you for your prompt attention to this matter. We are sorry for any inconvenience.

Best regards,

Uneeda Smith-Sellers

Uneeda Smith-Sellers
Business Services Supervisor

COUNCIL MEETING
ACTION MINUTES

TUESDAY, FEBRUARY 27, 2024 6:00 P.M.

Mayor & City Council
Mayor Anthony S. Ford
Mayor Pro Tem Kyle D. Bery, Sr.
Councilmember Elton Alexander
Councilmember Yolanda Barber
Councilmember LaKeisha Gantt
Councilmember Alphonso Thomas

Administration
Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Cassandra Lester, Deputy City Clerk
Vacant, City Treasurer
Quinton Washington, City Attorney
Samantha Embry, City Attorney

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

I. Call to Order – Mayor Ford called the meeting to order at 6:08 p.m.

II. Invocation – Mr. Michael Harris, Henry County Tax Commissioner

III. Pledge of Allegiance – Recited by all in attendance.

IV. Roll Call – All members were present except Councilmember Thomas.

V. Adoption of the Agenda – Motion to adopt the Agenda made by Councilmember Barber; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

1. **Review of the Minutes**
   Council Meeting Minutes February 12, 2024
   No Action

PUBLIC COMMENTS

All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated.
There were no public comments.

INFORMATIONAL

2. Henry County Tax Commissioner - Homestead Exemption Information
   Presented by: Michael C. Harris, Henry County Tax Commissioner
   No Action

PRESENTATION

3. Main Street Program – Renaming Downtown Building
   Kira Harris Braggs – Main Street Program Manager
   Motion to approve the renaming of the former Ted Strickland Community Center as "Stockbridge Downtown Connection Center" using Channel Lettering in White or Grey; add plaque outside of the building referencing the Departments/Offices; add a wall-mounted plaque on the breezeway wall honoring Mr. Ted Strickland made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 4-0.

CONSENT AGENDA

4. Council Consideration to fill a vacancy and appoint a Main Street Advisory Member for a Two-Year Term – Crystal Park – Angie's Beauty Supply

   Council Consideration to fill an unexpired term and appoint a Member to the Citizens Police Advisory Council - District 4 – Paige Jones III
   Motion to approve the Consent Agenda made by Councilmember Barber; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

NEW BUSINESS

5. Council consideration to approve the FY2025 LMIG (Local Maintenance Improvements Grant) List.
   Presented by: Decius Aaron, Public Works Director
   Motion to approve the FY2025 LMIG List was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

6. Council consideration to approve the City of Stockbridge Economic Development Strategic Plan 2024 – 2028.
   Presented by: Kim Allonce, Economic Development Director, and KB Advisory Group Staff: Geoff Koski
   Motion to approve the City of Stockbridge Economic Development Strategic Plan 2024 – 2028 was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 4-0.

7. Motion to appoint Council Liaison to the Downtown Development Authority.
   Motion to appoint Elton Alexander as the Council Liaison to the Downtown Development Authority was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed 3-0-1 (Alexander, Berry, Gantt Approved); (Barber Abstained citing DDA Board Members had previously requested that she be appointed as the DDA Liaison prior to the establishment of Districts, and noted the downtown area of the city encompasses her District and wants to make sure the residents and businesses of District 4 are represented.

8. Motion to appoint Council Liaison to the Citywide Development Authority.
   Motion to appoint LaKeisha Gantt as the Council Liaison to the Citywide Development Authority made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

9. Motion to appoint Council Liaison to the Youth Council Advisory Committee.
   Motion to appoint Kyle Berry as the Council Liaison to the Youth Council Advisory Committee made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 4-0.

DISCUSSION

10. ORDINANCE TO ALLOW ADDITIONAL LICENSES AND LOCATIONS IN THE CITY FOR SEVERAL TYPES OF BUSINESSES.
    Consideration of an ordinance to amend the City of Stockbridge's Code of Ordinances relating to dealers in distilled spirits, pawn shops, tire shops, used car dealerships, and precious gems, so as to clarify the number of licenses available, and to provide a process for allowing additional licenses based upon Census data. Planning Commission Recommendation -- Approval. Staff recommendation -- Approval. Presented by: Ryan Anderson, Chief Planner
    Staff members were tasked with conducting further research to determine locations and present the item to City Council at the next Public Hearing meeting.

- **ANNOUNCEMENTS OF UPCOMING MEETINGS**

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

- City Council Meeting **SPECIAL DATE** Monday, March 4th at 6:00 p.m. - City Hall Council Chamber (Mar 4)
- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:00 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. (Mar 7)
- Main Street Advisory Board Meeting 2nd Friday of each month - Welcome Center/Main Street Offices located at 130 M L King, Sr. Heritage Trail at 9am (Mar 8).
- Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Mar 11)
- Citywide Development Authority Meeting, 2ndTuesday of each month, 6:00 p.m.- City Hall Levi Meeting Room (Mar 12)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Mar 19)
- Youth Council Advisory Committee Meeting, 6:30 p.m. -3rd Tuesday of each month Levi Meeting Room - City Hall (Mar 19)

- Planning Commission Meeting,3rdThursday of each month, 6:30 p.m. - City Hall Council Chamber - (Mar 21)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. - City Hall Council Chamber (Mar 26)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Alexander for the Annual Women's History Month Event on Sunday, March 3rdfrom 3-6 PM at the Merle Manders Conference Center.
- Join Councilman Thomas the monthly Senior Bingo Bash on Wednesday, March 27th from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Join Mayor Ford for the monthly *Meet the Mayor* on Monday, March 25thfrom 10am – noon.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Councilman Thomas is honoring *Veterans with a Continuous Salute* all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service.

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

MAYOR'S COMMENTS

Mayor Ford reminded everyone that COVID-19 is still with us and encouraged everyone to get their boosters and flu shots to remain healthy.

Motion to adjourn the meeting at 7:35 p.m. was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed 4-0.

Stockbridge

Where Community Connects

WORK SESSION MEETING
SUMMARY MINUTES

TUESDAY, MARCH 26, 2024 6:00 P.M.

Mayor & City Council

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

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
Cassandra Lester – Deputy City Clerk
Vacant – City Treasurer
Quinton Washington – City Attorney
Samantha Embry – City Attorney

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

The meeting was called to order by Mayor Ford at 6:04 p.m.

Invocation by Mayor Ford

The Pledge of Allegiance was recited by all in attendance.

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

Motion to amend the Agenda to remove Items B, C, D and E from the Consent Agenda and add under New Business Items No. 5, 6, 7 and 8 made by Councilmember Thomas; seconded by Councilmember Barber. The motion passed unanimously 4-0.

Councilmember Gantt joined the meeting at 6:07 p.m.

Motion to amend the Agenda to add Items 9 --- Resurfacing Section of Eagles Landing Parkway under Discussion made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

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

Review of the February 12, 2024 Minutes – No Action.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

2. A - Council Consideration to approve a Resolution to fill vacancies on the Youth Council Advisory Committee to fill an unexpired 2-year term. Motion to approve the Consent Agenda and appoint Valerie Richmond-Reese and Kaitlynn Nash as recommended made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

UNFINISHED BUSINESS

3. Ordinance to allow additional licenses and locations in the City for several types of businesses: Council Consideration of an Ordinance to amend the City of Stockbridge's Code of Ordinances relating to dealers in distilled spirits, pawn shops, tire shops, used car dealerships, and precious gems, so as to clarify the number of licenses available, and to provide a process for allowing additional licenses based upon Census data. Planning Commission recommendation -- Approval. Staff recommendation -- Approval.
   Presented by: Ryan Anderson, Community Development Director
   Mr. Anderson presented a map of the proposed liquor store locations and referenced Section 9.040.090 of the city's Code of Ordinances; noted Council District 3 is the only district in the city without a liquor store. Mr. Anderson noted the staff's recommendation was to repeal 9.040.090 and 9.01.120, noting liquor stores are governed by the city's UDC (Unified Development Code) and require a Special Use Permit approved by the City Council.

   During discussion, the Council recommended amending the Code to include allowing liquor stores in mixed use developments, requiring a minimum of 6,000 sq. feet stores, and not to repeal Sections 9.04.090 and 9.01.120; and referenced the (5) five locations that have been identified with restrictions in place, and proposed one of the stores at Jodeco.

   Mr. Anderson noted the Code requires a lottery process for different businesses based on the city's population as it increases in 5,000 increments; and noted he consulted with the city's Zoning Attorney regarding a liquor store in Council District 3 who advised you cannot preclude one are of the city; and confirmed the distance requirements for churches and schools are mandated by the State.

   Motion to approve moving forward with the Lottery process with the following requirements for Liquor Stores: Minimum store size shall be 6,000 sq. feet; amendment of the Code to allow for liquor stores in Mixed-Used developments; applicants must file a Special Use Permit and received approval of the City Council; and meeting all requirements in the city's (UDC) Unified Development Code made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

NEW BUSINESS

4. UDC (Unified Development Code) Mailed Notice Requirement. Council Consideration of an amendment to the Stockbridge Unified Development Code (UDC) to change the provisions of the "mailed notice requirement" pertaining to zoning cases to be heard at public hearings.
   Presented by: Ryan Anderson, Community Development Director
   Mr. Anderson referenced the request for staff to research the distance for the Mailed Notice Requirement whereas (20) twenty municipalities were polled, with 13 responses and in consultation with the city's Zoning Attorney, the recommendation is 500 feet; and noted the recommendation would be submitted to the city's Planning Commission as a Text Amendment for approval and returned to the Council for final approval.

   Motion to approve the 500 feet Mailed Notice Requirement as recommended by staff and the city's Zoning Attorney was made by Councilmember Barber; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

5. Council consideration to approve a Resolution to enter into an IGA (Intergovernmental Agreement) between the City of Stockbridge and Henry County for Patrick Henry Parkway road improvements. The City's total cost share is not to exceed $540,000.00.
   Presented by: Frederick Gardiner, City Manager
   Mr. Gardiner noted the work has been completed as agreed upon, and this item is a housekeeping item to ratify the action.

   Motion to approve was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

6. Council consideration to approve a Resolution to create a Police Department Code of Ethics Policy for all civilian employees.
   Presented by: Renee Wheeler, Human Resources Manager and Chuck Groover, Police Department Accreditation Manager
   Ms. Wheeler introduced Mr. Groover, the Accreditation Manager brought on board by the Police Department who reviewed the city's Ethics policy and needs to make amendments to the policy in order to receive state and national accreditation.

   Mr. Groover noted that upon review of the current policy, there are necessary amendments for the state and national accreditation standards.

   Motion to approve was made by Councilmember Barber; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

7. Council consideration to approve a Resolution to update the City's Employee Manual and Handbook with general housekeeping items to keep current policies updated.
   Presented by: Renee Wheeler, Human Resources Manager

Ms. Wheeler referenced the city's Employee Manual noting there are (3) three Sections being amended. Section 3.70.000 – Vacancies – Approved Exceptions for Vacancy Announcements: No. 6 – Internal promotions are similar to position upgrades and likewise "may" not require external job postings unless no qualified applicants apply; Section 690.000 – Additional Pay for Exempt and/or Non-Exempt Employees: No. 1 – This policy allows for special compensation for work performed by Exempt/Non-Exempt employees over and beyond their normal job responsibilities, and would return to their normal compensation once the vacancy is filled; Section 9.00.00 – Holidays No. 1 Update to add Veterans Day to the city's approved holidays.

Councilmember Alexander suggested reviewing filling the vacancy in a department and combining departments in a cost-saving effort.

A Point of order was made by Councilmember Barber to remain on topic, upheld by Mayor Ford.

Motion to approve the updates as recommended by the City's Human Resources Manager was made by Councilmember Thomas; seconded by Councilmember Barber. The motion passed unanimously 4-0-1 (Alexander Abstained).

8. Council consideration to approve a Resolution to accept federal funding in support of the Youth And Senior Center Project.
Presented by: Frederick Gardiner, City Manager

Mr. Gardiner noted the Congressional visit in 2023 did have the Arts Center as the primary project, however, during the meeting with Congressman Scott in 2023 he specifically stated that the facility would not receive funding if Arts, Cultural Arts, or Performing Arts was included in the verbiage, noting it would not pass through Appropriations; noted there has been an expense with the drafting of the Conceptual Design of the Youth and Senior Center and would show the legislatures that the City has put some skin in the game; and noted that the current Resolution, if approved, would be submitted to Senator Ossoff, Senator Warnock, and Congressman Scott.

Councilmember Thomas requested the following statement be included in the record:

To be clear, I have been an advocate for the Youth and Senior Center from day one. In 2019, I hosted a Town Hall at Smith Barnes Elementary School to get input from Stockbridge citizens on what they wanted to see in a Youth and Senior Center. I placed a Survey online and received more than 500 responses from the community for programs for the center. I advocated for the land to be purchased and earmarked to build the Youth and Senior Center. So let me put to rest any and all notions that I am not in favor of the Youth and Senior center. I support this project 100%. I certainly support any assistance that Congressman David Scott,

and any and all agencies, and grants that can assist the City with funding to bring this project to fruition. However, I do have questions.

The Resolution attached to this item says the City of Stockbridge has already allocated funds for the preliminary conceptual design and has established a construction budget for the Youth and Senior Center. When did the Council vote to approve that? Where is the funding coming from?

Please include in your response to this email when the City Council approved a budget for the Youth and Senior Center and when the funding was approved for conceptual design, engineering, and construction. Also, please include in your response the SPLOST List that is referenced indicating the amount of funding to go towards this project. How much funding is being allocated? My recollection is that TSW presented a rendering of the Cultural Arts center with all the bells and whistles that we asked for, and then presented a rendering of a $30 + plus million-dollar design of the Youth and Senior Center with a pool, and indoor walking track and the entire room went silent after hearing the price tag.

Yes, we all want to see the Youth and Senior center. Yes, we want the Congressman's office to assist us with funds to help to build the facility. I am on board with that and offer my full support. But we cannot exclude the Arts. I want to remind the Council that at the last retreat in February of this year, we all agreed on a campus that would be called the CAMPUS CONNECTION that would be a combined faculty that would include the Arts as well as the Youth and Senior Center. That seems to have been omitted from the resolution and it needs to be included.

During my entire tenure on the City Council, I have been a true advocate for the Youth, the Seniors, and the Arts for this City.

I have been a strong proponent advocating and recognizing the youth of this community for years including the Boy Scouts, Girl Scouts, instrumental in facilitating Eagle Scout projects, the Gates Millennial Scholars, Musicians, Dancers, and Vocalists who have been able to showcase their talents at various initiatives over the years. During the upcoming week, I will Honor more than eighty elementary, middle, and high school (" Young & Gifted Honors") students throughout the various Stockbridge school clusters for their outstanding academic and extracurricular achievements.

I wholeheartedly support and recognize that our children and adults need a community center where they can go to participate in physical activities, as well as how the Arts will advance their knowledge and growth, and career opportunities.

I say that to say this, I have been an advocate for youth not only highlighting their academic accomplishments, but also highlighting their artistry in music, dance, and dramatics. As was confirmed by the Associate Superintendent of the Henry County Schools who presented to the City Council, music and the Arts have a profound positive impact on students and the correlation to their academic success.

I ask this Council for your support to amend the Resolution to include the Arts as discussed and approved by unanimous consent for the Campus Connection at the February retreat.

Councilmember Thomas made a motion for Arts to be included in the Resolution verbiage. The motion failed for lack of a second.

A Point of order was made by Councilmember Alexander to remain on topic, upheld by Mayor Ford.

Councilmember Gantt made a motion to approve the Resolution as presented; seconded by Councilmember Alexander.

Councilmember Barber stated that it was her intent to second the motion once the Mayor called for a second.

Mayor Ford acknowledged that he did not hear, or call for a second to the motion, and asked the attorney to provide a legal opinion if he is required to do so.

Attorney Embry was asked to provide a legal opinion as to whether or not the Presiding Officer is required to solicit a second to a motion. Attorney Embry opined that it is not required.

Councilmember Alexander noted the proposed Resolution is being submitted to show support for federal funding of $15 - $18 million dollars to go towards building a Youth and Senior Center in the city of Stockbridge; and asked Councilmember Thomas to withdraw his motion.

Mayor Ford noted the motion failed, and withdrawal of the motion would not be necessary.

Councilmember Barber stated that she attended Councilmember Thomas' Town Hall in 2019 regarding the Youth and Senior Center; and noted that in 2020 she questioned why the Council had selected the Youth and Senior center as the Priority project #3 instead of #2 behind the Amphitheater, noting she supports both projects, but viewed the Youth and Senior Center as a more immediate need and could not garner support at that time; and supports the Resolution to be submitted to the Congressional legislature for federal funding for the Youth and Senion Center, noting federal funding for the Arts Center has not been offered.

Councilmember Gantt noted that based on the statement referenced by the City Manager, Mr. Gardiner, that it would not be advisable to include the Arts verbiage in the Resolution, noting that doing so could put the funding of $15 - $18 million dollars at risk and this funding is critical with assisting the city to fund the Youth and Senior Center, further noting the loss of potential funding would be financially detrimental to the City, and made a motion to approve a Resolution to accept federal funding in support of the Youth And Senior Center Project; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

DISCUSSION

9. Council discussion of resurfacing a section of Eagles Landing Parkway, noting safety concerns near Piedmont hospital.
   Presented by: Councilmember Elton Alexander
   Councilmember Alexander referenced the joint road improvement project with Henry County to resurface Eagles Landing Pkwy. in the year 2025, noting the section of the road near Piedmont Hospital that needs to be resurfaced sooner as a safety concern; noting the patching of the potholes have not remedied the problem.

   Mr. Gardiner noted staff will find out the cost of the resurfacing of the proposed area and bring it back to the Council for approval along with the funding source. Mr. Aaron recommended an Engineer do an analysis, noting it would not be beneficial to repair and the City/County project go in and tear out that section of the road in 2025.

   Motion to task staff with obtaining an Engineering Assessment of the cost to resurface a section of Eagles Landing Parkway was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

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

- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:00 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. (Apr 4)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Apr 8)
- Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Apr 8)
- Citywide Development Authority Meeting, 2nd Tuesday of each month, 6:00 p.m.- City Hall Levi Meeting Room (Apr 9)
- Main Street Advisory Board Meeting 2nd Friday of each month – Stockbridge Downtown Connection Center located at 130 M L King, Sr. Heritage Trail at 9am (Apr 12)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Apr 16)
- Youth Council Advisory Committee Meeting, 6:30 p.m. -3rd Tuesday of each month Levi Meeting Room - City Hall (Apr 16)
- Planning Commission Meeting,3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Apr 18)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. - City Hall Council Chamber (Apr 30)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Alphonso Thomas for the monthly *Senior Bingo Bash* on Wednesday, March 27th from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Councilman Alphonso Thomas will be honoring *Young and Gifted* students on Thursday, March 28th at the Merle Manders Conference Center from 5pm – 7pm. This is a FREE event.
- Join Mayor Anthony Ford for the monthly *Meet the Mayor* on Monday, April 15th from 10am – noon.
- Join Councilman Alphonso Thomas for the monthly *Senior Bingo Bash* on *Wednesday, April 17th* from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Join Councilwoman Yolanda Barber in partnership with JJ Smiles for the *2024 Annual Cookout & Fundraiser* for donations of Backpacks and School Supplies for K-12 students on April 20th at Clark Park from 2 – 6pm. This is a FREE Event.
- Join Councilwoman Yolanda Barber for the *2nd Annual Mother's Day Tea Brunch* on Sunday, April 21st from 2pm to 5pm at the Merle Manders Conference Center. This is a FREE event *honoring mothers and the grace they carry.*
- Join Mayor Anthony Ford for the *Annual State of the City Address* on Tuesday, April 23rd in the City Hall Council Chamber at 6:00 p.m.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service

Note: All City Offices will be closed on Friday, March 29, 2024 for Good Friday.

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

MAYOR'S COMMENTS

Mayor Ford noted Spring is here, and COVID-19 is still with us and encouraged everyone to get their boosters and flu shots to remain healthy; and wished everyone a Happy and Safe Easter holiday.

Motion to adjourn the meeting at 7:45 p.m. was made by Mayor Pro Tem Berry; seconded by Councilmember Gantt. The motion passed 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 8, 2025

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

SPECIAL USE PERMIT CASE #SP-2025-04. (Council District 4) Consideration of a special use permit to allow a quick-serve restaurant with drive-through windows and / or lanes within the Downtown Village Overlay District. Applicant: Royal TH, LLC. Agent: Battle Law, PC. Zoned C-2 and located in the Downtown District. Proposed Business: Tim Horton's, a coffee restaurant. Property Owner: The City of Stockbridge. The applicant intends to develop only a 0.8-acre portion of the 1.32-acre property.

BACKGROUND INFORMATION:

City Council approved the sale of the 0.8-acre portion of the property to Royal Seven on April 8, 2024. The adjacent property at 4482 North Henry Boulevard, also owned by the City of Stockbridge, was approved for rezoning via RZ-2025-02 for a mixed residential development on 15.43 +/- acres.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880 / eSigned via GovOS.com Frank S. Milazi Key: 7ed53636-d898-4ade-b417-932d73311167

CITY TREASURER eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

0.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

SPECIAL USE PERMIT CASE #SP-2025-04.

STAFF RECOMMENDATION:

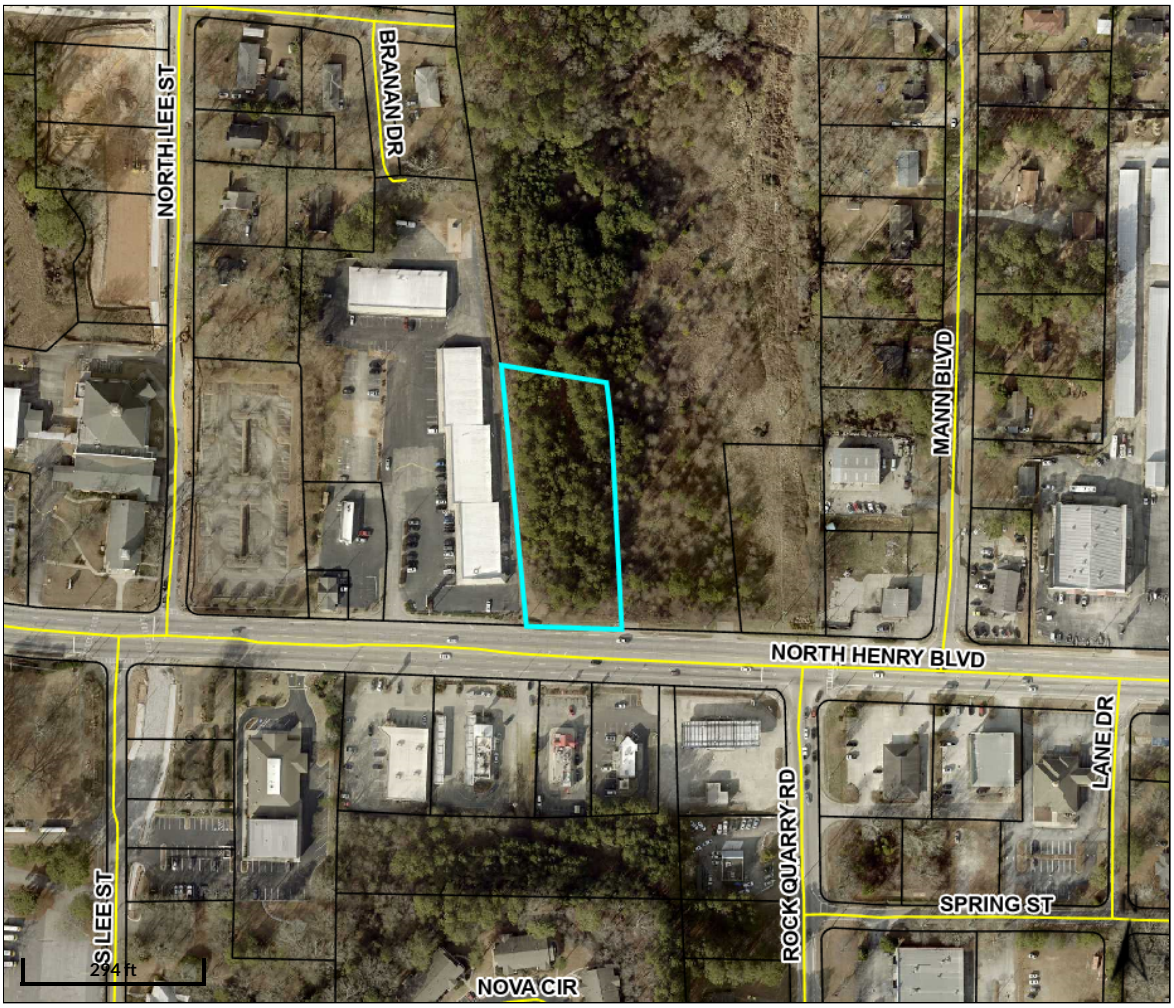
APPROVAL WITH CONDITIONS.

eSigned via GovOS.com

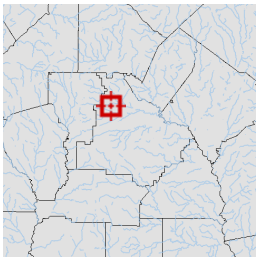
R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

Henry County, GA



Overview



Legend

- Parcels
- Roads

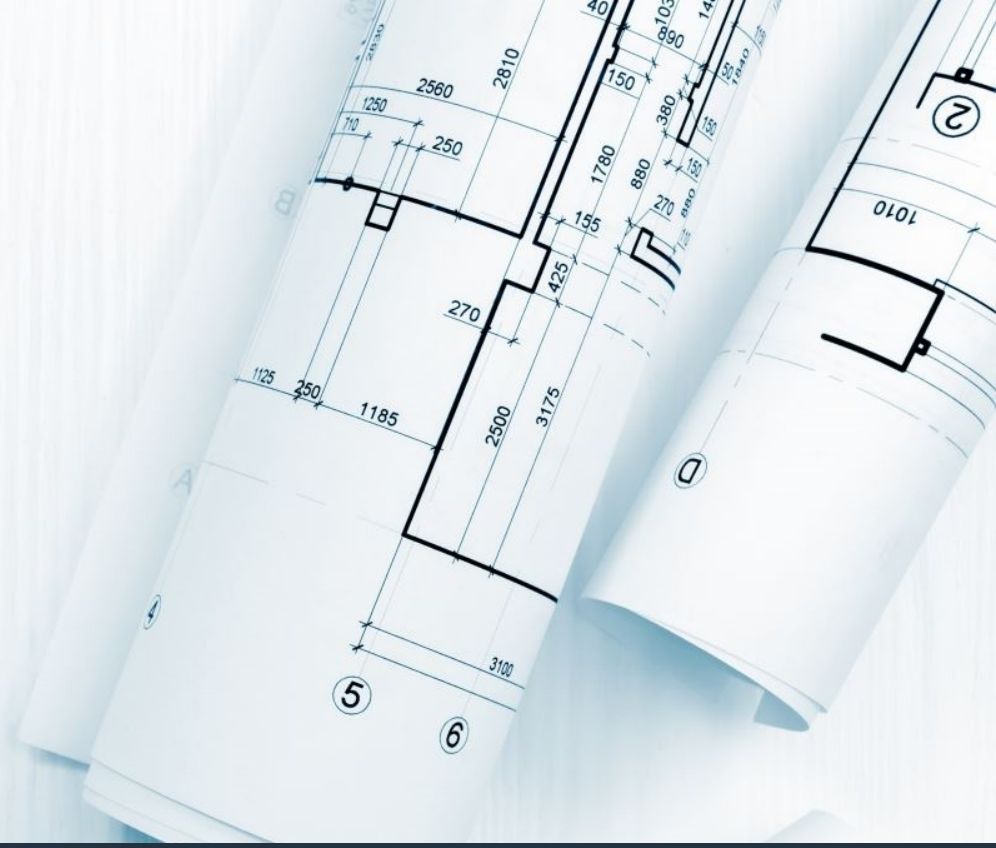
Parcel ID	S26-01015000	**Class**	Exempt	**Owner Address**	THE CITY OF STOCKBRIDGE 4640 NORTH HENRY BLVD STOCKBRIDGE, GA 30281	**Land Value:**	$245,800			
Property Address	4498 NORTH HENRY BLVD	**Acreage**	1.32			**Building Value:**	$0	**Last 2 Sales**		
District	City/Stockbridge TAD					**Misc Value:**	$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

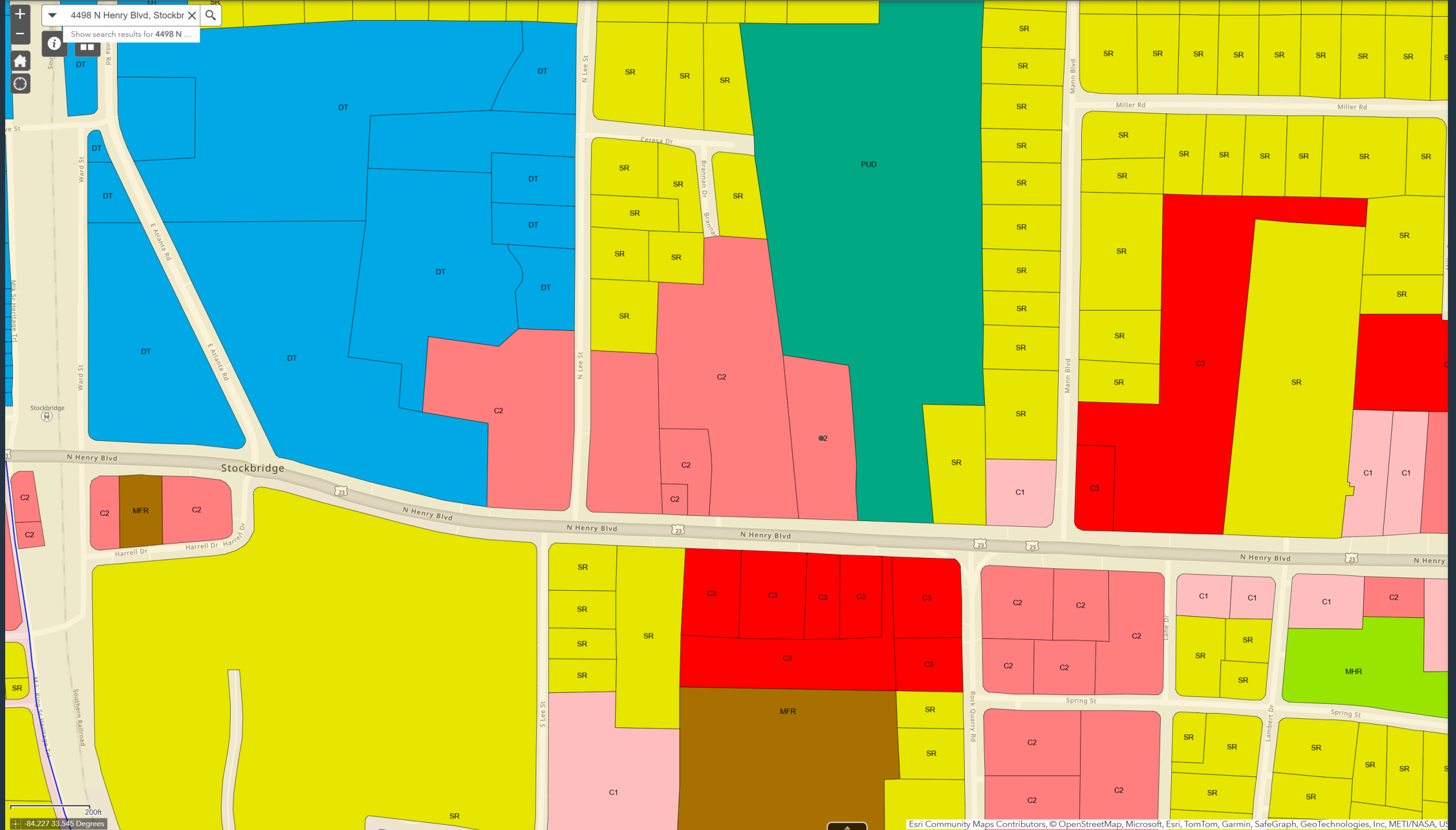
Battle Law



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


4498 N Henry Blvd, Stockbr
Show search results for 4498 N ...
N Henry Blvd
Stockbridge
E Atlanta Rd
Ward St
N Lee St
S Lee St
Ceresa Dr
Branan Dr
Mann Blvd
Miller Rd
Harrell Dr
Spring St
Rock Quarry Rd
Lambert Dr
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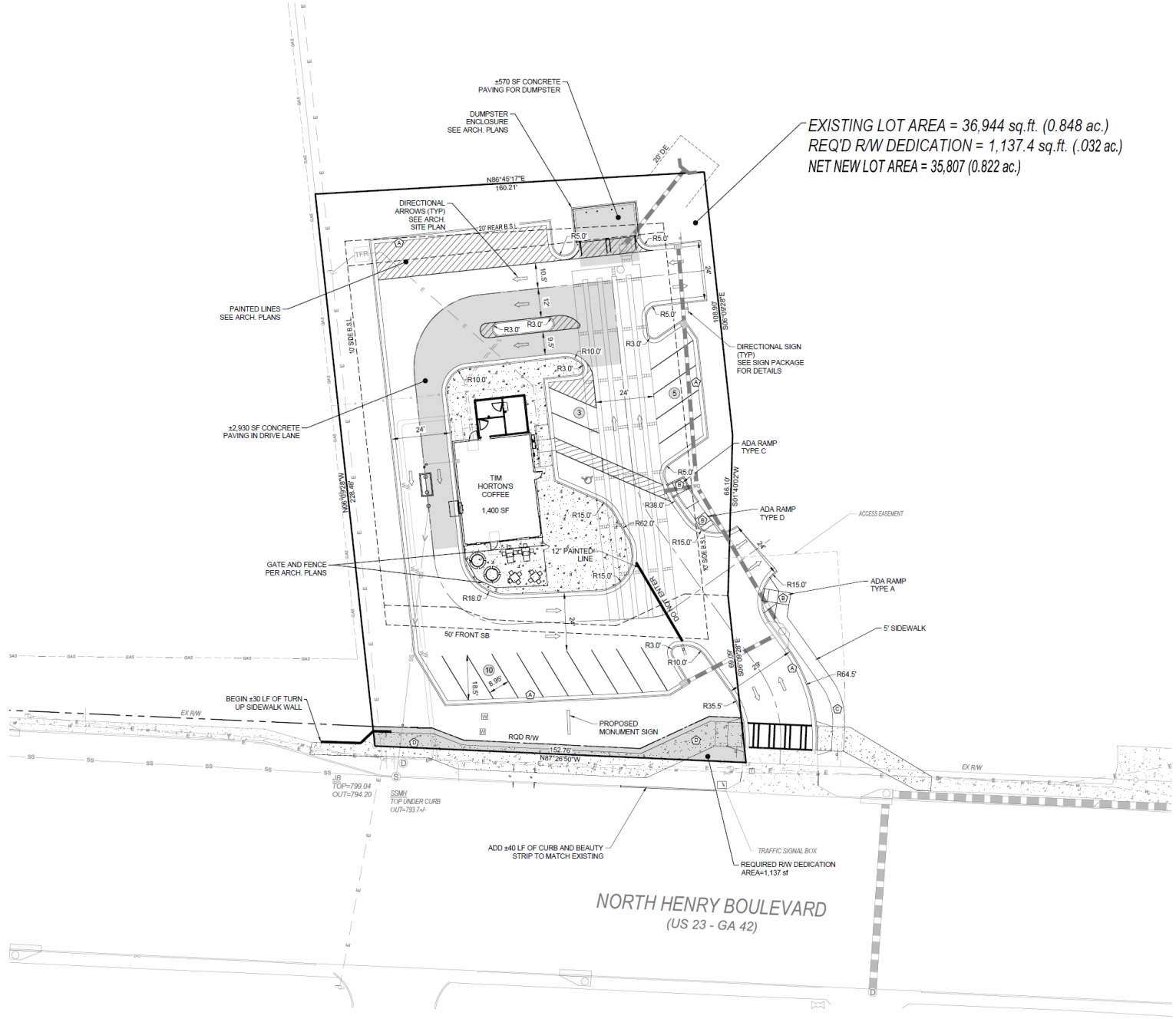


LEGEND

	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	

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.

Battle Law

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	



STOCKBRIDGE URBAN REDEVELOPMENT AGENCY

SUMMARY MINUTES
BOARD MEETING

MONDAY, APRIL 8, 2024 5:45 P.M.

Board Members
Anthony S. Ford - Chair
Alphonso Thomas – Vice Chair
Elton Alexander - Board Member
Yolanda Barber - Board Member
Kyle Berry - Board Member
LaKeisha Gantt - Board Member

Administration
Frederick Gardiner - City Manager
Vanessa Holiday – Secretary
Quinton Washington – City Attorney
Samantha Embry – City Attorney

The meeting was called to order by Chair Ford at 5:45 P.M.

Invocation by Chair Ford

Pledge of Allegiance in unison.

Board Secretary, Vanessa Holiday was asked for a roll call of the board; all Board Members were except Board Member Barber.

Board Member Alexander motioned to approve the March 26, 2024 Meeting Minutes; seconded by Board Member Berry. The motion passed unanimously 4-0.

Unfinished Business
Board Approval of URA Resolution R24-003 to sell .8 acres located at4498 North Henry Blvd. Stockbridge, GA Parcel ID No. S-26-01015000.
Presented by Quinton Washington, Board Attorney
Attorney Washington noted the action of the Board is out of an abundance of caution to clarify the property to be sold to Royal Seven is .8 acres as shown in the contract agreement; however, the motion from the prior meeting that previously went through encompassed 16 acres.

Attorney Washington also noted Section 5 of the Resolution authorizes the Board Attorney to make edits and corrections based on the will of the Board per the Charter, and that the correction would be made on all documentation to reference .8 acres.

Board Member Gantt asked if the .8 acres has been marked or been divided; and suggested the Board vote to have clean documents.

Attorney Washington confirmed that the survey of the parcel references .8 acres, and noted the Attorney could make the correction as authorized by Section 5 of the Resolution.

Board Member Alexander noted that Attorney Washington has indicated that the Board Attorney has the authority as referenced to make the change that would have prevented the sale of 16 acres, and this action is being done out of an abundance of caution, and in the future should such an error occur, the Board Attorney would have the authority to make the correction and not have to bring the matter back before the Board.

Chair Ford noted it would be best while the Board is present to vote on the matter referencing the .8 acres.

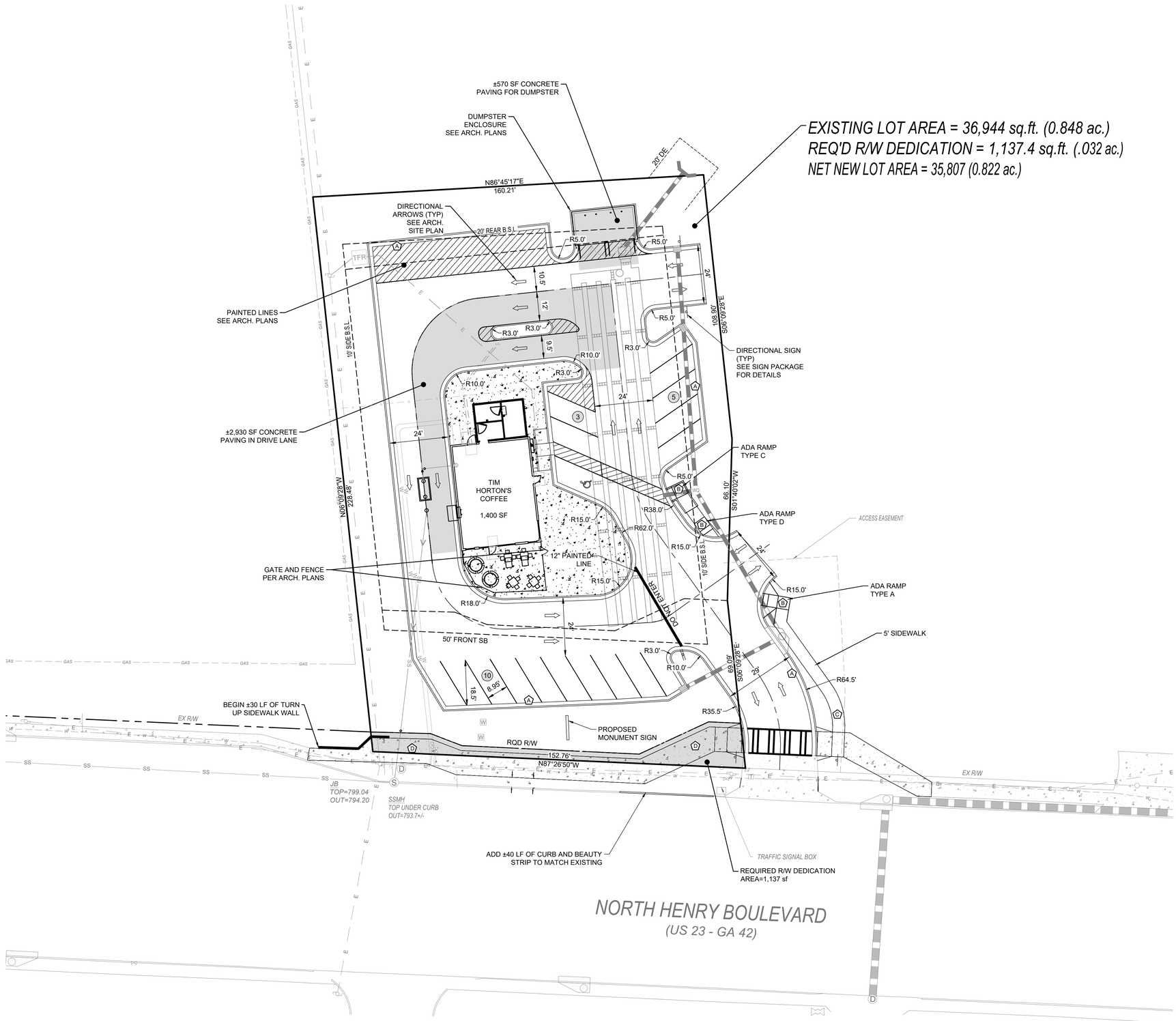
Board Member Alexander motioned to approve the URA Resolution as described by the Board Attorney; seconded by Board Member Gantt. The motion passed unanimously 4-0.

Motion to adjourn at the meeting at 5:50 p.m. was made by Board Member Gantt; seconded Board Member Alexander. The motion passed unanimously 4-0.

Respectfully submitted by:

_____ _____

Vanessa Holiday, Board Secretary Anthony S. Ford, Board Chair



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

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
233 CORP. CTR. DR., STE 220
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 PIRKLE 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 (GEORGIA)
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
JEAN 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

"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."

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

Gabrielle Glenn
Printed Name of Witness

Notary

NOTARY STAMP:

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

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 NOTARY PUBLIC SPALDING COUNTY GEORGIA MY COMMISSION EXPIRES 01/18/2028

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.

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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

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
℄	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
	WATER METER
	JUNCTION BOX
	SANITARY SEWER MANHOLE
	DROP INLET
	R/W MONUMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	HEADWALL
	FLARED END SECTION
	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	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

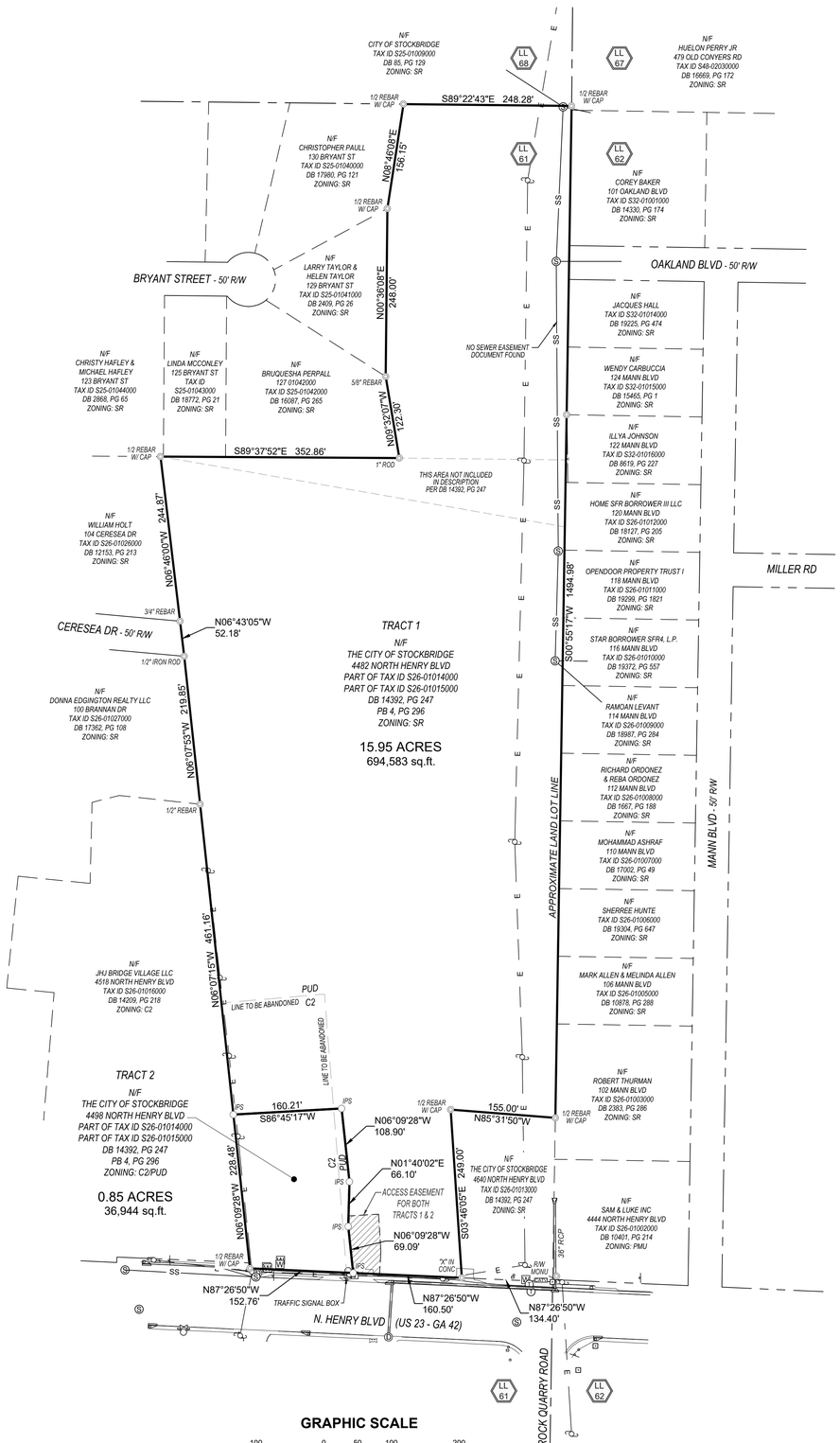
ZONING: C2 - GENERAL COMMERCIAL DISTRICT

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

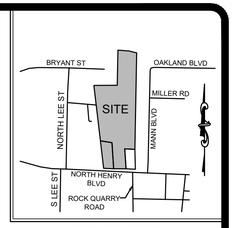
MINIMUM LOT AREA: 3 ACRES
ALL OTHER CONDITIONS DETERMINED BY APPROVED CONCEPT PLAN



GRAPHIC SCALE

100 0 50 100 200
(IN FEET)
1 inch = 100 ft.





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*

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 TKG 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.

CIVIL ENGINEERING COA NO. PEB 001701
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) 716-0908

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7200

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.

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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
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SHEET NUMBER
1 of 1

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P:\Projects\257.006 North Henry Blvd Tim Horton\SURVEY\dwg\4482-4498 North Henry Blvd-LOT-DIV-00.dwg, S 24X36, KBrown, Aug 13, 2025 - 4:11:56pm

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.

Battle Law

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.

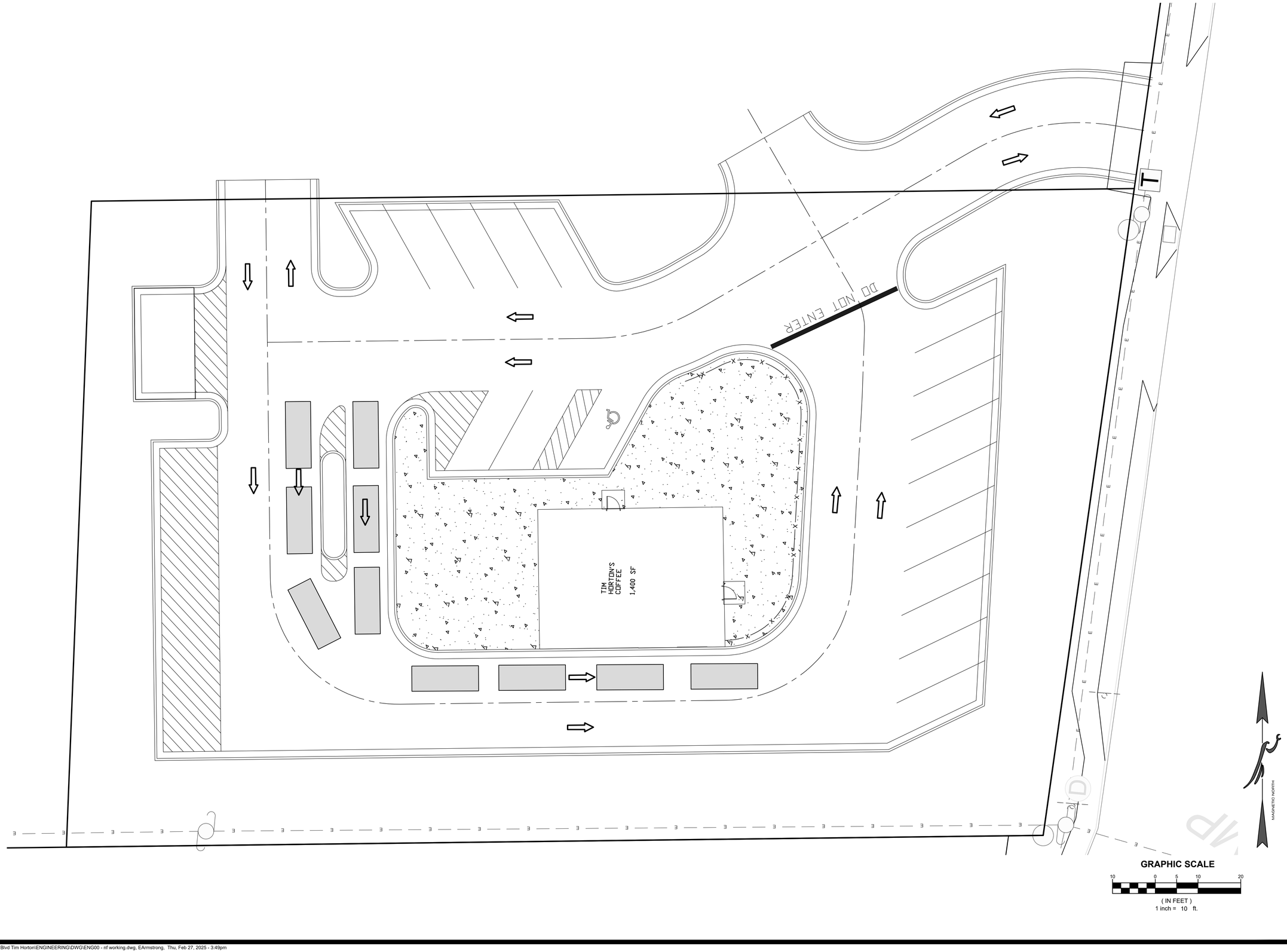
A refusal by the City of Stockbridge Mayor and Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly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



GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

CIVIL ENGINEERING
COA NO. PER 004798
LAND SURVEYING
COA NO. LSF 000993
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) 755-7978

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 DIAL 8-1-1

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

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SHEET NUMBER

1.0

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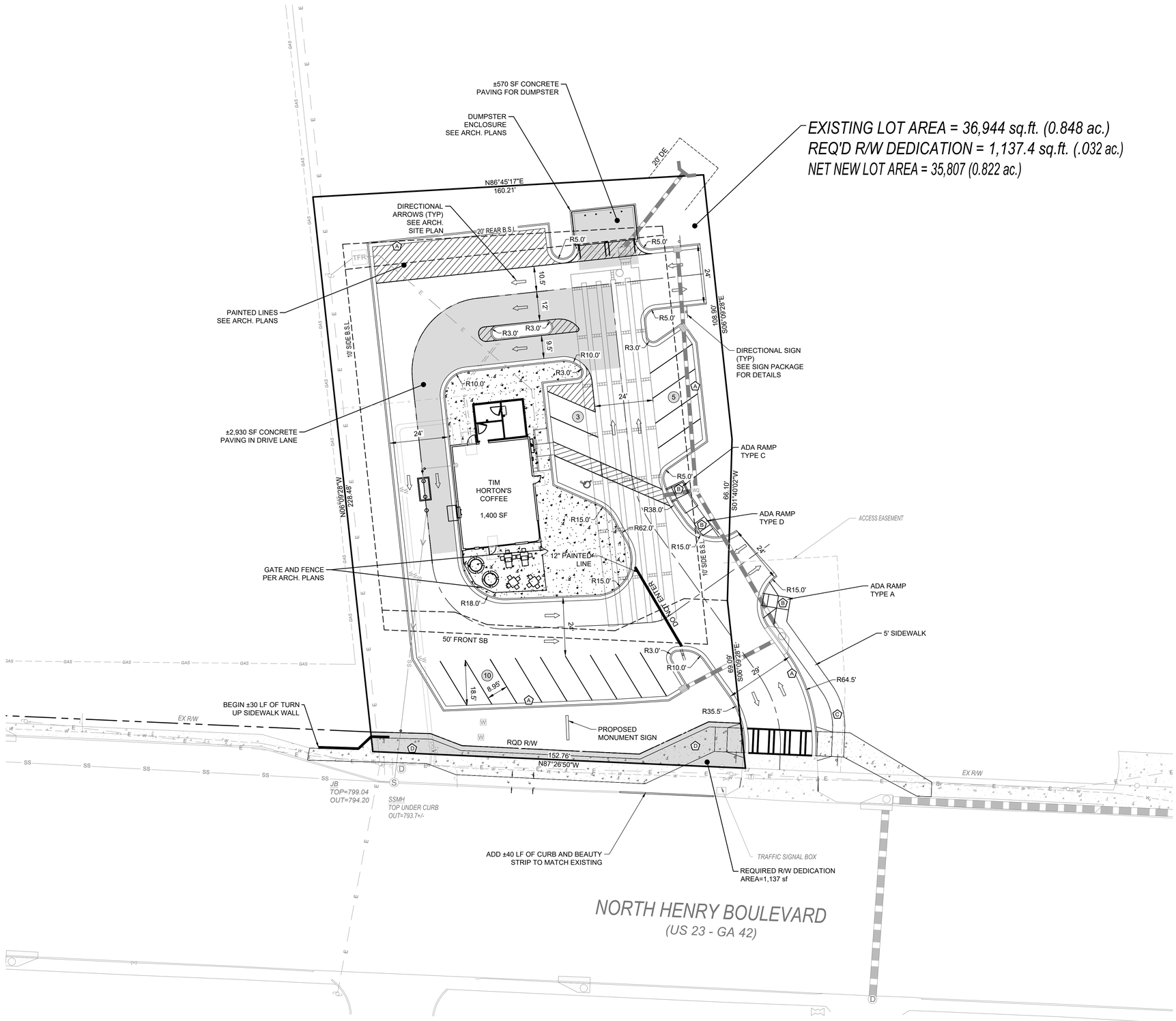

LEGEND

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

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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
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1 (800) 282-7411 (GEORGIA)
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
JEAN PAUL HAYES
6/30/25

GSWCC# 0000058941

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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

#SP-2025-04 For 4498 North Henry Boulevard

December 2, 2025 (Planning Commission)

December 8, 2025 (Mayor and Council)



Applicant's 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.



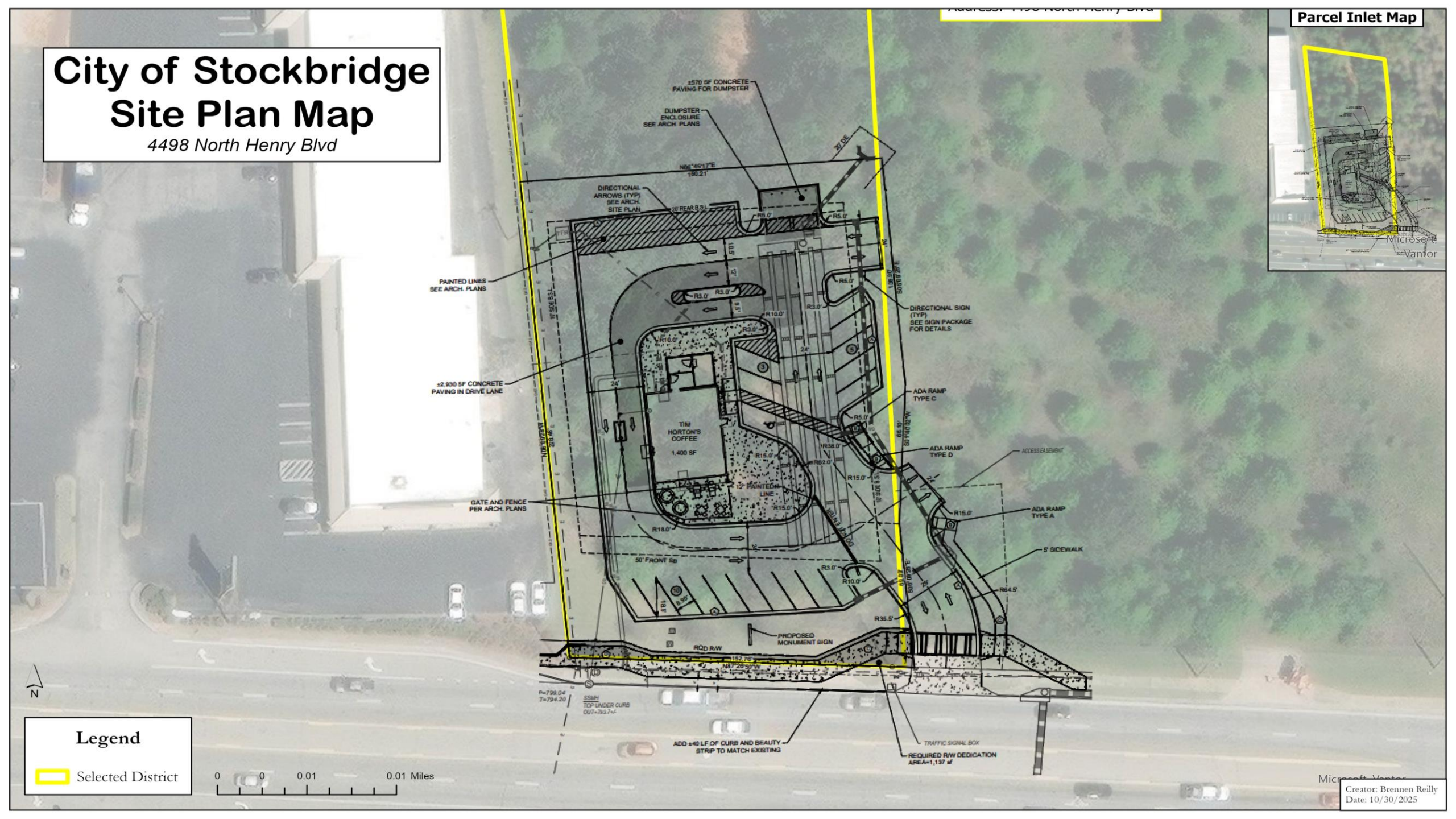
Case Facts

- Applicant: Royal T.H., LLC
- Agent: Battle Law, P.C.
- Owner: City of Stockbridge
- Address of Property: 4498 North Henry Boulevard
- Parcel Acreage: 1.32 ± acres, of which the applicant intends to develop approximately 0.8 acres for the proposed project
- Parcel Identification: S26-01015000
- 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.
- Current Zoning of Property: C-2 (General Commercial District)
- Current Future Land Use Designation: Downtown District
- Sign and Legal Ad Posting: November 5, 2025; November 24, 2025
- CZIM: November 12, 2025


4498 North Henry Boulevard
Aerial Photo
Legend
Tim Horton
The Bridge Village
4498 N Henry Blvd
Mrs. Winner's Chicken & Biscuits-Stockbridge
Sunoco
Pizza Hut
The Reserve at Stockbridge Apartments
Google Earth
600 ft
N

City of Stockbridge Site Plan Map

4498 North Henry Blvd



N

Legend

Selected District

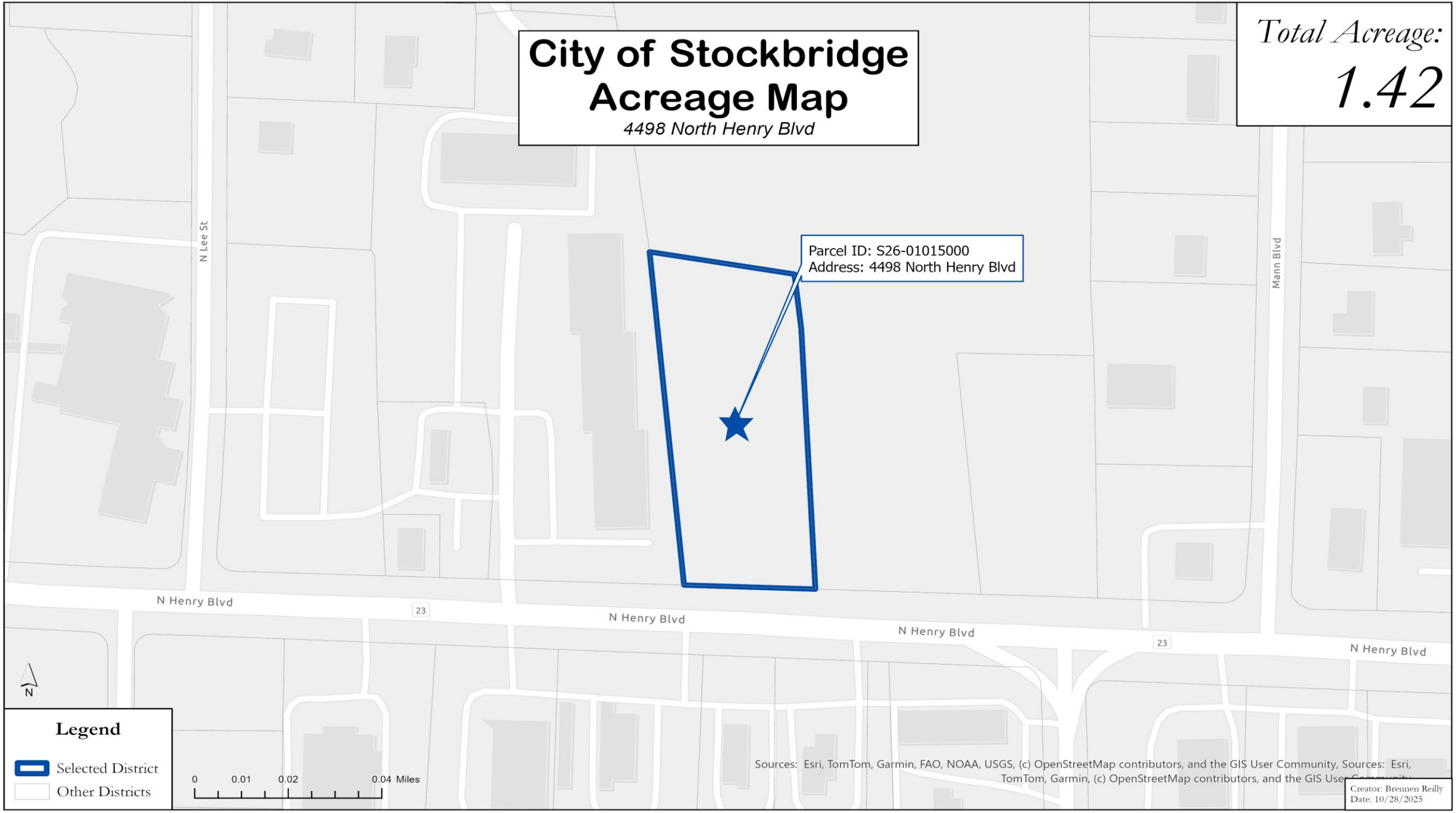
0 0 0.01 0.01 Miles

Creator: Brennen Reilly
Date: 10/30/2025

City of Stockbridge Acreage Map

4498 North Henry Blvd

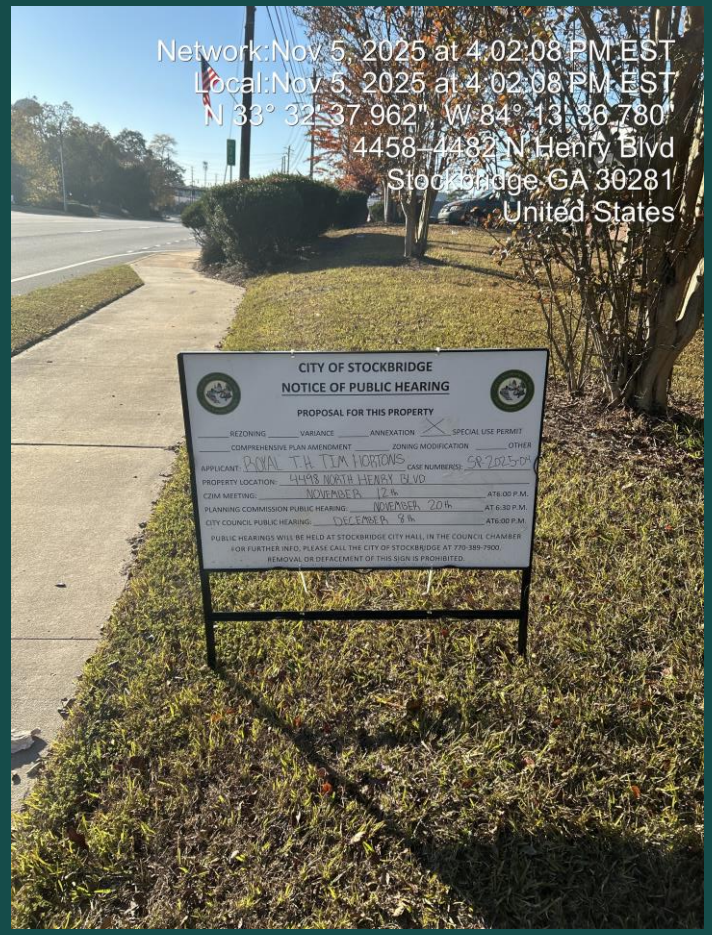
Total Acreage:
1.42

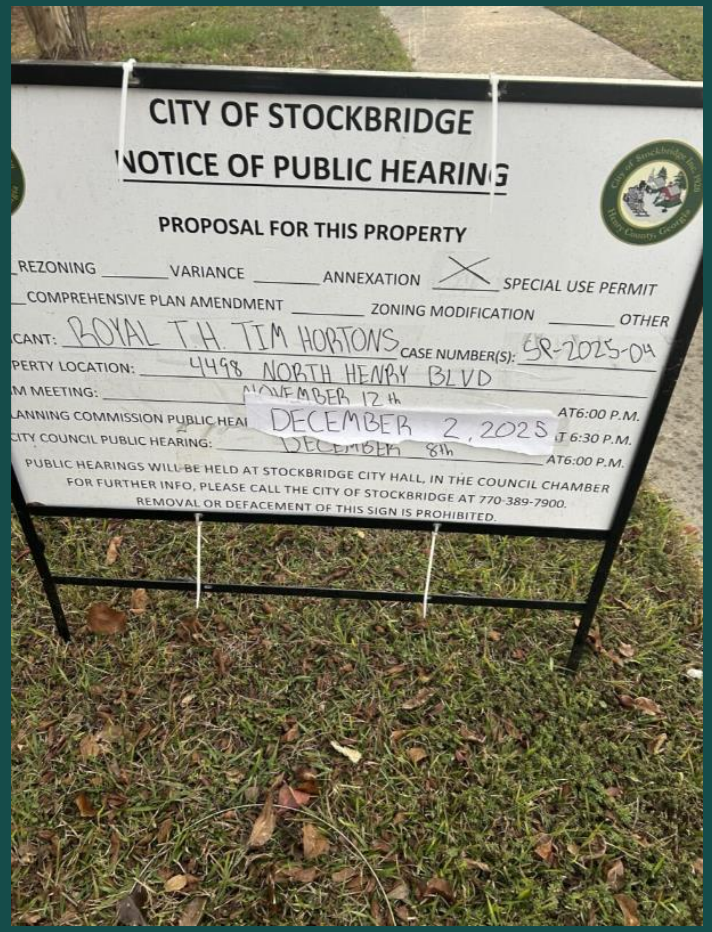


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community

Creator: Brennen Reilly
Date: 10/28/2025

Sign Posting and Legal Ad Notice on November 5, 2025 and November 24, 2025

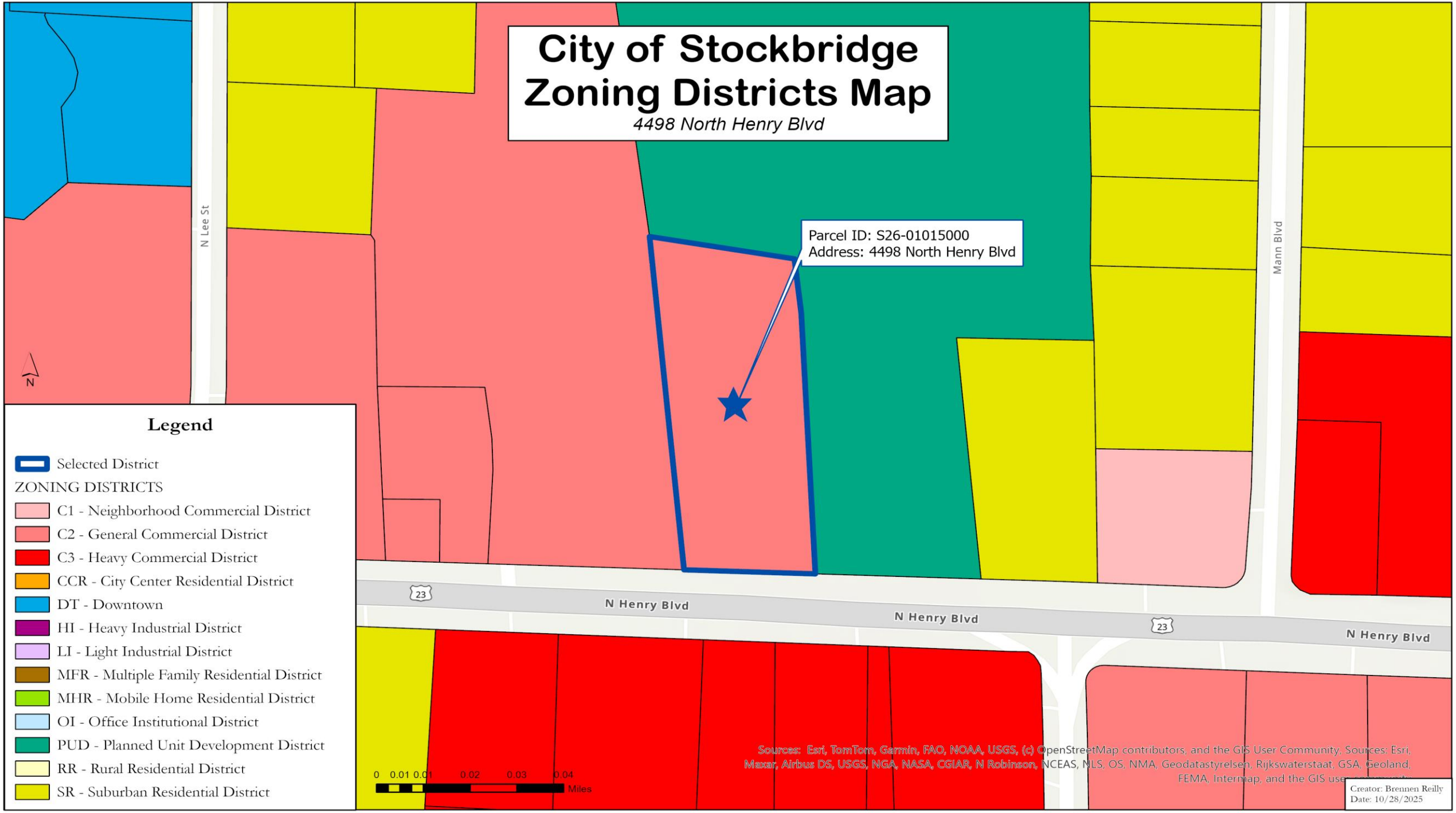




SPECIAL USE PERMIT CASE #SP-2025-04. (Council District 4.) Consideration of a request for a special use permit for a portion of the property at 4498 North Henry Boulevard to allow the development and operation of a quick-serve restaurant with drive-through windows and / or lanes. Property Owner: City 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.

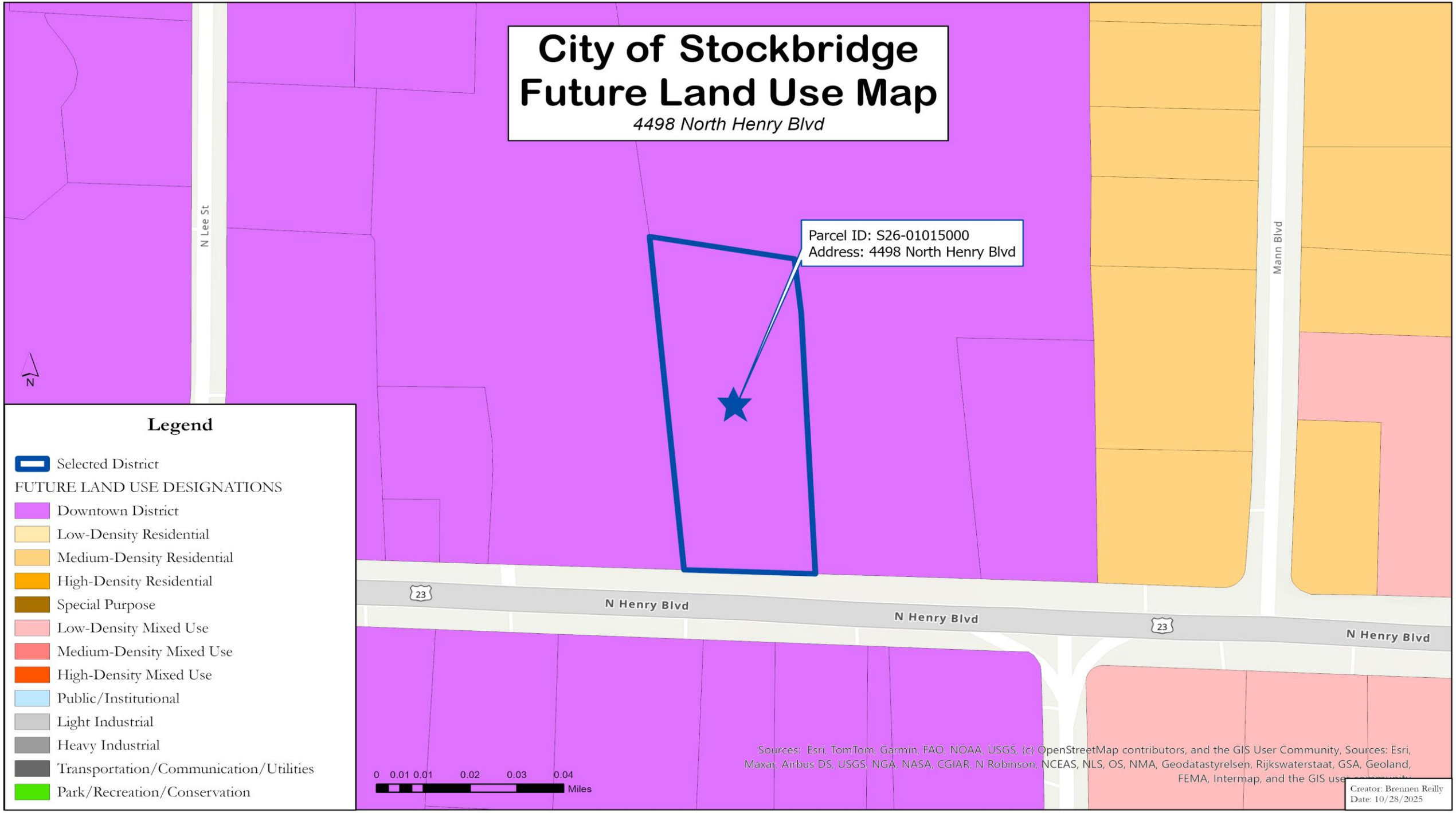
City of Stockbridge Zoning Districts Map

4498 North Henry Blvd



City of Stockbridge
Future Land Use Map

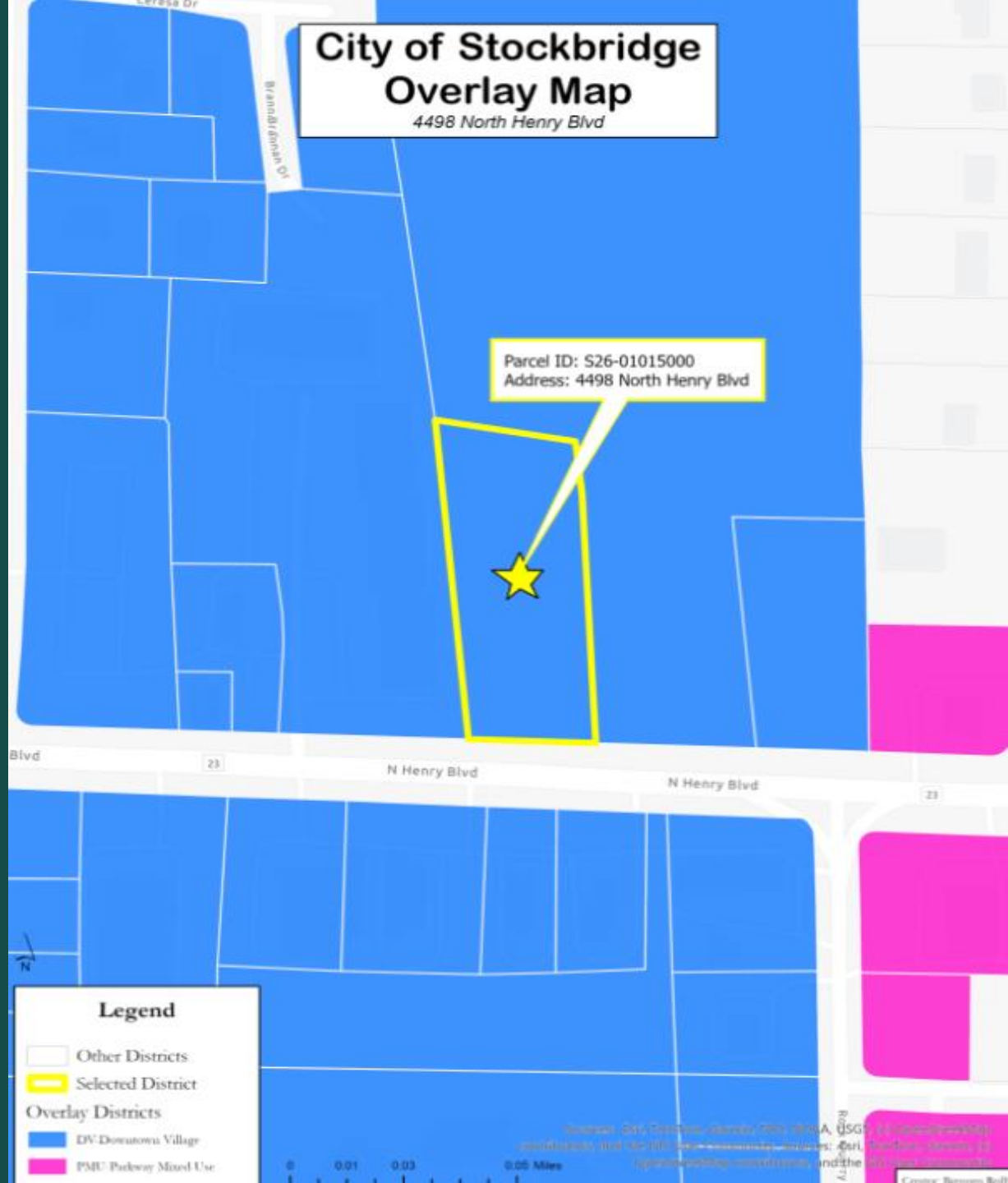
4498 North Henry Blvd



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, 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

Creator: Brennen Reilly
Date: 10/28/2025

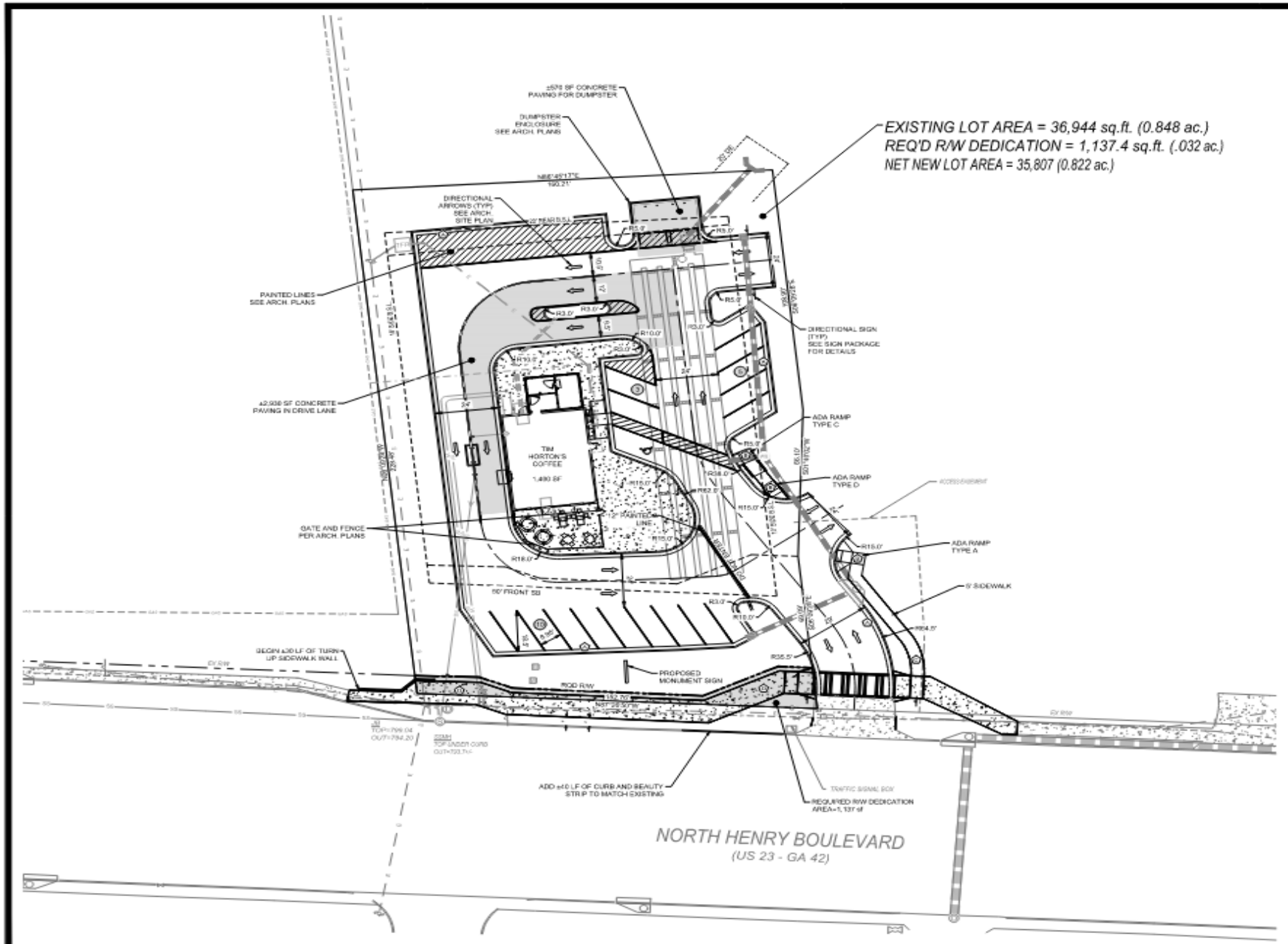
Location of 4498 North Henry Boulevard in the Downtown Village Overlay District



PROPOSED DEVELOPMENT INFORMATION

Development Information

- 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 cub 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.



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		
WATER MAIN		
CONTOUR (MAJOR)		
CONTOUR (MINOR)		
DRAINAGE BASIN LINE		

KEY NOTES:

- CONCRETE CURB AND GUTTER - (SEE DETAILS ON SHEET 15.3)
- ACCESSIBLE RAMP - (SEE DETAILS ON SHEET 15.1)
- 5' SIDEWALK
- 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 NOT FOREIGN. RAMPS, PRINCIPAL 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% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS (SLP 2 HALL BE 2.00% (1:48). 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

(IN FEET)
1 inch = 20 ft.

CIVIL ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

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

REVISIONS

DATE:

Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER

DATE:	8/2008
SCALE:	1" = 20'
PROJ NUMBER	257.006
DRAWN BY:	CAM
REVIEWED BY:	-
REVISED BY:	-

GEORGIA
PAUL HAY

GSWCC# 0000058941

SHEET NUMBER
7.0





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

Tim Hortons

PROJECT:

ADDRESS
4488 NORTH HENRY BLVD.
STOCKBRIDGE, GA 30281

STORE #:

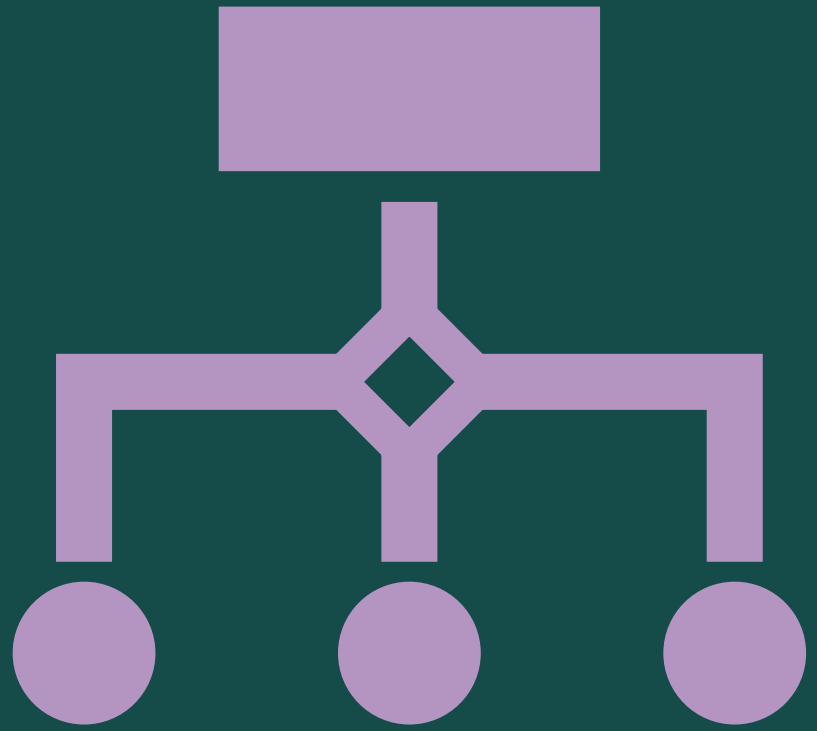
STORE TYPE:
US WELCOME MODEL 2023: 1400-24

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: 310-989-4551 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: (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:416-421-6975 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-15	PAINT	SHERWIN WILLIAMS	PPG ADS2301SN 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	
W-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 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	

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 Request

- TX-2025-01: Section 2.5.2 (E) 2 of the Downtown Village Overlay District
- Section 9.2.5: Requirements for special use permits
- Section 9.2.6: Use permit considerations

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

Requirement	Staff Analysis / Findings
Location on Collector or Arterial Road	The site fronts North Henry Boulevard (SR 138 / US 23), classified by GDOT as a principal arterial, satisfying the location requirement for a Special Use.
Base Zoning District Permitting the Use	The property is zoned C-2 (General Commercial District), which allows restaurants and drive-through facilities as a Special Use under the Downtown Village (DTV) Overlay District.
Compliance with Base Zoning District Design Standards	The project meets C-2 zoning and SR 138 Corridor Design Standards, including setbacks, parking, and landscaping consistent with UDC Section 4.4.4(F).
Nonconforming Structures	The property is vacant with no existing structures; therefore, no nonconforming conditions exist or will be expanded.
Building Façade Construction – Brick on All Sides	Elevations originally included EIFS panels; however, EIFS is not permitted. Staff recommends full brick on all sides to comply with DTV Overlay standards.
Electric Charging Stations (Applicable to Gasoline Stations)	Not applicable. The proposal is a restaurant use with no fuel pumps or charging stations..
Acceptable Means of Access and Internal Circulation	The plan provides a 24-ft internal drive and single-lane drive-through with stacking for eight (8) vehicles and a driveway to SR 138, ensuring adequate circulation.

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 project fronts North Henry Boulevard (SR 138), an arterial with existing commercial traffic. A 24-ft internal drive and 8-vehicle stacking lane ensure smooth circulation without congestion or spillover.
2. **The physical conditions of the site, including topography, drainage and size and shape, are suitable for the proposed development:** The 1.32-acre site (0.8 acres developed) is rectangular, level, and well-drained, making it suitable for development with efficient access and grading.
3. **Adequate public facilities are available to serve the proposed use:** The site is served by City of Stockbridge water and sewer per the September 5, 2025 Service Availability Letter. No septic system is required.
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 additional conditions are required beyond standard City code compliance. The project poses no negative impact to surrounding uses.
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 proposal aligns with the Downtown District vision of a walkable, mixed-use corridor. It redevelops a vacant parcel, enhances aesthetics with brick architecture and landscaping, and supports local commerce.

9.2.6 Use permit considerations

1. **Whether the proposed use is consistent with the comprehensive land use plan adopted by the city council: The project aligns with the Downtown District designation, supporting a walkable, mixed-use corridor along North Henry Boulevard. It redevelops a vacant site with high-quality design, landscaping, and economic benefits.**

Community Goals and Policies

(page 42-44)

Economic Development Goal: To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.

Economic Development Policy: Support programs for the retention, expansion, and creation of businesses that complement our vision for the community and local economy; Target reinvestment opportunities for declining, vacant, or underutilized sites or buildings.

Future Land Use Goal:

1. Ensure that new developments promote a better sense of place and preserve valued elements of community character.
2. Establish land use designations that meet the needs of the City and are consistent with the new UDC.

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

Community Goals and Policies (page 42-44)

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.

9.2.6 Use permit considerations (cont.)

2. **Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed:** Surrounded by C-2 and DTV Overlay uses, the proposal complements nearby restaurants and retail. EIFS is not permitted; staff recommends 100% brick façades for architectural consistency.
3. **Whether the proposed use may violate local, State and/or Federal statutes, ordinances or regulations governing land development:** The proposal meets all local, state, and federal development regulations, including UDC and GDOT access requirements.
4. **The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets:** A 24-ft internal drive and 8-vehicle stacking lane ensure safe traffic circulation. Sidewalks and ADA ramps improve pedestrian connectivity.
5. **The location and number of off-street parking spaces:** Provides 24 parking spaces (2 ADA) meeting UDC standards. Parking layout maintains separation from the drive-through for safe 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.

9.2.6 Use permit considerations (cont.)

7. **Protective screening:** Brick dumpster enclosure and landscape buffers screen service areas and mechanical equipment, consistent with DTV standards.
8. **Hours and manner of operation:** Operating hours: 5:00 a.m.–10:00 p.m., typical for the corridor. No outdoor sound or late-night activity proposed.
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.

RECOMMENDATION

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.

Questions?



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.

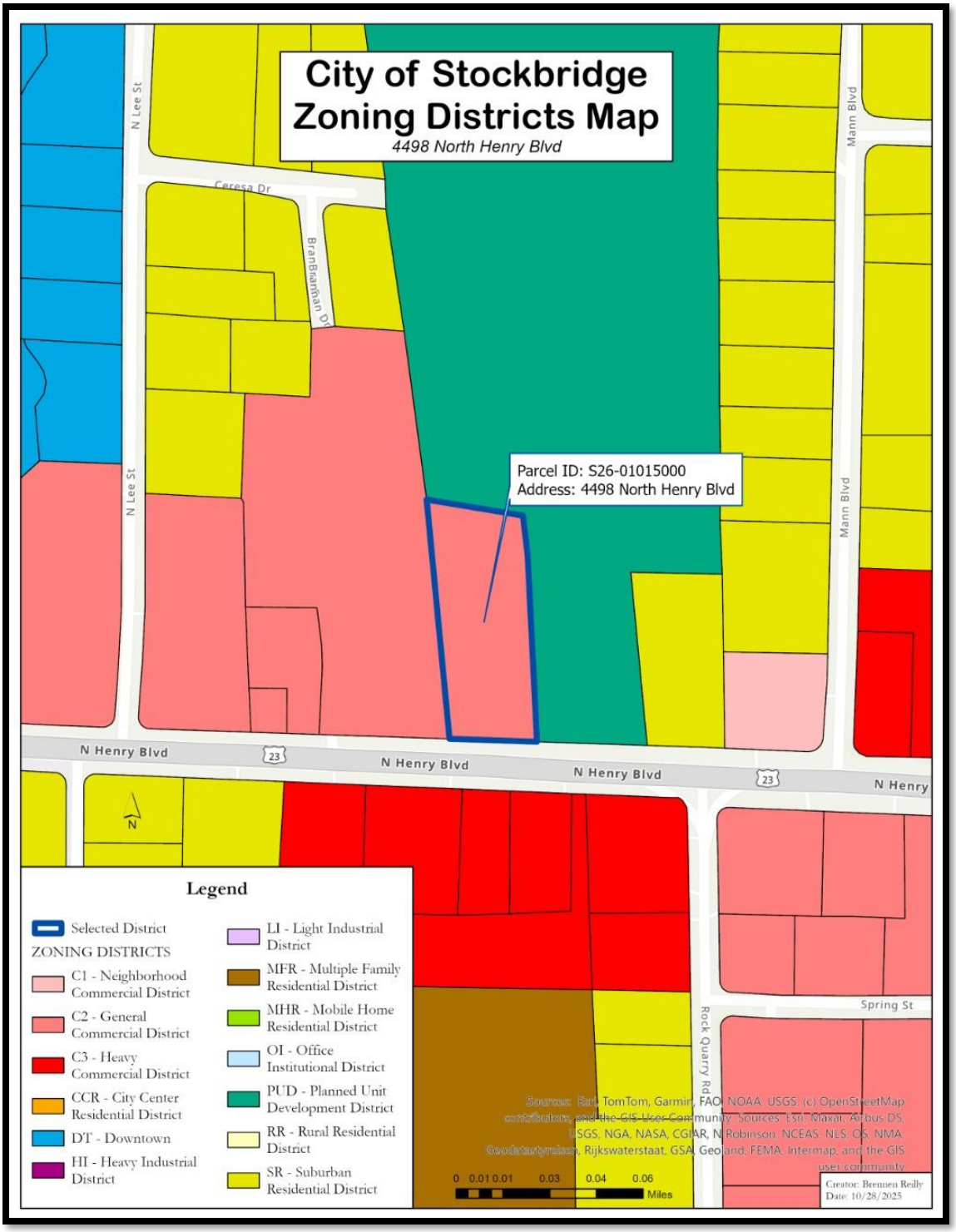
6. In accordance with the Unified Development Code and state law, a public notice sign was posted on the subject property on November 5, 2025, and legal advertisements were placed in the Henry Herald to announce the public hearing dates before the Planning Commission and City Council.

V. MAPS, SITE PLAN, RENDERINGS

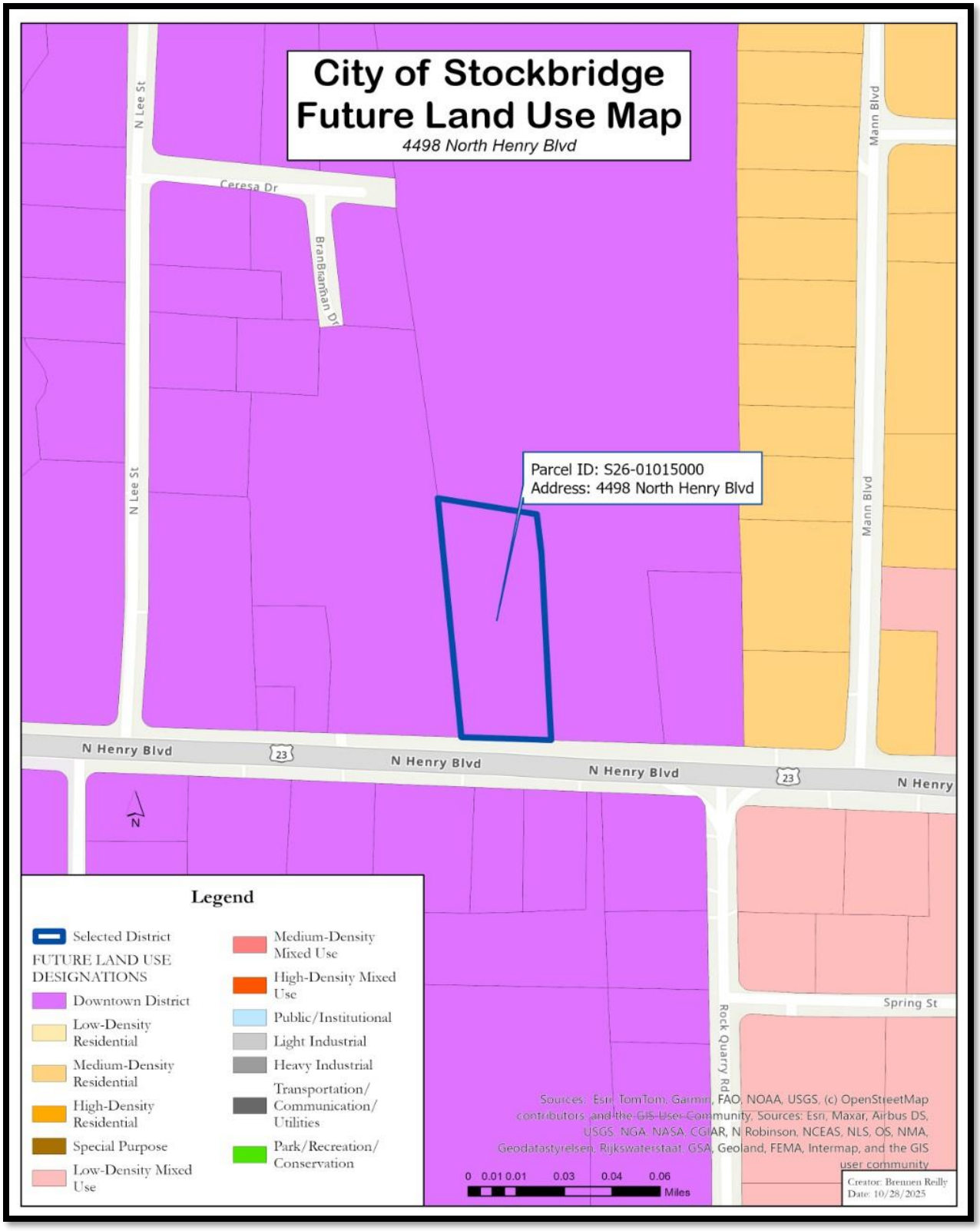
Vicinity Map of 4498 North Henry Boulevard



Zoning Map of 4498 North Henry Boulevard



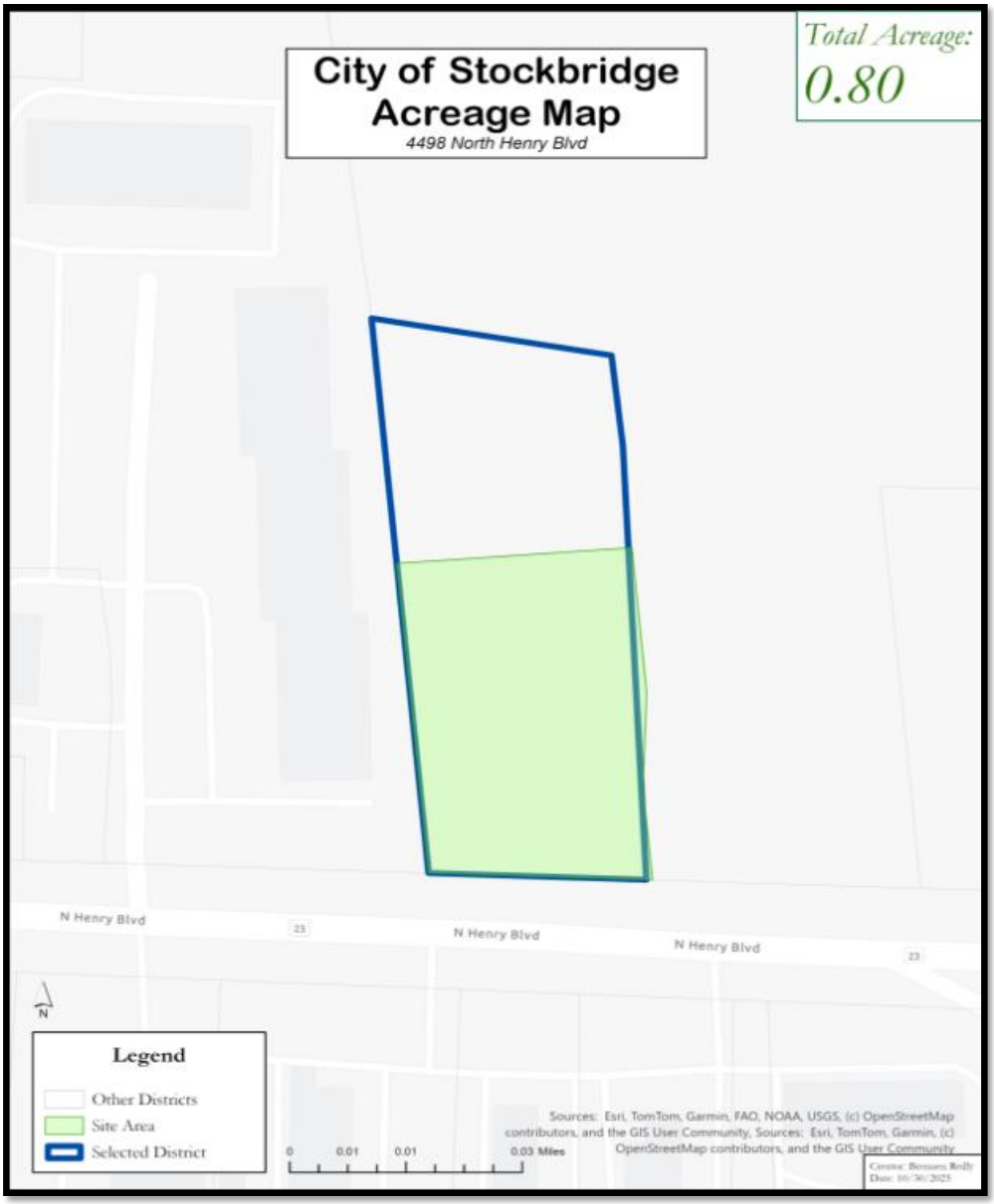
Future Land Use Map of 4498 North Henry Boulevard



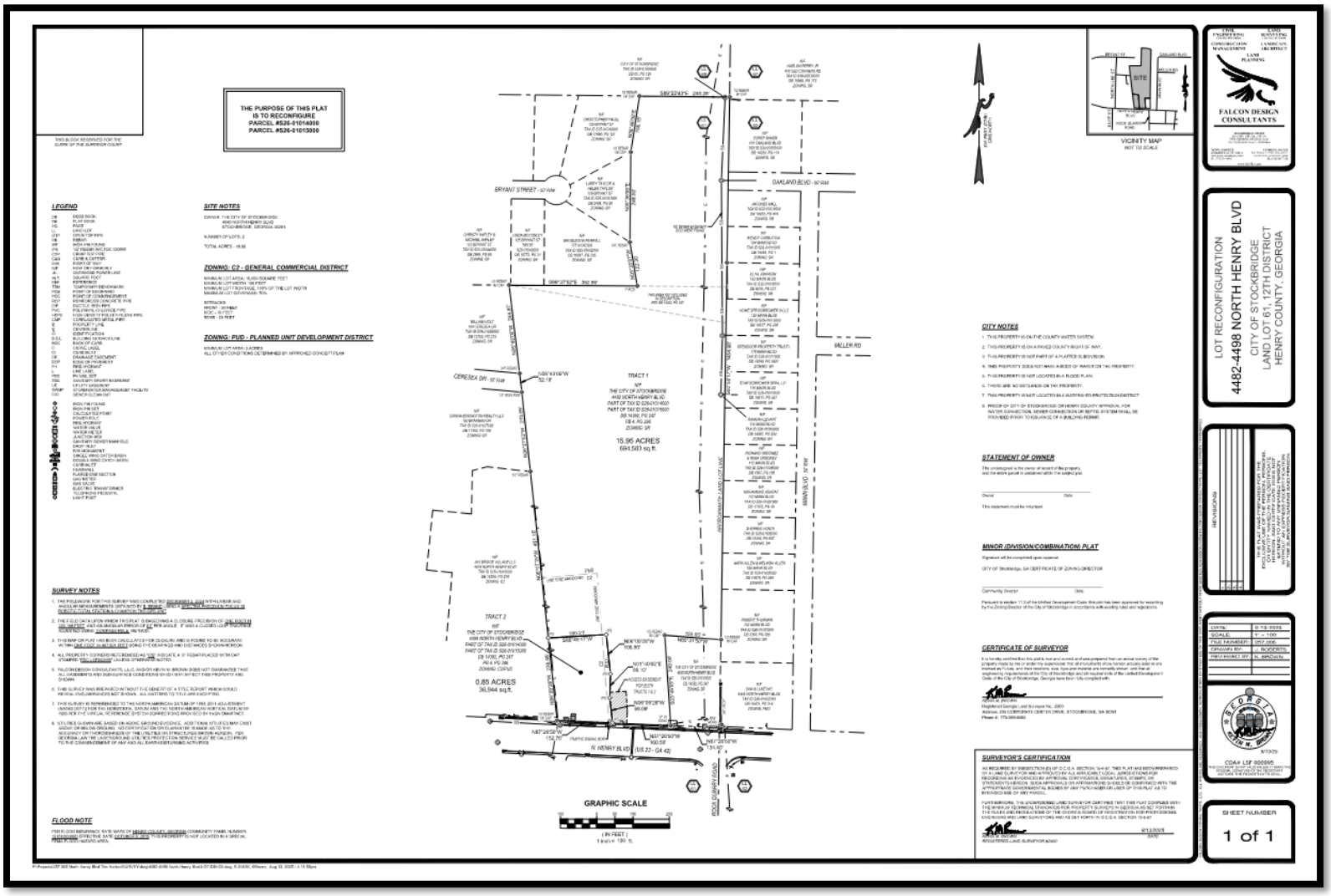
Location of 4498 North Henry Boulevard in the Downtown Village Overlay District



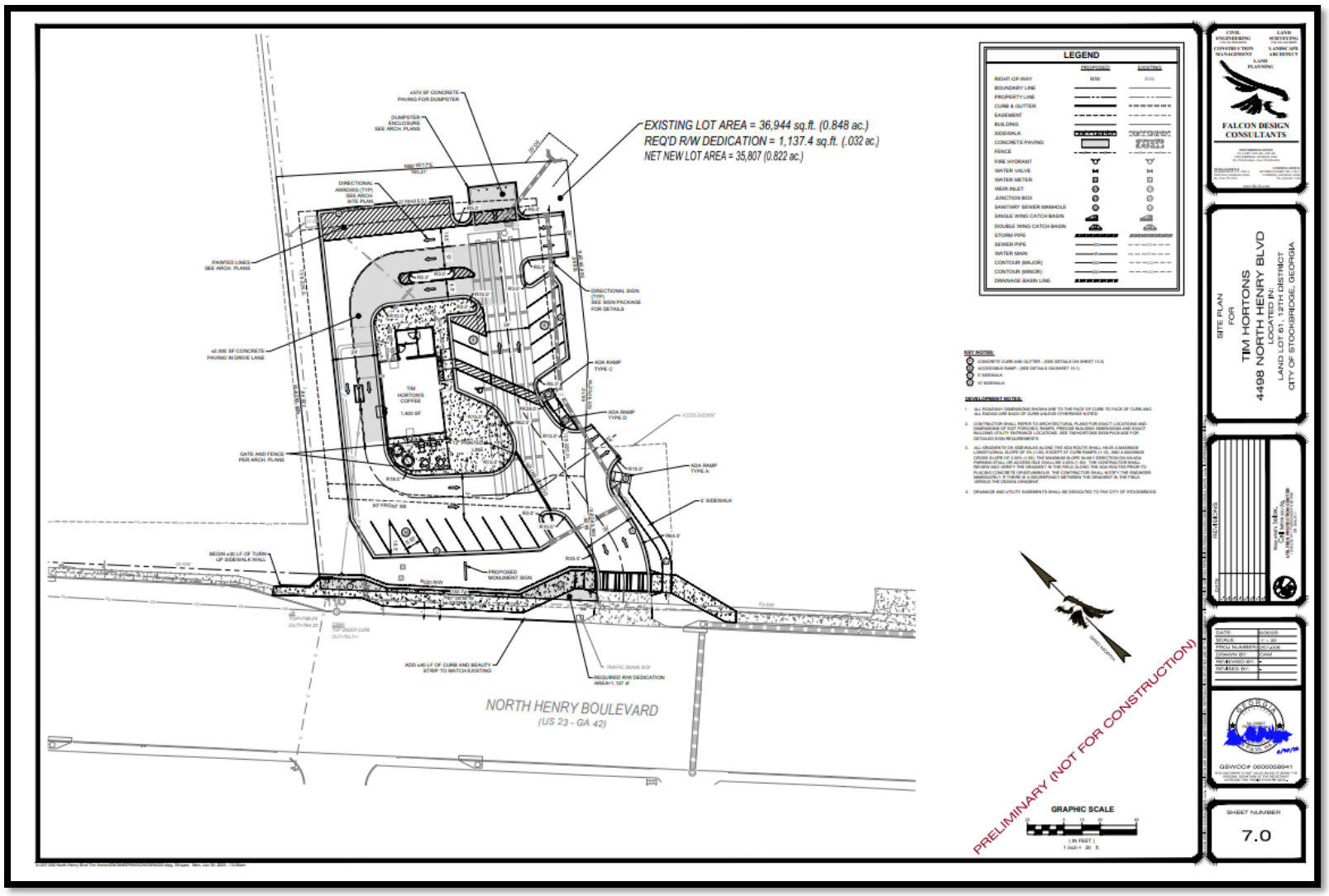
Acreage Map For 4498 North Henry Boulevard



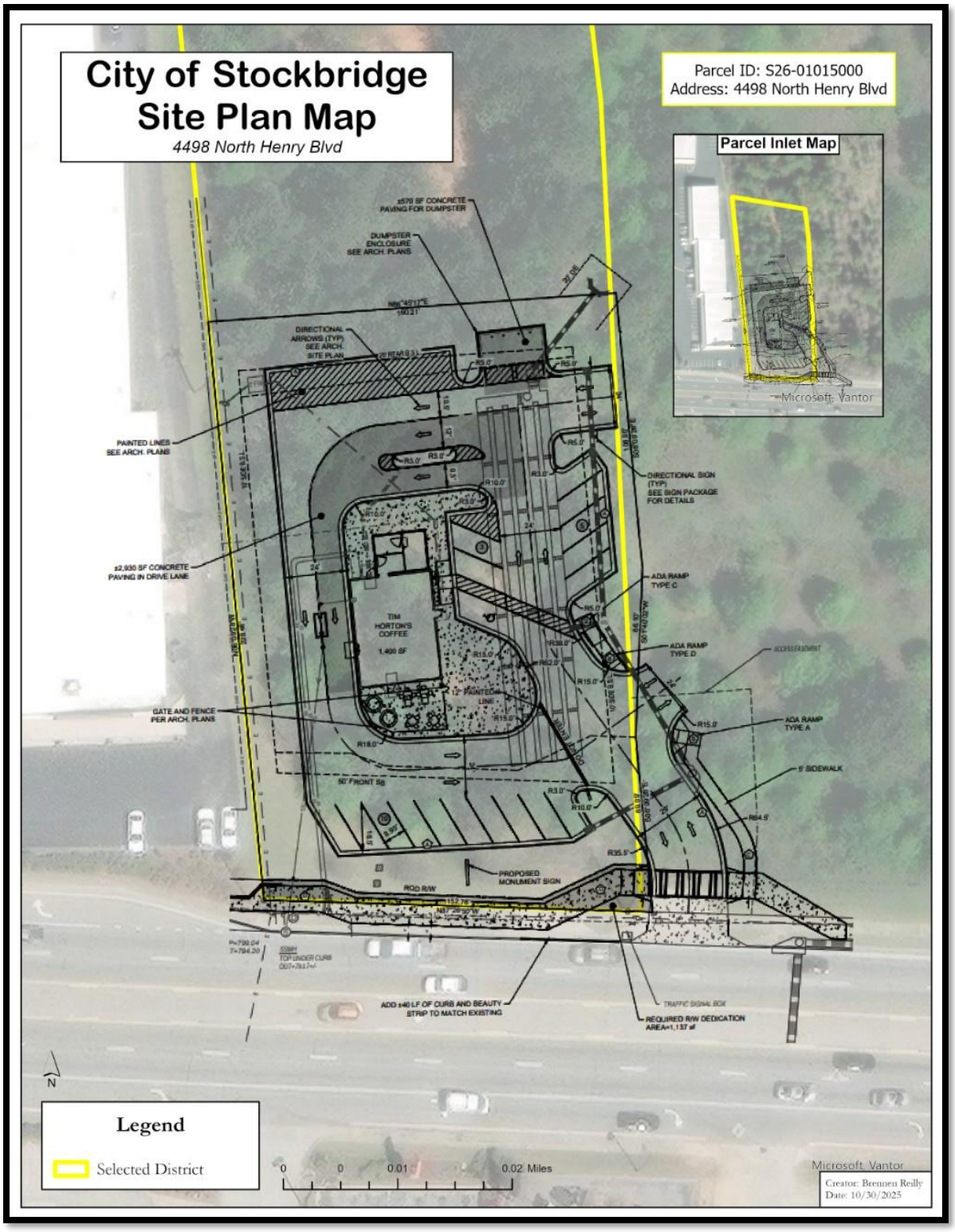
Survey of 4498 North Henry Boulevard



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: 310-968-4551 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-8	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-28	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-26	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	

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.

9.2.6 Use permit considerations

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

Community Goals and Policies (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.

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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

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
℄	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
	WATER METER
	JUNCTION BOX
	SANITARY SEWER MANHOLE
	DROP INLET
	R/W MONUMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	HEADWALL
	FLARED END SECTION
	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	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

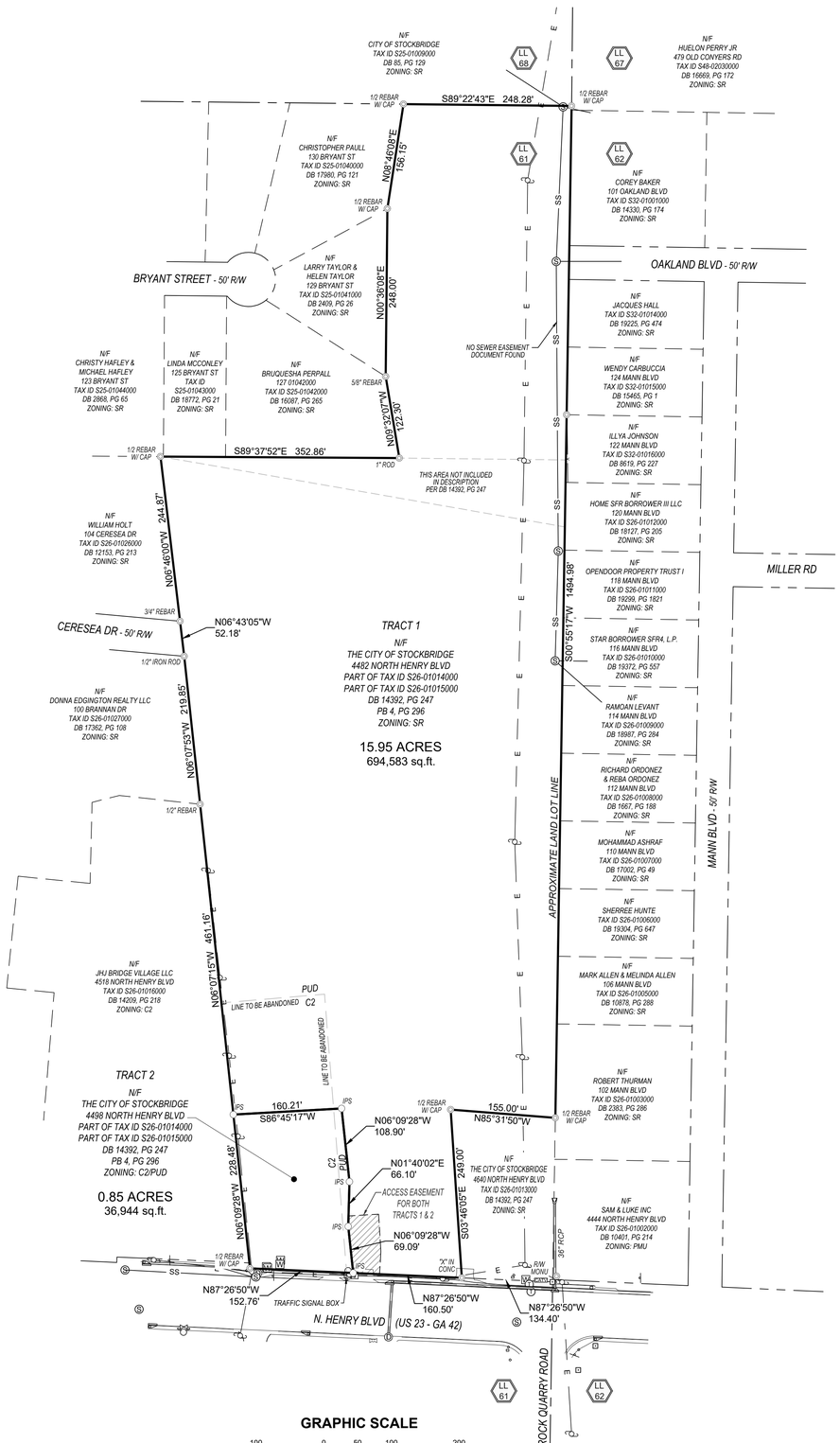
ZONING: C2 - GENERAL COMMERCIAL DISTRICT

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

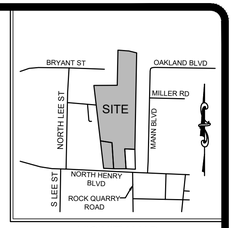
MINIMUM LOT AREA: 3 ACRES
ALL OTHER CONDITIONS DETERMINED BY APPROVED CONCEPT PLAN



GRAPHIC SCALE

100 0 50 100 200
(IN FEET)
1 inch = 100 ft.





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*

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 TKG 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.

CIVIL ENGINEERING COA NO. PEB 001701
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) 716-0908

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7200

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 AND 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

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.

P:\Projects\257.006 North Henry Blvd Tim Horton\SURVEY\dwg\4482-4498 North Henry Blvd-LOT-DIV-00.dwg, S 24X36, KBrown, Aug 13, 2025 - 4:11:56pm

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

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 8, 2025

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

ZONING MODIFICATION CASE #ZM-2025-03. (Council District 4) Consideration of a request for a zoning modification to Rezoning Case #RZ-2023-03 for 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 at 258 & 264 Valley Hill Road, plus Parcel #S08-01020000, on 17.062 +/- total acres. Zoned SR. Future land use designation of Low-Density Residential allows for increased density from 0.94 to 1.64 units per acre.

BACKGROUND INFORMATION:

Additional lots are possible since the Water Authority approved the developer's connection to public water and sewer lines after the developer obtained an easement from an adjacent property to construct a sewer line extension, thereby removing the need for septic tanks. The amenities would be located at the rear instead of the required front of the property. The pool and clubhouse would be replaced by a walking trail, playground, gazebo, and barbeque area.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880 eSigned via GovOS.com Frank S. Milazi Key: 7ed53636-d898-4ade-b417-932d73311167

CITY TREASURER eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

0.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

ZONING MODIFICATION CASE #ZM-2025-03.

STAFF RECOMMENDATION:

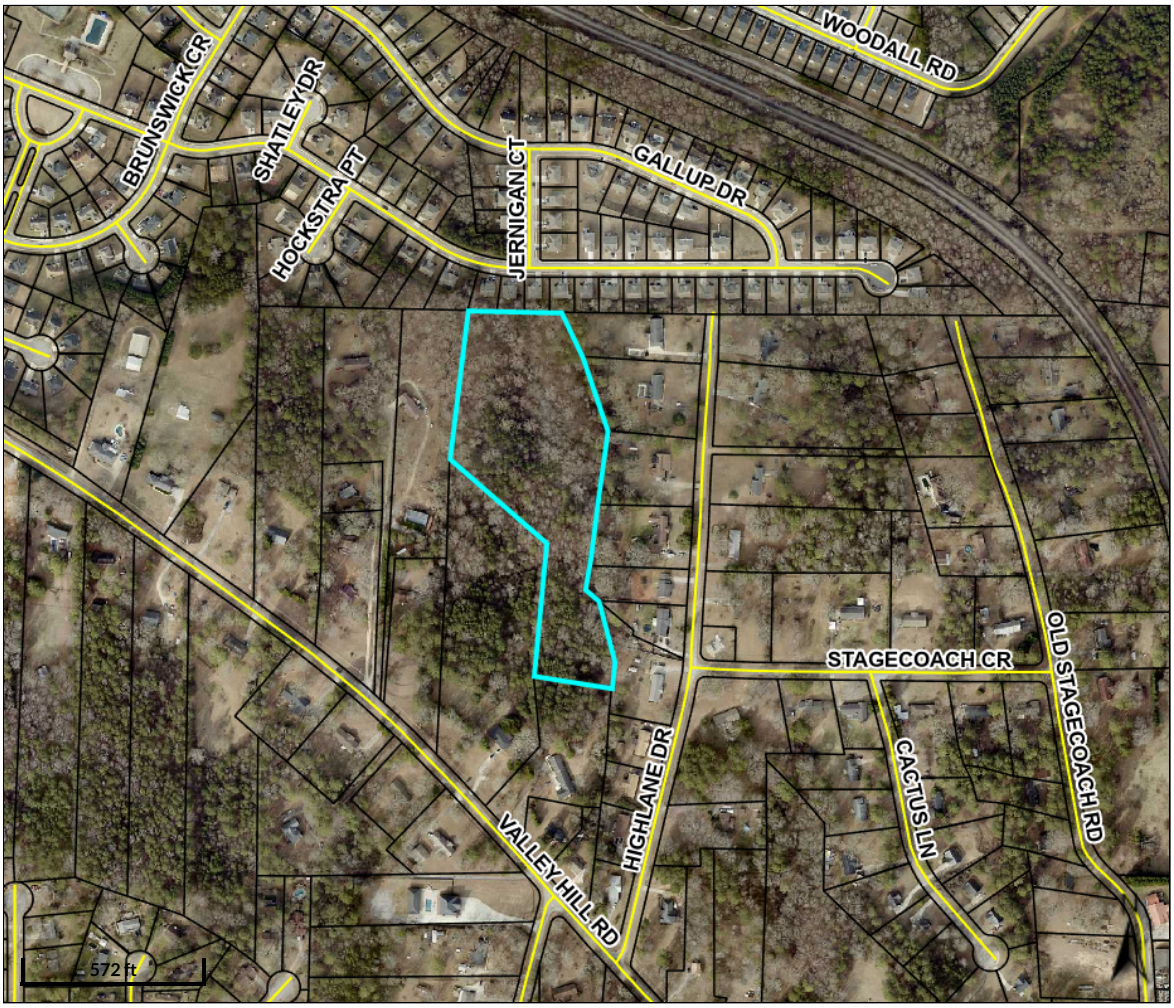
APPROVAL WITH CONDITIONS.

eSigned via GovOS.com

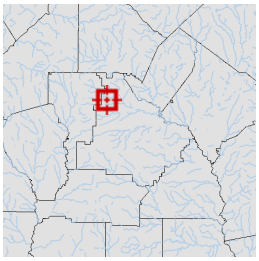
R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

qPublic.net™ Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S08-01020000	**Class**	R	**Owner**	ENCINALES ALEJANDRO G	**Land Value:**	$107800		
Property Address		**Acreage**	8.29	**Address**	& TORRES DIANA P V 264 VALLEY HILL RD STOCKBRIDGE GA 30281	**Building Value:**	$0	**Last 2 Sales**	
District	City/Stockbridge					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$107800	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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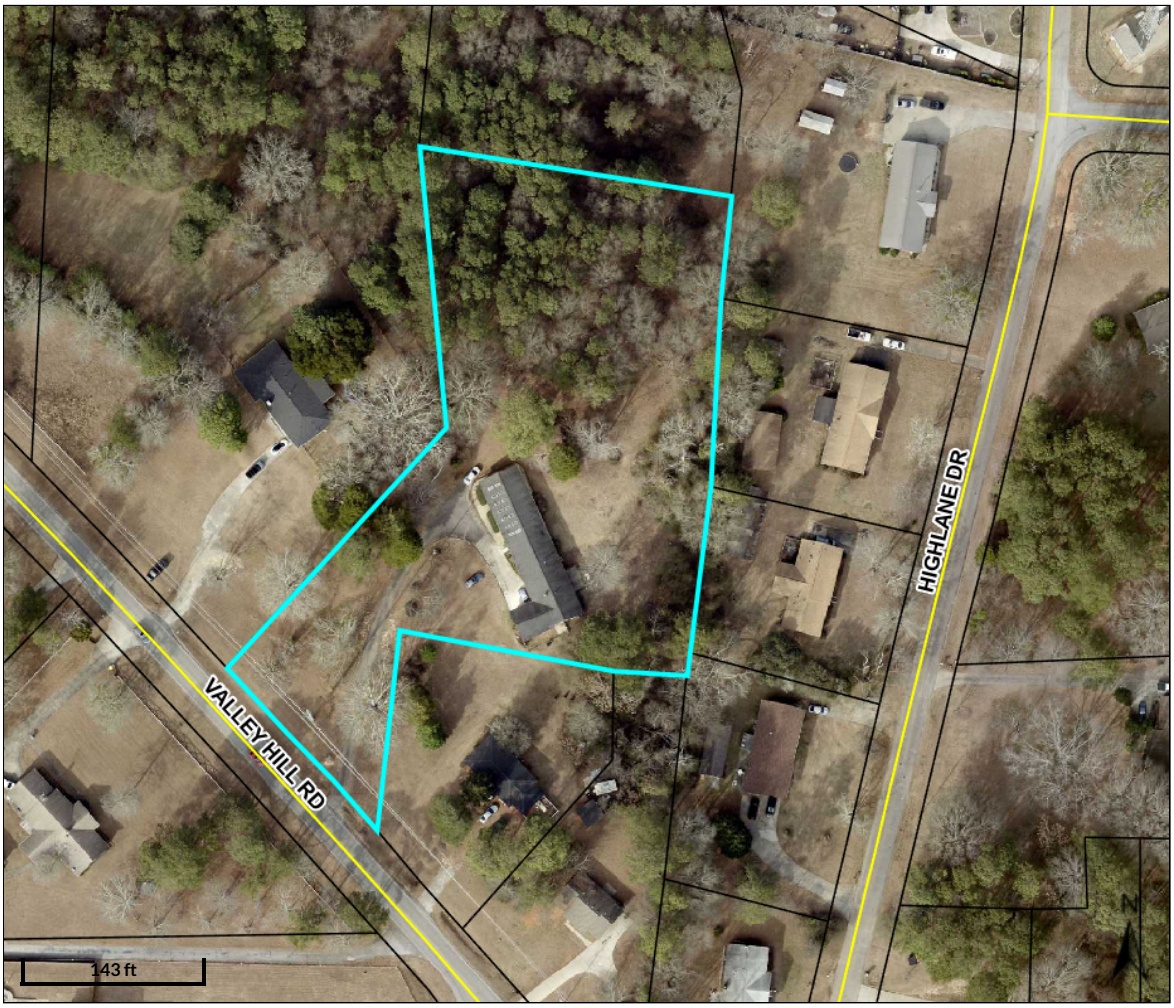
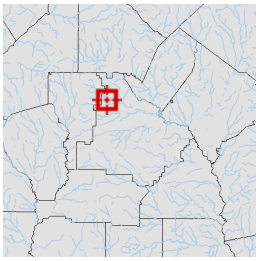


Overview



Legend

Parcels

Roads

Parcel ID	S09-06010000	**Class**	R	**Owner**	GRANADOS CLAUDIA	**Land Value:**	$	
Property	258 VALLEY HILL	**Acreage**	2.43	**Address**	PEREZ	**Building**	$	**Last 2 Sales**
Address	RD				258 VALLEY HILL RD	**Value:**		**Date** **Price** **Reason** **Qual**
District	City/Stockbridge				STOCKBRIDGE GA	**Misc Value:**	$	6/30/2022 $299,900 n/a Q
					30281	**Total Value:**	$0	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

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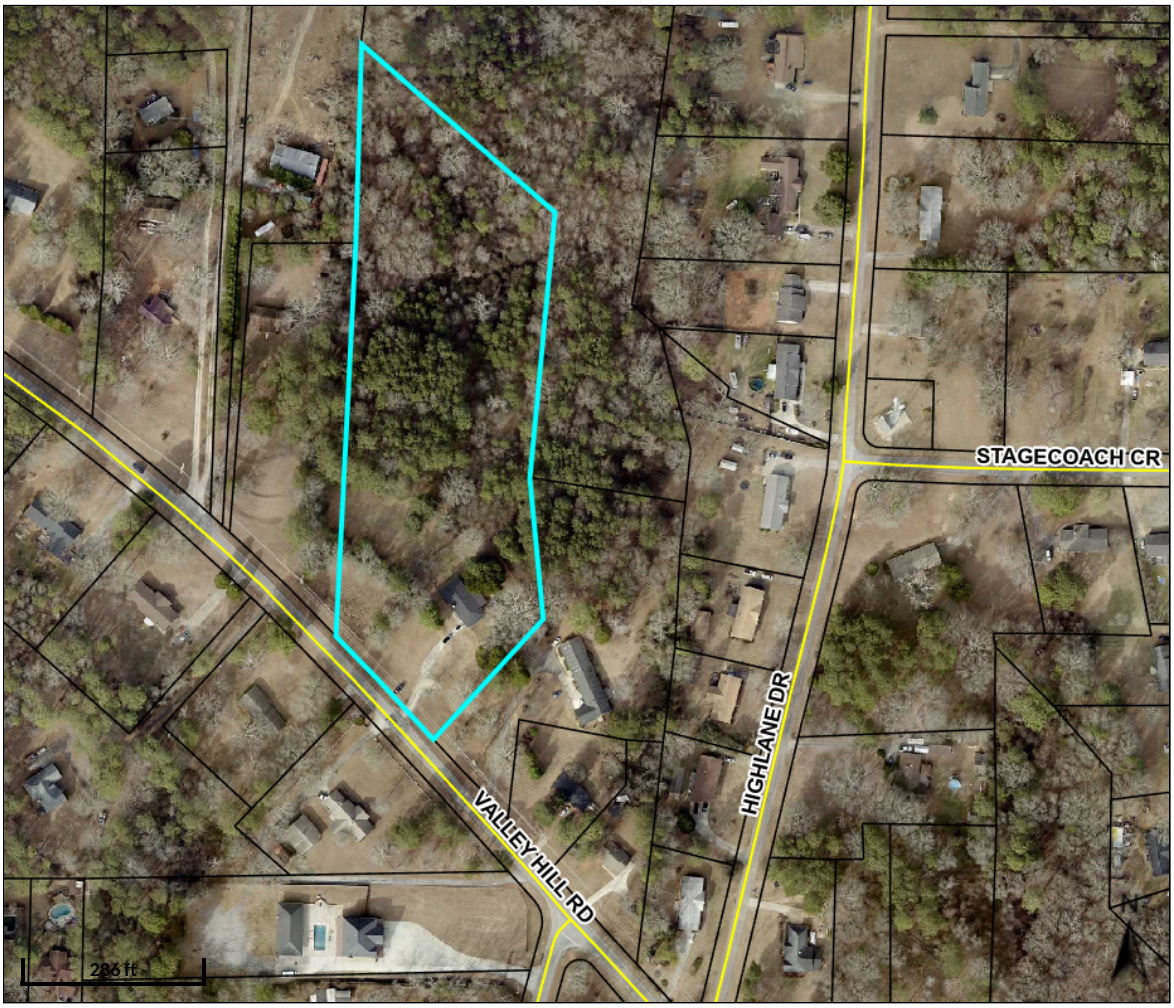
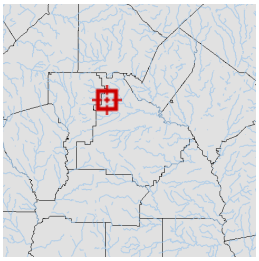


Overview



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	**Building Value:**	$
District	City/Stockbridge				STOCKBRIDGE GA 30281	**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

Applicant Campaign Disclosure Form

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

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

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

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

We certify that the foregoing information is true and correct, this 2 day of October, 2025

Alejandra Granados Encinales
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 02 day of October 2025.

Notary Public

JUANITA SANCHEZ
My Commission Expires
NOTARY PUBLIC
July 28, 2028
HENRY COUNTY, GEORGIA

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

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We certify that the foregoing information is true and correct, this 2 day of october, 2025.

Claudia Granados
Applicant's Name - Printed

Claudia Granados
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

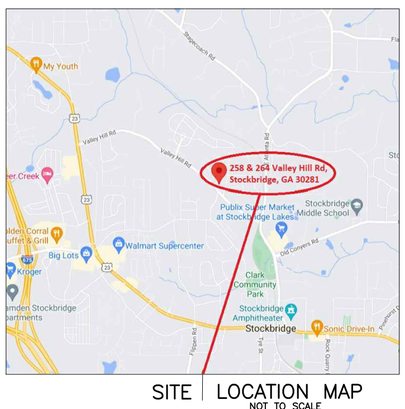
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 02 day of October 2025.

Notary Public

JUANITA SANCHEZ
My Commission Expires
NOTARY PUBLIC
July 28, 2028
HENRY COUNTY, GEORGIA

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



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__

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 MUNICIPALITIES 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 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.

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

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

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.

BENCHMARK (PK #794)
NORTH: 1297153.909
EAST: 2273589.161
ELEVATION: 804.25

#1448 PB.50/PG.90 (104) PENN ROBERT E JR & PENN TIARRA ZONED PUD

#1452 DB.17910/PG.93 PB.50/PG.90-101 (103) ANTHONY DONNA T & VIDAL M ZONED PUD

#1456 (PB.50/PG.90) (102) RUSSELL-WEST ROSALIND & WEST KAMIL ZONED PUD

#1460 (PB.50/PG.90) (101) FARLEY BRIANA C ZONED PUD

GALLUP DRIVE ~ 50' R/W
BC/BC 26'±

PINE GROVE SUBDIVISION (PHASE II)

LL 101 APPROX. LOCATION OF LAND LOT LINE(APP)

LL 92 APPROX. LOCATION OF LAND LOT LINE(APP)

175 (DB.4883/PG.123) N/F THOMAS F FRANCIS & GRACE CAROLYN ZONED R-2

165 (DB.3511/PG.107) N/F THOMAS F FRANCIS & GRACE CAROLYN ZONED R-2

310 PART OF 3 (PB.2/PG.8) (DB.3833/PG.60) N/F ALEX L & SUSAN M GROSVENOR ZONED RA

308 PART OF 3 (PB.2/PG.8) (DB.1159/PG.70) N/F EDWARD & LERA B ROBINSON ZONED RA

147 PARCEL ONE (DB.3511/PG.107) N/F DONALD B & BARBETTE M BAGUIDY ZONED R-2

147 PARCEL TWO (DB.3511/PG.107)

135 (DB.10491/PG.222) N/F LINDA P HENDERSON ZONED R-2

125 (PB.41/PG.242B) (DB.11756/PG.128) N/F ANDREW N SMITH ZONED R-2

95 (DB.11768/PG.135) N/F VON C GORDON ZONED R-2

75 (DB.15223/PG.331) N/F SHAWN-SHIRLEY K LAWSON ZONED R-2

55 (DB.5800/PG.21) N/F ALENE GOSNELL & BARBARA A JOHNSON ZONED R-2

45 (DB.5800/PG.21) N/F ALENE GOSNELL & BARBARA A JOHNSON ZONED R-2

230 (DB.9220/PG.53) N/F FAITH RYOUNG ZONED RA

230 (DB.18248/PG.203) N/F RESIDENTIAL HOME BUYER ATLANTA LLC ZONED RA

35 (DB.15695/PG.16) N/F JASPER L & SHIRLEY D GREEN ZONED R-2

15 (DB.16925/PG.1) N/F RANDOLPH MAPP ZONED R-2

PART OF 7 (PB.2/PG.8)
PART OF 8 (PB.2/PG.8)
PART OF 6 (PB.2/PG.8)

PROPOSED SSMH
PROP. WOOD BRIDGE
PROP. WALKING TRAIL
PROP. CONC BRIDGE
GRASS AREA
PICNIC AREA
GAZEBO
DETENTION POND
PROP. DRIVEWAY
10' ACCESS EASEMENT
PUBLIC ROAD ~ 50' R/W
VALLEY HILL ROAD ~ 80' R/W
EP/EP ~ 22'± (FKA GAS PLANT ROAD)
HIGHLANE DRIVE ~ 50' R/W
EP/EP ~ 20'±
CL ROAD
ORIGINAL LOT LINE (PB.2/PG.8)

LOT 1 21,348.52 SF / 0.490 AC
LOT 2 12,001.99 SF / 0.276 AC
LOT 3 12,001.08 SF / 0.276 AC
LOT 4 12,001.79 SF / 0.276 AC
LOT 5 12,002.51 SF / 0.276 AC
LOT 6 12,003.23 SF / 0.276 AC
LOT 7 12,003.95 SF / 0.276 AC
LOT 8 12,004.41 SF / 0.276 AC
LOT 9 12,003.57 SF / 0.276 AC
LOT 10 23,058.14 SF / 0.529 AC
LOT 11 23,620.27 SF / 0.542 AC
LOT 12 23,827.39 SF / 0.547 AC
LOT 13 33,244.11 SF / 0.763 AC
LOT 14 20,467.70 SF / 0.470 AC
LOT 15 19,485.01 SF / 0.447 AC
LOT 16 20,229.45 SF / 0.464 AC
LOT 17 26,971.52 SF / 0.619 AC
LOT 18 12,000.00 SF / 0.275 AC
LOT 19 12,000.00 SF / 0.275 AC
LOT 20 18400.00 SF / 0.422 AC
LOT 21 19,843.78 SF / 0.456 AC
LOT 22 17,766.63 SF / 0.408 AC
LOT 23 22,992.97 SF / 0.528 AC
LOT 24 17,397.72 SF / 0.399 AC
LOT 25 15,830.53 SF / 0.363 AC
LOT 26 16,890.11 SF / 0.388 AC
LOT 27 19517.22 SF / 0.448 AC
LOT 28 27,233.35 SF / 0.625 AC

N 04°30'28"E 720.33' (DB.3833/PG.60)
N 04°29'24"E 558.07'(F) (DB.1159/PG.70)
N 43°10'07"W 528.45'(F) 525.49'(D)
N 43°18'41"W 148.42'(F) 154.99'(D)
TOTAL: 1278.40'(F) 1290'(P)
TOTAL: 401.98'(F) 396.44'(D)
S 88°38'44"E 89.53'(F=P)
S 88°38'44"E 35.69 IPF DIST
S 88°38'44"E 84.00'(F=P)
S 88°47'35"E 67.72'(F) 68.03'(P)
99.53'(F=P)
72.36'(F=P)
70.10'(F=P)
122.95'(F=P)
107.24'(F=P)
276.94'(F=D)
171.00'(F=DB.4883/PG.123) 170.16'(D)
S 25°58'10"E
S 27°44'27"E 229.50'(DB.3511/PG.107) 228.02'(D) 227.63'(F)
S 28°17'31"E 96.60'(F=DB.3511/PG.107) 96.80'(D)
S 16°53'29"W 104.34'(F=DB.3511/PG.107)
S 15°31'06"W 232.93'(F) 234.04'(DB.10491/PG.222 & DB.3511/PG.107)
S 15°41'58"W 64.71'(F=DB.11756/PG.128)
S 47°08'02"E 71.50'(F=DB.11756/PG.128)
S 47°39'59"E 135.62'(F=DB.11768/PG.135)
S 07°54'08"W 50.30'(F) 50.63'(D)
S 13°16'40"W 116.70'(F=D)
S 08°35'05"W 152.87'(F) 157.44'(D)
S 06°29'55"W 188.28'(F) 190.28'(D)
N 80°56'34"W 215.83'(F) 219.59'(D)
S 07°42'53"W 135.00'(F) 140.00'(D)
969.49' ALONG R/W TO WESTERN LAND LOT LINE OF LAND LOT 92 (APD)
329.28'(F) 331.00'(D)
537.03'(F) 540.8'(D)

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

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
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

0 60
SCALE 1" = 60'

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: ALEJANDRO GRANADOS
J.W. STOKES SUBDIVISION AND A SURVEY PRERARED FOR JOSE GARCIA	SHEET 1 OF 1
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 VALLEY HILL ROAD STOCKBRIDGE, GA 30281
FIELD WORK DATE NOV 14, 2022 PRINTED/SIGNED OCT 03, 2025	
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 EVERETTE 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 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

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

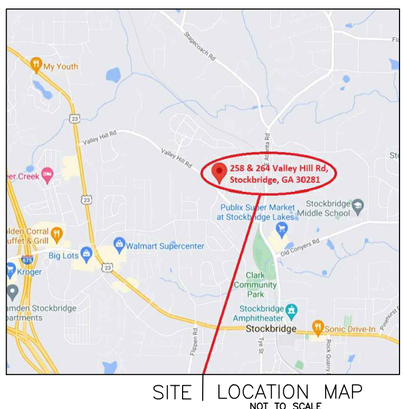
Course	Bearing	Distance
L1	S 11°26'02"W	15.10'
L2	S 13°15'41"W	33.48'

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



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

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.

BENCHMARK (PK #794)
NORTH: 1297153.909
EAST: 2273589.161
ELEVATION: 804.25

GALLUP DRIVE ~ 50' R/W
BC/BC 26'±

PINE GROVE SUBDIVISION (PHASE II)

#1448 PB.50/PG.90 (104) PENN ROBERT E JR & PENN TIARRA ZONED PUD

#1452 DB.17910/PG.93 PB.50/PG.90-101 (103) ANTHONY DONNA T & VIDAL M ZONED PUD

#1456 (PB.50/PG.90) (102) RUSSELL-WEST ROSALIND & WEST KAMIL ZONED PUD

#1460 (PB.50/PG.90) (101) FARLEY BRIANA C ZONED PUD

LL 101 APPROX. LOCATION OF LAND LOT LINE(APP)

LL 92

175 (DB.4883/PG.123) N/F THOMAS F FRANCIS & GRACE CAROLYN ZONED R-2

165 (DB.3511/PG.107) N/F THOMAS F FRANCIS & GRACE CAROLYN ZONED R-2

310 PART OF (3) (PB.2/PG.8) (DB.3833/PG.60) N/F ALEX L & SUSAN M GROSVENOR ZONED RA

(AKA TRACT 3)

147 PARCEL ONE (DB.3511/PG.107) N/F DONALD B & BARBETTE M BAGUIDY ZONED R-2

147 PARCEL TWO (DB.3511/PG.107)

135 (DB.10491/PG.222) N/F LINDA P HENDERSON ZONED R-2

125 (PB.41/PG.242B) (DB.11756/PG.128) N/F ANDREW N SMITH ZONED R-2

95 (DB.11768/PG.135) N/F VON C GORDON ZONED R-2

75 (DB.15223/PG.331) N/F SHAWNI-SHIRLEY K LAWSON ZONED R-2

55 (DB.5800/PG.21) N/F ALENE GOSNELL & BARBARA A JOHNSON ZONED R-2

45 (DB.5800/PG.21) N/F ALENE GOSNELL & BARBARA A JOHNSON ZONED R-2

308 PART OF (3) (PB.2/PG.8) (DB.1159/PG.70) N/F EDWARD & LERA B ROBINSON ZONED RA

(4) (PB.2/PG.8) (AKA TRACT 3)

PART OF (5) (PB.2/PG.8) (AKA TRACT 3)

PART OF (6) (PB.2/PG.8) (AKA TRACT 2)

PART OF (7) (PB.2/PG.8) (AKA TRACT 3)

PART OF (8) (PB.2/PG.8)

230 (DB.9220/PG.53) N/F FAITH RYOUNG ZONED RA

230 (DB.18248/PG.203) N/F RESIDENTIAL HOME BUYER ATLANTA LLC ZONED RA

35 (DB.15695/PG.16) N/F JASPER L & SHIRLEY D GREEN ZONED R-2

15 (DB.16925/PG.1) N/F RANDOLPH MAPP ZONED R-2

264
PARCEL 1
645,967.86 SF / 14.829 AC
DB.17875/PG.231-232
PB.2/PG.8
N/F
ENCINALES ALEJANDRO G & TORRES DIANA P V
Parcel ID - S08-01010000 &
Parcel ID - S08-01020000
PARCEL 1 TO BE COMBINED WITH PARCEL 2

258 (AKA TRACT 1)

258
PARCEL 2
98,499.98 SF / 2.261 AC
DB.19194/PG.2300
N/F
GRANADOS CLAUDIA PEREZ
Parcel ID - S09-06010000
PARCEL 2 TO BE COMBINED WITH PARCEL 1

COMBINED PARCEL
744,467.84 SF / 17.091 AC
N/F
ENCINALES ALEJANDRO G, TORRES DIANA P V & GRANADOS CLAUDIA PEREZ
ADDRESS: 264 VALLEY HILL ROAD STOCKBRIDGE, GA 30281
Parcel ID - S08-01010000

VALLEY HILL ROAD ~ 80' R/W
EP/EP ~ 22'± (FKA GAS PLANT ROAD)
HIGHLANE DRIVE ~ 50' R/W
EP/EP ~ 20'±

969.49' ALONG S/W TO WESTERN LAND LOT LINE OF LAND LOT 92 (APD)

N 43°10'07"W 328.45'

N 43°18'41"W 148.42'

N 04°30'28"E 720.33'

N 04°29'24"E 558.07'

S 88°38'44"E 89.53'

S 88°38'44"E 35.69 IPF DIST

S 88°38'44"E 84.00'

S 88°47'35"E 67.72

S 25°58'10"E 171.00'

S 27°44'27"E 227.63'

S 28°17'51"E 96.60'

S 16°53'29"W 104.34'

S 15°31'06"W 232.93'

S 15°41'58"W 64.71'

S 47°08'02"E 71.50'

S 47°39'59"E 135.62'

S 13°16'40"W 116.70'

S 07°54'08"W 50.30'

S 08°35'05"W 152.87'

S 06°29'55"W 188.28'

N 80°56'34"W 215.83'

S 07°42'53"W 135.00'

APPROX. LOCATION OF LAND LOT LINE(APP)

40'UNDISTURBED BUFFER(APP)

APPROXIMATE LOCATION OF 100-YEAR STORM LIMITS (APP)

30'UNDISTURBED BUFFER(APP)

20'BLS

50'BLS

WW DITCH

ORIGINAL LOT LINE (PB.2/PG.8 & DB.17875/PG.231)

ORIGINAL PROPERTY LINE

LOT LINE AS PER DB.2068/PG.10

IRON FENCE

CHAIN LINK FENCE

WOOD FENCE

CONC DRIVEWAY

GRAVEL DRIVEWAY

ASPHALT DRIVEWAY

1-STORY FR FFE MAIN 884.67 FFE GARAGE 886.75

1-STORY FR FFE GARAGE 896.53

1-STORY BRK FFE MAIN 896.38

1-STORY FR FFE MAIN 886.75

1-STORY FR FFE 896.53

1-STORY BRK FFE 896.38

1-STORY FR FFE 884.67

N HOUSE

N SHED

N CPT

N STORAGE

CONC STORAGE

PATIO

GRILL

CHIMNEY

CONC WALK

PORCH SCREENED

WD DECK

WD WALL

TOP=896.38

MH/WATER PUMP

1"CTP DIST ON PL

1/2"RBF ON PL

1/2"RBS ON PL

SSMH1

SSMH2

BENCHMARK (PK #794)

* 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
LL 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

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770-623-4344
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UTILITY PROTECTION CENTER
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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: SUMMER-C CONSTRUCTION, LLC

SHEET 1 OF 1

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

















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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

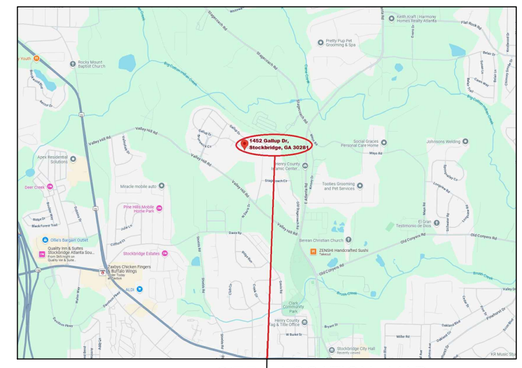
BEARING SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002 ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

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.

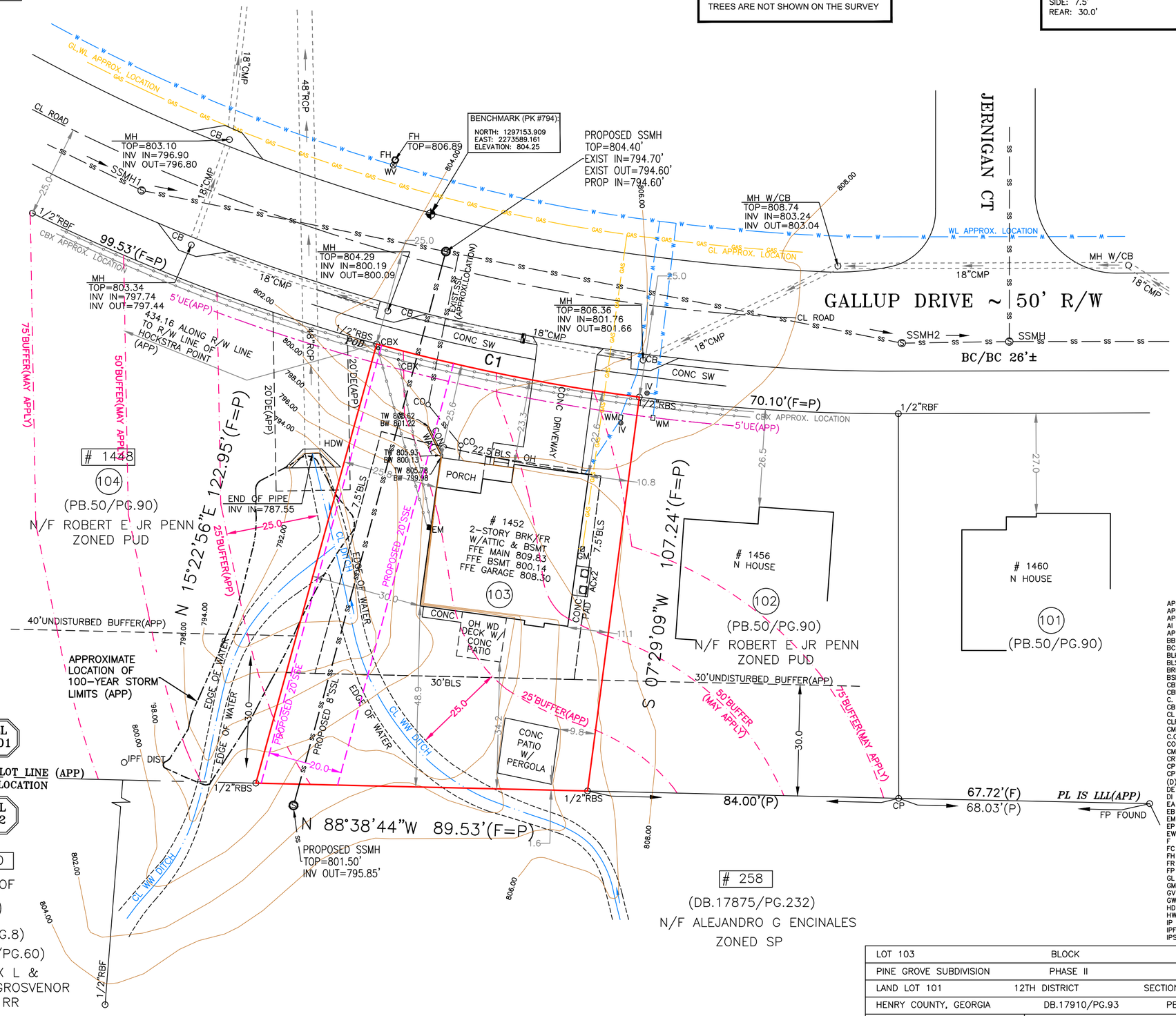
PROPERTY IS ZONED PUD
CITY OF STOCKBRIDGE

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



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'

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:

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 MUNICIPALITIES 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 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 RE-CERTIFICATION 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.

* 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
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	CLEAN OUT
CM	CADASTRAL MAP
CRWL	CRAWL SPACE
CP	CALCULATED POINT
CPT	CARPORT
(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

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

PROPOSED SANITARY SEWER LINE PREPARED FOR:
ALEJANDRO GRANADOS

SHEET 1 OF 2

PROPERTY ADDRESS:
1452 GALLUP DRIVE
STOCKBRIDGE, GA 30281

GEORGIA REGISTERED No. 3161 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

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]

Grantee:

Alejandro Granados Encinales

Diana Paola Vargas Torres

Signed, sealed and delivered in the presence of:

Witness

Notary Public

[NOTARY SEAL]

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:

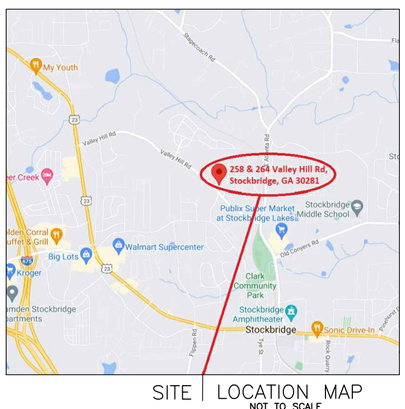
COMMENCING at a point of the intersection of the southern right of way line of Gallup Drive (having a 50-foot right-of-way width) with eastern right of way line of Hockstra Point (having a 50-foot right-of-way width), thence proceed in southeasterly direction along said southern right-of-way line of 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

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

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 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.

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
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

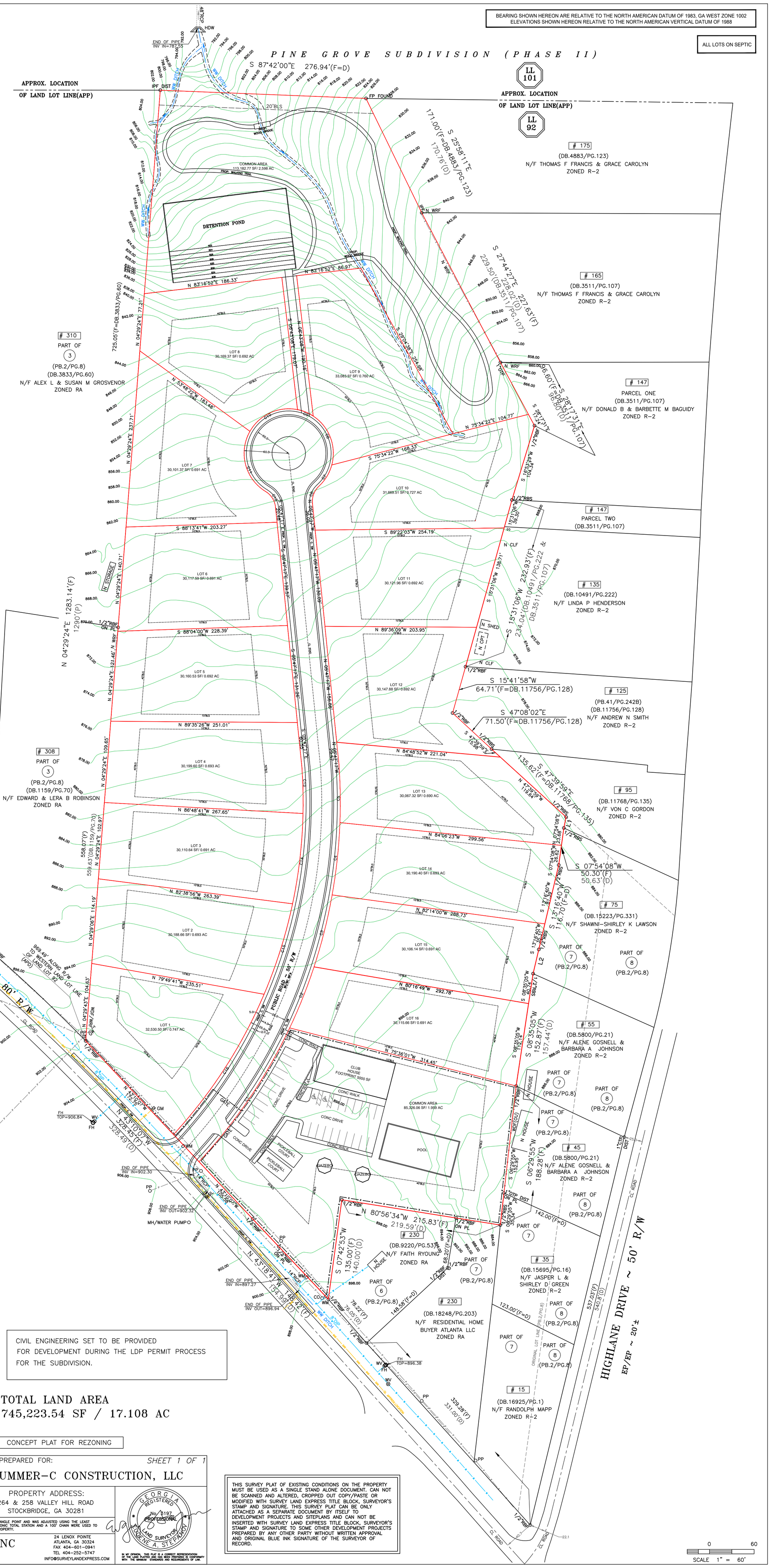
* LINE INDICATORS *

- 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

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



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.

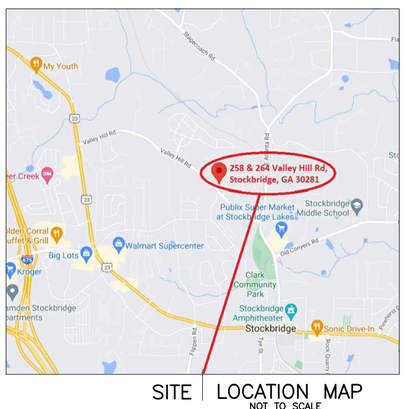
AU
COORD #20221465
DWG #20221465 CONCEPT PLAT 5 264&258

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

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

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.

SCALE 1" = 60'



SITE | LOCATION MAP
NOT TO SCALE

MAGNETIC

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 MUNICIPALITIES 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 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.
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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

* 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
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

0 60
SCALE 1" = 60'

* 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

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	PROPERTY ADDRESS: 264 VALLEY HILL ROAD STOCKBRIDGE, GA 30281
HENRY COUNTY, GEORGIA DB.17875/PG.231 AND DB.5711/PG.252 PB.2/PG.8	
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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GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EVERETTE 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 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

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).

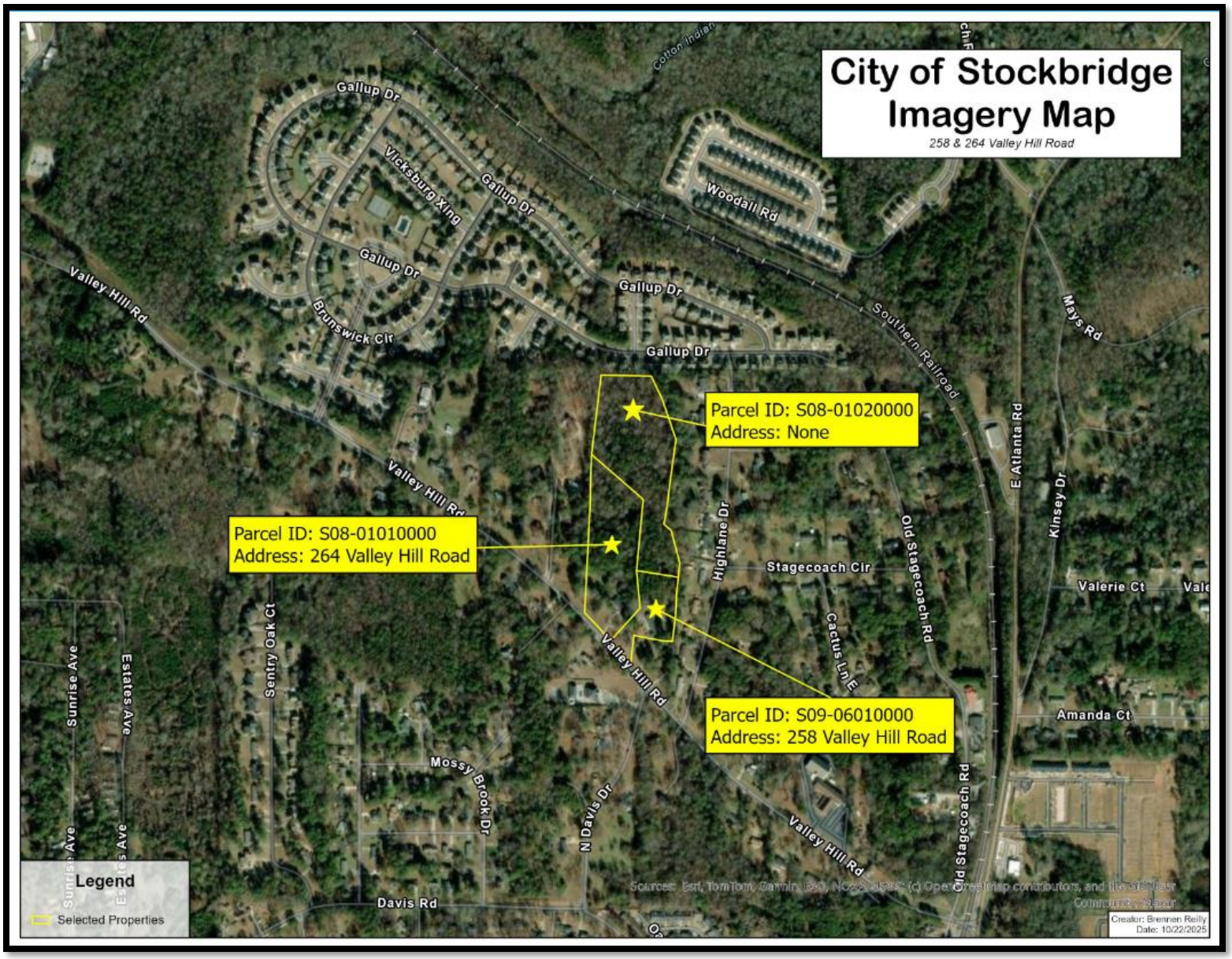
2. The subject property is surrounded by the following current future land use designations: Low Density Residential and Medium Density Residential.

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

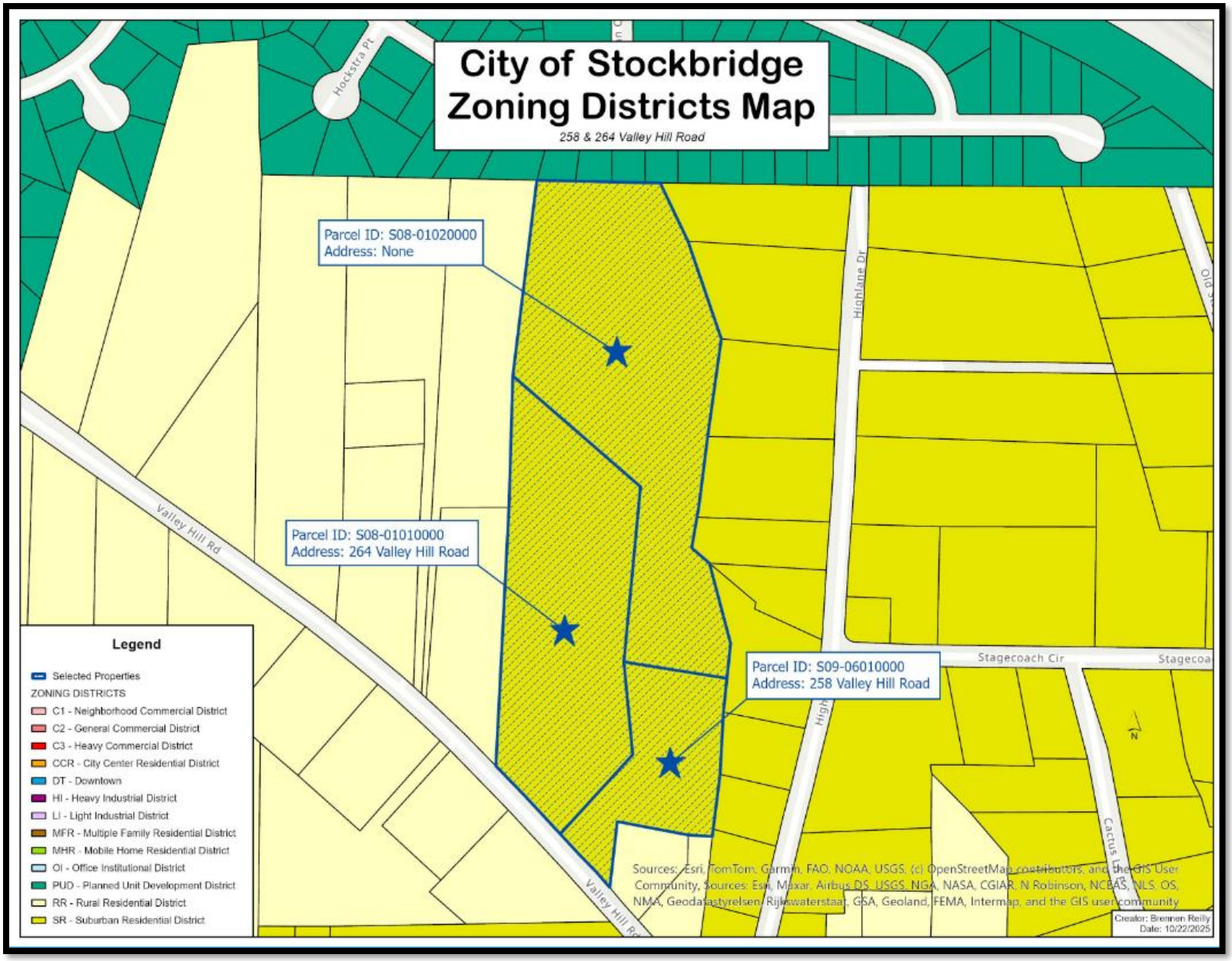
4. In accordance with the Unified Development Code and state law, a public notice sign was posted on the subject property on November 5, 2025, and legal advertisements were placed in the Henry Herald to announce the public hearing dates before the Planning Commission and City Council.

V. MAPS, SITE PLAN, AND RENDERINGS

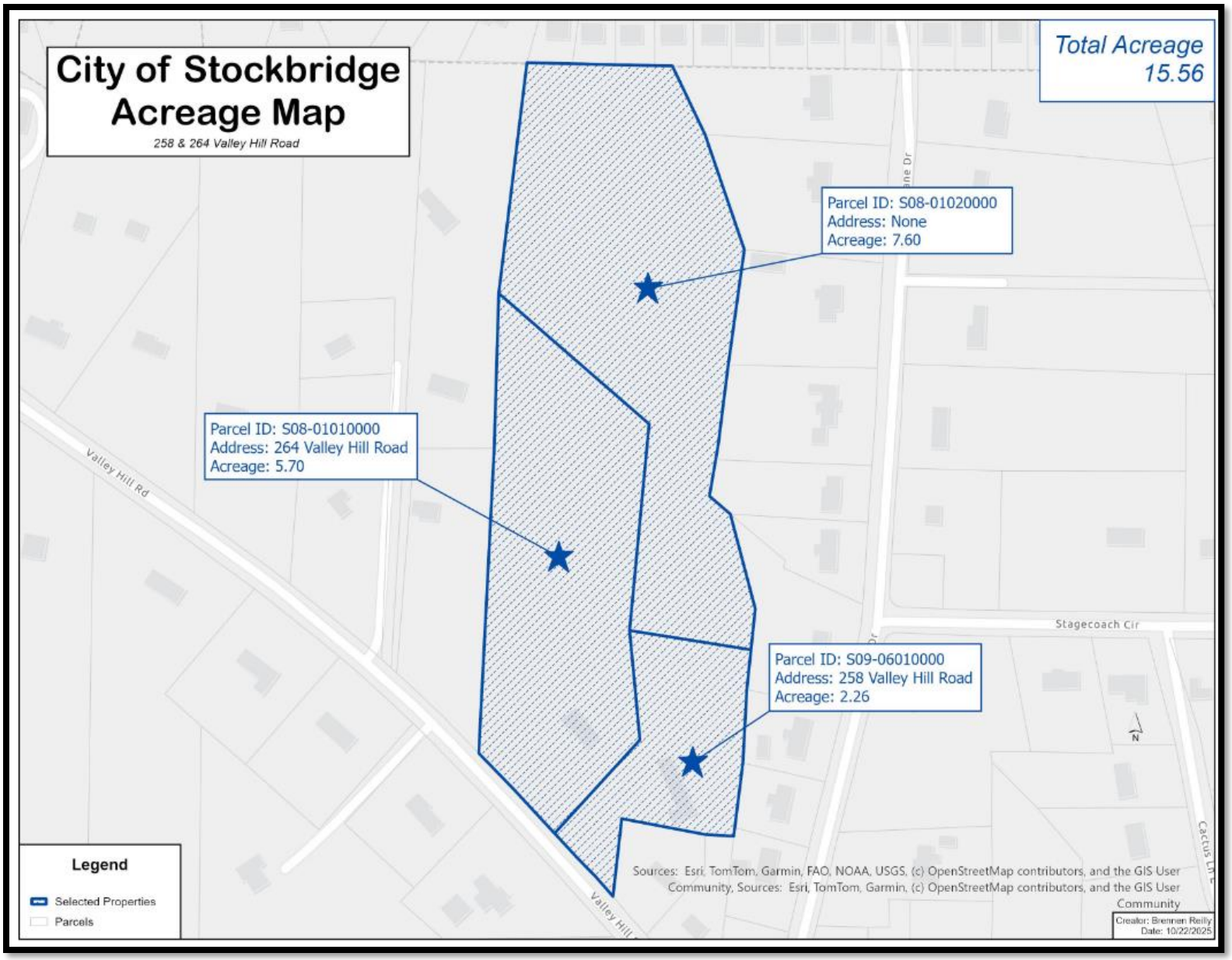
Aerial Photo of 258 Valley Hill Road; 264 Valley Hill Road; #S08-01020000



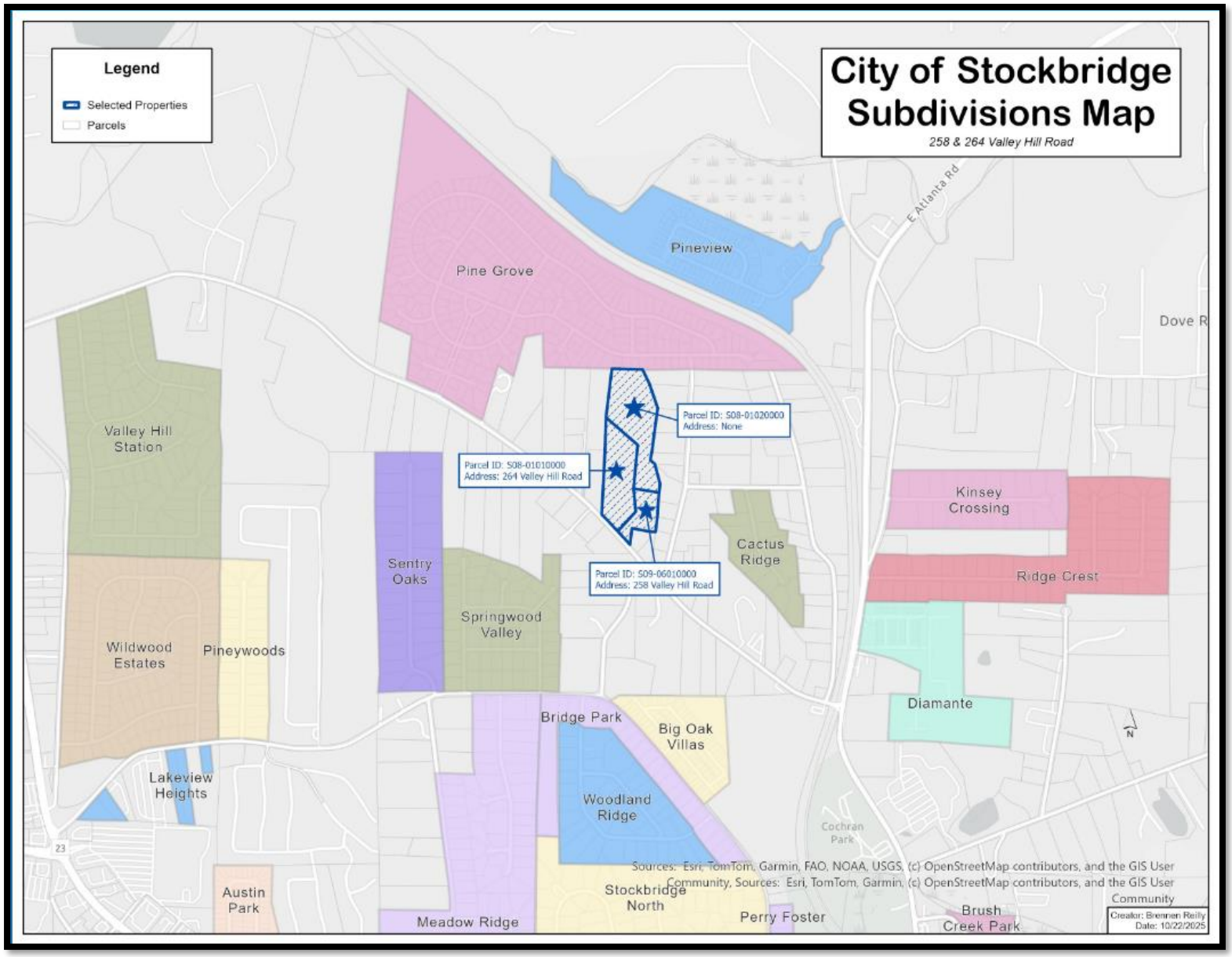
Zoning Map of 258 Valley Hill Road; 264 Valley Hill Road; #S08-01020000



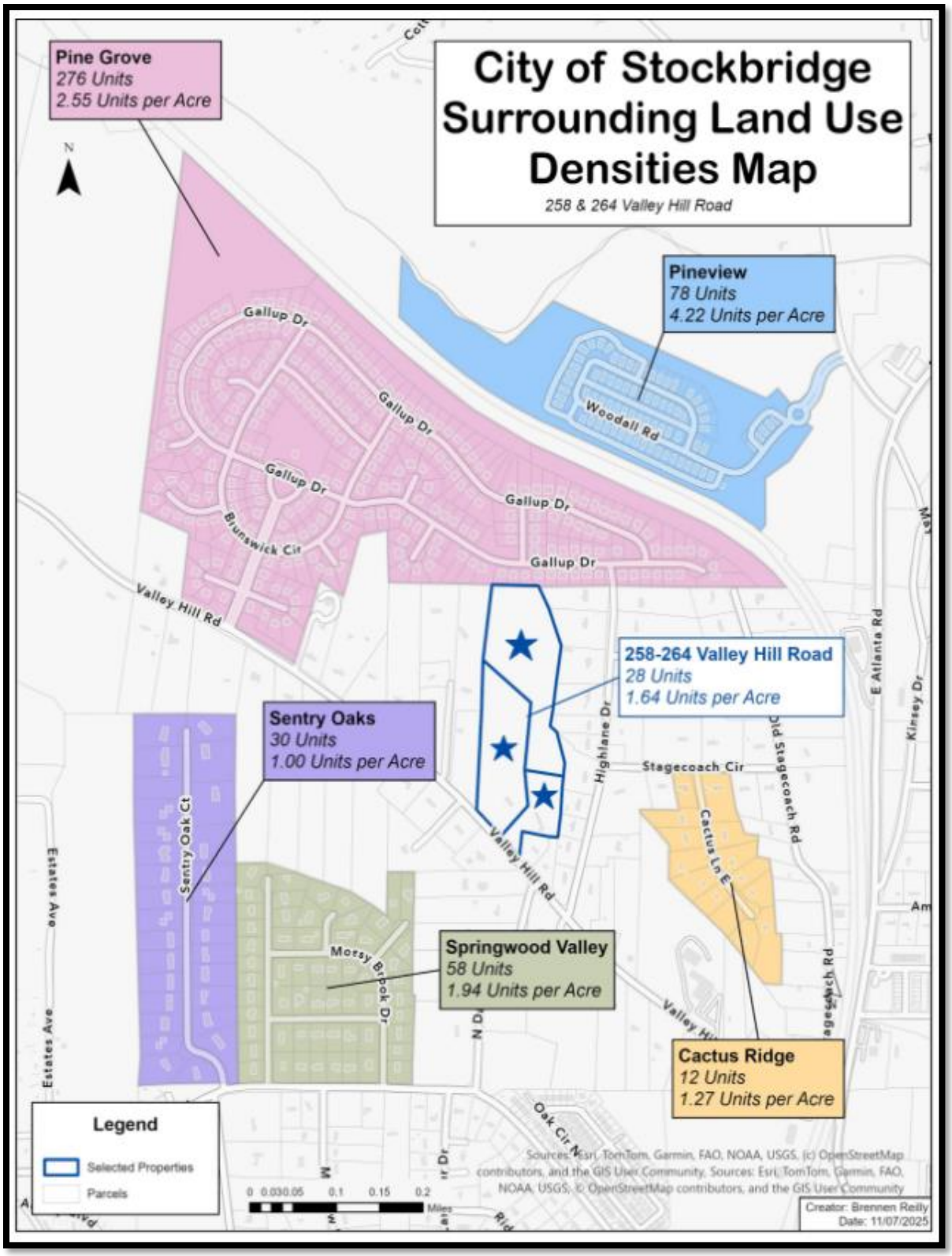
Acreage Map For 258 Valley Hill Road; 264 Valley Hill Road; #S08-01020000



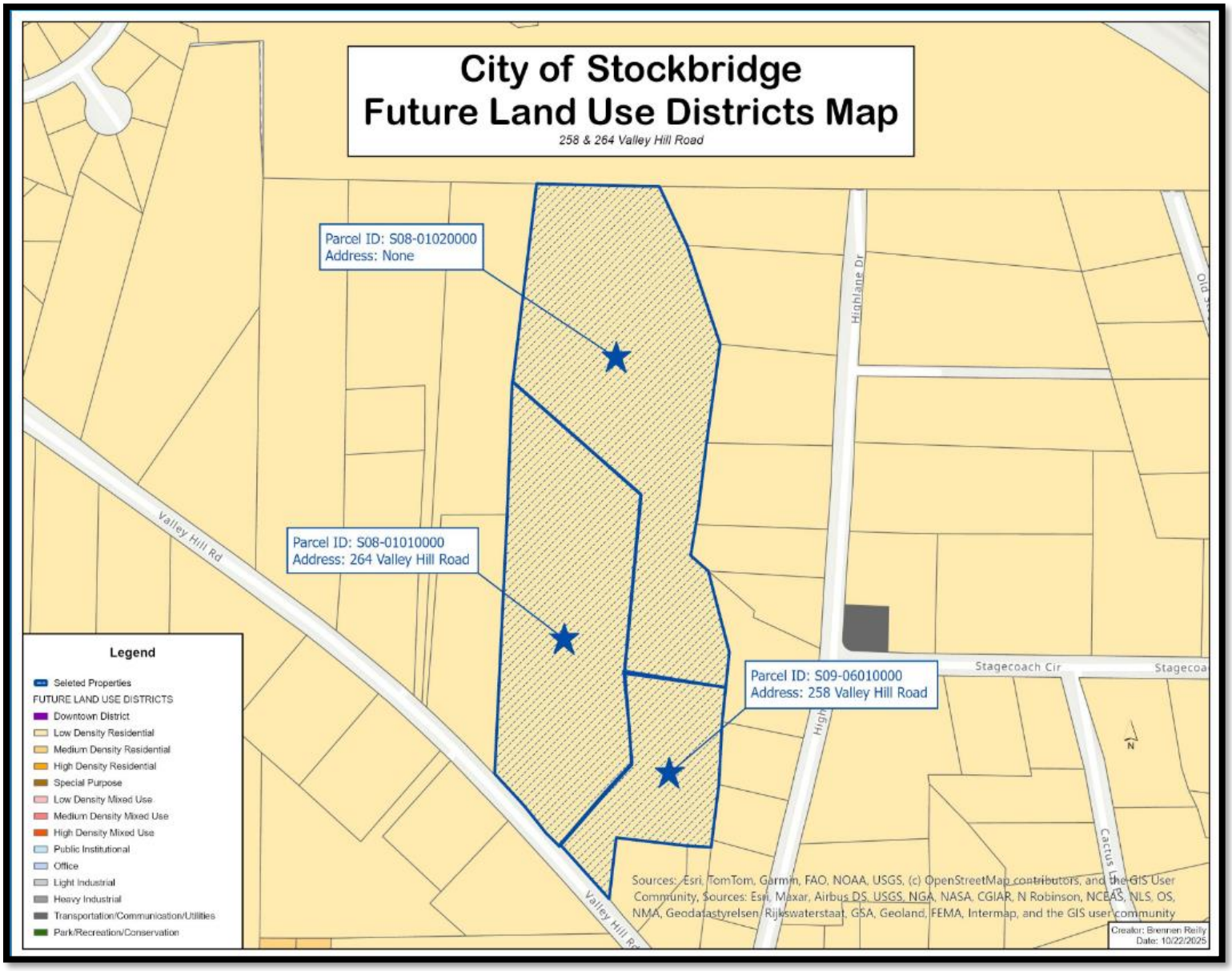
Surrounding Subdivision Map



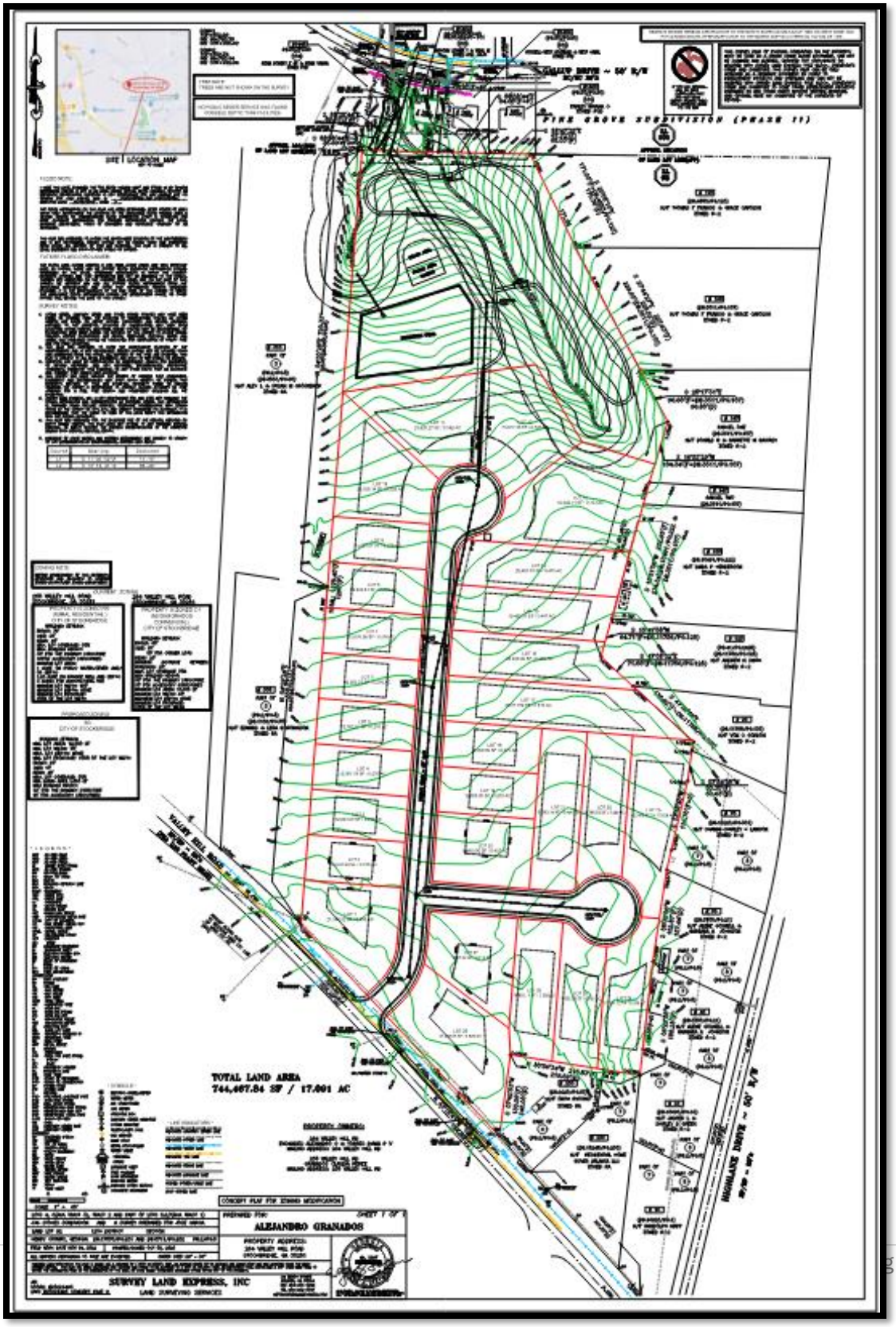
Surrounding Land Use Densities Map



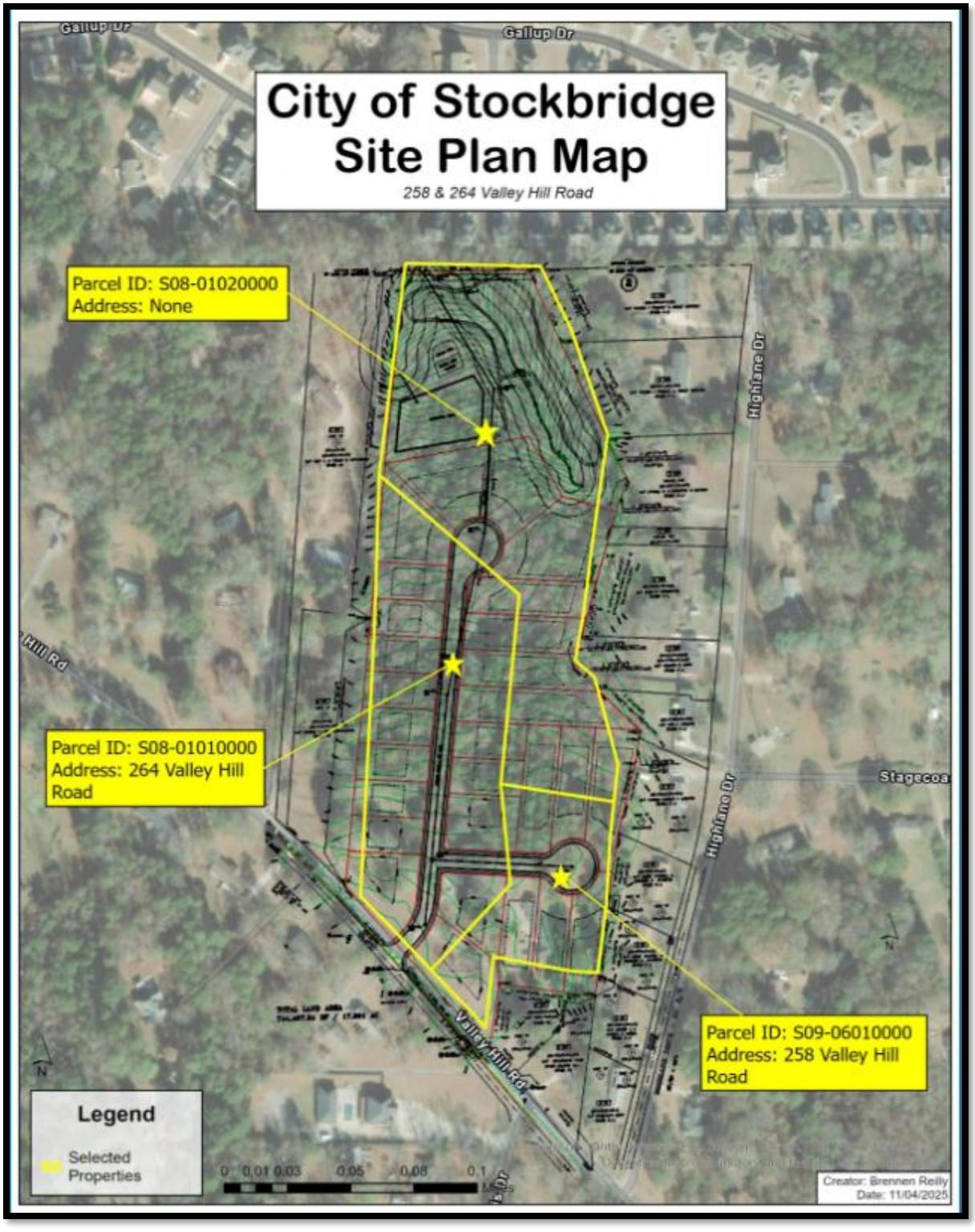
Future Land Use Map of 258 Valley Hill Road; 264 Valley Hill Road; #S08-01020000



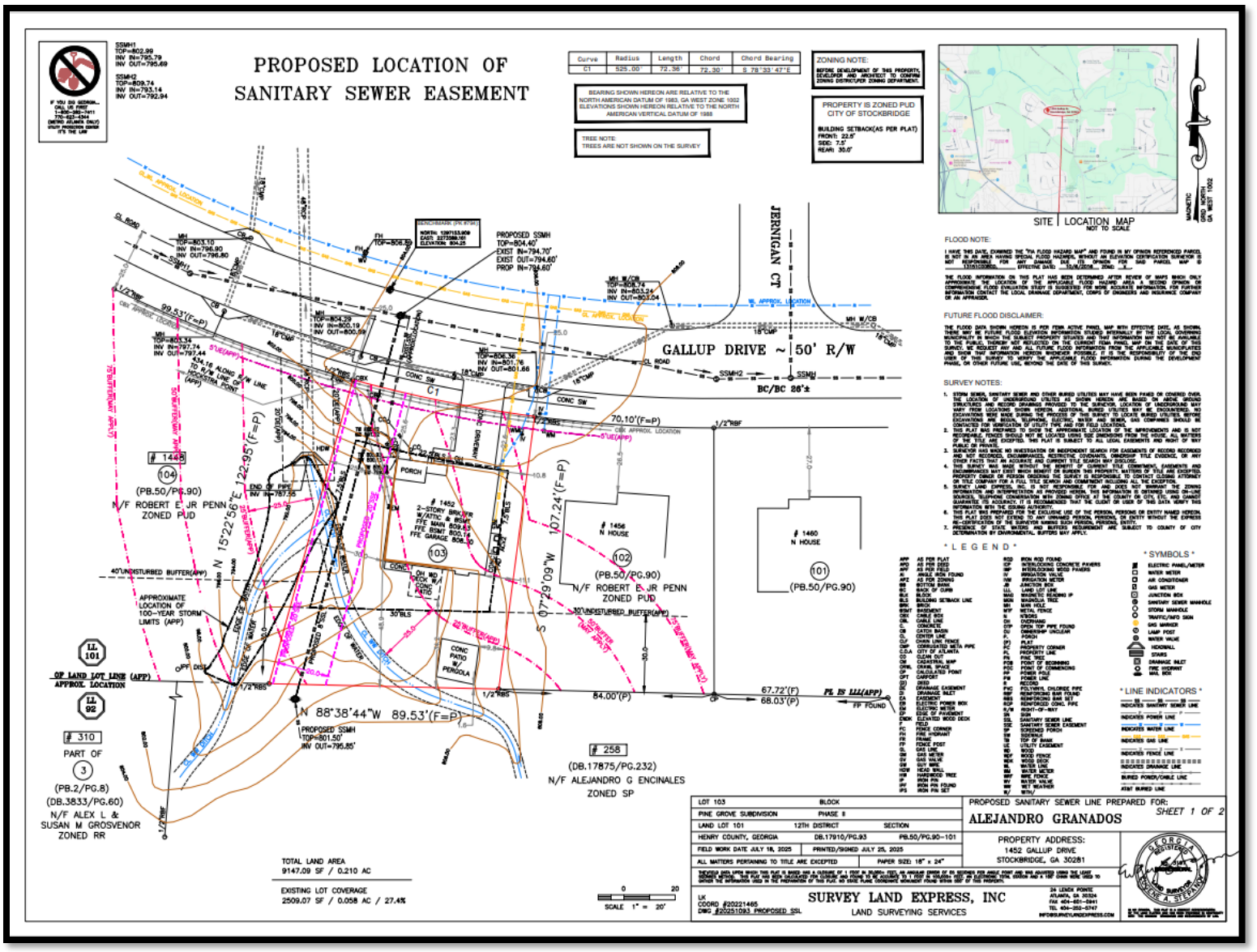
Site Plan of 258 Valley Hill Road; 264 Valley Hill Road; #S08-01020000



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).

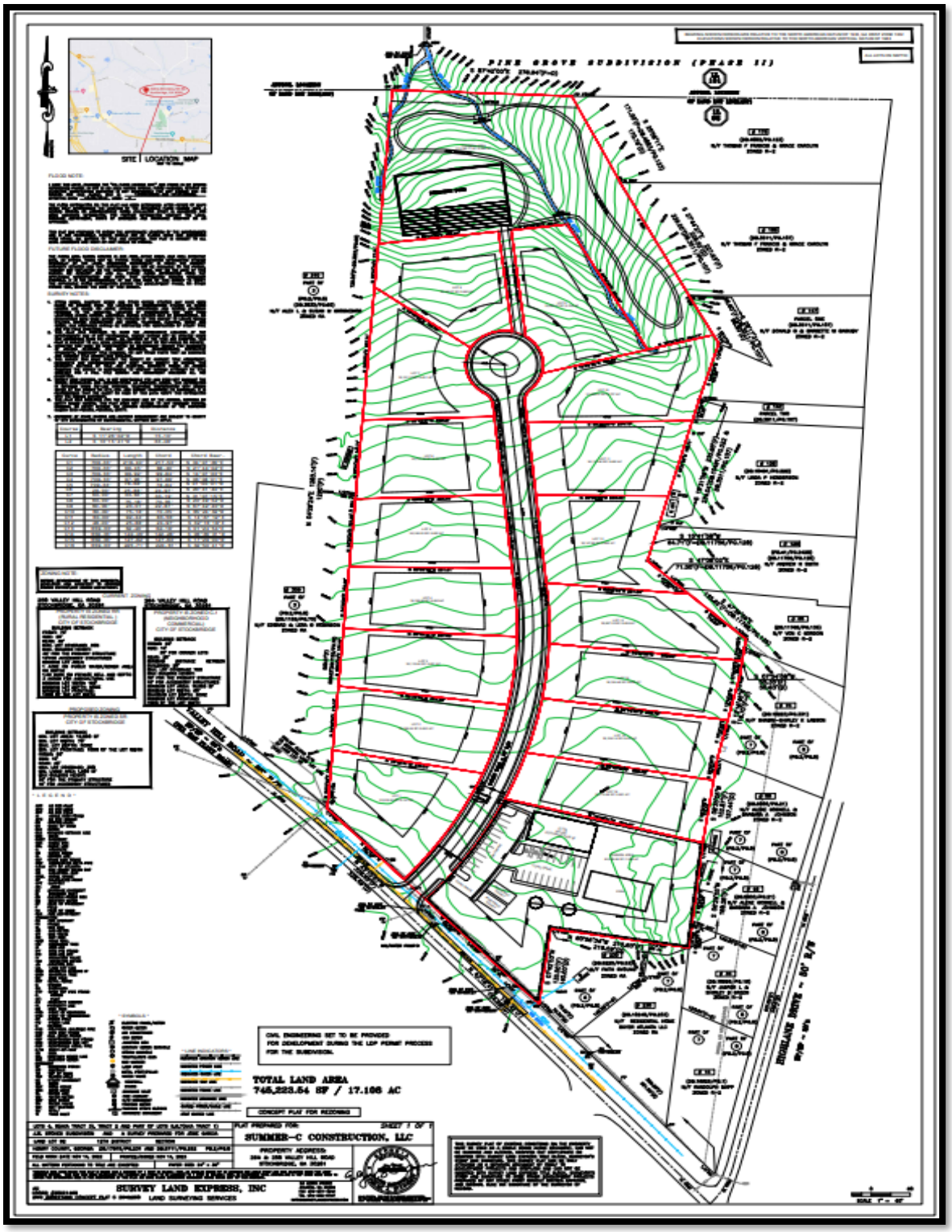
These parcels were the subject of a previous zoning case in which the applicant requested to rezone the property from RR (Rural Residential District) and C-1 (Neighborhood Commercial District) to SR (Suburban Residential District). The purpose of the request was to allow the development of a single-family 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:

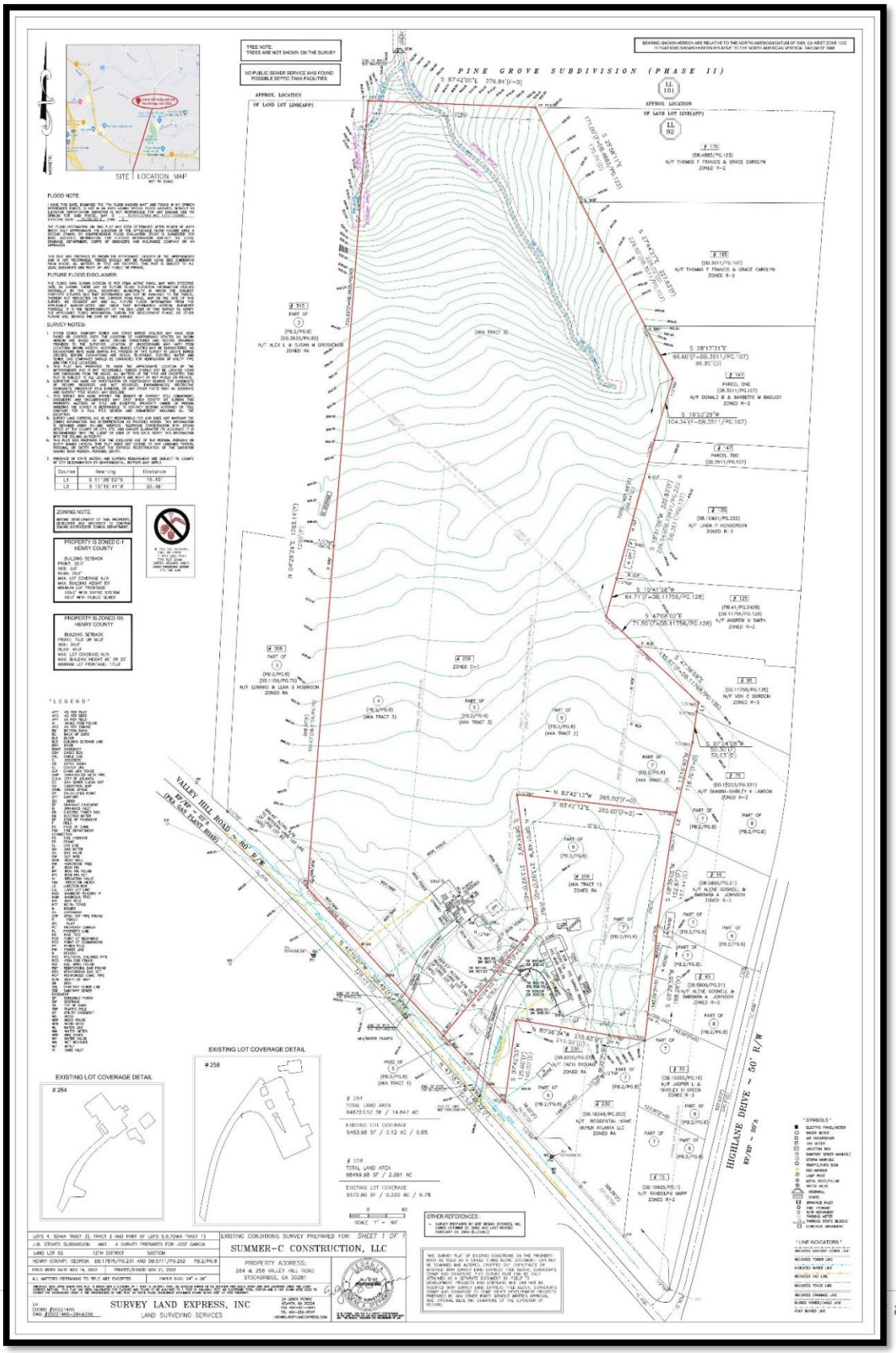
1. **Amenities Location.** Community amenities shall be located at the front of the development to maximize visibility, accessibility, and integration with the subdivision entrance.
2. **Home Construction.** All homes shall be constructed on slab foundations; basements shall not be permitted.
3. **Multi-Use 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.

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.

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 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.



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

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



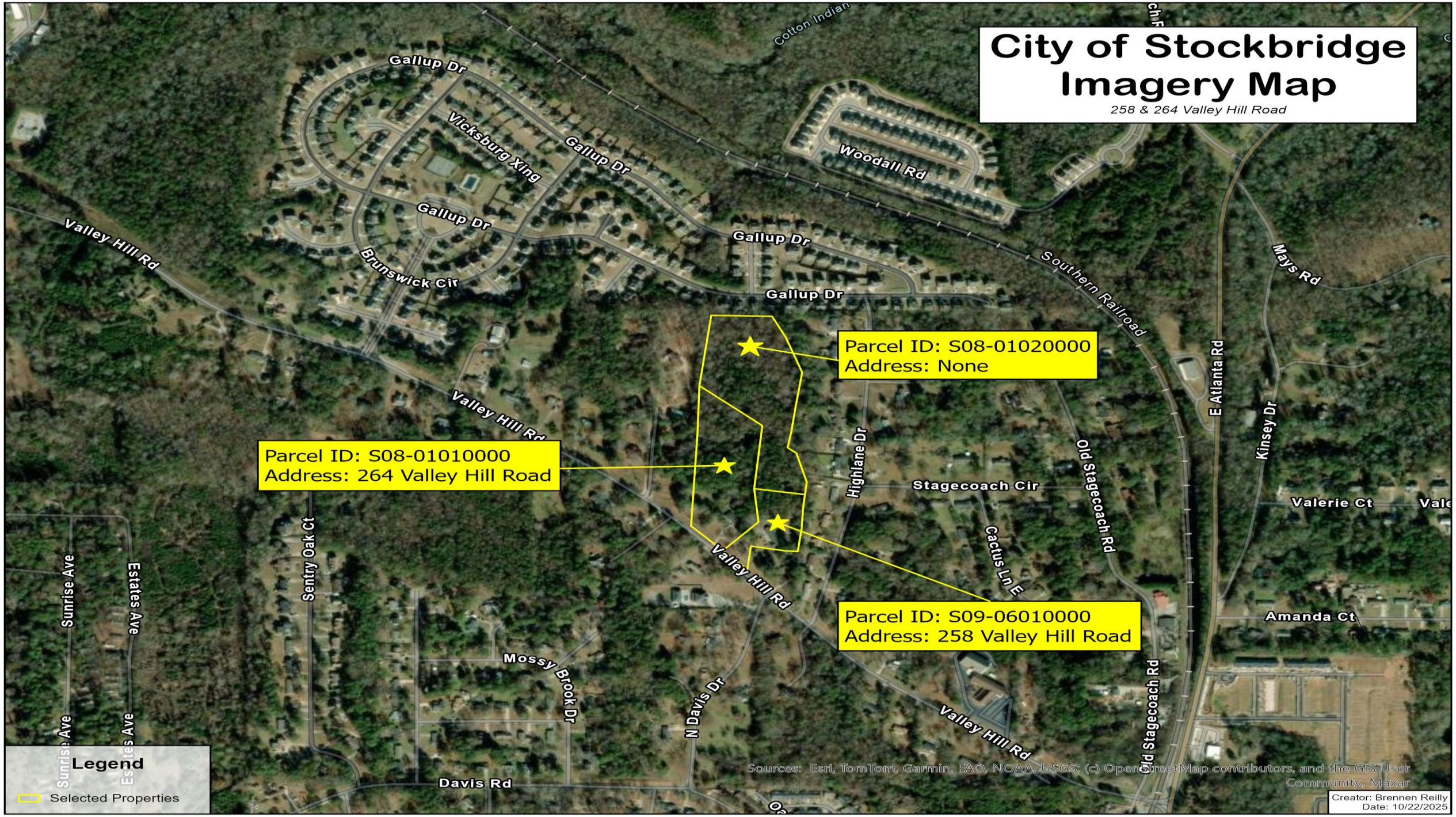
ZM-2025-02 for 258 Valley Hill Road; 264 Valley Hill Road; #S08-01020000

December 2, 2025 (Planning Commission)

December 8, 2025 (Mayor and Council)

Case Facts

- **Applicant: Alejandro Granados Encinales**
- **Address of Property: 258 Valley Hill Road, 264 Valley Hill Road, #S08-01020000 (large parcel on Valley Hill Road)**
- **Parcel Acreage: 17.06 acres**
- **Parcel Identification: 258 Valley Hill Road (#S09-06010000), 264 Valley Hill Road (#S08-01010000); #S08-01020000 (large parcel on Valley Hill Road)**
- **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.**
- **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**
- **Sign Posting and Legal Ad Notice: November 5, 2025; November 24, 2025**
- **CZIM: November 12, 2025**


City of Stockbridge
Imagery Map
258 & 264 Valley Hill Road
Parcel ID: S08-01020000
Address: None
Parcel ID: S08-01010000
Address: 264 Valley Hill Road
Parcel ID: S09-06010000
Address: 258 Valley Hill Road
Gallup Dr
Vicksburg Xing
Woodall Rd
Valley Hill Rd
Brunswick Cir
Southern Railroad
Mays Rd
E Atlanta Rd
Kinsey Dr
Highlane Dr
Stagecoach Cir
Old Stagecoach Rd
Valerie Ct
Cactus Ln E
Amanda Ct
Sentry Oak Ct
Sunrise Ave
Estates Ave
Mossy Brook Dr
N Davis Dr
Davis Rd
Legend
Selected Properties
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Maxar
Creator: Brennen Reilly
Date: 10/22/2025

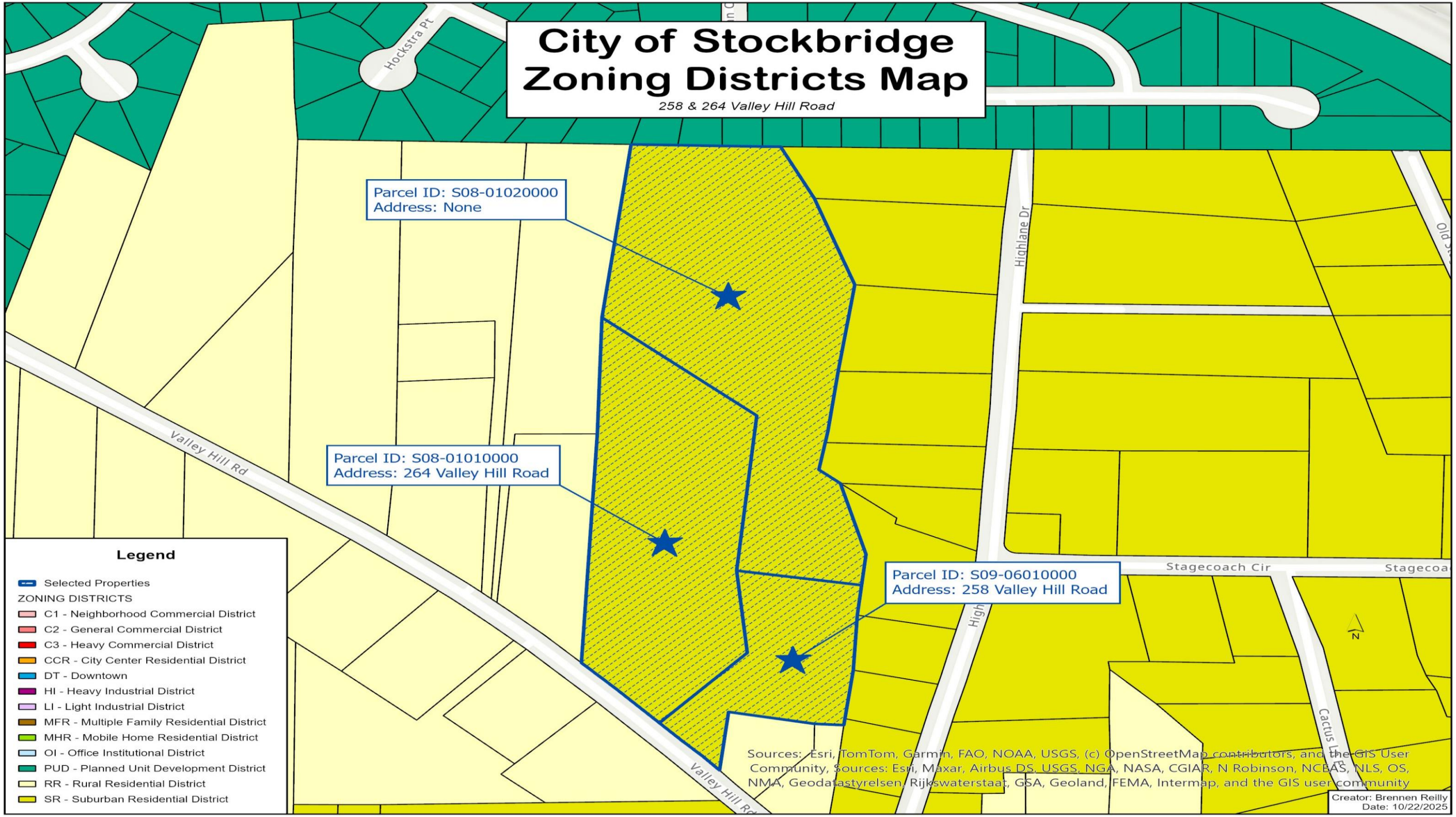
Sign Posting and Legal Ad Notice on November 5, 2025 and November 24, 2025





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 is 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).

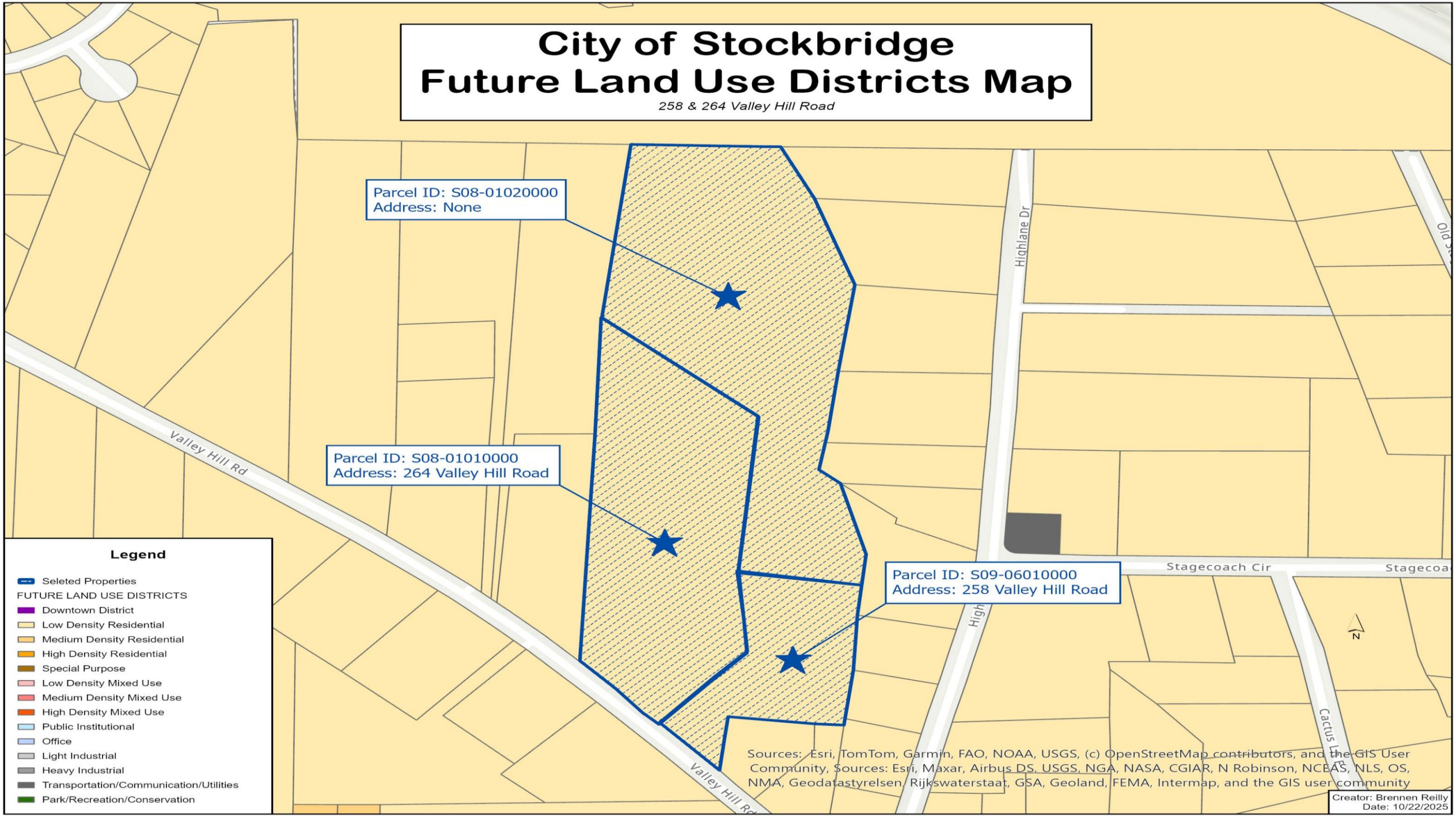

City of Stockbridge
Zoning Districts Map
258 & 264 Valley Hill Road
Parcel ID: S08-01020000
Address: None
Parcel ID: S08-01010000
Address: 264 Valley Hill Road
Parcel ID: S09-06010000
Address: 258 Valley Hill Road
Hockstra Pt
Highlane Dr
Valley Hill Rd
Stagecoach Cir
Legend
Selected Properties
ZONING DISTRICTS
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, 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
Creator: Brennen Reilly
Date: 10/22/2025

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)

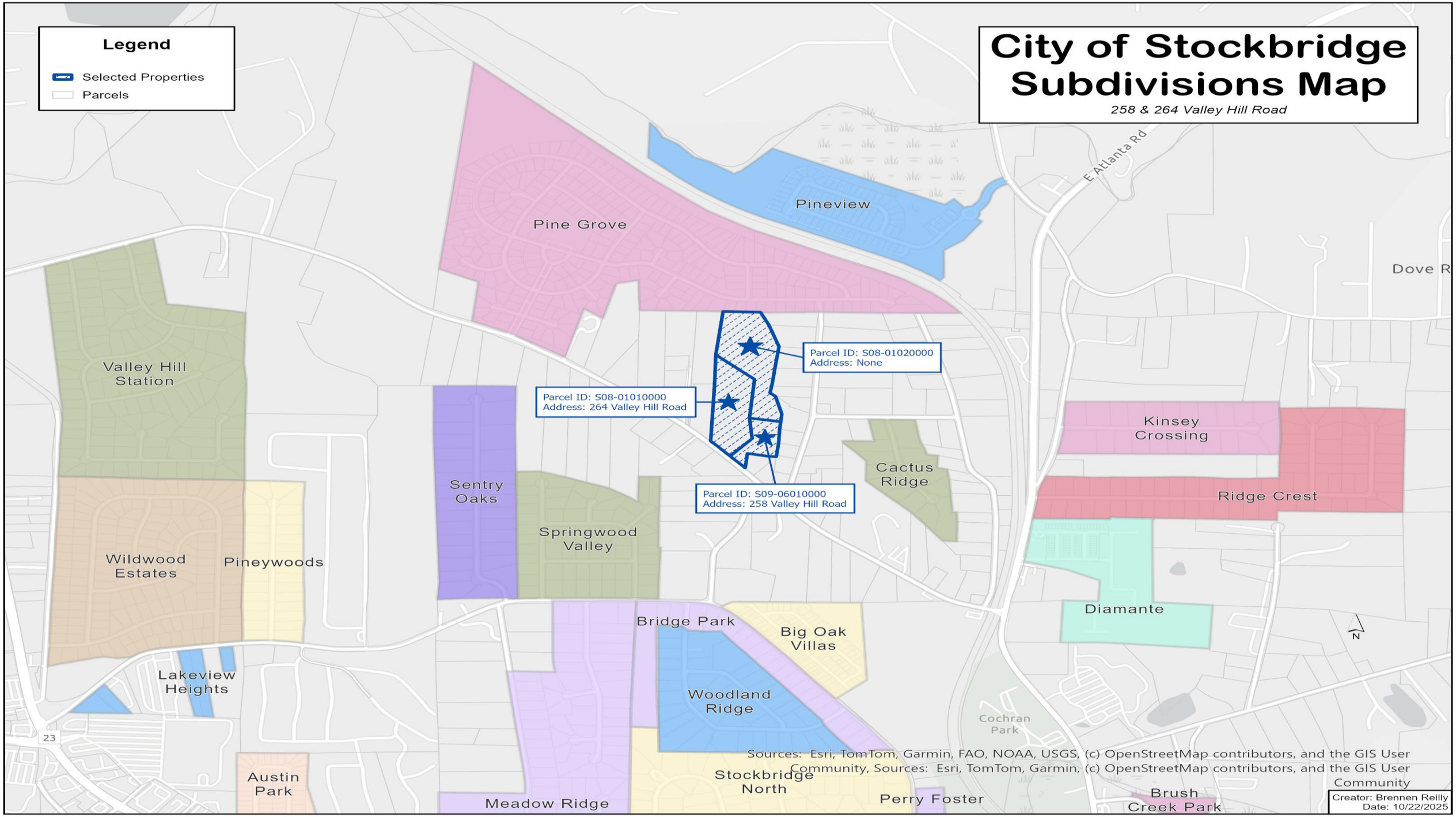
City of Stockbridge
Future Land Use Districts Map

258 & 264 Valley Hill Road



SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	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


Legend
Selected Properties
Parcels
City of Stockbridge
Subdivisions Map
258 & 264 Valley Hill Road
Pineview
Pine Grove
E Atlanta Rd
Dove R
Valley Hill
Station
Parcel ID: S08-01020000
Address: None
Parcel ID: S08-01010000
Address: 264 Valley Hill Road
Parcel ID: S09-06010000
Address: 258 Valley Hill Road
Sentry
Oaks
Springwood
Valley
Cactus
Ridge
Kinsey
Crossing
Ridge Crest
Wildwood
Estates
Pineywoods
Diamante
Bridge Park
Big Oak
Villas
Lakeview
Heights
Woodland
Ridge
Cochran
Park
23
Austin
Park
Meadow Ridge
Stockbridge
North
Perry Foster
Brush
Creek Park
N
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community
Creator: Brennen Reilly
Date: 10/22/2025

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

Zoning History of Property



ZONING HISTORY

- 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.

ZONING HISTORY (Cont.)

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.

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.

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.

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.

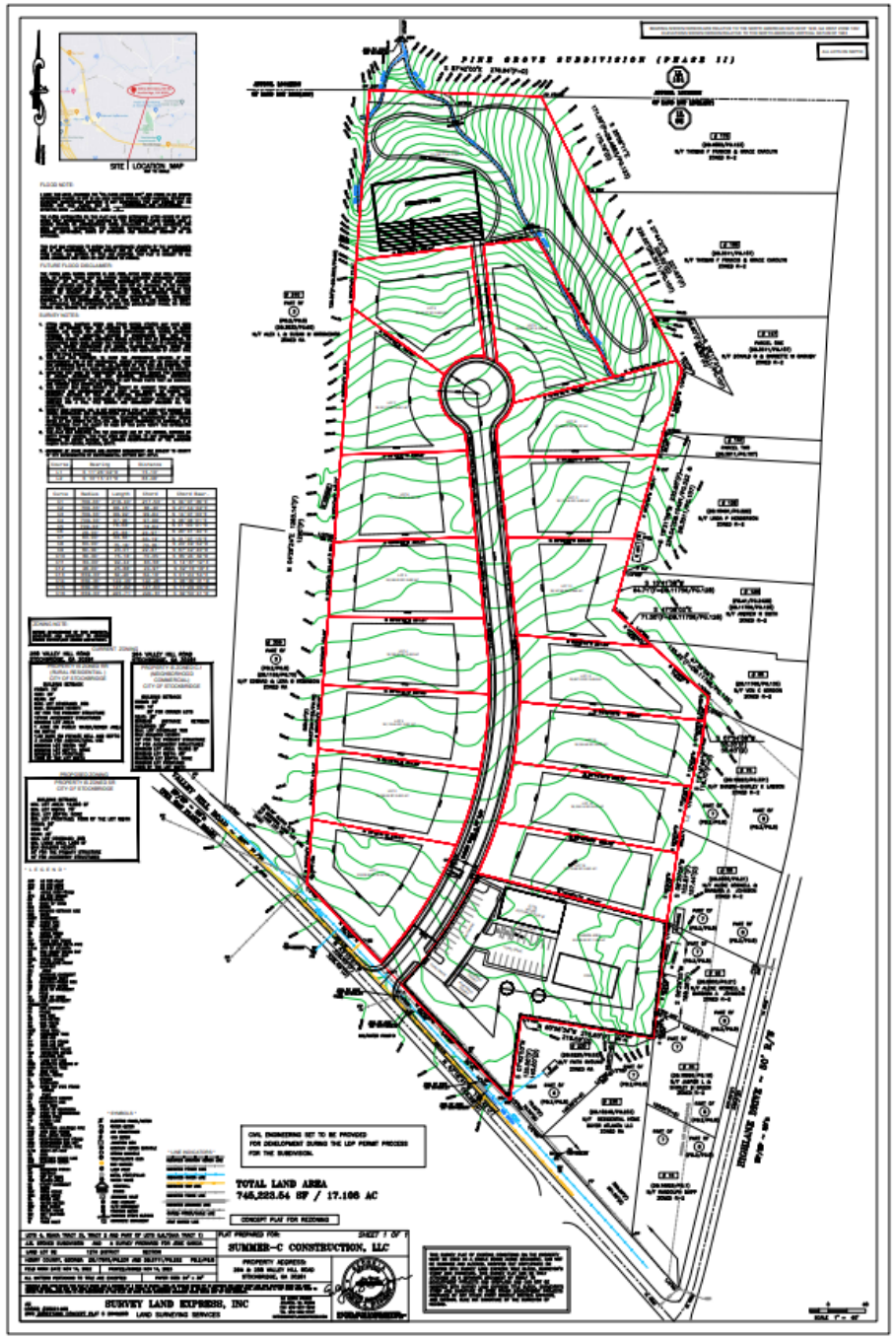
SECTION 5. Repeal of Conflicting Provisions. All City Ordinances inconsistent with this Ordinances shall be repealed.

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

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



Development Information



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.

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.

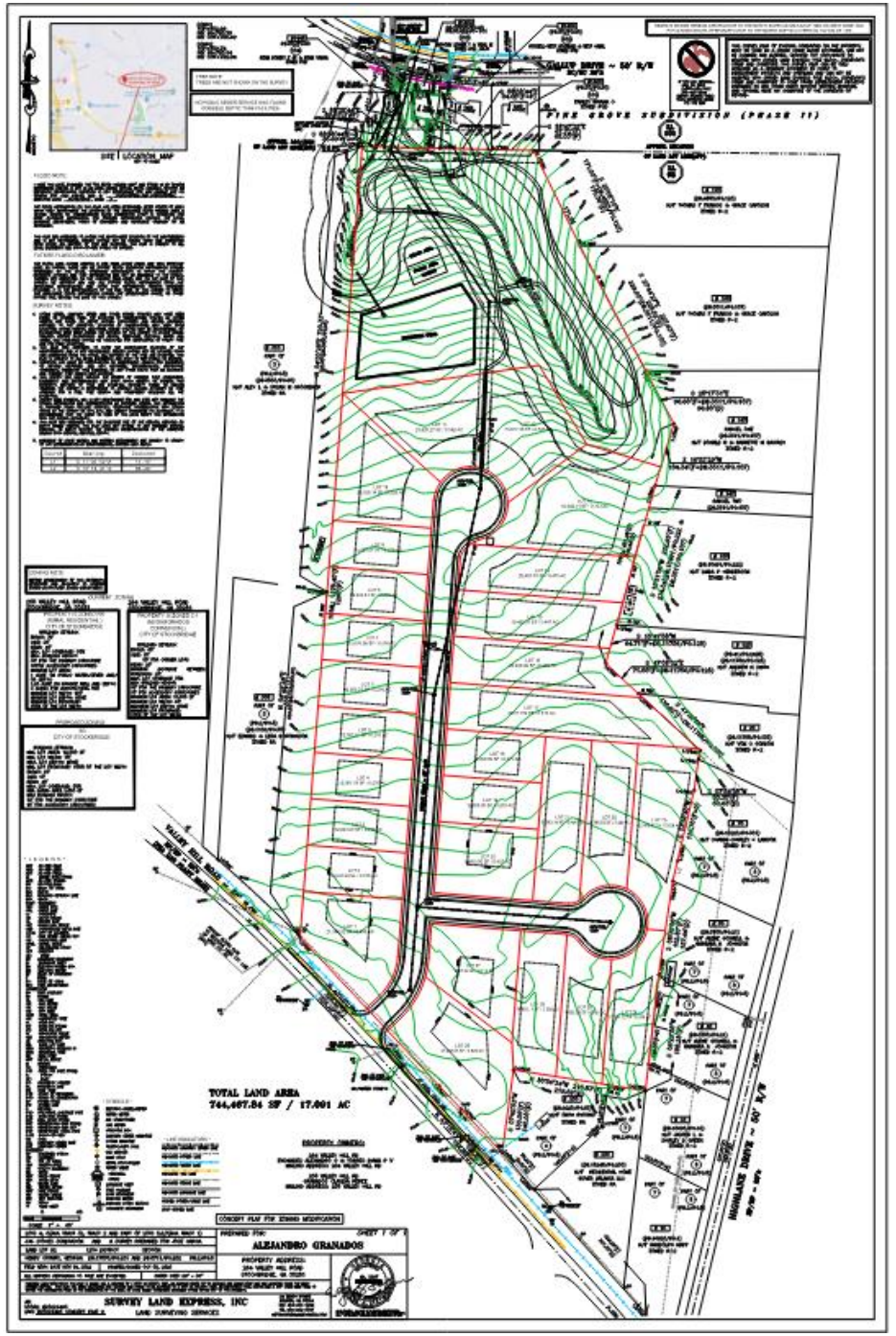
Site Plan Comparison

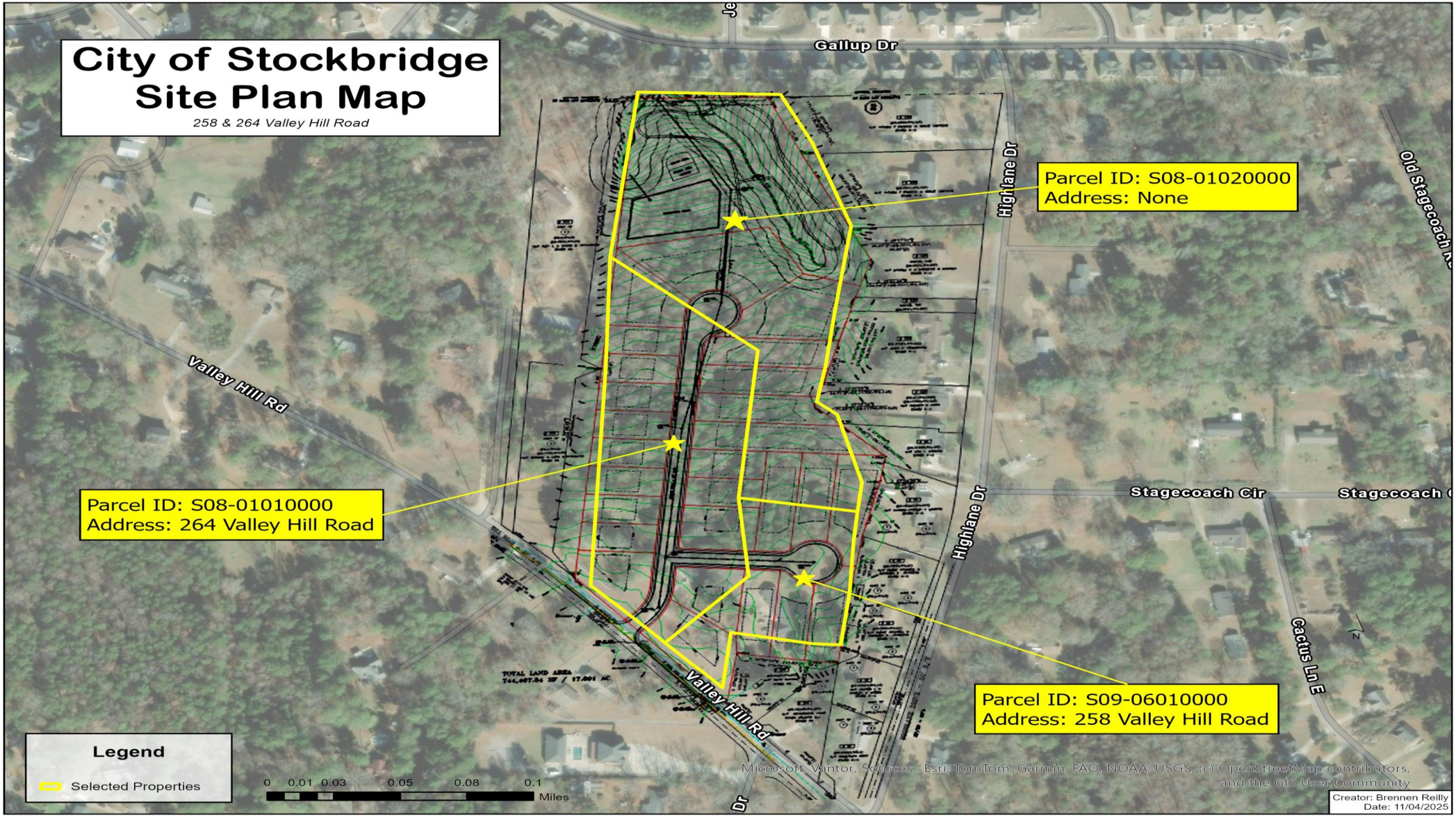
- The previously approved site plan (Case No. RZ-2023-02) established a 16-lot single-family detached subdivision on three parcels totaling approximately 17 acres, with access from Valley Hill Road and the use of on-site septic systems. The original layout included a central amenity area featuring a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

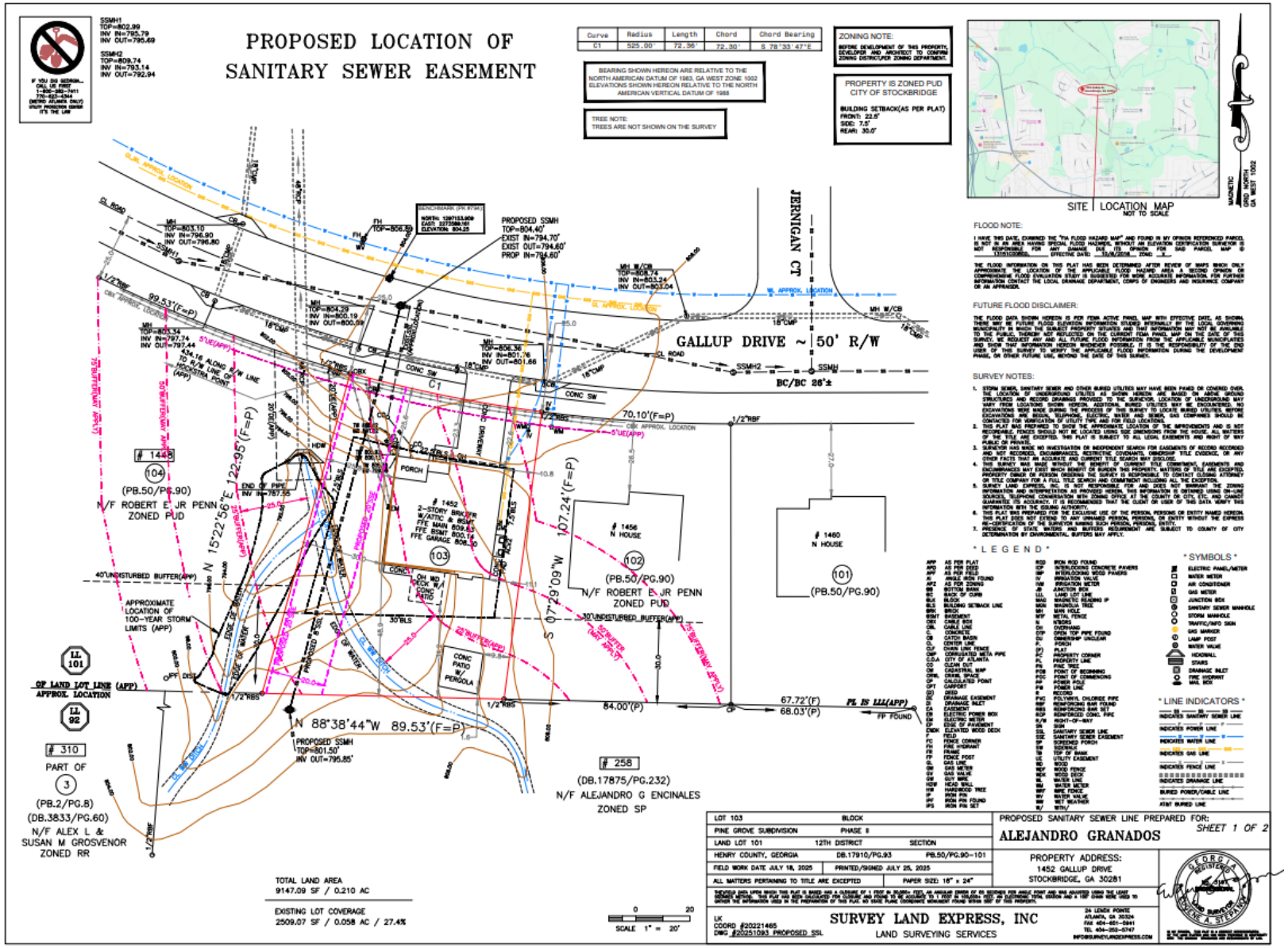
Category	Approved Site Plan (RZ-2023-02)	Proposed Major Zoning Modification (2025)	Change / Notes
Total Acreage	± 17.06 acres	± 17.06 acres	No change in total acreage
Total Dwelling Units	16 lots	28 lots	+ 12 lots (increase of 75%)
Gross Density	0.94 units/acre	1.64 units/acre	Increase due to municipal 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

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




City of Stockbridge
Site Plan Map
258 & 264 Valley Hill Road
Gallup Dr
Highlane Dr
Old Stagecoach
Valley Hill Rd
Parcel ID: S08-01020000
Address: None
Parcel ID: S08-01010000
Address: 264 Valley Hill Road
Stagecoach Cir
Stagecoach
Highlane Dr
Cactus Ln E
Valley Hill Rd
Parcel ID: S09-06010000
Address: 258 Valley Hill Road
Legend
Selected Properties
0 0.01 0.03 0.05 0.08 0.1
Miles
Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community
Creator: Brennen Reilly
Date: 11/04/2025

Proposed Location of Sanitary Sewer Easement on 1452 Gallup Drive



Renderings of Proposed Subdivision







STAFF ANALYSIS

The following sections of the Stockbridge Unified Development Code (UDC) were reviewed and analyzed in connection with the applicant's request to modify the approved site plan.

STAFF ANALYSIS

1. **Reasonableness of Applicant's Request:** The request to increase from 16 to 28 single-family detached lots is reasonable and consistent with the SR (Suburban Residential) district. The proposed density of 1.64 units per acre remains below the 3.9 units per acre maximum. A proposed sanitary sewer easement on 1452 Gallup Drive will provide a direct connection to the municipal sewer system, eliminating the need for on-site septic tanks and supporting a more efficient subdivision layout.
2. **Suitability for the Proposed Development:** The 17.06-acre site is physically suitable for the proposed subdivision and compatible with nearby neighborhoods. The revised layout provides adequate open space, a playground, and pedestrian connectivity. Relocating the amenity area to the rear improves safety, accessibility, and visual appeal.
3. **Effects on Surrounding Properties and Infrastructure:** The modification will not adversely impact surrounding properties or City infrastructure. Municipal water and sewer services are available, and traffic impacts are expected to be minimal. A Water and Sewer Availability Letter dated May 20, 2025, confirms that the City's existing systems have sufficient capacity to accommodate the proposed development. Landscaping, fencing, and buffers will maintain compatibility with adjacent single-family homes.

STAFF RECOMMENDATION

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 October 3 2025, 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

STAFF RECOMMENDATION (cont.)

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.

Questions?



City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 8, 2025

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

ANNEXATION CASE #AX-2025-02. Consideration of the annexation of property at 2220 Jodeco Road (off Feucht Drive) and Parcel #052-01020001 from unincorporated Henry County to allow for the construction of an apartment development with 321 units, at a density of 12.8 +/- units per acre. The applicant has also applied for a Comprehensive Plan amendment (CP-2025-02) and a rezoning (RZ-2025-04). Applicant: Emory Equity, LLC. Agent: Law Firm of Smith, Gambrell & Russell, LLP. Acreage: 24.995 +/- acres in two parcels.

BACKGROUND INFORMATION:

The property does not have frontage or direct access off Jodeco Road. Property access would be off the new Western Parallel Connector, which is under construction adjacent to I-75. Maps show Feucht Drive off Jodeco Road, but it was recently eliminated to allow the new road to be constructed. A lake is located in the center of the property.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880 / eSigned via GovOS.com Frank S. Milazi Key: 7ed53636-d898-4ade-b417-932d73311167

CITY TREASURER eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

0.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

ANNEXATION CASE #AX-2025-02.

STAFF RECOMMENDATION:

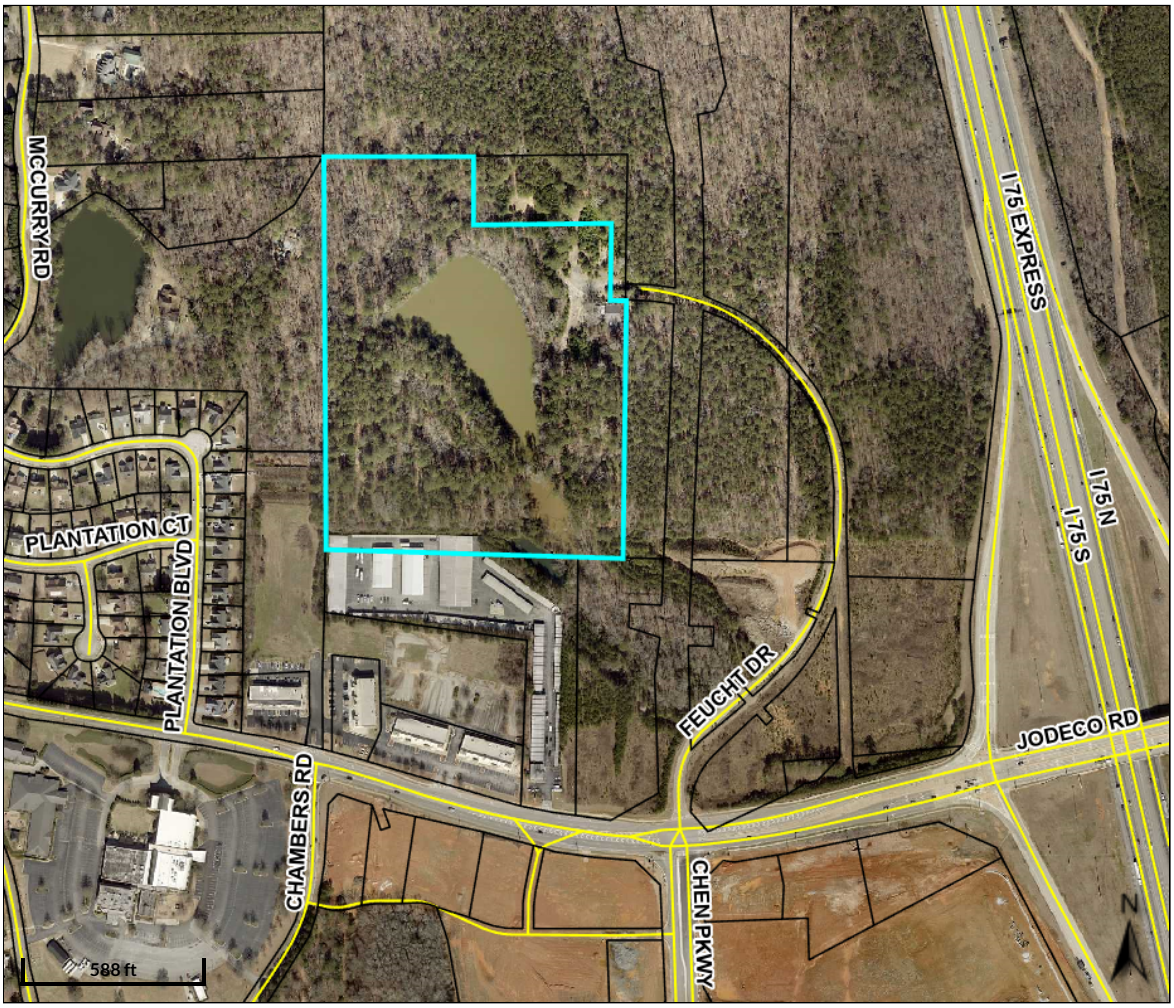
APPROVAL.

eSigned via GovOS.com

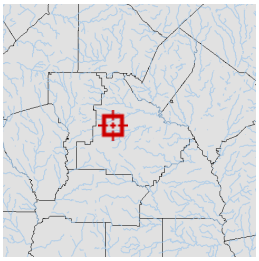
R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

Henry County, GA



Overview



Legend

Parcels

Roads

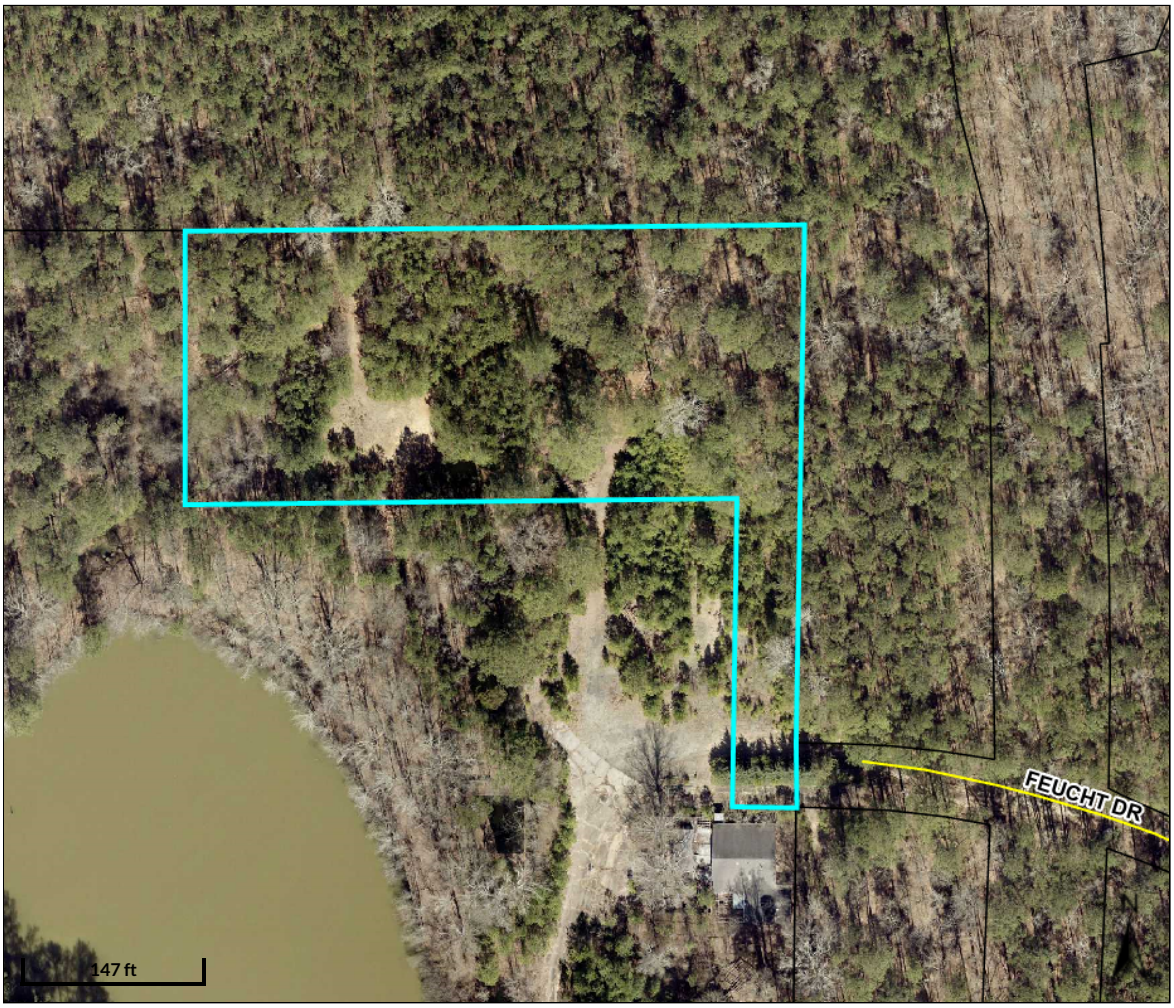
Parcel ID	052-01020000	**Class**	Commercial	**Owner**	COOK GLENN D & CAROL J & JULIA A & ET AL	**Land Value:**	$1,075,000				
Property Address	2220 JODECO RD	**Acreage**	21.5	**Address**	1080 RIVERSIDE DRIVE WATKINSVILLE, GA 30677	**Building Value:**	$0	**Last 2 Sales**			
District	Henry County					**Misc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

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

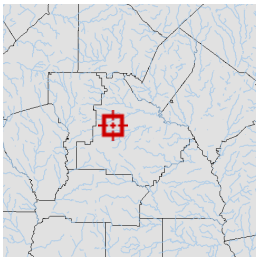
Date created: 4/17/2025
Last Data Uploaded: 4/17/2025 2:34:03 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

Parcels

Roads

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

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

Date created: 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: KEN@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 ROCKDALE COUNTY GEORGIA 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@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 ROCKDALE COUNTY GEORGIA 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

Kenneth J Butcher
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 PUBLIC FULTON COUNTY GEORGIA EXPIRES 01/14/2029

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

Signature of Applicant/Property Owner/Agent

Kathryn M. Zickert

Applicant's Attorney, if applicable - Printed

Kathryn M. Zickert

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

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 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.

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

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, ZONE(S) X (UNSHADED) 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)
8) 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.
9) ALL SUBSTANTIAL FEATURES OBSERVED DURING THE SURVEY ARE DEPICTED HEREON UNLESS OTHERWISE NOTED.
10) SITE CONTAINS 0 MARKED REGULAR PARKING SPACES & 0 HANDICAPPED SPACES.
11) PARTY WALLS WERE NOT REQUESTED AND ARE NOT SHOWN HEREON.
12) 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.
13) THIS SURVEY HAS NO KNOWN STATUSES IN REGARD TO CONFINEMENT AGENCIES.
14) ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE HENRY COUNTY TAX ASSESSOR'S WEBSITE.
15) THE DISTANCE TO THE NEAREST ROAD INTERSECTION IS PROVIDED HEREON MEASURED EITHER ALONG THE R/W, THE C/L OF FROM EDGE ROAD OR BY STRAIGHT-LINE BEARING AND DISTANCE.
16) OR TOPOGRAPHIC, PHOTOGRAMMETRIC, OR LASER SCANNING DATA WAS PERFORMED IN ADVANCE 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.
17) VISIBLE EVIDENCE OF RECENT EARTHWORK ON SITE WAS NOT OBSERVED.
18) 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.
19) ANY PERTINENT OFFSITE EASEMENTS OR APPARENT EASEMENTS FOUND IN THE COURSE OF RESEARCH AND FIELD WORK ARE SHOWN HEREON UNLESS OTHERWISE NOTED.
20) 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

THIS SURVEY

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 6TH DISTRICT OF HENRY COUNTY, GEORGIA, AS SHOWN ON A PLAT OR SURVEY DATED APRIL 12, 1976 FOR TRAVIS, CAMP, INC. BY CROFT ENGINEERING COMPANY, P.C., BEARING THE CERTIFICATE OF ROBERT S. MITCHELL, R.L.S. NO. 1566, RECORDED IN PLAT BOOK 9, PAGE 286, 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, LAST ALONG THE SOUTH LINE OF LAND LOT 51 AND THE NORTH LINE OF LAND LOT 78, SOUTH 89 DEGREES 59 MINUTES 59 SECONDS EAST, 1,320.00 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89 DEGREES 59 MINUTES 59 SECONDS EAST ALONG THE SOUTH LINE OF LAND LOT 51 AND THE NORTH LINE OF LAND LOT 78, 1,320.00 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 59 MINUTES 59 SECONDS EAST, 1,188.39 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 01 DEGREES 53 MINUTES 53 SECONDS WEST ALONG OTHER PROPERTY OF BOBBY EVANS AND CHARLES J. WATERS, 806.61 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 01 DEGREES 53 MINUTES 53 SECONDS WEST ALONG OTHER PROPERTY OF BOBBY EVANS AND CHARLES J. WATERS, 806.61 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89 DEGREES 59 MINUTES 59 SECONDS WEST, ALONG OTHER PROPERTY OF BOBBY EVANS AND CHARLES J. WATERS, 1,188.39

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

[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.

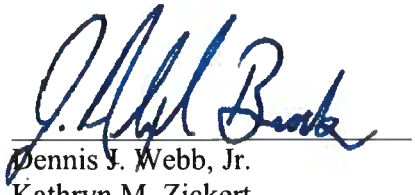
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

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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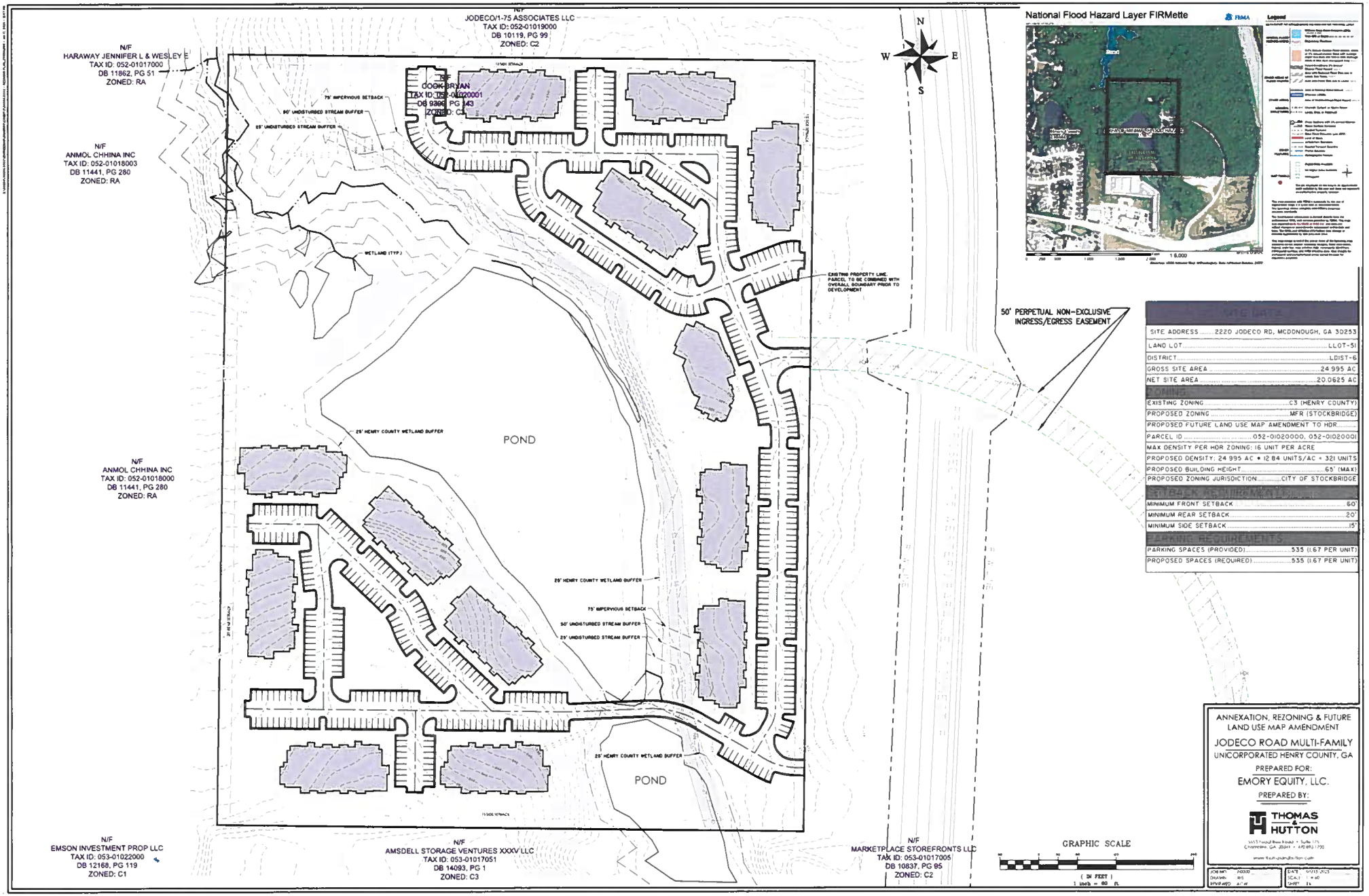

N/F
JODECO/I-75 ASSOCIATES LLC
TAX ID: 052-01019000
DB 10119, PG 99
ZONED: C2
N/F
HARAWAY JENNIFER L & WESLEY E
TAX ID: 052-01017000
DB 11862, PG 51
ZONED: RA
N/F
COOK BRYAN
TAX ID: 052-01020001
DB 9299, PG 143
ZONED: C3
N/F
ANMOL CHHINA INC
TAX ID: 052-01018003
DB 11441, PG 280
ZONED: RA
N/F
ANMOL CHHINA 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.)
EXISTING PROPERTY LINE. PARCEL TO BE COMBINED WITH OVERALL BOUNDARY PRIOR TO DEVELOPMENT
25' HENRY COUNTY WETLAND BUFFER
POND
50' PERPETUAL NON-EXCLUSIVE INGRESS/EGRESS EASEMENT
N
S
E
W
National Flood Hazard Layer FIRMette
FEMA
Legend
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
UNINCORPORATED HENRY COUNTY, GA
PREPARED FOR:
EMORY EQUITY, LLC.
PREPARED BY:
THOMAS & HUTTON

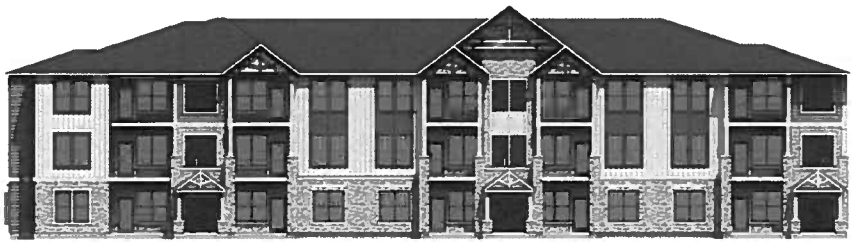


JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

SEPTEMBER 1, 2022

ARCHITECTURAL IMAGERY

Front:



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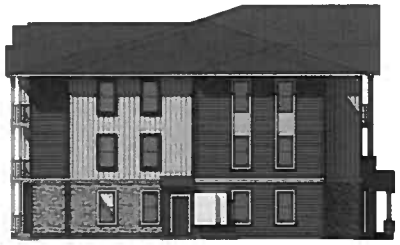


Right:



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

1105 W. Peachtree St. NE, Suite 1000
Atlanta, Georgia 30309-3608
Tel: 404 815-3500
www.sgrlaw.com

J. Alexander Brock
Direct Tel: 404-815-3603
Direct Fax: 404-685-6903
jabrock@sgrlaw.com

Smith Gambrell Russell

July 01, 2025

VIA E-MAIL LLOGAN@CITYOFSTOCKBRIDGE-GA.GOV

Linda M. Logan, Senior Planner
City of Stockbridge, Planning and Zoning Division
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281

Re: 2220 Jodeco Road (#AX-2025-02; # CP-2025-03; and # RZ-2025-04)
Request to Defer

Dear Ms. Logan:

We represent the Applicant, Emory Equity, LLC, in its applications for an Annexation ((#AX-2025-02), Comprehensive Plan Amendment (#CP-2025-03) and Rezoning (#RZ-2025-04) concerning the property located at 2220 Jodeco Road (Parcel ID 052-01020000 and 052-01020001). Please accept this letter as a formal request to defer the applications from the July Community Zoning Information Meeting until the November 12, 2025 CZIM along with the respective the Planning Commission (defer to November 20, 2025) and City Council (defer to December 8, 2025) meetings. We need to temporarily pause our application and we fully intend to resume the zoning process later this Fall.

If you have any questions, please do not hesitate to call.

Sincerely,



J. Alexander Brock

cc: Ryan Anderson, City of Stockbridge Planning
Veronica Green, City of Stockbridge Planning
Gordon Linton, City of Stockbridge Planning
Arthur Lynn, Emory Equity, LLC



Z:\30334\30334.0000\Landscape Architecture\Illustrative Files\VND\30334 - Stockbridge Zoning Graphics September 1, 2022 3:07 PM

Front:



Left:



Right:



Back:



JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

ARCHITECTURAL ELEVATIONS





JODECO/I-75 ASSOCIATES LLC
TAX ID: 052-01019000
DB 10119, PG 99
ZONED: C2

N/F
RAWAY JENNIFER L & WESLEY E
TAX ID: 052-01017000
DB 11862, PG 51
ZONED: RA

N/F
NMOL CHHINA INC
X 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
N 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

BDG. 2
BDG. 3
BDG. 4
BDG. 5
BDG. 6
BDG. 7
BDG. 8
BDG. 9
BDG. 10
BDG. 11
BDG. 12
BDG. 13

24.995 ACRE
PROPOSED
MULTIFAMILY SITE
(321 UNITS)

CLUBHOUSE
/LEASING

POND
POND

MAIN ENTRY DRIVE
ENTRY DRIVE

PROPOSED I-75 WESTERN
PARALLEL CONNECTOR

50' PERPETUAL NON-EXCLUSIVE
INGRESS/EGRESS EASEMENT

LANDCAPE BERM W/
EVERYGREEN TREES
WALKING TRAIL
VUA
SANITARY SEWER
EASEMENT

NORTH 1" = 60'-0"

GENERAL LEGEND
- MATCHLINE
- PROPERTY LINE
- BUILDING SETBACK
- DECORATIVE FENCE
- WALL
- CURB
- EXPANSION JOINT
- TREE PROTECTION FENCING
- T — TRANSFORMER
- A/C UNIT
- DETAIL SEC., ELEV. OR CALLOUT

MLDA
MULTIFAMILY LANDSCAPE DESIGN ASSOCIATES
678 764-8482
P.O BOX 1968
WOODSTOCK, GA 30188
WWW.MLDASSOCIATES.COM

SEAL

CONSULTANT

PROJECT NAME
JODECO RD
MULTIFAMILY
HENRY COUNTY, GA

PROJECT OWNER
EMORY EQUITY, LLC
ATLANTA, GA

ISSUED FOR:

REVISIONS:

PROJECT # 24023

SHEET TITLE
COLOR PLAN
RENDERING

SHEET NUMBER
L1-01

COMMENTS

© 2022 MULTIFAMILY LANDSCAPE DESIGN ASSOCIATES

N/F
JODECO/1-75 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
COCK BRYAN
TAX ID: 052-01020001
DB 9390, PG 143
ZONED: C2

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

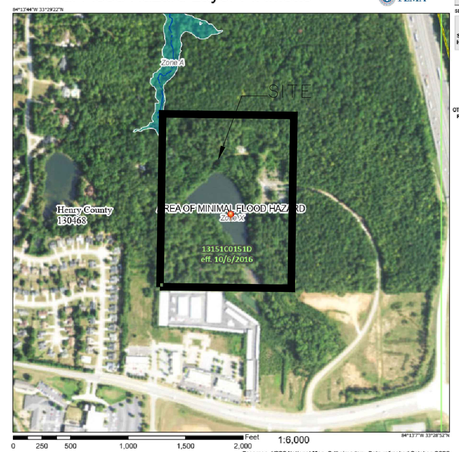
N/F
AMSDELL STORAGE VENTURES XXXV LLC
TAX ID: 053-01017051
DB 14093, PG 1
ZONED: C3

N/F
MARKETPLACE STOREFRONTS LLC
TAX ID: 053-01017005
DB 10837, PG 95
ZONED: C2

15' SIDE SETBACK
75' IMPERVIOUS SETBACK
50' UNDISTURBED STREAM BUFFER
25' UNDISTURBED STREAM BUFFER
WETLAND (TYP.)
25' HENRY COUNTY WETLAND BUFFER
POND
20' REAR SETBACK
EXISTING PROPERTY LINE. PARCEL TO BE COMBINED WITH OVERALL BOUNDARY PRIOR TO DEVELOPMENT
50' PERPETUAL NON-EXCLUSIVE INGRESS/EGRESS EASEMENT
PROPOSED I-75 WESTERN PARALLEL CONNECTOR
R/W LINE
OHW
SS
IG

N
W
E
S

National Flood Hazard Layer FIRMette



FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

OTHER AREAS

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/31/2022 at 9:02 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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
DRAWN:	JHS
REVIEWED:	ACW
DATE:	01/15/2025
SCALE:	1" = 60'
SHEET:	EX

CERTIFIED MAIL

9589 0710 5270 1133 4732 56

received
4/28/25

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ZIP 30281
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0006117675

$ 019.45⁰

APR 22 2025

MS. CHERI HOBSON-MATTHEWS
COUNTY MANAGER OF HENRY COUNTY
HENRY COUNTY ADMINISTRATION BUILDING
140 HENRY PARKWAY
MCDONOUGH, GEORGIA 30253

Outlook

Re: [EXTERNAL] Annexation Request from the City of Stockbridge--2220 Jodeco Road & Parcel #052-01020001, Off Feucht Drive

From Cheri Matthews <cmatthews@co.henry.ga.us>
Date Thu 4/17/2025 6:20 PM
To Linda Logan <LLogan@stockbridgega.org>
Cc Stephanie Braun <sbraun@co.henry.ga.us>; pz-submittals@co.henry.ga.us <pz-submittals@co.henry.ga.us>; Anthony Ford <asford@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Ryan Anderson <randerson@stockbridgega.org>; Gordon Linton <Glinton@stockbridgega.org>; Zenovia Pearson <zpearson@stockbridgega.org>; Jordyn Bucholtz <jbucholtz@stockbridgega.org>; Linda Logan <LLogan@stockbridgega.org>

Good evening Ms. Logan,

Thank you for sending this annexation request to my attention. The Planning and Zoning team has also been copied and will respond accordingly.

Again thanks and have a great weekend!

HENRY COUNTY
Government
Henry Cares. Henry Committed.

Cheri-Hobson Matthews, CPM
County Manager
140 Henry Parkway
McDonough, Georgia 30253
t 770.288.6267 e cmatthews@co.henry.ga.us
w www.co.henry.ga.us c 404.357.1863

From: Linda Logan <LLogan@stockbridgega.org>
Date: Thursday, April 17, 2025 at 5:35 PM
To: Cheri Matthews <cmatthews@co.henry.ga.us>
Cc: Stephanie Braun <sbraun@co.henry.ga.us>, pz-submittals@co.henry.ga.us <pz-submittals@co.henry.ga.us>, Anthony Ford <asford@stockbridgega.org>, Vanessa Holiday <vholiday@stockbridgega.org>, Ryan Anderson <randerson@stockbridgega.org>, Gordon Linton <Glinton@stockbridgega.org>, Zenovia Pearson <zpearson@stockbridgega.org>, Jordyn Bucholtz <jbucholtz@stockbridgega.org>, Zenovia Pearson <zpearson@stockbridgega.org>, Linda Logan <LLogan@stockbridgega.org>
Subject: [EXTERNAL] Annexation Request from the City of Stockbridge--2220 Jodeco Road & Parcel #052-01020001, Off Feucht Drive

Some people who received this message don't often get email from llogan@stockbridgega.org.
Learn why this is important

CAUTION: This email originated from OUTSIDE of Henry County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert Button or create a helpdesk ticket.

TO: Cheri Hobson-Matthews, County Manager of Henry County
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia 30253

CC: Stephanie Braun, County Clerk
Toussaint Kirk, Planning and Economic Development Director, Henry County

Hello, Ms. Matthews. The City of Stockbridge received, on April 7, 2025, an annexation application from a developer to annex two parcels at 2220 Jodeco Road and Parcel #052-01020001, off Feucht Drive, from unincorporated Henry County into the City of Stockbridge. We also received an associated Comprehensive Plan amendment application and a rezoning application for the property. Attached for your review are copies of the three applications, along with a signed cover letter from Ryan Anderson, Community Development Director; the aerial photos of the property; the survey; and the proposed site plan.

The applicant, Arthur Lynn Emory Equity, LLC (represented by Dennis Webb and Alex Brock of Smith, Gambrell & Russell), is proposing to build a multifamily development with 321 apartment units on 24.995 +/- acres, at a density of 12.8 +/- units per acre.

Please provide the City of Stockbridge with an official letter regarding Henry County's agreement or non-agreement to the proposed annexation. We will be sending you a hard-copy annexation package by certified mail next week.

If you have any questions or need additional information, please contact Ryan Anderson at (678) 833-3340, or at randerson@stockbridgega.org.

Thank you.

Linda Logan

Stockbridge
Where Community Connects

Linda M. Logan,
MSP, MSRE
Senior Planner
Planning and Zoning Division
Community Development Department
City of Stockbridge
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
(678) 833-3344
llogan@stockbridgega.org

Stockbridge
Where Community Connects
4640 North Henry Blvd., Stockbridge, GA 30281
City Hall: (770) 389-7900 FAX: (770) 389-7912

April 17, 2025

VIA CERTIFIED MAIL

Attn: Cheri Hobson-Matthews, County Manager of Henry County
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia 30253

RE: Request for Annexation of Property Into the City of Stockbridge:
Property at 2220 Jodeco Road and Parcel #052-01020001, Off Feucht Drive

Please be advised that the City of Stockbridge has received an application for the proposed annexation of property from unincorporated Henry County. The property includes two parcels, including 2220 Jodeco Road and Parcel #052-01020001, off Feucht Drive. The applicant, Arthur Lynn Emory Equity, LLC (represented by Dennis Webb and Alex Brock of Smith, Gambrell & Russell), is proposing to build a multifamily development with 321 apartment units on 24.995 +/- acres, at a density of 12.8 +/- units per acre.

Enclosed for your review is the Annexation application, along with the companion Comprehensive Plan Amendment and Rezoning applications. Also included are the aerial photos of the two parcels comprising the subject property, the survey, and the proposed site plan.

Please provide the City of Stockbridge with an official letter regarding Henry County's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please contact me directly at (678) 833-3340.

Best regards,

Ryan Anderson, Director
Community Development Department
City of Stockbridge

Cc: Mayor Anthony Ford, Acting City Manager
Vanessa Holiday, City Clerk
Stephanie Braun, County Clerk
Toussaint Kirk, Henry County Planning & Economic Development

Enclosures

Outlook

Delivered: County Annexation Objection - City of Stockbridge, Jodeco and Feucht - Sent 5.30.25 @ 4:47 pm

From postmaster@stockbridgega.org <postmaster@stockbridgega.org>
Date Fri 5/30/2025 4:47 PM
To Jordyn Bucholtz <jbucholtz@stockbridgega.org>

1 attachment (47 KB)
County Annexation Objection - City of Stockbridge, Jodeco and Feucht - Sent 5.30.25 @ 4:47 pm;

Your message has been delivered to the following recipients:

Jordyn Bucholtz (jbucholtz@stockbridgega.org)

Subject: County Annexation Objection - City of Stockbridge, Jodeco and Feucht - Sent 5.30.25 @ 4:47 pm

Outlook

Read: [EXTERNAL] Read: County Annexation Objection - City of Stockbridge, Jodeco and Feucht - Sent 5.30.25 @ 4:47 pm

From Jordyn Bucholtz <jbucholtz@stockbridgega.org>
Date Fri 5/30/2025 4:48 PM
To Kenta Lanham <klanham@co.henry.ga.us>

Your message

To: Jordyn Bucholtz
Subject: County Annexation Objection - City of Stockbridge, Jodeco and Feucht - Sent 5.30.25 @ 4:47 pm
Sent: Friday, May 30, 2025 4:47:34 PM (UTC-05:00) Eastern Time (US & Canada)

was read on Friday, May 30, 2025 4:48:02 PM (UTC-05:00) Eastern Time (US & Canada).

Outlook

Delivered: County Annexation Objection - City of Stockbridge, Jodeco and Feucht - Sent 5.30.25 @ 4:47 pm

From postmaster@stockbridgega.org <postmaster@stockbridgega.org>
Date Fri 5/30/2025 4:47 PM
To Gordon Linton <glinton@stockbridgega.org>

1 attachment (47 KB)
County Annexation Objection - City of Stockbridge, Jodeco and Feucht - Sent 5.30.25 @ 4:47 pm;

Your message has been delivered to the following recipients:

Gordon Linton (glinton@stockbridgega.org)

Subject: County Annexation Objection - City of Stockbridge, Jodeco and Feucht - Sent 5.30.25 @ 4:47 pm

Outlook

Read: [EXTERNAL] Read: County Annexation Objection - City of Stockbridge, Jodeco and Feucht - Sent 5.30.25 @ 4:47 pm

From Gordon Linton <Glinton@stockbridgega.org>
Date Fri 5/30/2025 4:55 PM
To Kenta Lanham <klanham@co.henry.ga.us>

Your message

To: Gordon Linton
Subject: County Annexation Objection - City of Stockbridge, Jodeco and Feucht - Sent 5.30.25 @ 4:47 pm
Sent: Friday, May 30, 2025 4:47:34 PM (UTC-05:00) Eastern Time (US & Canada)

was read on Friday, May 30, 2025 4:54:59 PM (UTC-05:00) Eastern Time (US & Canada).

Outlook

Delivered: County Annexation Objection - City of Stockbridge, Jodeco and Feucht - Sent 5.30.25 @ 4:47 pm

From postmaster@stockbridgega.org <postmaster@stockbridgega.org>
Date Fri 5/30/2025 4:47 PM
To Linda Logan <llogan@stockbridgega.org>

1 attachment (47 KB)
County Annexation Objection - City of Stockbridge, Jodeco and Feucht - Sent 5.30.25 @ 4:47 pm;

Your message has been delivered to the following recipients:

Linda Logan (llogan@stockbridgega.org)

Subject: County Annexation Objection - City of Stockbridge, Jodeco and Feucht - Sent 5.30.25 @ 4:47 pm

Outlook

[EXTERNAL] FW: County Annexation Objection - City of Stockbridge, Jodeco and Feucht - Sent 5.30.25 @ 4:47 pm

From Linda Logan <LLogan@stockbridgega.org>
Date Fri 5/30/2025 4:55 PM
To Kenta Lanham <klanham@co.henry.ga.us>
Cc Ryan Anderson <randerson@stockbridgega.org>; Gordon Linton <Glinton@stockbridgega.org>; Jordyn Bucholtz <jbucholtz@stockbridgega.org>; Linda Logan <LLogan@stockbridgega.org>

3 attachments (6 MB)

AX-25-04 Objection Package, Stockbridge, Jodeco and Feucht.pdf; Notice from City, Certified Mail and Email.pdf; DCA HB2A - Objection, Stockbridge, Jodeco and Feucht.pdf;

CAUTION: This email originated from OUTSIDE of Henry County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert Button or create a helpdesk ticket.

Received.

Stockbridge
Where Community Connects

Linda M. Logan,
MSP, MSRE
Senior Planner
Planning and Zoning Division
Community Development Department
City of Stockbridge
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
(678) 833-3344
llogan@stockbridgega.org

From: Kenta Lanham <klanham@co.henry.ga.us>
Sent: Friday, May 30, 2025 4:48 PM
To: Gordon Linton <Glinton@stockbridgega.org>; Ryan Anderson <randerson@stockbridgega.org>; Linda Logan <LLogan@stockbridgega.org>; Jordyn Bucholtz <jbucholtz@stockbridgega.org>; Juli M. Yoder <juli.yoder@gadca.onmicrosoft.com>
Cc: Rachel Mack <rmack@co.henry.ga.us>; Toussaint M. Kirk <tkirk@co.henry.ga.us>; Kamau As-Salaam <ksalaam@co.henry.ga.us>; Kevin C. Johnson <kcjohnson@co.henry.ga.us>; Cheri Matthews <cmatthews@co.henry.ga.us>
Subject: County Annexation Objection - City of Stockbridge, Jodeco and Feucht - Sent 5.30.25 @ 4:47 pm

Caution: This email originated from outside your organization.
Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

Please see the attached County objection package to the City of Stockbridge annexation request (AX-25-04) for properties north of Jodeco Road, west of Feucht Road. A copy via certified mail is on its way.
This email has a read and delivery receipt request.

Please let me know if you have any questions.

Thank you,

Kenta Lanham

Planner III

Planning and Zoning

140 Henry Parkway

McDonough, GA 30253

770-288-7534

HENRY COUNTY
Government

Disclaimer

Information contained herein has been researched as requested and provided as a public service. Information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requestor. Information contained herein does not exempt a developer, builder, or property owner from any required review and/or approval required by other Henry County Departments, from private development covenants, and/or any other code/development regulations. Planning & Zoning can only provide information relating to zoning and permitted uses as approved by the Board of Commissioners. Planning & Zoning cannot give guidance or approvals regarding compliance required by other departments. Appropriate research and due diligence are strongly recommended ***before*** *acquiring property for specific use. Planning & Zoning assumes no liability for errors and omissions. Information contained herein has been obtained from public records, which may be inspected during regular business hours.*

Outlook

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From postmaster@stockbridgega.org <postmaster@stockbridgega.org>
Date Fri 5/30/2025 4:47 PM
To Ryan Anderson <randerson@stockbridgega.org>

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Your message has been delivered to the following recipients:

Ryan Anderson (randerson@stockbridgega.org)

Subject: County Annexation Objection - City of Stockbridge, Jodeco and Feucht - Sent 5.30.25 @ 4:47 pm

Planning and Zoning
Henry County Board of Commissioners
140 Henry Parkway
McDonough, GA 30253

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9589 0710 5270 1604 7693 07

9589 0710 5270 1604 7693 07

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

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Sent To: City of Stockbridge ATTN Planning Anderson
Street and Apt. No., or PO Box No.: 4640 North Henry Blvd
City, State, ZIP+4®: Stockbridge GA 30281

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

RESOLUTION #25-180

RESOLUTION OBJECTING TO PROPOSED ANNEXATION INTO, REZONING, AND COMPREHENSIVE PLAN AMENDMENT REQUEST BY THE CITY OF STOCKBRIDGE OF 24.995 +/- ACRES IN LAND LOT 51 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA

WHEREAS, the Henry County Board of Commissioners received notice from the City of Stockbridge ("City"), advising Henry County of the City's intent to annex (AX-25-04) 24.995 +/- acres in Land Lot 51 of the 6th District of Henry County, Georgia, being **Parcels 052-01020000 & 052-01020001** (herein referred to as the "Property") (*see,* Exhibit A, attached hereto);

WHEREAS, in connection with (or immediately following) the annexation, the property owners seek to change the zoning for the Property from the of C-3 (Highway Commercial) Henry County zoning district to the MFR (Multi-Family Residential) City of Stockbridge zoning district;

WHEREAS, in connection with (or immediately following) the annexation, the property owners seek to modify the Future Land Use Map designation for the Property from Henry County High Density Mixed Use designation to the City of Stockbridge High Density Residential designation;

WHEREAS, the Henry County Board of Commissioners has analyzed and considered:

1) The propose change in land use; and

2) The increased burden in the delivery of fire services as a direct result

WHEREAS, the requested change to the comprehensive plan to City of Stockbridge High Density Residential (8.0 to 16.0 dwelling units per acre) would eliminate any commercial and mixed use opportunities that are supported under the Henry County High Density Mixed Use designation; and

WHEREAS, the Board of Commissioners has determined that the proposed annexation of the Property into the City would cause a material increase in the burden on Henry County directly related to the infrastructure demands related to the proposed change in zoning and land use, which would result in an

increase in service demands which would be detrimental to Henry County and to the health, safety, and welfare of Henry County and its citizens; and

WHEREAS, the City does not provide fire services to its residents and Henry County will be called upon to provide fire services within the City's incorporated areas and based on the proposed change in zoning and proposed increase in density, Henry County will be required to allocate its resources in a disproportionate manner to provide fire services to the City at the expense of the health, safety and welfare of other residents throughout Henry County; and

WHEREAS, the City conducts permit review without sharing approvals to the County, and if the Property is annexed, County fire services may respond to an emergency without access to critical fire-related permit approvals which presents a significant concern for the health, safety, and welfare of County fire staff responding to emergencies; and

WHEREAS, Henry County could not adequately plan for future fire stations or required apparatus/equipment within the City or any other area due to the uncertainty of what would be required based on the future development of the property; and

WHEREAS, Henry County would be deprived of permitting, licensing and other fees for those properties located within the City, therefore placing a burden on our current budget and impacting the residents of Henry County.

NOW THEREFORE, BE IT RESOLVED that pursuant to *O.C.G.A. § 36-36-113*, Henry County objects to the of the City's intent to annex (AX-25-04) 24.995 +/- acres in Land Lot 51 of the 6th District of Henry County, Georgia as described in Exhibit A, on the grounds that the proposed change in zoning and land use & increased burden on delivery of fire services would result in a material increase in burden upon Henry County.

BE IT FURTHER RESOLVED that the County Manager and/or the County Attorney are authorized and directed to send such notice(s) as are required by law to the City of Stockbridge and/or the effected property owners.

BE IT FURTHER RESOLVED that the County Attorney is authorized to initiate such legal proceedings as are proper to enjoin the annexation and/or rezoning of the Property and/or initiate the arbitration proceedings authorized under *O.C.G.A. § 36-36-114*.

BE IT FURTHER RESOLVED that this Resolution shall be forwarded to the City, together with such supporting documentation as are reasonable and necessary to support the same.

BE IT SO RESOLVED THIS 28TH DAY OF MAY, 2025.

BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA

Carlotta Harrell, Chair

ATTEST:

Stephanie Braun, County Clerk

Exhibit A

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 #13151C0150D 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.

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 6TH DISTRICT OF HENRY COUNTY, GEORGIA, AS SHOWN ON A PLAT OR SURVEY DATED APRIL 1[illegible], 1976 FOR TRAVEL CAMP, INC. BY GRIFFIN ENGINEERING COMPANY, ETC. BEARING THE CERTIFICATE OF ROBERT S. MITCHELL, R.L.S. NO. 1[illegible] RECORDED IN PLAT BOOK 6, PAGE 4[illegible], 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 6TH 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 [illegible] TO THE POINT OF BEGINNING. RUNNING THENCE SOUTH 88 DEGREES 15 MINUTES 5 SECONDS EAST ALONG THE SOUTH LINE OF LAND LOT 51 AND THE NORTH LINE OF LAND LOT 78 [illegible] FEET TO A CONCRETE MONUMENT, THENCE NORTH 6 DEGREES 58 MINUTES 6 SECONDS EAST [illegible] FEET ALONG OTHER PROPERTY OF BOB H. EVANS AND CHARLES J. WATERS TO A CONCRETE MONUMENT. THENCE NORTH 88 DEGREES 15 MINUTES 5 SECONDS WEST ALONG OTHER PROPERTY OF BOB H. EVANS AND CHARLES J. WATERS [illegible] FEET TO A CONCRETE MONUMENT. THENCE SOUTH 3 DEGREES 56 MINUTES 6 SECONDS WEST, ALONG OTHER PROPERTY OF BOB H. EVANS AND CHARLES J. WATERS [illegible] 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. 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 COMPOSED OF VAN PALMER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK DATED MARCH 8, 1988 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 6380, 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 & SUBTRUST BANK BY SOUTHERN SURVEYORS (WALTER F. PRINCE, RLS NO. 2604) 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 (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 88 DEGREES 38 MINUTES 30 SECONDS WEST ALONG SAID SOUTH LAND LOT LINE A DISTANCE OF 663.11 FEET TO A POINT, AND RUN THENCE NORTH 83 DEGREES 38 MINUTES 29 SECONDS EAST 716.18 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 88 DEGREES 18 MINUTES 38 SECONDS WEST 50.00 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR). RUN THENCE NORTH 33 DEGREES 35 MINUTES 29 SECONDS EAST 270.63 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR). RUN THENCE NORTH 86 DEGREES 53 MINUTES 05 SECONDS WEST 615.38 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR). RUN THENCE NORTH 83 DEGREES 38 MINUTES 29 SECONDS EAST 200.56 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR). RUN THENCE SOUTH 88 DEGREES 38 MINUTES 30 SECONDS EAST 648.36 FEET TO AN IRON PIN FOUND IN A CONCRETE MONUMENT. RUN THENCE SOUTH 88 DEGREES 38 MINUTES 18 SECONDS WEST 470.66 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 6380, 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"E A DISTANCE OF 1,197.98 FEET TO A FOUND CONCRETE MONUMENT. THENCE S89°17'08"E A DISTANCE OF 943.96 FEET TO A FOUND 1/2" REBAR, THENCE N00°52'40"W A DISTANCE OF 208.66 FEET TO A FOUND 1/2" REBAR. THENCE S89°18'18"E A DISTANCE OF 615.33 FEET TO A FOUND 1/2" REBAR. THENCE S00°52'58"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 909.75 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°52'40"E A DISTANCE OF 50.00 FEET TO A POINT. THENCE S89°52'40"E A DISTANCE OF 99.12 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 S00°53'53"E A DISTANCE OF 139.25 FEET TO A POINT. THENCE N88°53'53"W A DISTANCE OF 50.00 FEET TO A POINT. THENCE N00°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 36,643 SQUARE FEET, 1.455 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 PALMER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK, DATED MARCH 8, 1988 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 6380, 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°17'08"E A DISTANCE OF 943.96 FEET TO A FOUND CONCRETE MONUMENT. THENCE N00°52'40"W A DISTANCE OF 208.66 FEET TO A SET 1/2" REBAR. THENCE N88°54'07"W A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR. ALSO KNOWN AS "POINT A". THENCE N00°52'58"E A DISTANCE OF 270.63 FEET TO A FOUND 1/2" REBAR. THENCE N88°53'53"W A DISTANCE OF 615.33 FEET TO A FOUND 1/2" REBAR. THENCE N00°52'58"E A DISTANCE OF 208.66 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING.
SAID LAND HAVING AN AREA OF 20.00 SQUARE FEET, 1.000 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 6380, 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, RYAN 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 118, 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, 1988, 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 6380, 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°52'58" 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°04'21"
C2	607.27'	920.91'	835.17'	N 45°26'49" W	086°53'16"

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.

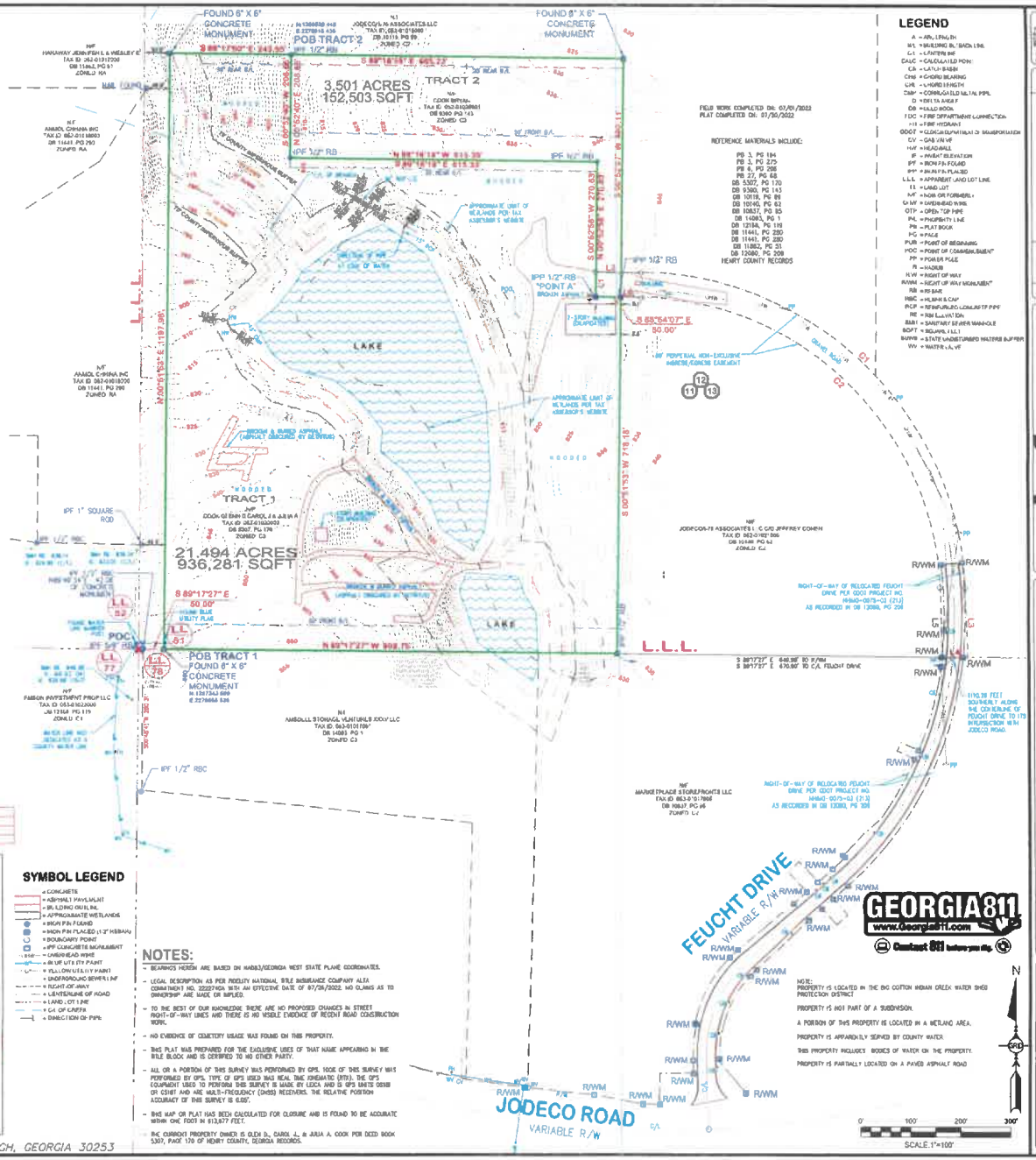
THE FIELDWORK WAS COMPLETED ON: 07/01/2022

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



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. 22227NCA 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 GS18 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 613,877 FEET.
- THE CURRENT PROPERTY OWNER IS GLEN D., CAROL J., & JULIA A. COOK PER DEED BOOK 5307, PAGE 170 OF HENRY COUNTY, GEORGIA RECORDS.

LEGEND

A = ARC LENGTH
BL = BUILDING BLOCK LINE
CL = CENTERLINE
CALC = CALCULATED POINT
CB = CATCH BASIN
CHB = CHORD BEARING
CHL = CHORD LENGTH
CMP = CORRUGATED METAL PIPE
D = DELTA AREA
DB = DEED BOOK
FDC = FIRE DEPARTMENT CONNECTION
FH = FIRE HYDRANT
GDOT = GEOGRAPHICAL DEPARTMENT OF TRANSPORTATION
GV = GAS VALVE
HW = HEADWALL
IP = INVERT ELEVATION
IPF = IRON PIN FOUND
IPP = IRON PIN PLACED
LLL = APPARENT LAND LOT LINE
LL = LAND LOT
MF = NOW OR FORMERLY
OHW = OVERHEAD WIRE
OTP = OPEN TOP PIPE
PL = PROPERTY LINE
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POWER POLE
R = RADIUS
RW = RIGHT OF WAY
RWM = RIGHT OF WAY MONUMENT
RB = REBAR
RBC = REBAR & CAP
RCP = REINFORCED CONCRETE PIPE
RE = RIM ELEVATION
SMH = SANITARY SEWER MANHOLE
SQFT = SQUARE FEET
SWWS = STATE UNDISTURBED WATERS BUFFER
WV = WATER VALVE

FIELD WORK COMPLETED ON: 07/01/2022
PLAT COMPLETED ON: 07/30/2022

REFERENCE MATERIALS INCLUDE:

PB 3, PG 184
PB 3, PG 275
PB 6, PG 206
PB 27, PG 68
DB 5307, PG 170
DB 9390, PG 143
DB 10119, PG 89
DB 10140, PG 62
DB 10837, PG 85
DB 14083, PG 1
DB 12184, PG 119
DB 11441, PG 280
DB 11441, PG 280
DB 11882, PG 51
DB 12080, PG 209
HENRY COUNTY 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.

SCALE: 1"=100'

IRONSTONE SURVEYING
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-867-4814 / Email office@ironstonesurveying.com

ALTA/NSPS LAND TITLE SURVEY

FOR EMORY EQUITY, LLC

IN LAND LOT 51, DISTRICT 6, HENRY COUNTY, GEORGIA

No.	JOB No.	DESCRIPTION OF REVISION	DATE

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

SITE ADDRESS: 2220 JODECO ROAD, MCDONOUGH, GEORGIA 30253

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 206.65 FEET TO A FOUND 1/2" REBAR; THENCE S89°16'15"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:

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TRACT 2

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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°16'55"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°16'15"W A DISTANCE OF 615.33 FEET TO A FOUND 1/2" REBAR; THENCE N00°52'40"E A DISTANCE OF 206.65 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.

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

May 28, 2025

Department Requesting Agenda Item:

Planning & Zoning

Action Type:

[X] *Action requested by BOC*

[ ] *For informational purposes only*

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Resolution
3. Staff Report

Presenter: Toussaint Kirk, Executive Director

Agenda Item:

The City of Stockbridge has received a request for annexation of property west of Feucht Drive, north of Jodeco Road, consisting of 24.995 +/- acres in Land Lot 51 of the 6th District. **District 5**

Applicant: City of Stockbridge

Case Number: AX-25-04
Commission District: District 5

Background/Summary:

The applicant is requesting an annexation for 24.995 +/- acres from Unincorporated Henry County to Incorporated City of Stockbridge. Included in the annexation request was notice of associated rezoning and amendment to the comprehensive plan requests.

Financial Implications/Considerations: N/A

The project is budgeted.	Y	or	N
The project will require the use of Fund Balance.	Y	or	N
If yes, please state amount _____.			
The project will require no funds.	Y	or	N
The project is grant funded and will require a _____% match and those funds are/are not budgeted.	Y	or	N
Is this request a Capital Project and part of the Capital Project List?	Y	or	N

Additional Comments / Recommendation:

It is Planning & Zoning staff's opinion that the annexation, rezoning, and comprehensive plan amendment request would result in a significant change in land use and an increased burden in the delivery of fire services as a direct result.

Henry County Planning & Zoning

CITY OF STOCKBRIDGE
AX-25-04

Commission District*:* 5
Commissioner: Kevin Lewis
Report Prepared by: Kenta Lanham, Planner III

Applicant: Emory Equity, LLC
c/o Arthur Lynn
2864 Alpine Road
Atlanta, GA 30305

Agent: Smith, Gambrell & Russell, LLP
c/o Dennis Webb
1105 W. Peachtree Street, NE
Atlanta, GA 30309

Property Owners: Kenneth Butcher
1080 Riverside Drive
Watkinsville, GA 30622

Location: Property located on Jodeco Road and at 2220 Jodeco Road in Land Lot 51 of the 6th District

Parcel ID(s): 052-01020000 & 052-01020001

Request: Annexation, Rezoning, and Comprehensive Plan Amendment

BOC Meeting: **May 28, 2025**

Lot Size: 24.995 +/- acres

Zoning History: The subject property is currently zoned C-3 (Highway Commercial) as illustrated on the Henry County Official Zoning Map, which was adopted on November 19, 2013, by the Henry County Board of Commissioners.

A review of zoning records indicates that the property was rezoned from RA (Residential-Agricultural) to C-2 (General Commercial) on July 27, 1970 by the Henry County Board of Commissioners. The subject property was then rezoned from C-2 (General Commercial) to C-3 (Highway Commercial) by the Henry County Board of Commissioners on January 17, 1984, with no conditions. On December 21, 1982, the Henry County Board of Commissioners approved a conditional use (CU-82-11) request for medical office buildings on the subject property.

Adjacent properties are as follows:

North: Unincorporated Henry County
South: City of Stockbridge
East: Unincorporated Henry County
West: Unincorporated Henry County

Current Land Use: Commercial and undeveloped

Future Land Use: High Density Mixed Use, between 8 and 20 dwelling units per acre, net

Proposed Zoning: As per application materials, the City of Stockbridge proposes to annex the subject properties using the 100% method from the current zoning classification of C-3 (Highway Commercial) to the City of Stockbridge MFR (Multi-Family Residential) zoning district. Included with the request an associated request to amend the comprehensive plan and Future Land Use Map designation of the subject property from County High Density Mixed Use to City High Density Residential.

Comments: The owners of the subject property are requesting the 100% annexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, O.C.G.A § 36-36-20, municipal corporations can annex unincorporated areas contiguous to the existing corporate limits – "contiguous" means abuts the municipal limits, or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by some other political subdivision, or the lands owned by the state.

The City of Stockbridge intends to annex the subject properties consisting of a total of 24.995 +/- acres from the current zoning classification of C-3 (Highway Commercial) to the City of Stockbridge MFR (Multi-Family Residential) zoning district. The annexation application packet includes an associated request to amend the comprehensive plan from Henry County High Density Mixed Use (8.0 to 20.0 du/acre, net) to City of Stockbridge High Density Residential (8.0 to 16.0 7.99 du/acre) to support the rezoning request.

The application packet was delivered to Henry County via verifiable delivery via email on April 17, 2025, and via Certified Mail on April 28, 2025 in accordance with *O.C.G.A. § 36-36-9,* and within the required timeframe as established by *O.C.G.A. § 36-36-6.*

The Future Land Use Map (FLUM), as part of the Henry County Comprehensive Plan 2045, which was adopted by the Henry County Board of Commissioners on October 30, 2023, designation of the subject property is High Density Mixed Use. Development within this designation should include strong pedestrian and bicycle facilities and high standards for streetscapes and building design. A maximum of 50% of the buildings in a High Density Mixed Use development should be entirely residential.

The subject property is within an area designated by Henry County Comprehensive Plan 2045 as the Central District Development & Infrastructure Strategy area. The Central District Development & Infrastructure Strategy area is described within the Henry County Comprehensive Plan 2045 as the heart of unincorporated Henry County and delineated as the area between Stockbridge and McDonough between Flippen Road and the railroad line, encompassing much of the I-75 corridor. The vision for this area is to make a concerted infrastructure and aesthetic improvements to support the recent and anticipated levels of high intensity development. Land uses include a variety of residential neighborhoods, retail and office, and buffered industrial uses.

As per the application materials provided, the applicant is requesting concurrent rezoning for the subject property to City of Stockbridge MFR (Multi-Family Residential). The site plan submitted with the application, dated January 15, 2025, indicates a 321 unit multi-family apartment development, with a density of 12.84 dwelling units per acre. There is an associated request to amend the comprehensive plan and Future Land Use Map from Henry County High Density Mixed Use (between 8.0 and 20.0 du/acre, net) to City of Stockbridge High Density Residential (between 8.0 and 16.0 du/acre).

The City of Stockbridge High Density Residential FLUM designation would support residential developments with a density of up 16.0 dwelling units per acre, with limited opportunities for commercial spaces intended only for the residents and visitors. In contrast, the Henry County High Density Mixed Use designation encourages increased green space within developments and is intended for a mixture of uses. The request to rezone to City of Stockbridge MFR (Multi-Family Residential) and to amend the comprehensive plan to City of Stockbridge High Density Residential FLUM designation would not be consistent with the County future land use designation of the subject property.

The City does not provide fire services to its residents and Henry County will be called upon to provide those emergency services within the City's incorporated areas. The City conducts permit review without sharing approvals to the County. If the property is annexed, County fire services may respond to an emergency without access to critical fire-related permit approvals which presents a significant concern for the health, safety, and welfare of County fire staff responding to emergencies. The County could not adequately plan for future fire stations or required apparatus/equipment within the City or any other area due to the uncertainty of what would be required based on the future redevelopment of the property if annexed

Per *O.C.G.A. 36-36-113*, a county's objection to an annexation is valid if the proposed annexation would create a substantial or significant change in zoning or land use, increase in density, or increase in infrastructure demands.

Recommendation: It is Planning & Zoning staff's opinion that the annexation, rezoning, and comprehensive plan amendment request would result in a significant change in land use and an increased burden in the delivery of fire services as a direct result.

Attachments:

- Application Packet, including the associated rezoning and comprehensive plan amendment request
- Exhibit Maps

Stockbridge
Where Community Connects
4640 North Henry Blvd., Stockbridge, GA 30281
City Hall: (770) 389-7900 FAX: (770) 389-7912

April 17, 2025

VIA CERTIFIED MAIL

Attn: Cheri Hobson-Matthews, County Manager of Henry County
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia 30253

RE: Request for Annexation of Property Into the City of Stockbridge:
Property at 2220 Jodeco Road and Parcel #052-01020001, Off Feucht Drive

Please be advised that the City of Stockbridge has received an application for the proposed annexation of property from unincorporated Henry County. The property includes two parcels, including 2220 Jodeco Road and Parcel #052-01020001, off Feucht Drive. The applicant, Arthur Lynn Emory Equity, LLC (represented by Dennis Webb and Alex Brock of Smith, Gambrell & Russell), is proposing to build a multifamily development with 321 apartment units on 24.995 +/- acres, at a density of 12.8 +/- units per acre.

Enclosed for your review is the Annexation application, along with the companion Comprehensive Plan Amendment and Rezoning applications. Also included are the aerial photos of the two parcels comprising the subject property, the survey, and the proposed site plan.

Please provide the City of Stockbridge with an official letter regarding Henry County's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please contact me directly at (678) 833-3340.

Best regards,

Ryan Anderson, Director
Community Development Department
City of Stockbridge

Cc: Mayor Anthony Ford, Acting City Manager
Vanessa Holiday, City Clerk
Stephanie Braun, County Clerk
Toussaint Kirk, Henry County Planning & Economic Development

Enclosures

Henry County, GA



Overview



Legend

Parcels

Roads

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

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

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

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA





Legend

- Parcels
- Roads

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

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Developed by SCHNEIDER GEOSPATIAL

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, ZONE(S) X (SHADED) AND 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 GEORGIA RGNS.
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.
   d) ALL SUBSTANTIAL FEATURES OBSERVED DURING THE SURVEY ARE DEPICTED HEREON UNLESS OTHERWISE NOTED.
8) SITE CONTAINS 0 MARKED REGULAR PARKING SPACES & 0 HANDICAPPED SPACES.
9) PARTY WALLS WERE NOT REQUESTED AND ARE NOT SHOWN HEREON.
10) 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.
11) THIS SURVEY HAS NO KNOWN STATUSES IN REGARD TO GOVERNMENT AGENCIES.
12) ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE HENRY COUNTY TAX ASSESSOR'S WEBSITE.
13) 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.
14) 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.
15) VISIBLE EVIDENCE OF RECENT EARTHWORK ON SITE WAS NOT OBSERVED.
16) 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.
17) ANY PERTINENT OFFSITE EASEMENTS OR APPARENT EASEMENTS FOUND IN THE COURSE OF RESEARCH AND FIELD WORK ARE SHOWN HEREON UNLESS OTHERWISE NOTED.
18) LIABILITY INSURANCE WAS NOT OBTAINED BY THE SURVEYOR.

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 16, 1974 FOR TOWLES, CAMP, INC. BY GRIFFIN ENGINEERING COMPANY, P.C. BEARING THE CERTIFICATE OF ROBERT E. MITCHELL, R.L.S. NO. 1344 RECORDED IN PLAT BOOK 5, PAGE 288 HENRY COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE CENTERLINES OF LAND LOTS 51, 52, 77 AND 78 OF THE 4TH DISTRICT OF HENRY COUNTY, GEORGIA, AND RUN SOUTH 00 DEGREES 13 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF LAND LOT 51 AND THE NORTHERLY LINE OF LAND LOT 78 FOR A DISTANCE OF 1,319.28 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 89 DEGREES 47 MINUTES 27 SECONDS WEST A DISTANCE OF 1,319.28 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 89 DEGREES 47 MINUTES 27 SECONDS WEST A DISTANCE OF 1,319.28 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 00 DEGREES 15 MINUTES 5 SECONDS EAST ALONG THE LAND LOT LINE

LEGAL DESCRIPTION (AS SURVEYED)

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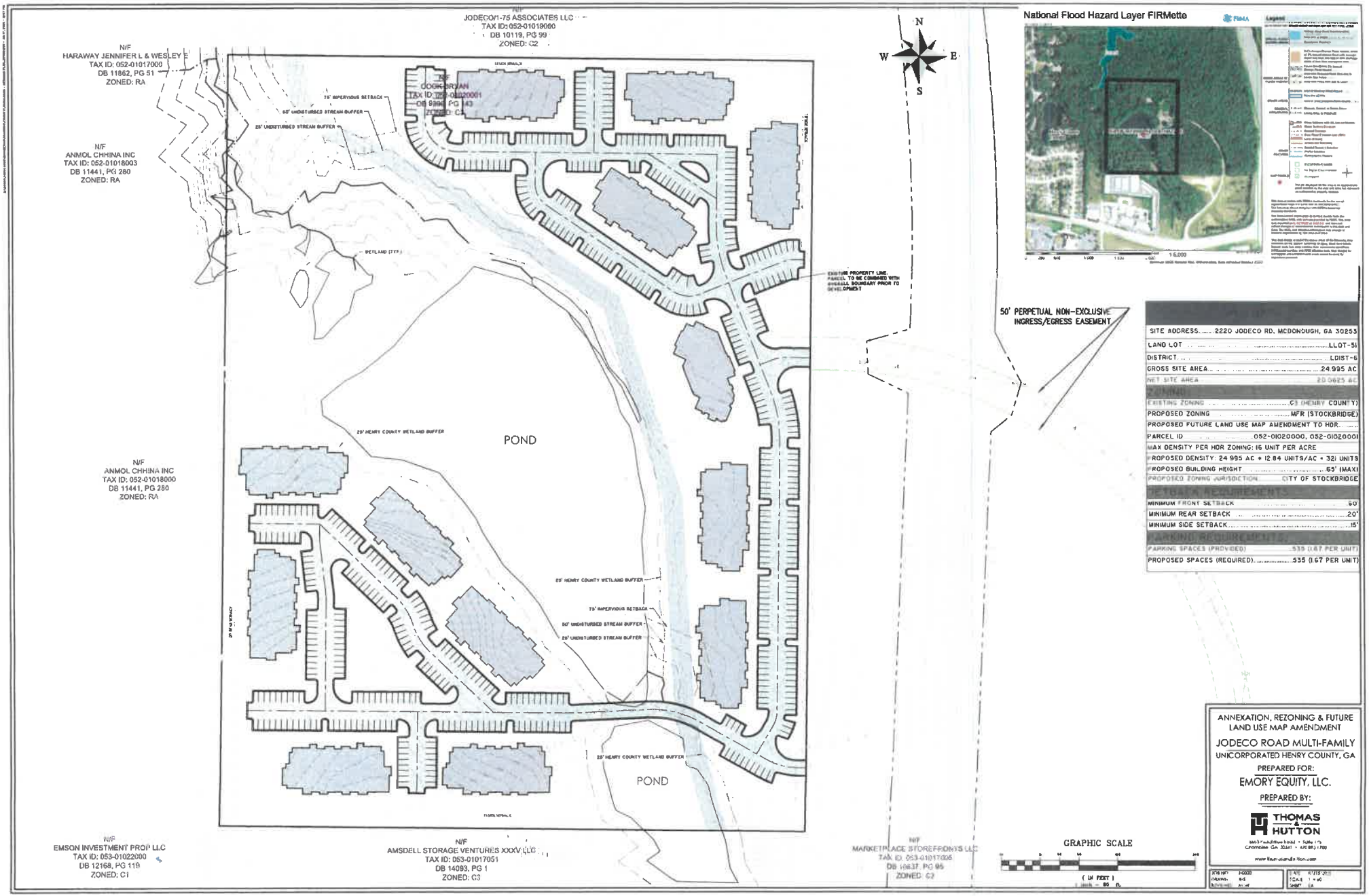

SITE ADDRESS	2220 JODECO RD, MCDONOUGH, GA 30253
LAND LOT	LLOT-51
DISTRICT	LDIST-6
GROSS SITE AREA	24.995 AC
NET SITE AREA	20.0625 AC
ZONING	
EXISTING ZONING	C3 (HENRY COUNTY)
PROPOSED ZONING	MFR (STOCKBRIDGE)
PROPOSED FUTURE LAND USE MAP AMENDMENT TO HDR	
PARCEL ID	052-01020000, 052-01020001
MAX DENSITY 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)

ANNEXATION, REZONING & FUTURE LAND USE MAP AMENDMENT

JODECO ROAD MULTI-FAMILY

UNICORPORATED HENRY COUNTY, GA

PREPARED FOR:

EMORY EQUITY, LLC.

PREPARED BY:

THOMAS & HUTTON

www.thomasandhutton.com

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

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: KEN@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 ROCKDALE COUNTY GEORGIA 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@HARDBACKS.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

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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

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:

	First	Last		
Name of Applicant:	Arthur Lynn	Emory Equity, LLC		
Applicant's Address:	2864 Alpine Road		Phone:	4048153620
City: Atlanta	State: Georgia	Zip: 30305	Email:	djwebb@sgrlaw.com

	First	Last		
Name of Agent:	Dennis J.	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

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:

	First	Last		
Name of Applicant:	Arthur Lynn	Emory Equity, LLC		
Applicant's Address:	2864 Alpine Road		Phone:	4048153620
City: Atlanta	State: Georgia	Zip: 30305	Email:	djwebb@sgrlaw.com

	First	Last		
Name of Agent:	Dennis	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

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 PUBLIC FULTON COUNTY GEORGIA EXPIRES 01/14/2029

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.)

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We certify that the foregoing information is true and correct, this sixth day of January, 2025.

Applicant's Name - Printed

J. Alexander Brock

Signature of Applicant/Property Owner/Agent

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

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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

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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

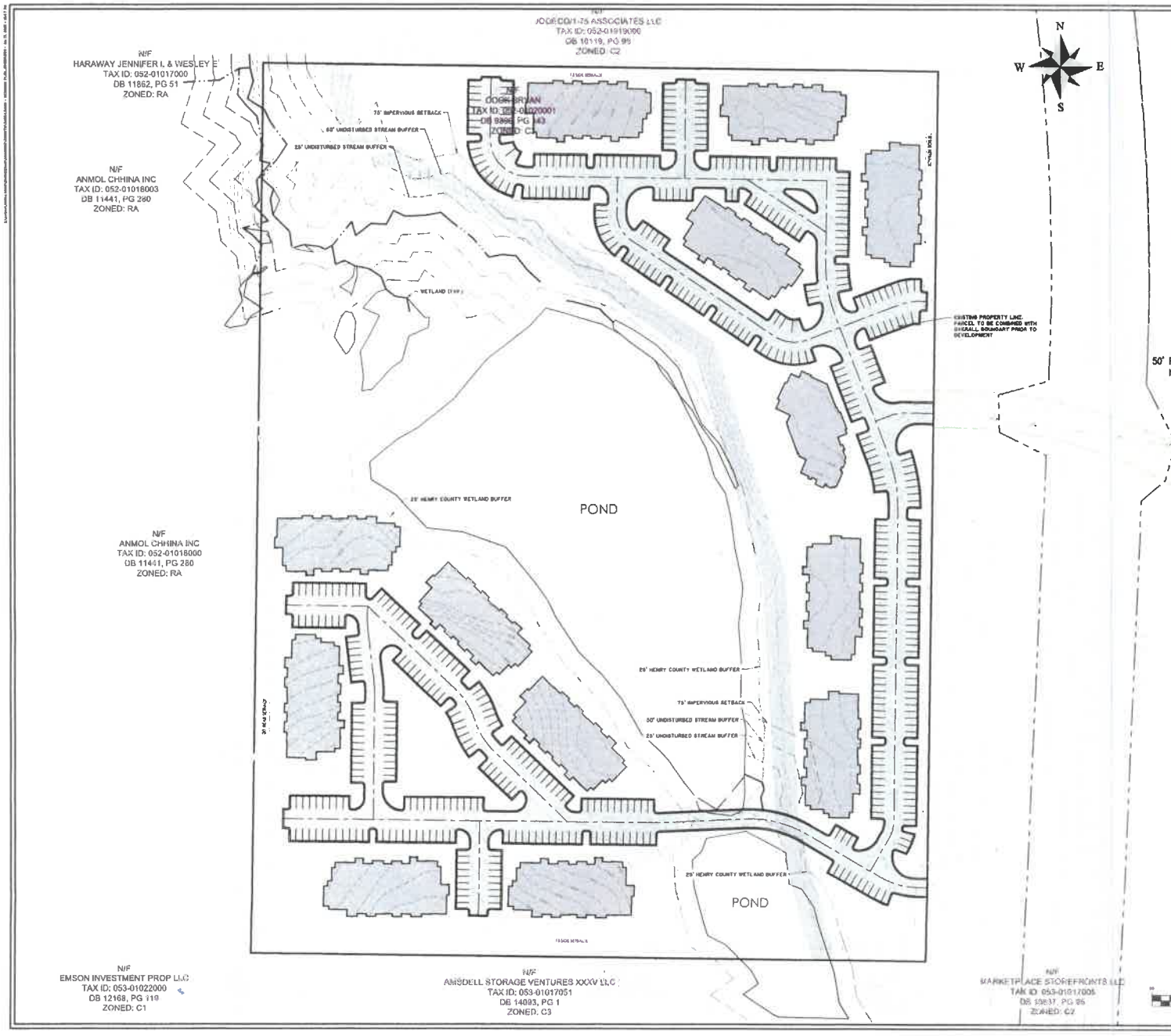
Smith, Gambrell & Russell, LLP

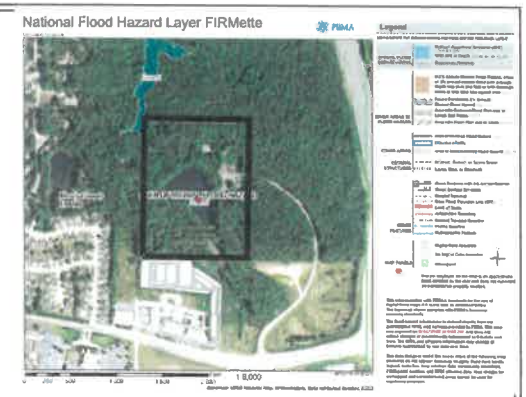
Sworn to and subscribed before me this sixth day of January, 2025.

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.





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)

ANNEXATION, REZONING & FUTURE LAND USE MAP AMENDMENT

JODECO ROAD MULTI-FAMILY

UNICORPORATED HENRY COUNTY, GA

PREPARED FOR:

EMORY EQUITY, LLC.

PREPARED BY:

THOMAS & HUTTON



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.

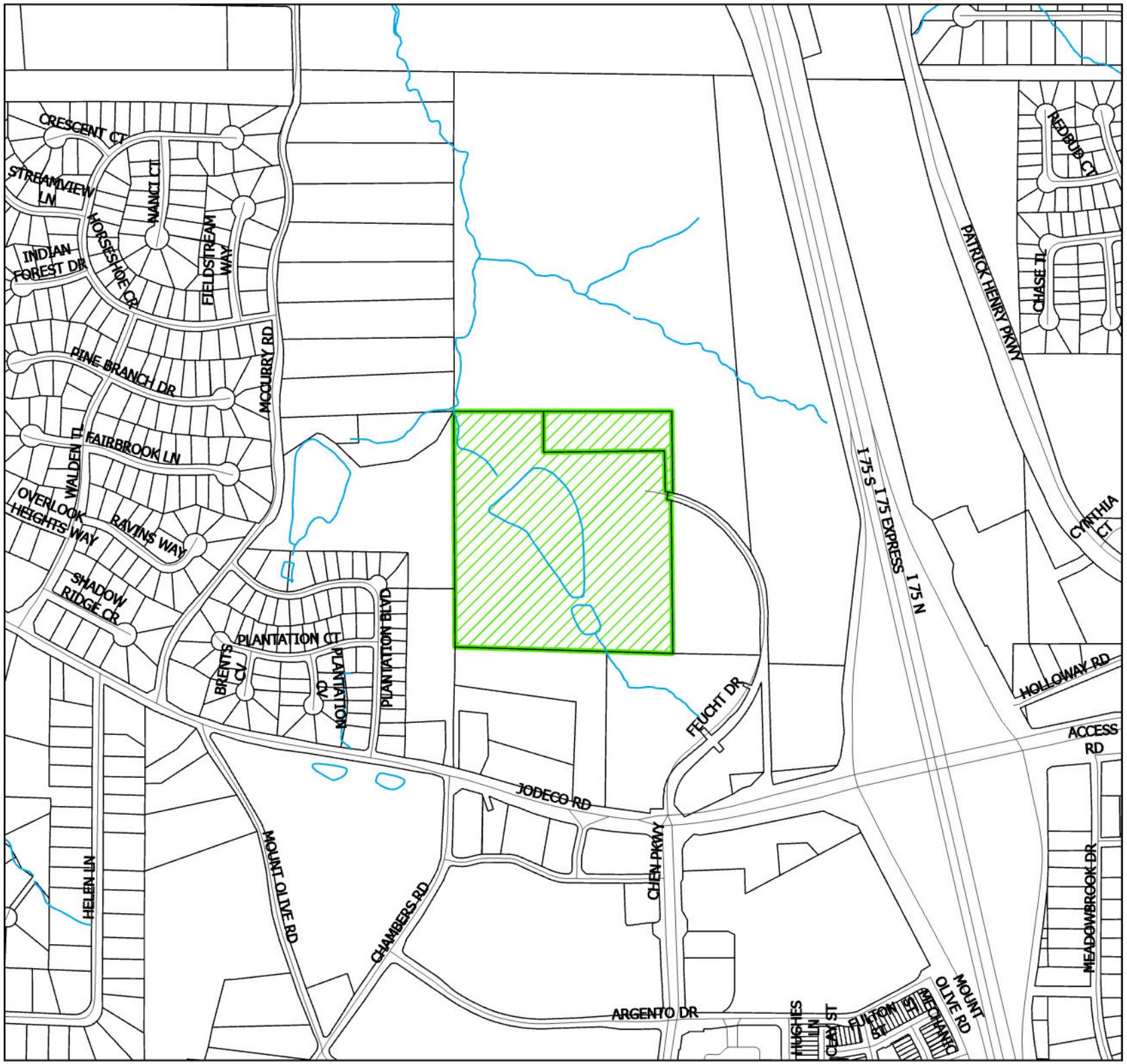
The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

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



Legend

REQUEST

AX-25-04

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This map is for graphical representation only. It is not a legal document.



Legend

REQUEST

AX-25-04

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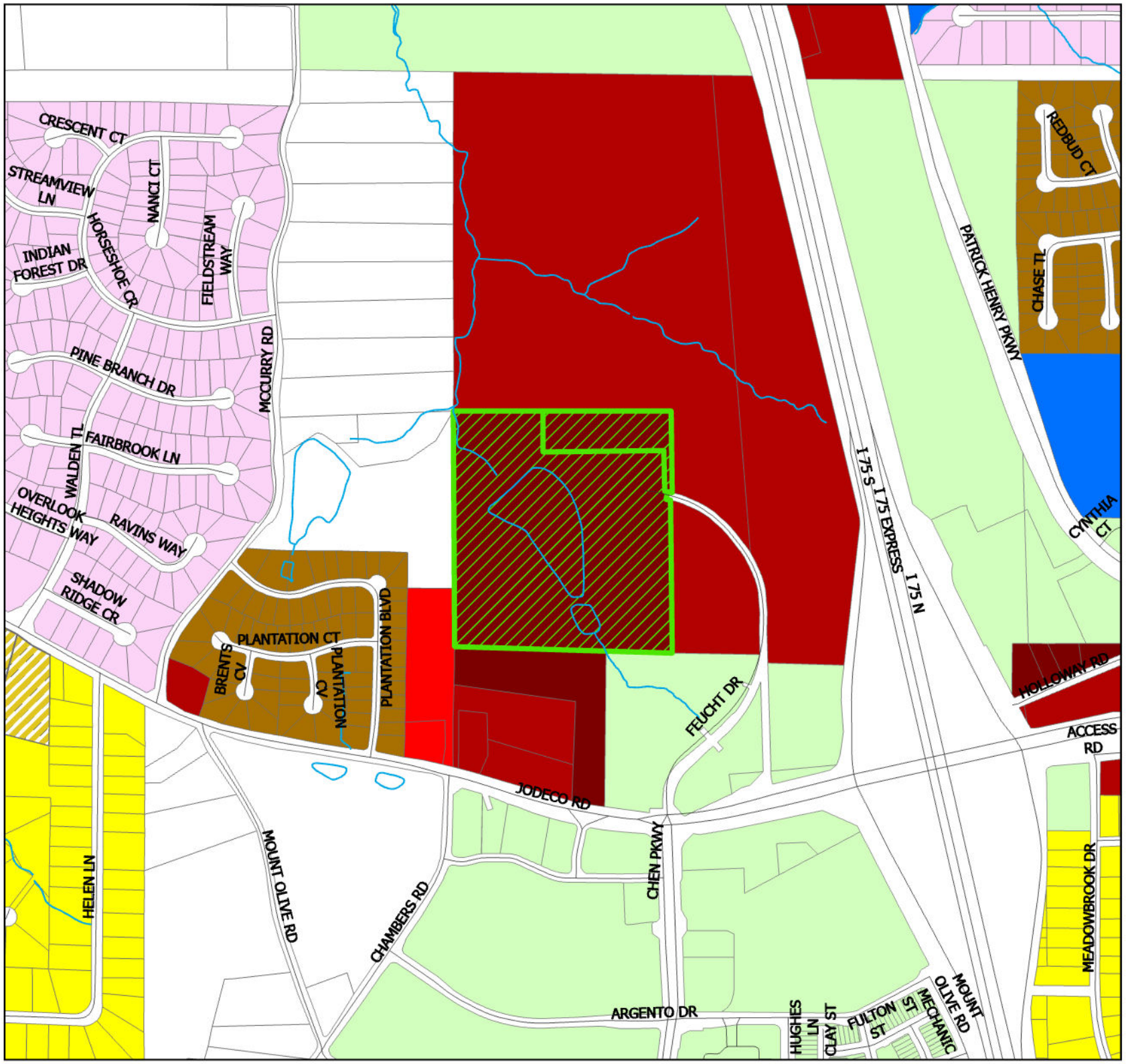
This map is for graphical representation only. It is not a legal document.



Legend

REQUEST

- AX-25-04

CURRENT ZONING

- RA
- RS
- R1
- R2
- R3
- R4
- R5
- RD
- RM
- RMH
- OI
- C1
- C2
- C3
- M1
- M2
- MU
- PD
- CITY

N
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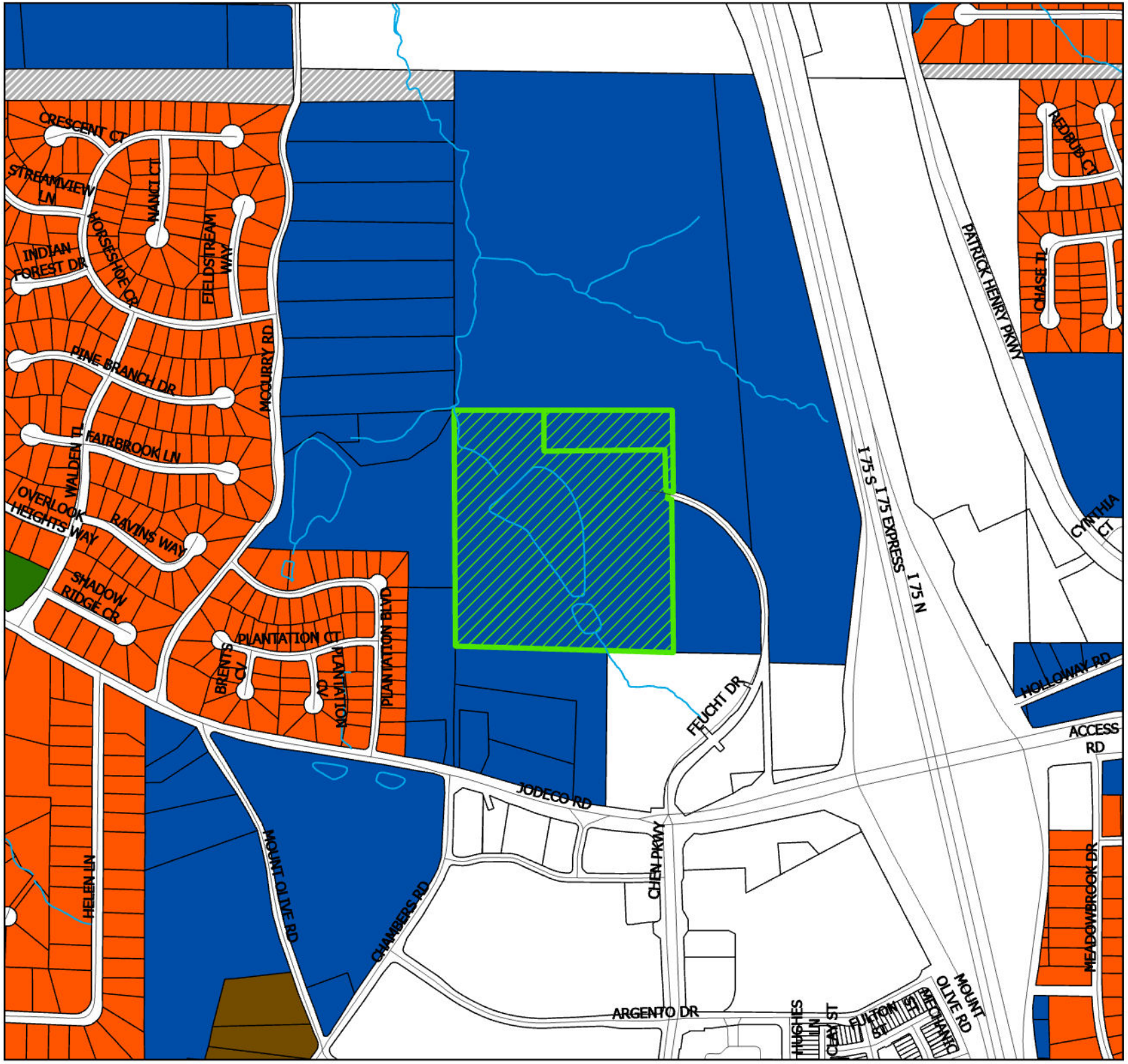


Legend

REQUEST

- AX-25-04

Future Land Use

- COM
- GREEN
- HDMU
- HDS
- INDUS
- LDMU
- LDS
- MDS
- PI
- RR
- TBD
- UR
- UTI
- VC
- CITY

N W E S

This map is for graphical representation only. It is not a legal document.

RESOLUTION #25-180

RESOLUTION OBJECTING TO PROPOSED ANNEXATION INTO, REZONING, AND COMPREHENSIVE PLAN AMENDMENT REQUEST BY THE CITY OF STOCKBRIDGE OF 24.995 +/- ACRES IN LAND LOT 51 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA

WHEREAS, the Henry County Board of Commissioners received notice from the City of Stockbridge ("City"), advising Henry County of the City's intent to annex (AX-25-04) 24.995 +/- acres in Land Lot 51 of the 6th District of Henry County, Georgia, being **Parcels 052-01020000 & 052-01020001** (herein referred to as the "Property") (*see,* Exhibit A, attached hereto);

WHEREAS, in connection with (or immediately following) the annexation, the property owners seek to change the zoning for the Property from the of C-3 (Highway Commercial) Henry County zoning district to the MFR (Multi-Family Residential) City of Stockbridge zoning district;

WHEREAS, in connection with (or immediately following) the annexation, the property owners seek to modify the Future Land Use Map designation for the Property from Henry County High Density Mixed Use designation to the City of Stockbridge High Density Residential designation;

WHEREAS, the Henry County Board of Commissioners has analyzed and considered:

1) The propose change in land use; and

2) The increased burden in the delivery of fire services as a direct result

WHEREAS, the requested change to the comprehensive plan to City of Stockbridge High Density Residential (8.0 to 16.0 dwelling units per acre) would eliminate any commercial and mixed use opportunities that are supported under the Henry County High Density Mixed Use designation; and

WHEREAS, the Board of Commissioners has determined that the proposed annexation of the Property into the City would cause a material increase in the burden on Henry County directly related to the infrastructure demands related to the proposed change in zoning and land use, which would result in an

increase in service demands which would be detrimental to Henry County and to the health, safety, and welfare of Henry County and its citizens; and

WHEREAS, the City does not provide fire services to its residents and Henry County will be called upon to provide fire services within the City's incorporated areas and based on the proposed change in zoning and proposed increase in density, Henry County will be required to allocate its resources in a disproportionate manner to provide fire services to the City at the expense of the health, safety and welfare of other residents throughout Henry County; and

WHEREAS, the City conducts permit review without sharing approvals to the County, and if the Property is annexed, County fire services may respond to an emergency without access to critical fire-related permit approvals which presents a significant concern for the health, safety, and welfare of County fire staff responding to emergencies; and

WHEREAS, Henry County could not adequately plan for future fire stations or required apparatus/equipment within the City or any other area due to the uncertainty of what would be required based on the future development of the property; and

WHEREAS, Henry County would be deprived of permitting, licensing and other fees for those properties located within the City, therefore placing a burden on our current budget and impacting the residents of Henry County.

NOW THEREFORE, BE IT RESOLVED that pursuant to *O.C.G.A. § 36-36-113*, Henry County objects to the of the City's intent to annex (AX-25-04) 24.995 +/- acres in Land Lot 51 of the 6th District of Henry County, Georgia as described in Exhibit A, on the grounds that the proposed change in zoning and land use & increased burden on delivery of fire services would result in a material increase in burden upon Henry County.

BE IT FURTHER RESOLVED that the County Manager and/or the County Attorney are authorized and directed to send such notice(s) as are required by law to the City of Stockbridge and/or the effected property owners.

BE IT FURTHER RESOLVED that the County Attorney is authorized to initiate such legal proceedings as are proper to enjoin the annexation and/or rezoning of the Property and/or initiate the arbitration proceedings authorized under *O.C.G.A. § 36-36-114*.

BE IT FURTHER RESOLVED that this Resolution shall be forwarded to the City, together with such supporting documentation as are reasonable and necessary to support the same.

BE IT SO RESOLVED THIS 28TH DAY OF MAY, 2025.

BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA

Carlotta Harrell, Chair

ATTEST:

Stephanie Braun, County Clerk

Exhibit A

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 #13151C0150D 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.

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 6TH DISTRICT OF HENRY COUNTY, GEORGIA, AS SHOWN ON A PLAT OR SURVEY DATED APRIL 1[illegible], 1976 FOR TRAVEL CAMP, INC. BY GRIFFIN ENGINEERING COMPANY, ETC. BEARING THE CERTIFICATE OF ROBERT S. MITCHELL, R.L.S. NO. 1[illegible] RECORDED IN PLAT BOOK 6, PAGE 4[illegible], 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 6TH 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 [illegible] TO THE POINT OF BEGINNING. RUNNING THENCE SOUTH 88 DEGREES 15 MINUTES 5 SECONDS EAST ALONG THE SOUTH LINE OF LAND LOT 51 AND THE NORTH LINE OF LAND LOT 78 [illegible] FEET TO A CONCRETE MONUMENT, THENCE NORTH 6 DEGREES 58 MINUTES 6 SECONDS EAST [illegible] FEET ALONG OTHER PROPERTY OF BOB H. EVANS AND CHARLES J. WATERS TO A CONCRETE MONUMENT. THENCE NORTH 88 DEGREES 15 MINUTES 5 SECONDS WEST ALONG OTHER PROPERTY OF BOB H. EVANS AND CHARLES J. WATERS [illegible] FEET TO A CONCRETE MONUMENT. THENCE SOUTH 3 DEGREES 56 MINUTES 6 SECONDS WEST, ALONG OTHER PROPERTY OF BOB H. EVANS AND CHARLES J. WATERS [illegible] 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. 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 COMPOSED OF VAN PALMER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK DATED MARCH 8, 1988 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 6380, 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 & SUBTRUST BANK BY SOUTHERN SURVEYORS (WALTER F. PRINCE, RLS NO. 2604) 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 (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 88 DEGREES 38 MINUTES 30 SECONDS WEST ALONG SAID SOUTH LAND LOT LINE A DISTANCE OF 663.11 FEET TO A POINT, AND RUN THENCE NORTH 83 DEGREES 38 MINUTES 29 SECONDS EAST 716.18 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 88 DEGREES 18 MINUTES 38 SECONDS WEST 50.00 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR). RUN THENCE NORTH 33 DEGREES 35 MINUTES 29 SECONDS EAST 270.63 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR). RUN THENCE NORTH 86 DEGREES 53 MINUTES 05 SECONDS WEST 615.38 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR). RUN THENCE NORTH 83 DEGREES 38 MINUTES 29 SECONDS EAST 200.56 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR). RUN THENCE SOUTH 88 DEGREES 38 MINUTES 30 SECONDS EAST 648.36 FEET TO AN IRON PIN FOUND IN A CONCRETE MONUMENT. RUN THENCE SOUTH 88 DEGREES 38 MINUTES 18 SECONDS WEST 670.66 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 6380, 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"E A DISTANCE OF 1,197.98 FEET TO A FOUND CONCRETE MONUMENT. THENCE S89°17'08"E A DISTANCE OF 943.96 FEET TO A FOUND 1/2" REBAR, THENCE N00°52'40"W A DISTANCE OF 208.66 FEET TO A FOUND 1/2" REBAR. THENCE S89°18'18"E A DISTANCE OF 615.33 FEET TO A FOUND 1/2" REBAR. THENCE S00°52'58"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 909.75 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°52'40"E A DISTANCE OF 50.00 FEET TO A POINT. THENCE S89°52'58"E A DISTANCE OF 99.12 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 908.75 FEET TO A POINT. THENCE S00°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 N00°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 96,643 SQUARE FEET, 1.465 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 PALMER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK, DATED MARCH 8, 1988 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 6380, 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°17'08"E A DISTANCE OF 943.96 FEET TO A FOUND CONCRETE MONUMENT. THENCE N00°52'40"W A DISTANCE OF 208.66 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING. THENCE S88°18'18"E A DISTANCE OF 665.33 FEET TO A FOUND CONCRETE MONUMENT. THENCE N00°52'58"W A DISTANCE OF 400.11 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°52'58"E A DISTANCE OF 270.63 FEET TO A FOUND 1/2" REBAR. THENCE N88°54'07"W A DISTANCE OF 615.33 FEET TO A FOUND 1/2" REBAR. THENCE N00°52'58"E A DISTANCE OF 208.66 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING.
SAID LAND HAVING AN AREA OF 200.04 SQUARE FEET, 1.000 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 6380, 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 118, 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, 1988, 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 6380, 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°52'58" 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°04'21"
C2	607.27'	920.91'	835.17'	N 45°26'49" W	086°53'16"

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.

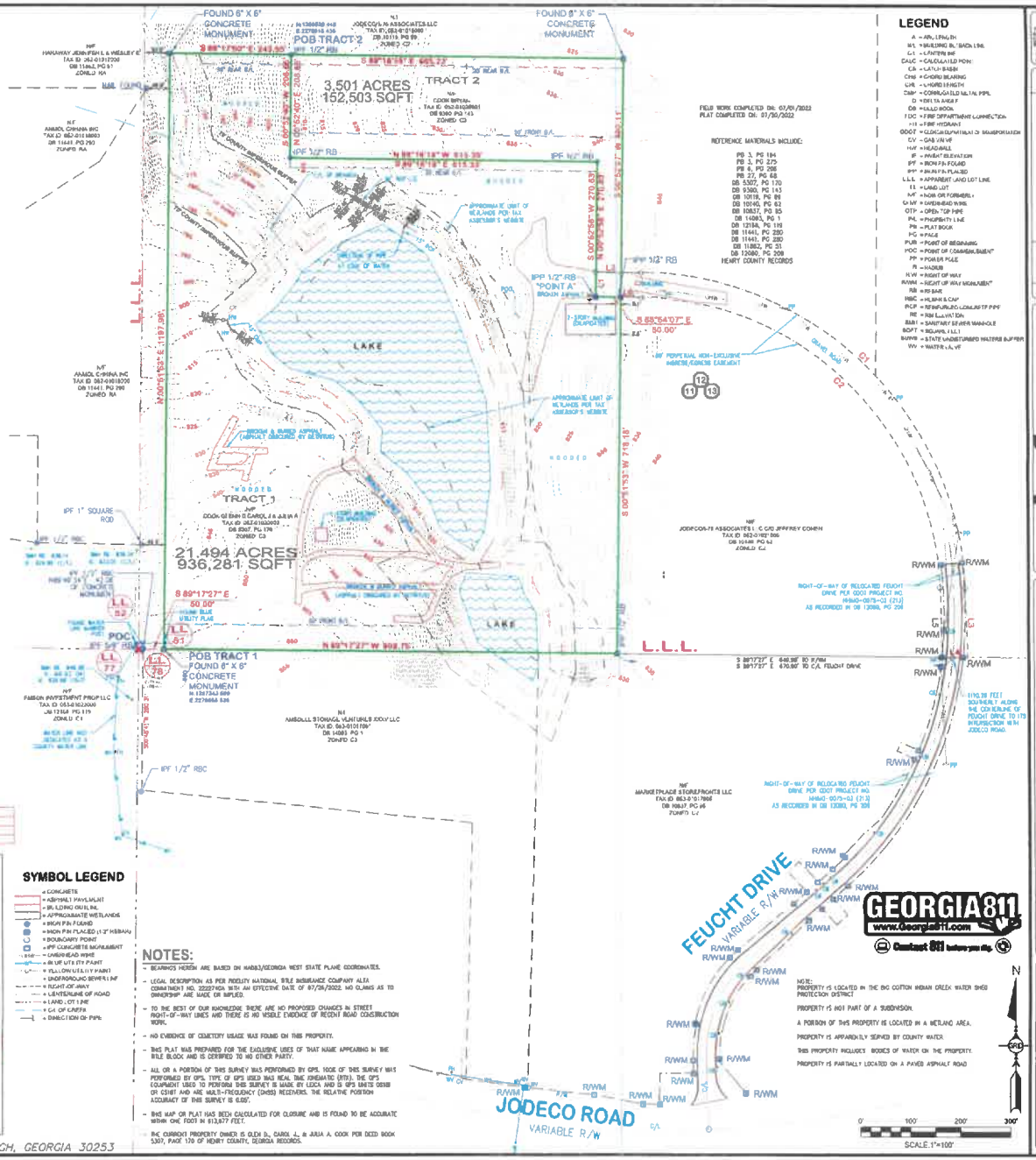
THE FIELDWORK WAS COMPLETED ON: 07/01/2022

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



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. 22227NCA 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 GS18 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 613,877 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.

SITE ADDRESS: 2220 JODECO ROAD, MCDONOUGH, GEORGIA 30253

LEGEND

A = ARC LENGTH
BL = BUILDING BLOCK LINE
CL = CENTERLINE
CALC = CALCULATED POINT
CB = CATCH BASIN
CHB = CHORD BEARING
CHL = CHORD LENGTH
CMP = CORRUGATED METAL PIPE
D = DELTA AREA F
DB = DEED BOOK
FDC = FIRE DEPARTMENT CONNECTION
FH = FIRE HYDRANT
GDOT = GEOGRAPHICAL DEPARTMENT OF TRANSPORTATION
GV = GAS VALVE
HW = HEADWALL
IP = INVERT ELEVATION
IPF = IRON PIN FOUND
IPP = IRON PIN PLACED
LLL = APPARENT LAND LOT LINE
LL = LAND LOT
MF = NOW OR FORMERLY
OHW = OVERHEAD WIRE
OTP = OPEN TOP PIPE
PL = PROPERTY LINE
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POWER POLE
R = RADIUS
RW = RIGHT OF WAY
RWM = RIGHT OF WAY MONUMENT
RB = REBAR
RBC = REBAR & CAP
RCP = REINFORCED CONCRETE PIPE
RE = RIM ELEVATION
SMH = SANITARY SEWER MANHOLE
SQFT = SQUARE FEET
SWWS = STATE UNDISTURBED WATERS BUFFER
WV = WATER VALVE

FIELD WORK COMPLETED ON: 07/01/2022
PLAT COMPLETED ON: 07/30/2022

REFERENCE MATERIALS INCLUDE:
PB 3, PG 184
PB 3, PG 275
PB 6, PG 206
PB 27, PG 68
DB 5307, PG 170
DB 9390, PG 143
DB 10119, PG 89
DB 10140, PG 62
DB 10837, PG 85
DB 14083, PG 1
DB 12184, PG 119
DB 11441, PG 280
DB 11441, PG 280
DB 11882, PG 51
DB 12080, PG 209
HENRY COUNTY RECORDS

IRONSTONE SURVEYING
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-867-4814 / Email office@ironstonesurveying.com

ALTA/NSPS LAND TITLE SURVEY

FOR EMORY EQUITY, LLC

IN LAND LOT 51, DISTRICT 6, HENRY COUNTY, GEORGIA

No.	JOB No.	DESCRIPTION OF REVISION	DATE

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

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 206.65 FEET TO A FOUND 1/2" REBAR; THENCE S89°16'15"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 93.42 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°16'56"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°20'49"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, 1999, FILED MARCH 8, 1999 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°16'55"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°16'15"W A DISTANCE OF 615.33 FEET TO A FOUND 1/2" REBAR; THENCE N00°52'40"E A DISTANCE OF 206.65 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.

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

May 28, 2025

Department Requesting Agenda Item:

Planning & Zoning

Action Type:

[X] *Action requested by BOC*

[ ] *For informational purposes only*

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Resolution
3. Staff Report

Presenter: Toussaint Kirk, Executive Director

Agenda Item:

The City of Stockbridge has received a request for annexation of property west of Feucht Drive, north of Jodeco Road, consisting of 24.995 +/- acres in Land Lot 51 of the 6th District. **District 5**

Applicant: City of Stockbridge

Case Number: AX-25-04
Commission District: District 5

Background/Summary:

The applicant is requesting an annexation for 24.995 +/- acres from Unincorporated Henry County to Incorporated City of Stockbridge. Included in the annexation request was notice of associated rezoning and amendment to the comprehensive plan requests.

Financial Implications/Considerations: N/A

The project is budgeted.	Y	or	N
The project will require the use of Fund Balance.	Y	or	N
If yes, please state amount _____.			
The project will require no funds.	Y	or	N
The project is grant funded and will require a _____% match and those funds are/are not budgeted.	Y	or	N
Is this request a Capital Project and part of the Capital Project List?	Y	or	N

Additional Comments / Recommendation:

It is Planning & Zoning staff's opinion that the annexation, rezoning, and comprehensive plan amendment request would result in a significant change in land use and an increased burden in the delivery of fire services as a direct result.

Henry County Planning & Zoning

CITY OF STOCKBRIDGE
AX-25-04

Commission District*:* 5
Commissioner: Kevin Lewis
Report Prepared by: Kenta Lanham, Planner III

Applicant: Emory Equity, LLC
c/o Arthur Lynn
2864 Alpine Road
Atlanta, GA 30305

Agent: Smith, Gambrell & Russell, LLP
c/o Dennis Webb
1105 W. Peachtree Street, NE
Atlanta, GA 30309

Property Owners: Kenneth Butcher
1080 Riverside Drive
Watkinsville, GA 30622

Location: Property located on Jodeco Road and at 2220 Jodeco Road in Land Lot 51 of the 6th District

Parcel ID(s): 052-01020000 & 052-01020001

Request: Annexation, Rezoning, and Comprehensive Plan Amendment

BOC Meeting: **May 28, 2025**

Lot Size: 24.995 +/- acres

Zoning History: The subject property is currently zoned C-3 (Highway Commercial) as illustrated on the Henry County Official Zoning Map, which was adopted on November 19, 2013, by the Henry County Board of Commissioners.

A review of zoning records indicates that the property was rezoned from RA (Residential-Agricultural) to C-2 (General Commercial) on July 27, 1970 by the Henry County Board of Commissioners. The subject property was then rezoned from C-2 (General Commercial) to C-3 (Highway Commercial) by the Henry County Board of Commissioners on January 17, 1984, with no conditions. On December 21, 1982, the Henry County Board of Commissioners approved a conditional use (CU-82-11) request for medical office buildings on the subject property.

Adjacent properties are as follows:

North: Unincorporated Henry County
South: City of Stockbridge
East: Unincorporated Henry County
West: Unincorporated Henry County

Current Land Use: Commercial and undeveloped

Future Land Use: High Density Mixed Use, between 8 and 20 dwelling units per acre, net

Proposed Zoning: As per application materials, the City of Stockbridge proposes to annex the subject properties using the 100% method from the current zoning classification of C-3 (Highway Commercial) to the City of Stockbridge MFR (Multi-Family Residential) zoning district. Included with the request an associated request to amend the comprehensive plan and Future Land Use Map designation of the subject property from County High Density Mixed Use to City High Density Residential.

Comments: The owners of the subject property are requesting the 100% annexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, O.C.G.A § 36-36-20, municipal corporations can annex unincorporated areas contiguous to the existing corporate limits – "contiguous" means abuts the municipal limits, or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by some other political subdivision, or the lands owned by the state.

The City of Stockbridge intends to annex the subject properties consisting of a total of 24.995 +/- acres from the current zoning classification of C-3 (Highway Commercial) to the City of Stockbridge MFR (Multi-Family Residential) zoning district. The annexation application packet includes an associated request to amend the comprehensive plan from Henry County High Density Mixed Use (8.0 to 20.0 du/acre, net) to City of Stockbridge High Density Residential (8.0 to 16.0 7.99 du/acre) to support the rezoning request.

The application packet was delivered to Henry County via verifiable delivery via email on April 17, 2025, and via Certified Mail on April 28, 2025 in accordance with *O.C.G.A. § 36-36-9,* and within the required timeframe as established by *O.C.G.A. § 36-36-6.*

The Future Land Use Map (FLUM), as part of the Henry County Comprehensive Plan 2045, which was adopted by the Henry County Board of Commissioners on October 30, 2023, designation of the subject property is High Density Mixed Use. Development within this designation should include strong pedestrian and bicycle facilities and high standards for streetscapes and building design. A maximum of 50% of the buildings in a High Density Mixed Use development should be entirely residential.

The subject property is within an area designated by Henry County Comprehensive Plan 2045 as the Central District Development & Infrastructure Strategy area. The Central District Development & Infrastructure Strategy area is described within the Henry County Comprehensive Plan 2045 as the heart of unincorporated Henry County and delineated as the area between Stockbridge and McDonough between Flippen Road and the railroad line, encompassing much of the I-75 corridor. The vision for this area is to make a concerted infrastructure and aesthetic improvements to support the recent and anticipated levels of high intensity development. Land uses include a variety of residential neighborhoods, retail and office, and buffered industrial uses.

As per the application materials provided, the applicant is requesting concurrent rezoning for the subject property to City of Stockbridge MFR (Multi-Family Residential). The site plan submitted with the application, dated January 15, 2025, indicates a 321 unit multi-family apartment development, with a density of 12.84 dwelling units per acre. There is an associated request to amend the comprehensive plan and Future Land Use Map from Henry County High Density Mixed Use (between 8.0 and 20.0 du/acre, net) to City of Stockbridge High Density Residential (between 8.0 and 16.0 du/acre).

The City of Stockbridge High Density Residential FLUM designation would support residential developments with a density of up 16.0 dwelling units per acre, with limited opportunities for commercial spaces intended only for the residents and visitors. In contrast, the Henry County High Density Mixed Use designation encourages increased green space within developments and is intended for a mixture of uses. The request to rezone to City of Stockbridge MFR (Multi-Family Residential) and to amend the comprehensive plan to City of Stockbridge High Density Residential FLUM designation would not be consistent with the County future land use designation of the subject property.

The City does not provide fire services to its residents and Henry County will be called upon to provide those emergency services within the City's incorporated areas. The City conducts permit review without sharing approvals to the County. If the property is annexed, County fire services may respond to an emergency without access to critical fire-related permit approvals which presents a significant concern for the health, safety, and welfare of County fire staff responding to emergencies. The County could not adequately plan for future fire stations or required apparatus/equipment within the City or any other area due to the uncertainty of what would be required based on the future redevelopment of the property if annexed

Per *O.C.G.A. 36-36-113*, a county's objection to an annexation is valid if the proposed annexation would create a substantial or significant change in zoning or land use, increase in density, or increase in infrastructure demands.

Recommendation: It is Planning & Zoning staff's opinion that the annexation, rezoning, and comprehensive plan amendment request would result in a significant change in land use and an increased burden in the delivery of fire services as a direct result.

Attachments:

- Application Packet, including the associated rezoning and comprehensive plan amendment request
- Exhibit Maps

Stockbridge
Where Community Connects
4640 North Henry Blvd., Stockbridge, GA 30281
City Hall: (770) 389-7900 FAX: (770) 389-7912

April 17, 2025

VIA CERTIFIED MAIL

Attn: Cheri Hobson-Matthews, County Manager of Henry County
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia 30253

RE: Request for Annexation of Property Into the City of Stockbridge:
Property at 2220 Jodeco Road and Parcel #052-01020001, Off Feucht Drive

Please be advised that the City of Stockbridge has received an application for the proposed annexation of property from unincorporated Henry County. The property includes two parcels, including 2220 Jodeco Road and Parcel #052-01020001, off Feucht Drive. The applicant, Arthur Lynn Emory Equity, LLC (represented by Dennis Webb and Alex Brock of Smith, Gambrell & Russell), is proposing to build a multifamily development with 321 apartment units on 24.995 +/- acres, at a density of 12.8 +/- units per acre.

Enclosed for your review is the Annexation application, along with the companion Comprehensive Plan Amendment and Rezoning applications. Also included are the aerial photos of the two parcels comprising the subject property, the survey, and the proposed site plan.

Please provide the City of Stockbridge with an official letter regarding Henry County's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please contact me directly at (678) 833-3340.

Best regards,

Ryan Anderson, Director
Community Development Department
City of Stockbridge

Cc: Mayor Anthony Ford, Acting City Manager
Vanessa Holiday, City Clerk
Stephanie Braun, County Clerk
Toussaint Kirk, Henry County Planning & Economic Development

Enclosures

Henry County, GA



Overview



Legend

Parcels

Roads

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

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

Date created: 4/17/2025
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Developed by SCHNEIDER GEOSPATIAL

Henry County, GA





Legend

- Parcels
- Roads

Parcel ID	052-01020001	**Class**	Commercial	**Owner**	COOK BRYAN	**Land Value:**	$175,000			
Property Address	JODECO RD	**Acreage**	3.5	**Address**	64 SELLERS RD HAZELHURST, GA 31539	**Building Value:**	$0	**Last 2 Sales**		
District	Henry County					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
								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
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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, ZONE(S) X (SHADED) AND 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 GEORGIA RGNS.
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.
   d) ALL SUBSTANTIAL FEATURES OBSERVED DURING THE SURVEY ARE DEPICTED HEREON UNLESS OTHERWISE NOTED.
8) SITE CONTAINS 0 MARKED REGULAR PARKING SPACES & 0 HANDICAPPED SPACES.
9) PARTY WALLS WERE NOT REQUESTED AND ARE NOT SHOWN HEREON.
10) 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.
11) THIS SURVEY HAS NO KNOWN STATUSES IN REGARD TO GOVERNMENT AGENCIES.
12) ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE HENRY COUNTY TAX ASSESSOR'S WEBSITE.
13) 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.
14) 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.
15) VISIBLE EVIDENCE OF RECENT EARTHWORK ON SITE WAS NOT OBSERVED.
16) 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.
17) ANY PERTINENT OFFSITE EASEMENTS OR APPARENT EASEMENTS FOUND IN THE COURSE OF RESEARCH AND FIELD WORK ARE SHOWN HEREON UNLESS OTHERWISE NOTED.
18) LIABILITY INSURANCE WAS NOT OBTAINED BY THE SURVEYOR.

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 16, 1974 FOR TOWLES, CAMP, INC. BY GRIFFIN ENGINEERING COMPANY, P.C. BEARING THE CERTIFICATE OF ROBERT E. MITCHELL, R.L.S. NO. 1344 RECORDED IN PLAT BOOK 5, PAGE 288 HENRY COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE CENTERLINES OF LAND LOTS 51, 52, 77 AND 78 OF THE 4TH DISTRICT OF HENRY COUNTY, GEORGIA, AND RUN SOUTH 00 DEGREES 13 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF LAND LOT 51 AND THE NORTHERLY LINE OF LAND LOT 78 FOR A DISTANCE OF 1,319.28 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 89 DEGREES 47 MINUTES 27 SECONDS WEST A DISTANCE OF 1,319.28 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 89 DEGREES 47 MINUTES 27 SECONDS WEST A DISTANCE OF 1,319.28 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 00 DEGREES 15 MINUTES 5 SECONDS EAST ALONG THE LAND LOT LINE

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 206.65 FEET TO A FOUND 1/2" REBAR; THENCE S89°16'15"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 93.42 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°16'56"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°20'49"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, 1999, FILED MARCH 8, 1999 AND RECORDED IN DEED BOOK 1041, PAGE 44, AFORESAID RECORDS.

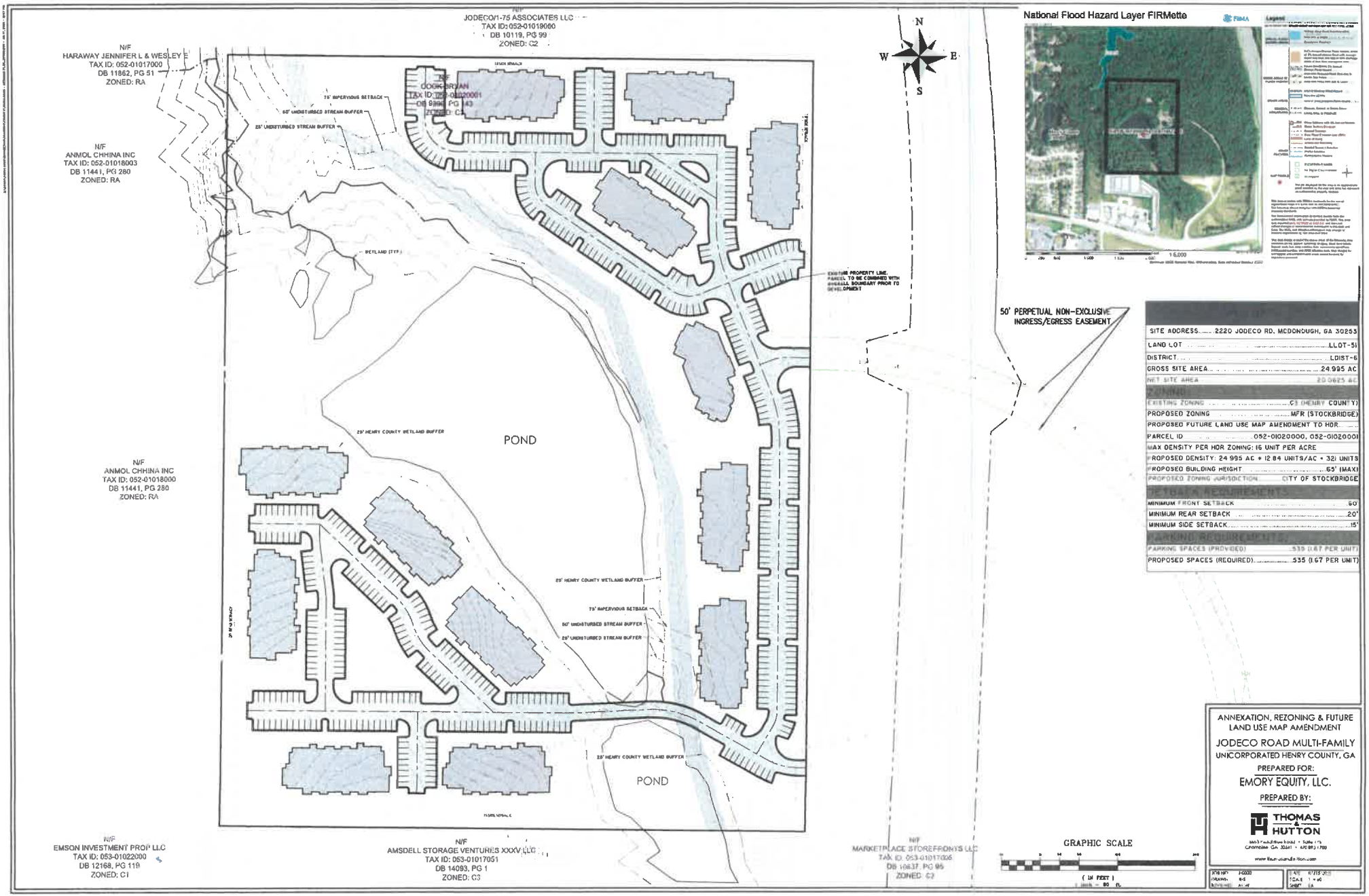
LESS AND EXCEPT ANY PORTION OF THE PROPERTY SET FORTH ABOVE CONTAINED WITHIN THAT CERTAIN LIMITED WARRANTY DEED FROM GLENN D. COOK, CAROL J. COOK AND JULIA A. COOK TO BRYAN COOK, DATED JUNE 7, 2006, FILED JULY 20, 2006 AND RECORDED IN DEED BOOK 9390, PAGE 143, RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, 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°16'55"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°16'15"W A DISTANCE OF 615.33 FEET TO A FOUND 1/2" REBAR; THENCE N00°52'40"E A DISTANCE OF 206.65 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.



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)

ANNEXATION, REZONING & FUTURE LAND USE MAP AMENDMENT

JODECO ROAD MULTI-FAMILY

UNICORPORATED HENRY COUNTY, GA

PREPARED FOR:

EMORY EQUITY, LLC.

PREPARED BY:

THOMAS & HUTTON

www.thomasandhutton.com

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

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: KEN@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 ROCKDALE COUNTY GEORGIA 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@HARDBACKS.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].

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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

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:

	First	Last		
Name of Applicant:	Arthur Lynn	Emory Equity, LLC		
Applicant's Address:	2864 Alpine Road		Phone:	4048153620
City: Atlanta	State: Georgia	Zip: 30305	Email:	djwebb@sgrlaw.com

	First	Last		
Name of Agent:	Dennis J.	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

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:

	First	Last		
Name of Applicant:	Arthur Lynn	Emory Equity, LLC		
Applicant's Address:	2864 Alpine Road		Phone:	4048153620
City: Atlanta	State: Georgia	Zip: 30305	Email:	djwebb@sgrlaw.com

	First	Last		
Name of Agent:	Dennis	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

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 PUBLIC FULTON COUNTY GEORGIA EXPIRES 01/14/2029

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.)

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

J. Alexander Brock

Signature of Applicant/Property Owner/Agent

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

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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

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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

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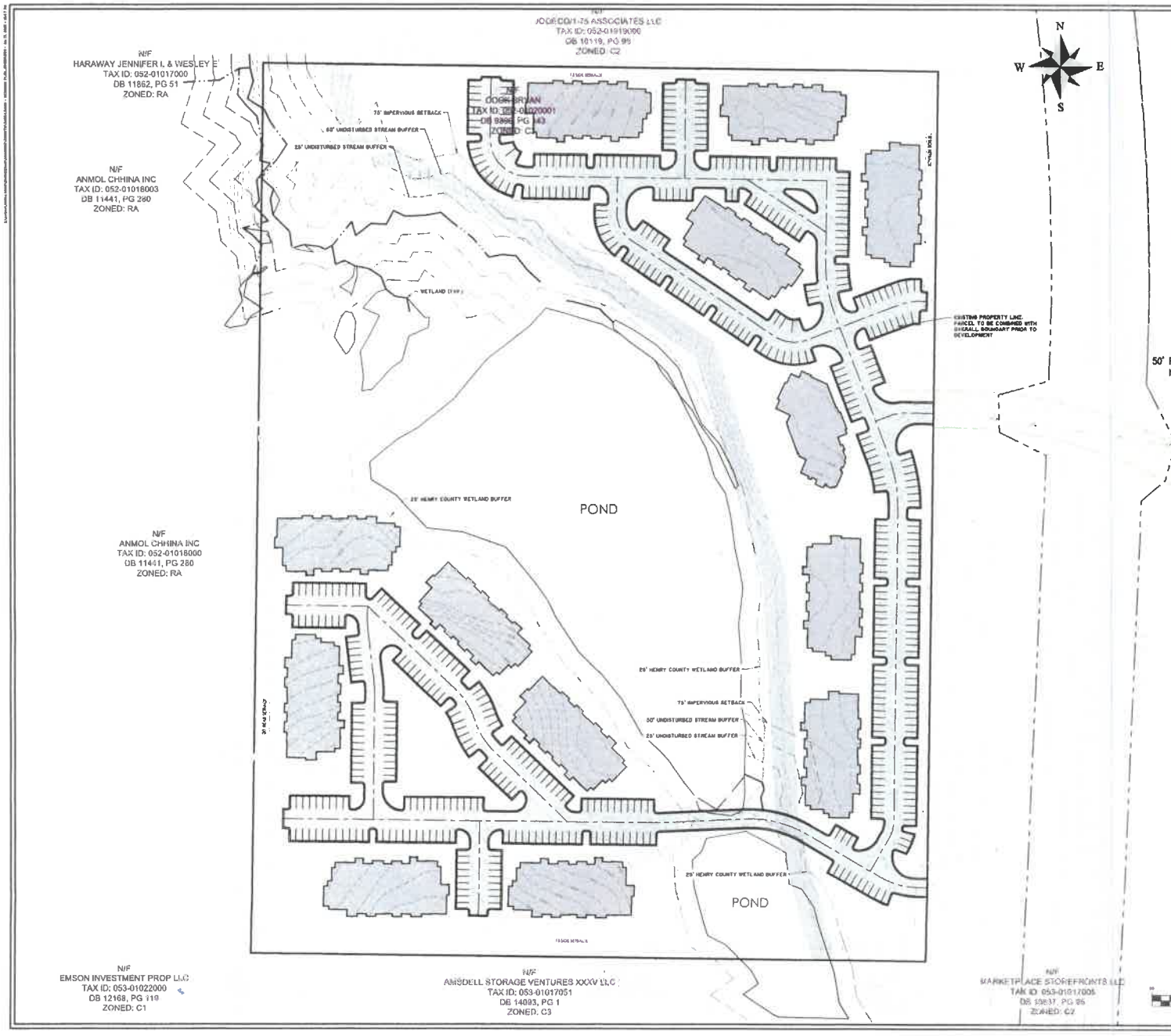
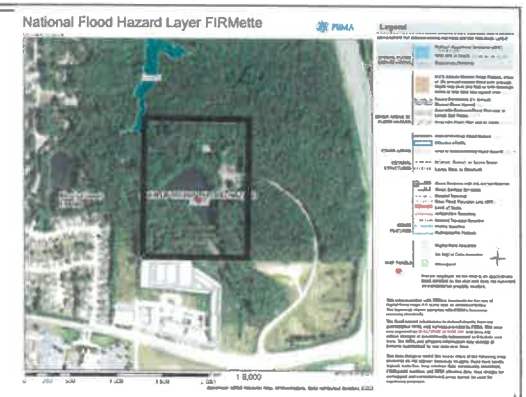




SITE ADDRESS	2220 JODECO RD, MCDONOUGH, GA 30253
LAND LOT	LLOT-51
DISTRICT	LDIST-6
GROSS SITE AREA	24.995 AC
NET SITE AREA	20.0625 AC
ZONING	
EXISTING ZONING	C3 (HENRY COUNTY)
PROPOSED ZONING	MFR (STOCKBRIDGE)
PROPOSED FUTURE LAND USE MAP AMENDMENT TO HDR.	
PARCEL ID	052-01020000, 052-01020001
MAX DENSITY 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)

ANNEXATION, REZONING & FUTURE LAND USE MAP AMENDMENT

JODECO ROAD MULTI-FAMILY

UNICORPORATED HENRY COUNTY, GA

PREPARED FOR:

EMORY EQUITY, LLC.

PREPARED BY:

THOMAS & HUTTON



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.

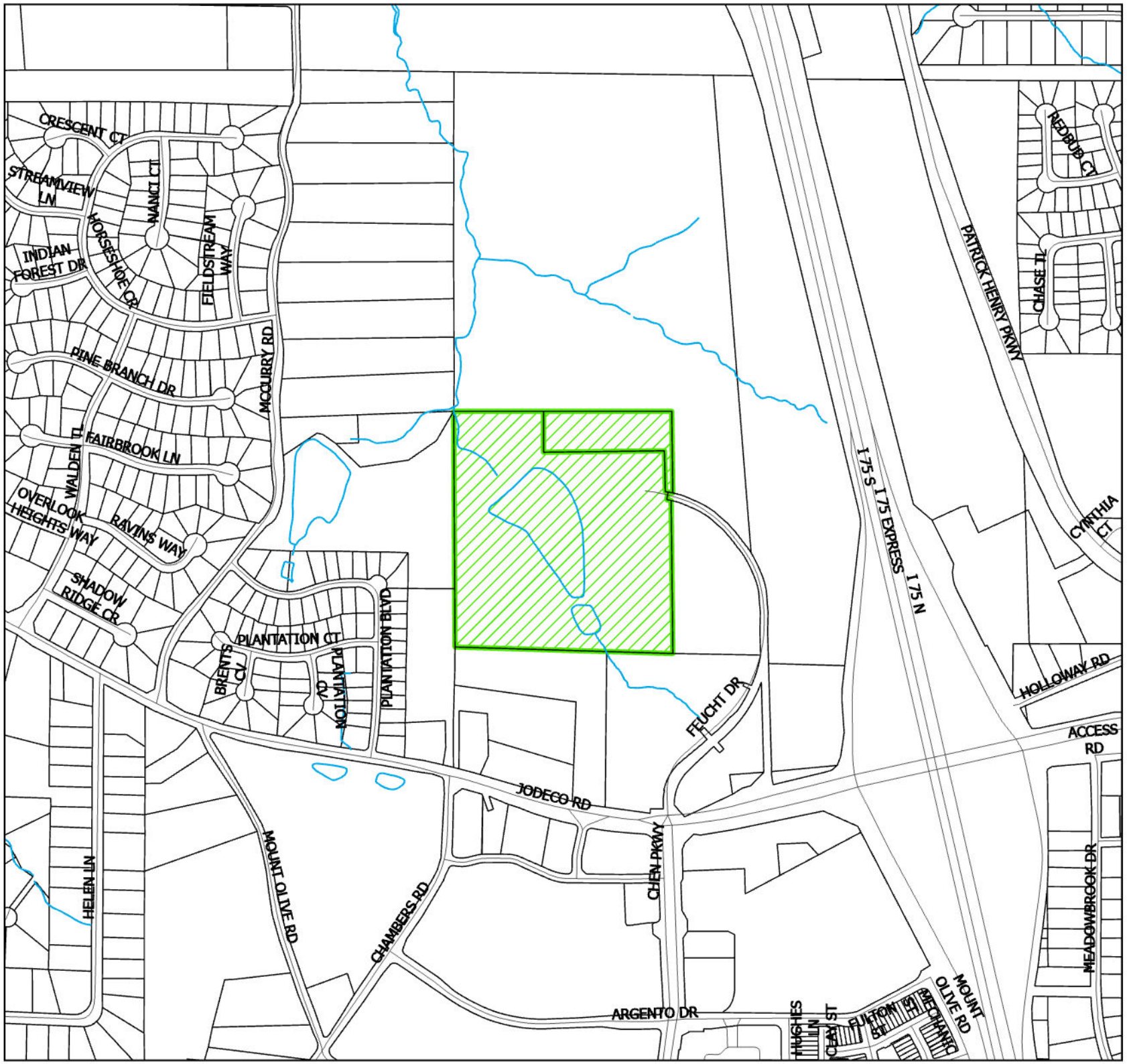
The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

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



Legend

REQUEST

AX-25-04

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This map is for graphical representation only. It is not a legal document.



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REQUEST

AX-25-04

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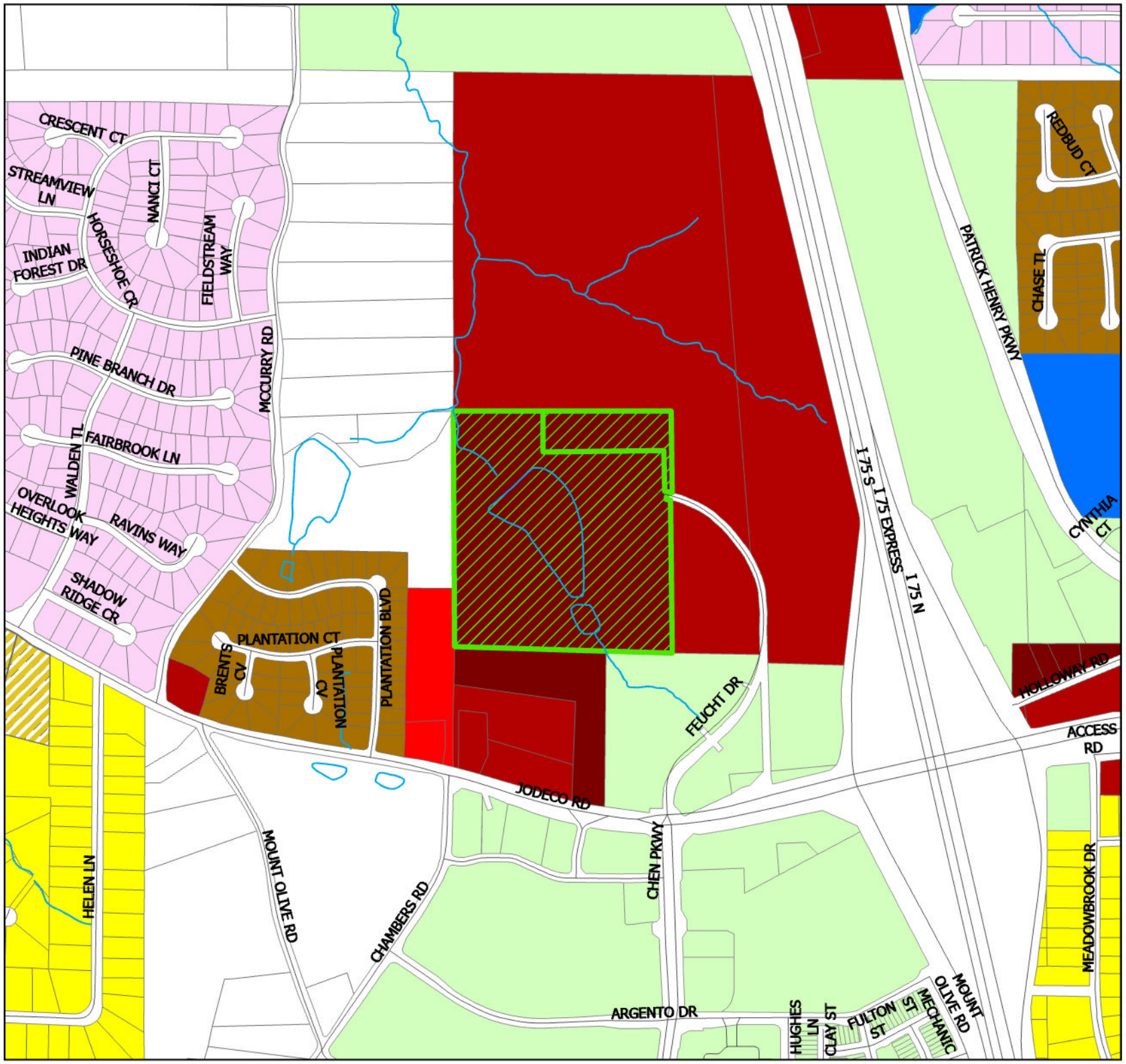

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REQUEST

- AX-25-04

CURRENT ZONING

- RA
- RS
- R1
- R2
- R3
- R4
- R5
- RD
- RM
- RMH
- OI
- C1
- C2
- C3
- M1
- M2
- MU
- PD
- CITY

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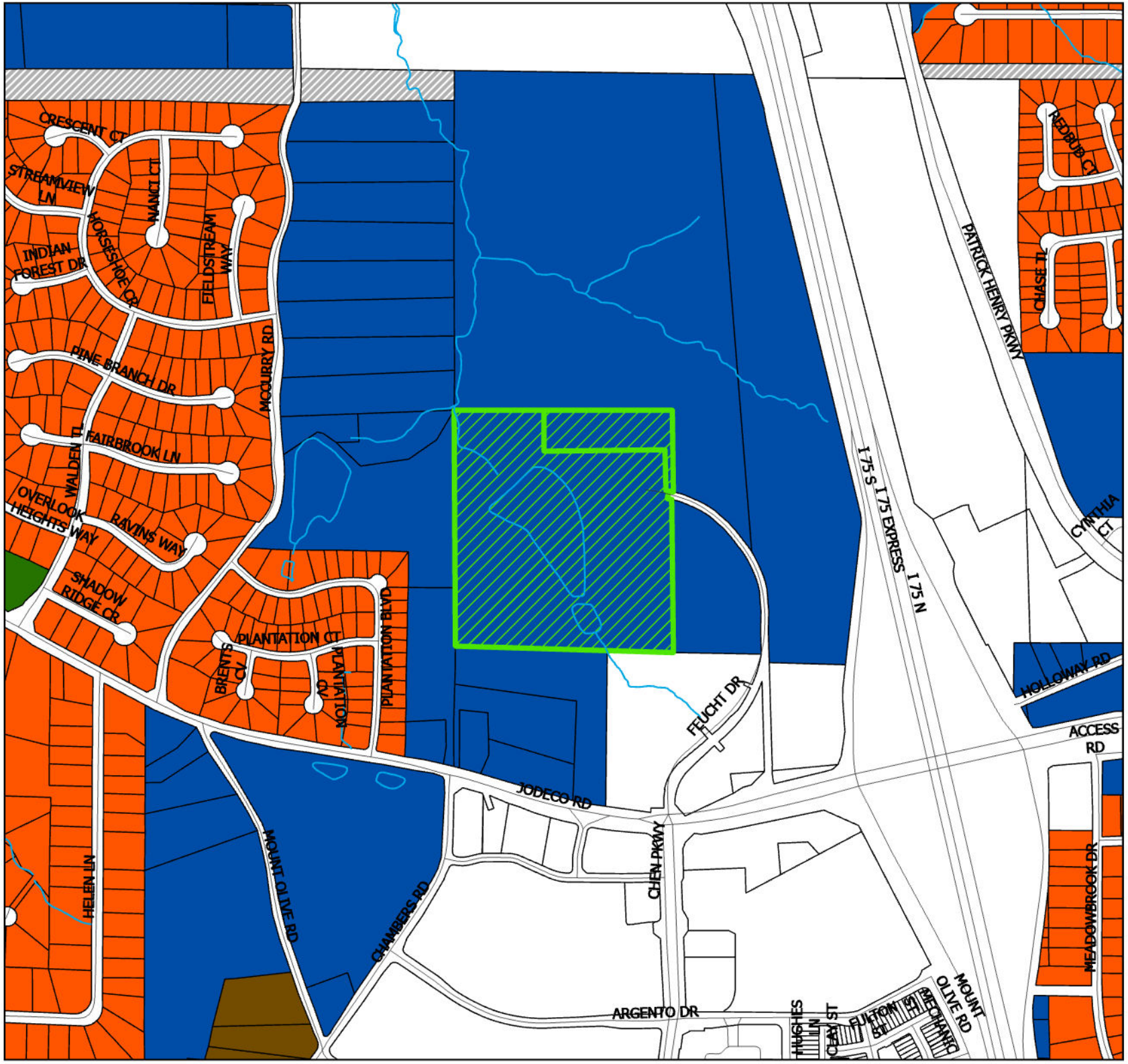
W E
S

This map is for graphical representation only. It is not a legal document.



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REQUEST

- AX-25-04

Future Land Use

- COM
- GREEN
- HDMU
- HDS
- INDUS
- LDMU
- LDS
- MDS
- PI
- RR
- TBD
- UR
- UTI
- VC
- CITY

N W E S

This map is for graphical representation only. It is not a legal document.

Georgia® Department of Community Affairs

Form for Notification of Objection to Annexation, Request for Arbitration Panel, & Provision of Contact Information

I. Notice

As provided by O.C.G.A. Section 36-36-110-119, et seq.,
We the undersigned, as duly appointed representatives of

HENRY County,

hereby notify the Georgia Department of Community Affairs that we have, by majority vote, notified the

City of **STOCKBRIDGE**

of an objection to an annexation of land, and do hereby request an Arbitration Panel.

Attach the full text of the objection notification required by the statute as well as all other materials required by DCA Rule 110-12-8-.03(1)(a).

We understand and acknowledge that it shall be the responsibility of the Parties to the Annexation dispute to:

- Provide proposed "strikes" from the panel as quickly as practicable, within the timeframe it provides to the local governments when it requests strikes;
- Provide for the administration and reimbursement of expenses of the arbitration panel once it has been appointed by the Department;
- Refrain from any *ex parte* communication with the panelists;
- Notify the Department of any panelist's withdrawal, and request a new panelist be provided, in writing; and,
- Notify the Department in writing, as soon as practicable, when the panel proceedings are terminated for any reason.

II. Legal Description- Land Lot, District, Section, Block and Lot(s) / Address of Subject Property:

Tract 1
All the 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:
Commending 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 ½" rebar; Thence S00°52'40"W a distance of 208.65 feet to a found ½" rebar; Thence S89°16'18"E a distance of 615.33 feet to a found ½" rebar; Thence S00°52'56"W a distance of 270.63 feet to a set ½" rebar, also known as "Point A"; Thence S88°54'07"E a distance of 50.00 feet to a set ½" rebar; Thence S00°51'53"W a distance of 718.18 feet to a set ½" 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 935,281 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 circular curve having a radius of 657.27 an arc distance of 999.24 feet, said curve being subtended by a cord 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 of ½" 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 ½" 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 ½" rebar; Thence N88°54'07"W a distance of 50.00 feet to a set ½" rebar known as "Point A"; Thence N00°52'56"E a distance of 270.63 feet to a found ½" rebar; Thence N89°16'18"W a distance of 615.33 feet to a found ½" rebar; Thence N00°52'40"E a distance of 208.65 feet to a found ½" 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 Glen 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.

III. CONTACT INFORMATION

	County:	***City:***	***Owner:***
Contact Name & Title→	Rachel Mack	Quinton Washington	Kenneth J. Butcher
Street & Postal Address→	140 Henry Parkway, McDonough, GA 30253	260 Peachtree Street Suite 1600 Atlanta, GA 30303	1080 Riverside Dr, Watkinsville, GA 30622
Phone→	770-288-6084	404 437-6641	770-560-8440
Email→	rmack@co.henry.ga.us	quinton@wlgga.com	ken@hardricks
		valerie ross 1501 johnson ferry road suite 100 marietta, ga 30062 470-264-1583 vross@lawtrg.com	as representative for glenn d. cook, carol j. cook, julia a. cook, bryan cook, debra c. butcher

Send this form to: **GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS**
Office of Planning (Annexation Arbitration)
60 Executive Park South, NE
Atlanta, Georgia 30329
Email: planning@dca.ga.gov

CERTIFIED MAIL

9589 0710 5270 1133 4732 56

received
4/28/25

PRIORITY MAIL

US POSTAGE PITNEY BOWES

ZIP 30281
02 7H
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$ 019.45⁰

APR 22 2025

MS. CHERI HOBSON-MATTHEWS
COUNTY MANAGER OF HENRY COUNTY
HENRY COUNTY ADMINISTRATION BUILDING
140 HENRY PARKWAY
MCDONOUGH, GEORGIA 30253

Outlook

Re: [EXTERNAL] Annexation Request from the City of Stockbridge--2220 Jodeco Road & Parcel #052-01020001, Off Feucht Drive

From Cheri Matthews <cmatthews@co.henry.ga.us>
Date Thu 4/17/2025 6:20 PM
To Linda Logan <LLogan@stockbridgega.org>
Cc Stephanie Braun <sbraun@co.henry.ga.us>; pz-submittals@co.henry.ga.us <pz-submittals@co.henry.ga.us>; Anthony Ford <asford@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Ryan Anderson <randerson@stockbridgega.org>; Gordon Linton <Glinton@stockbridgega.org>; Zenovia Pearson <zpearson@stockbridgega.org>; Jordyn Bucholtz <jbucholtz@stockbridgega.org>; Linda Logan <LLogan@stockbridgega.org>

Good evening Ms. Logan,

Thank you for sending this annexation request to my attention. The Planning and Zoning team has also been copied and will respond accordingly.

Again thanks and have a great weekend!

HENRY COUNTY
Government
Henry Cares. Henry Committed.

Cheri-Hobson Matthews, CPM
County Manager
140 Henry Parkway
McDonough, Georgia 30253
t 770.288.6267 e cmatthews@co.henry.ga.us
w www.co.henry.ga.us c 404.357.1863

From: Linda Logan <LLogan@stockbridgega.org>
Date: Thursday, April 17, 2025 at 5:35 PM
To: Cheri Matthews <cmatthews@co.henry.ga.us>
Cc: Stephanie Braun <sbraun@co.henry.ga.us>, pz-submittals@co.henry.ga.us <pz-submittals@co.henry.ga.us>, Anthony Ford <asford@stockbridgega.org>, Vanessa Holiday <vholiday@stockbridgega.org>, Ryan Anderson <randerson@stockbridgega.org>, Gordon Linton <Glinton@stockbridgega.org>, Zenovia Pearson <zpearson@stockbridgega.org>, Jordyn Bucholtz <jbucholtz@stockbridgega.org>, Zenovia Pearson <zpearson@stockbridgega.org>, Linda Logan <LLogan@stockbridgega.org>
Subject: [EXTERNAL] Annexation Request from the City of Stockbridge--2220 Jodeco Road & Parcel #052-01020001, Off Feucht Drive

Some people who received this message don't often get email from llogan@stockbridgega.org.
Learn why this is important

CAUTION: This email originated from OUTSIDE of Henry County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert Button or create a helpdesk ticket.

TO: Cheri Hobson-Matthews, County Manager of Henry County
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia 30253

CC: Stephanie Braun, County Clerk
Toussaint Kirk, Planning and Economic Development Director, Henry County

Hello, Ms. Matthews. The City of Stockbridge received, on April 7, 2025, an annexation application from a developer to annex two parcels at 2220 Jodeco Road and Parcel #052-01020001, off Feucht Drive, from unincorporated Henry County into the City of Stockbridge. We also received an associated Comprehensive Plan amendment application and a rezoning application for the property. Attached for your review are copies of the three applications, along with a signed cover letter from Ryan Anderson, Community Development Director; the aerial photos of the property; the survey; and the proposed site plan.

The applicant, Arthur Lynn Emory Equity, LLC (represented by Dennis Webb and Alex Brock of Smith, Gambrell & Russell), is proposing to build a multifamily development with 321 apartment units on 24.995 +/- acres, at a density of 12.8 +/- units per acre.

Please provide the City of Stockbridge with an official letter regarding Henry County's agreement or non-agreement to the proposed annexation. We will be sending you a hard-copy annexation package by certified mail next week.

If you have any questions or need additional information, please contact Ryan Anderson at (678) 833-3340, or at randerson@stockbridgega.org.

Thank you.

Linda Logan

Stockbridge
Where Community Connects

Linda M. Logan,
MSP, MSRE
Senior Planner
Planning and Zoning Division
Community Development Department
City of Stockbridge
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
(678) 833-3344
llogan@stockbridgega.org

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

[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.

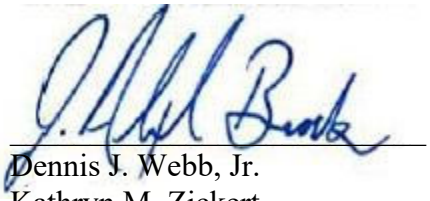
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

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

POWERPOINT PRESENTATIONS FOR AX-2025-02, CP-2025-03 , RZ-2025-04 FOR 2220 JODECO ROAD (OFF FEUCHT DRIVE), INCLUDING THE ADJACENT PARCEL #052-01020001

December 2, 2025 (Planning Commission)

December 8, 2025 (Mayor and Council)

Case Facts

Applicant: Arthur Lynn Emory Equity, LLC

Agent: Smith, Gambrell, & Russell, LLP

Owner: Kenneth Butcher

Address of Property: 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001

Parcel Acreage: 0 Jodeco Road - #052-01020001 (3.501 acres); 2220 Jodeco Road 0 #052-01020000 (21.494 acres)

Parcel Identification:#052-01020001 (0 Jodeco Road); #052-01020000 (2220 Jodeco Road)

Current Use of Property: The property is currently vacant with mostly wooded areas and has a large central lake.

County Zoning of Property: C-3 (Heavy Commercial) – Henry County

County Future Land Use Designation: High-Density Mixed-Use

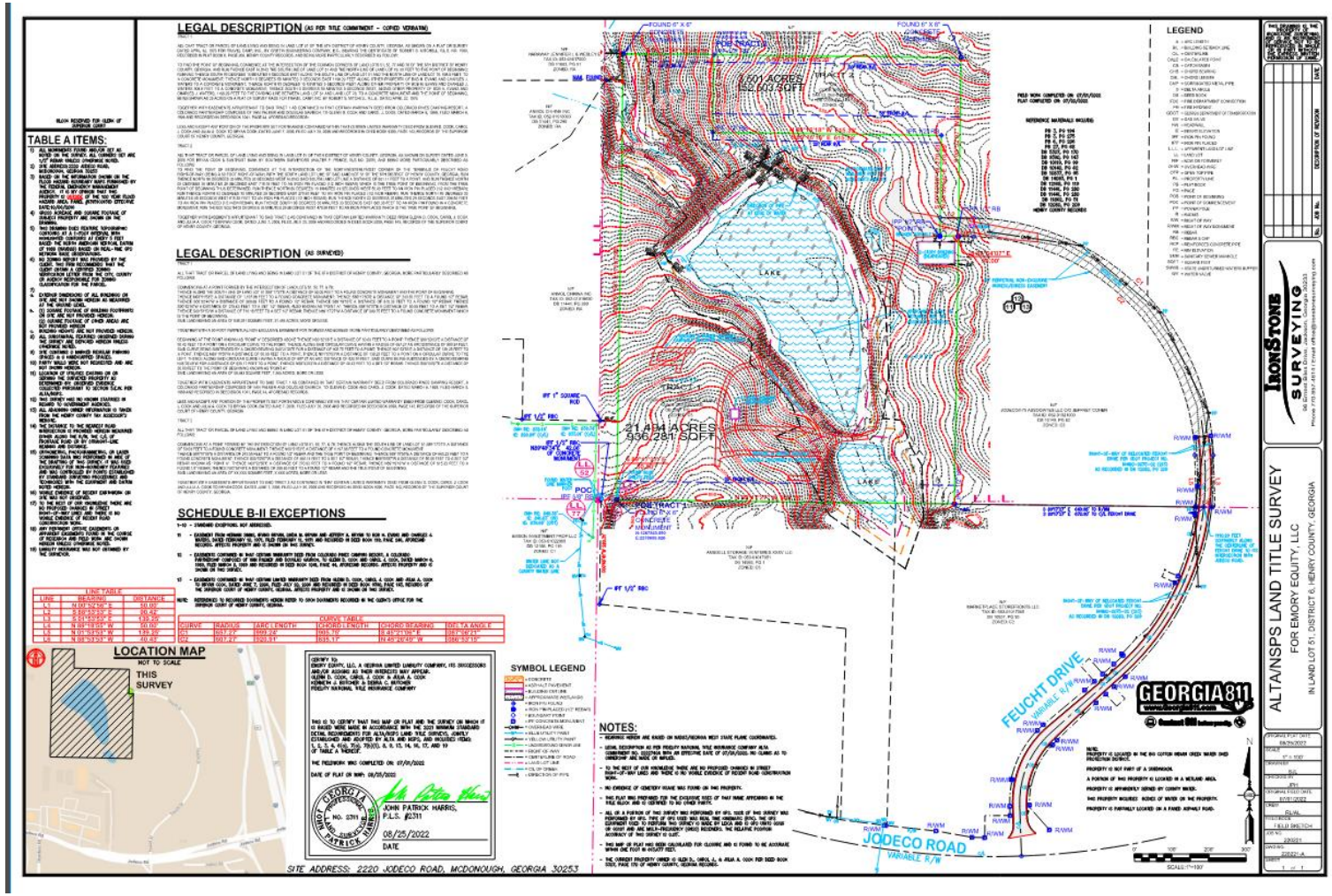
Sign Posting and Legal Ad Notice: November 5, 2025; November 24, 2025

CZIM (Community Zoning and Informational Meeting): November 12, 2025

AERIAL PHOTO OF 2220 JODECO ROAD (OFF FEUCHT DRIVE), INCLUDING THE ADJACENT PARCEL #052-01020001



Survey of #052-0102000 1 & 2220 Jodeco Road





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.

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.

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.

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.





SIGN POSTING AND LEGAL AD NOTICES ON NOVEMBER 5, 2025 AND NOVEMBER 24, 2025


Network:Nov 5, 2025 at 4:31:20 PM EST
Local:Nov 5, 2025 at 4:31:20 PM EST
N 33° 28' 54.019", W 84° 13' 18.152"
2206–2238 Jodeco Rd
McDonough GA 30253
United States
Construction of Western Parallel Connector

DEVELOPMENT INFORMATION

DEVELOPMENT INFORMATION

- The applicant, Arthur Lynn Emory Equity, LLC, is proposing to build a multi-family development at 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001. 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.



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)

ANNEXATION, REZONING & FUTURE LAND USE MAP AMENDMENT

JODECO ROAD MULTI-FAMILY

UNICORPORATED HENRY COUNTY, GA

PREPARED FOR:

EMORY EQUITY, LLC.

PREPARED BY:

THOMAS & HUTTON

5565 Peachtree Road • Suite 175
Chamblee, GA 30341 • 470.893.1700

www.thomasandhutton.com

JOB NO.	J0008	DATE	04/15/2025
DRAWN	JHB	SCALE	1" = 60'
REVIEWED	ACM	SHEET	1X



MLDA
Multifamily Landscape Design Associates
678 794-6482
P.O. box 1958
Woodstock, GA 30188

Jodeco Rd
Multifamily
Henry County, GA

Emory Equity, Llc
Atlanta, GA

City of Stockbridge Site Plan Map

0, 2220 Jodeco Rd



N
W E
S

0 0.04 0.08 0.16 0.24 0.32 Miles

Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors and the GIS

Creator: Brennen Reilly
Date: 11/25/2025

DEVELOPMENT SITE DATA FOR PROPOSED APARTMENTS AT 0 & 2220 JODECO ROAD

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)



Renderings of Apartments

Front:



Left:



Right:



Back:



ARCHITECTURAL ELEVATIONS

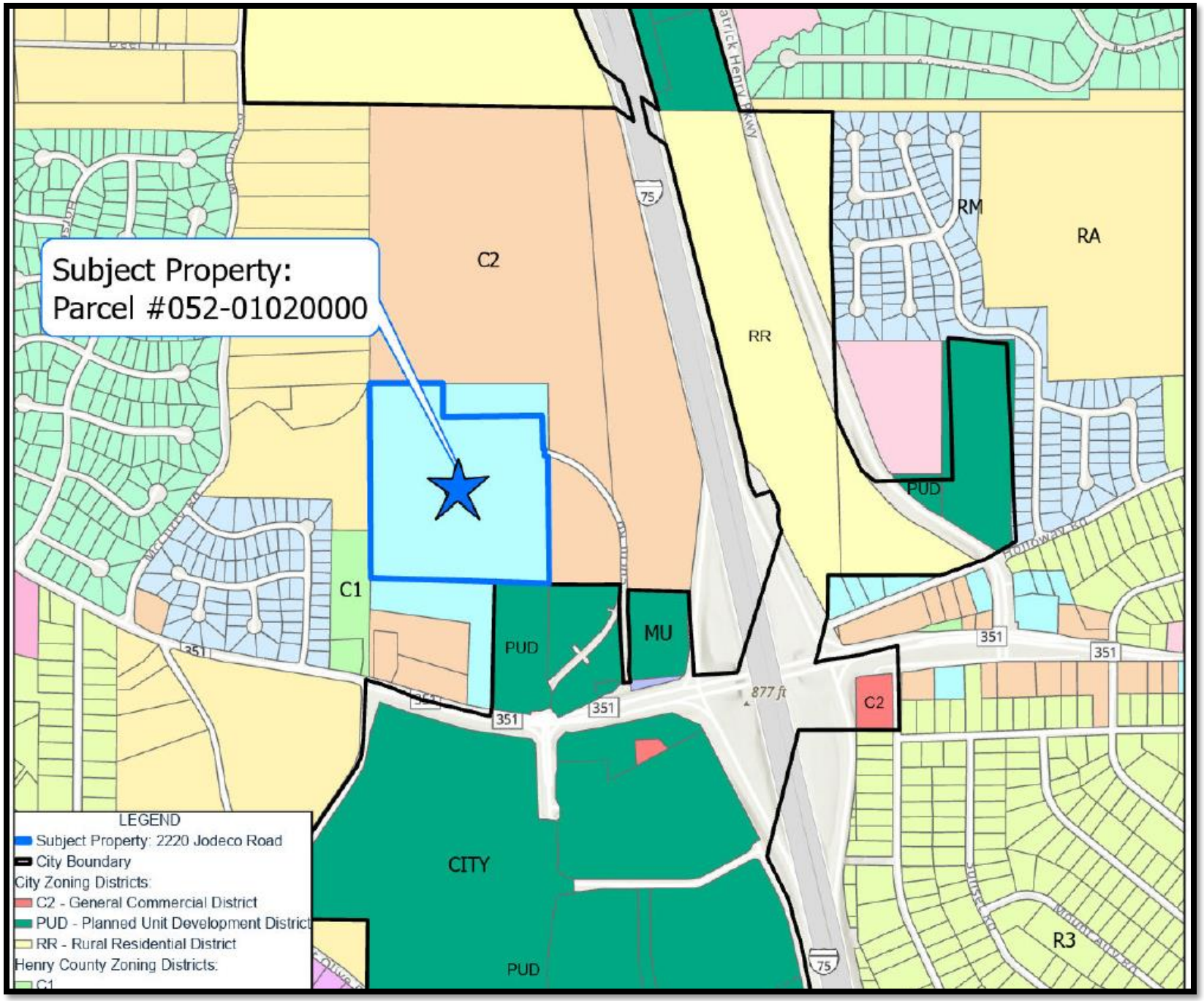
POWERPOINT PRESENTATION FOR AX-2025-02

Staff reviewed the annexation request under Section 9.8 of the Unified Development Code to evaluate compliance with state annexation laws and City policies regarding contiguity, service provision, and consistency with the Comprehensive Plan.



Applicant's Request

- The applicant requests approval to annex approximately 24.995 acres located at 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001 from unincorporated Henry County into the City of Stockbridge to allow for the development of a 321-unit multifamily residential community. The request is submitted by Arthur Lynn Emory Equity, LLC.



Contiguous Map of 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001

In accordance with Georgia annexation law, the subject property is contiguous to the City of Stockbridge, sharing a common boundary with Parcel #053-01017005 (2250 Jodeco Road), which lies within the existing city limits.

Staff Analysis
(Section 9.8 of The Unified Development Code)

1. **Is the subject property contiguous to the existing corporate limits with at least one-eighth of the aggregate external boundaries coinciding? Contiguous means- abuts the municipal limits, or is separated by a street, river or railroad-type of right-of-way, or city land, or land owned by some other political subdivision, or lands, or lands owned by the state:** The subject property is contiguous to the existing corporate limits of the City of Stockbridge. It shares a common boundary with Parcel #053-01017005 (2250 Jodeco Road), which is within the city limits. This satisfies both the State and local requirements for contiguity under Georgia Code 36-36-20 et seq. and Section 9.8 of the Unified Development Code.
2. **Describe what method (100%, 60% or Referendum and Resolution) the applicant is utilizing for the proposed annexation:** The applicant proposes to use the 100 percent method of annexation. Under this procedure, all property owners representing 100 percent of the land area consent to annexation into the City. This method allows the City Council to adopt the annexation ordinance after proper notice and public hearings.
3. **Is any part of the subject property being proposed for annexation within the boundary of another municipal corporation or county?:** The property is entirely located in unincorporated Henry County. No portion lies within another municipality or jurisdiction. Upon annexation, the property will fall exclusively under the City of Stockbridge's governing authority.
4. **Is any part of the subject property receiving municipal services from any entity other than the city proposing annexation?** The property currently receives water and sewer services from the Henry County Water Authority. Fire and emergency services are provided by Henry County Fire and EMS, while power is provided by Georgia Power. After annexation, the City will assume zoning, permitting, and code enforcement responsibilities while coordinating utility service through intergovernmental agreements.

Staff Analysis
(Section 9.8 of The Unified Development Code)

5. **Is the subject property for the proposed annexation being developed for urban purposes- defined as a minimum of two people per acre?** The proposed development qualifies as urban in nature, exceeding two persons per acre as defined by State law. It proposes 321 multifamily units on 24.995 acres, achieving a density of approximately 12.8 units per acre. The site includes open space, a preserved lake, and walking trails, reinforcing an urban development pattern.
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. The applicant requests a Comprehensive Plan Amendment (CP-2025-03) to assign the City's High-Density Residential designation. This designation aligns with the City's housing goals and supports compact growth near major transportation corridors like Jodeco Road.
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 property is presently zoned C-3 (Heavy Commercial) under Henry County. The applicant requests the City's MFR (Multi-Family Residential) district upon annexation. This zoning is compatible with nearby residential and mixed-use developments, maintaining appropriate transitions to adjacent properties.

Staff Analysis
(Section 9.8 of The Unified Development Code)

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 annexation will bring economic and community benefits to the City. The proposed development will expand the local housing supply, attract residents who support nearby retail and dining, and strengthen corridor vitality. It also promotes redevelopment of the Jodeco Road area in accordance with the City's long-range planning goals.

9. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.** The roughly 25-acre site features moderate topography and a central lake suitable for stormwater management. Its rectangular configuration allows efficient building placement and internal circulation. Primary access will occur via Feucht Drive, with future connectivity to the Western Parallel Connector enhancing accessibility.

10. **The impact upon adjacent property owners should the request be granted:** Surrounding properties include a mix of residential and commercial uses. The project may modestly increase traffic on Jodeco Road but remains compatible with surrounding development patterns. Landscaping, buffers, and access management will ensure smooth integration with neighboring properties.

11. **The potential impact of the annexation on City infrastructure including water and sewage system:** Water service can be extended through a 2,200-linear-foot line along Feucht Drive. Sewer service will connect to the Western Parallel Connector gravity line once completed, and easements may be required to finalize the connection. The preserved lake provides on-site detention and water-quality benefits.

12. **The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** Traffic volumes will increase with the addition of 321 units, but infrastructure improvements will mitigate impacts. The forthcoming Western Parallel Connector will enhance east-west access and reduce congestion on Jodeco Road. Planned sidewalks and multi-use paths will improve walkability and overall circulation in the area.

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' (Multifamily Residential). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

POWERPOINT PRESENTATION FOR CP-2025-03

Staff evaluated the request under Section 9.2.7 of the Unified Development Code to determine whether the proposed Comprehensive Plan Amendment is consistent with the City's land use policies, zoning framework, and surrounding development pattern.



Applicant's Request

- The applicant requests approval of a Comprehensive Plan Amendment for 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001 to assign the High-Density Residential future land use designation.

CITY OF STOCKBRIDGE COMPREHENSIVE PLAN (2024)

HIGH-DENSITY RESIDENTIAL (8-16 UNITS/ACRE)

This designation is intended primarily for residential land uses which include multi-story condominiums and planned town developments. Small commercial or service businesses may be permitted within these developments for the convenience of their residents and visitors only. High Density Residential is an appropriate transition between mixed-use and industrial projects, and low or medium density residential areas.

Compatible Zoning Districts
MFR – Multiple Family Residential District

PMU, Parkway Mixed Use Overlay District

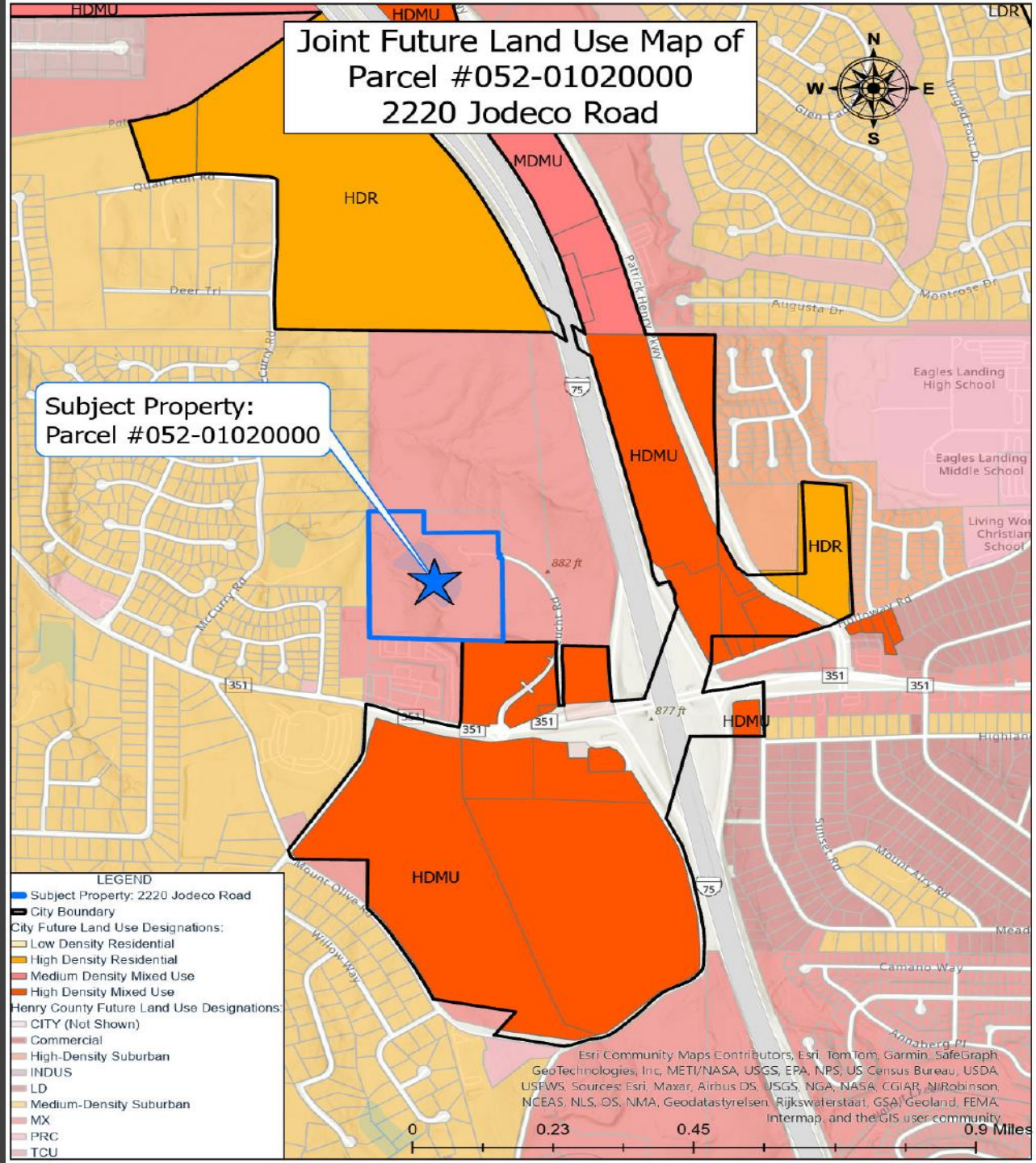




SURROUNDING LAND USE DESIGNATIONS

Location	Existing Land Use	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)

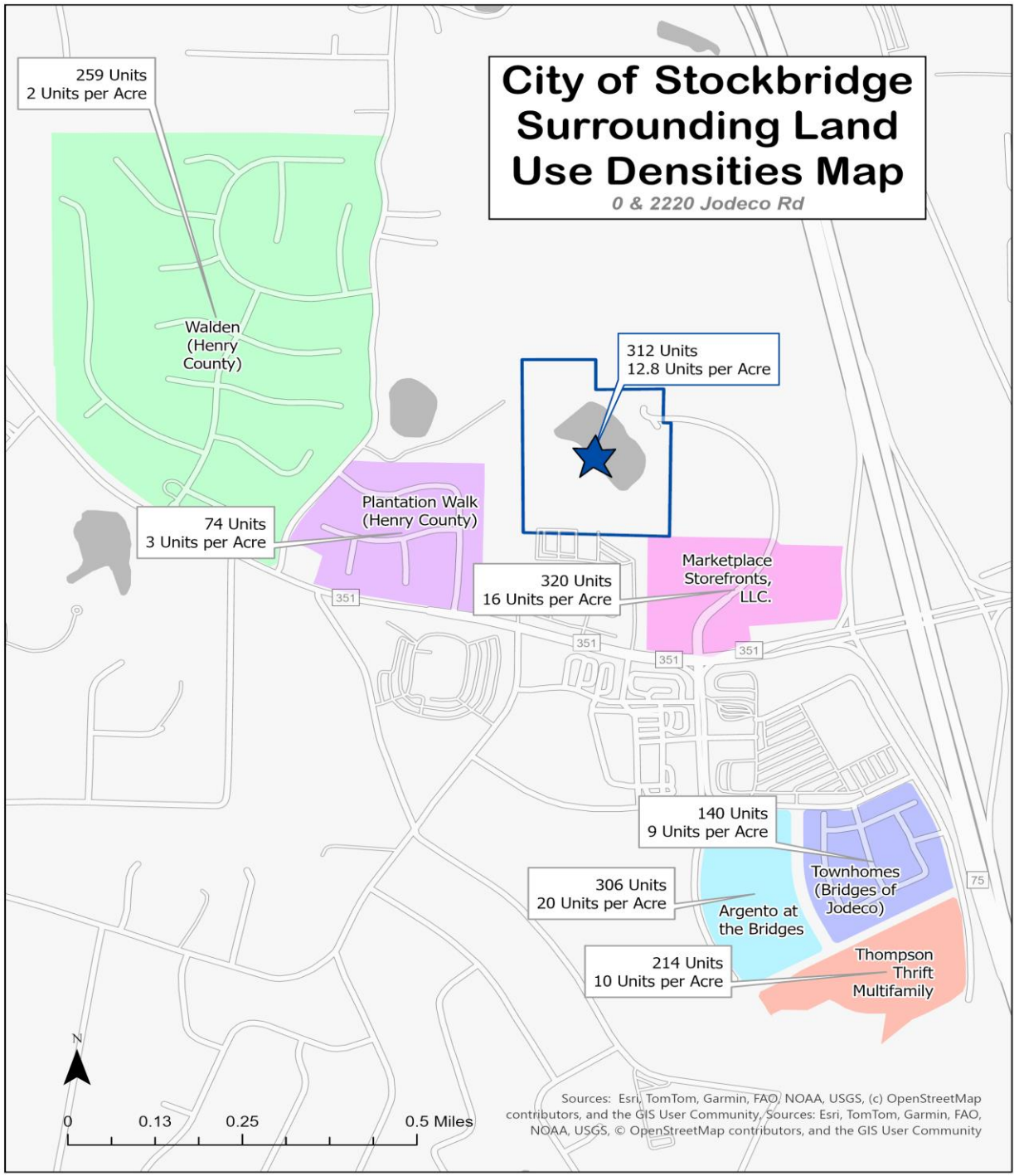
JOINT FUTURE LAND USE MAP OF 2220 JODECO ROAD (OFF FEUCHT DRIVE), INCLUDING THE ADJACENT PARCEL #052-01020001



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	12.84 units per acre

SURROUNDING LAND USE DENSITY MAP FOR 2220 JODECO ROAD (OFF FEUCHT DRIVE), INCLUDING THE ADJACENT PARCEL #052-01020001



Community Goals and Policies (pg. 42-44)	
	Population Goals: To determine areas appropriate for annexation.
	Population Policies: Maintain a family friendly environment and focus on attracting and retaining young adults.
	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.

Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The 2024 – 2028 Comprehensive Plan encourages high-density residential development near transportation corridors, employment centers, and mixed-use nodes. The proposed 321-unit community at 12.84 units/acre supports these goals by adding diverse housing options along Jodeco Road. The project advances the Plan's vision for walkable, high-quality neighborhoods with access to infrastructure and services.
2. **Relation to the Zoning of the Property:** The applicant seeks to assign the MFR (Multi-Family Residential) zoning district upon annexation, which aligns with the High-Density Residential land-use designation. This pairing ensures consistency between the City's Future Land Use Map and zoning regulations. The MFR district provides an appropriate transition between nearby commercial areas and lower-density subdivisions.

Staff Analysis (Section 9.2.7 of The Unified Development Code) – cont.

3. **Suitability of the Site's Location:** The 24.995-acre site is well suited for multifamily development due to its gentle topography, existing lake, and strong regional access. Its proximity to the planned Western Parallel Connector will enhance connectivity and reduce congestion along Jodeco Road. The designation complements nearby high-density and mixed-use developments while transitioning smoothly to surrounding residential areas.
4. **Maintaining the Current Land Use Designation:** The current High-Density Mixed-Use designation under Henry County allows a mix of commercial and residential uses, which does not reflect the project's residential focus. The proposed High-Density Residential classification better matches the development's density of 12.84 units/acre and design intent. Reassigning the property ensures alignment with the City's Comprehensive Plan and reinforces a cohesive growth pattern along Jodeco Road.

Staff 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.

POWERPOINT PRESENTATION FOR RZ-2025-04



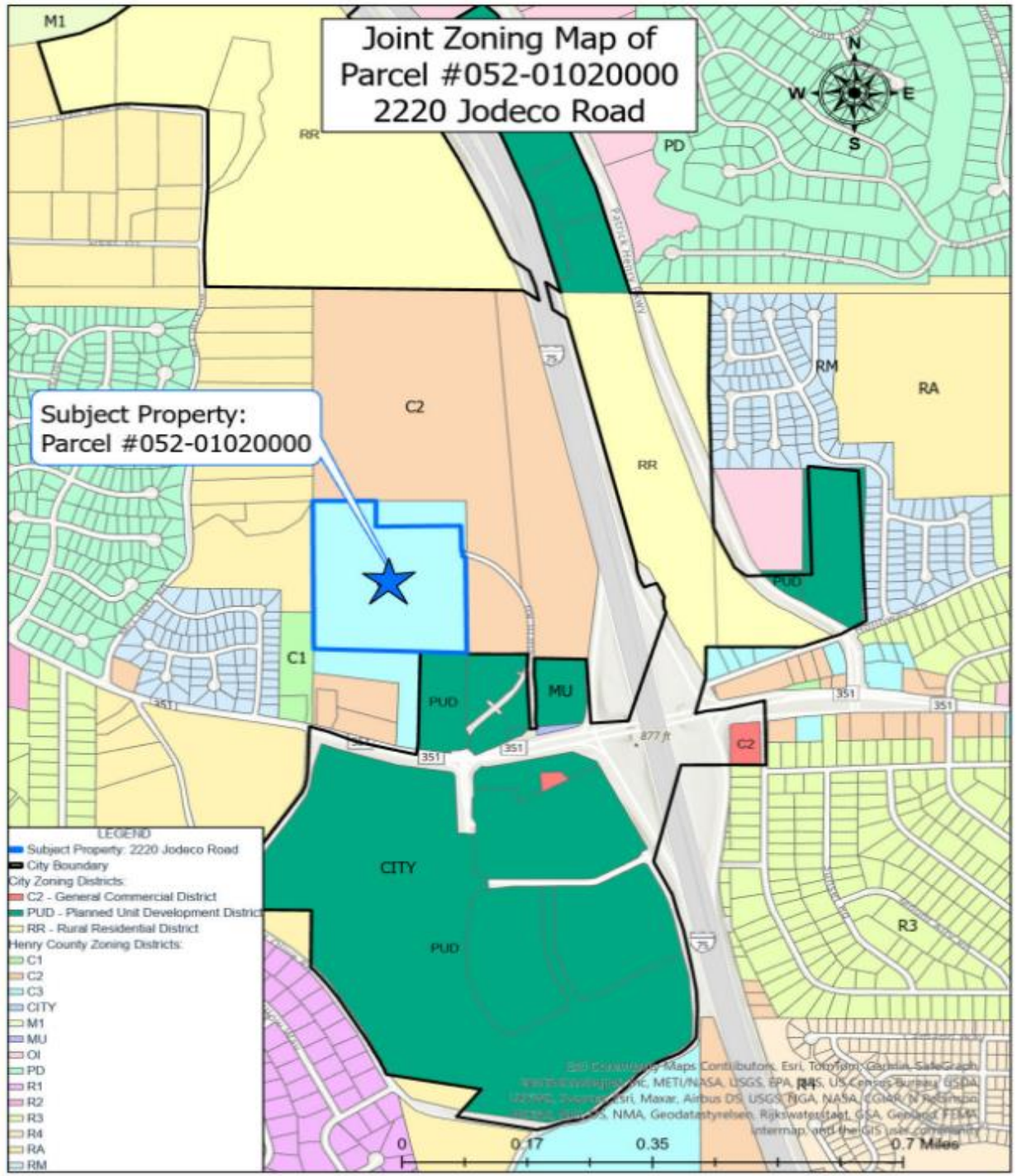
Applicant's Request

- The applicant requests approval to assign the City of Stockbridge's MFR (Multi-Family Residential) zoning district to property located at 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001, currently zoned C-3 (Heavy Commercial District – Henry County).

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)

JOINT ZONING MAP OF 2220 JODECO ROAD (OFF FEUCHT DRIVE), INCLUDING THE ADJACENT PARCEL #052-01020001



STAFF ANALYSIS (SECTION 9.2.1 C OF THE UNIFIED DEVELOPMENT CODE)

Staff reviewed the request under Section 9.2.1(C) of the UDC under the following questions of consistency, compatibility, and suitability for development.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The proposed High-Density Residential designation supports the City's goal of expanding housing options near major corridors like Jodeco Road. The project's 12.84 units per acre density fits within the 8–16 range outlined in the Comprehensive Plan and complements nearby developments like Argento and Marketplace Storefronts.
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:** Rezoning to MFR aligns with the City's vision for walkable, mixed residential communities and replaces the incompatible C-3 commercial zoning. The MFR district supports compact housing with access to nearby services, infrastructure, and employment centers.
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 project will strengthen the Jodeco corridor by adding new residents who support local businesses and encourage investment. Its location promotes a live-work-play environment, linking housing with jobs, retail, and recreation.
4. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property:** The 24.995-acre site's shape, gentle topography, and central lake support cohesive development and natural stormwater management. Planned access via the Western Parallel Connector ensures efficient traffic flow and safe circulation.
5. **The impact upon adjacent property owners should the request be granted:** The development provides a smooth transition between residential neighborhoods and nearby commercial uses. It is expected to enhance property values, support surrounding businesses, and complement nearby mixed-use projects.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

6. **The potential impact of the rezoning on City infrastructure including water and sewage system:** Water service will extend 2,200 feet from Feucht Road, and sewer will connect to the Western Parallel Connector line. The preserved lake will manage stormwater naturally, minimizing infrastructure strain.
7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** Traffic impacts will be mitigated by the future Western Parallel Connector, providing primary access and reducing pressure on Jodeco Road. Internal sidewalks and pathways support walkability and safe pedestrian movement.
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 MFR zoning supports the City's Comprehensive Plan by promoting housing diversity, compact growth, and pedestrian-oriented design. It provides a balanced transition between existing residential and commercial developments.
9. **The ability of the subject land to be developed as it is presently zoned:** The current C-3 zoning limits the site to heavy commercial uses incompatible with nearby homes. The MFR zoning allows for a more suitable residential use that preserves open space and aligns with community goals.

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 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001 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.

STAFF RECOMMENDATION

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.



QUESTIONS

Z:\30334\30334.0000\Landscape Architecture\Illustrative Files\INDD\30334 - Stockbridge Zoning Graphics September 1, 2022 3:07 PM



JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

SEPTEMBER 1, 2022

ARCHITECTURAL IMAGERY

Z:\21034\21034.0000\Landscape Architecture\Illustrative Files\IND01\21034 - Stockbridge Zoning Graphics - September 1, 2022 5:07 PM

Front:



Left:



Right:



Back:



ARCHITECTURAL ELEVATIONS

From:	Linda Logan
Sent:	Thursday, April 17, 2025 5:47 PM
To:	Jim.Jones@henry.k12.ga.us
Cc:	Ryan Anderson; Anthony Ford; Vanessa Holiday; Gordon Linton; Jordyn Bucholtz; Zenovia Pearson; Linda Logan
Subject:	Annexation Request from the City of Stockbridge--2220 Jodeco Road & Parcel #052-01020001, Off Feucht Drive
Attachments:	Aerial Photo--2220 Jodeco Rd. (Parcel #052-01020000).pdf; Aerial Photo--Parcel 052-01020001.pdf; Survey & Legal Description.pdf; CP-2025-03 Application for 2220 Jodeco Rd.; 04-07-25.pdf; RZ-2025-04 Application for 2220 Jodeco Road.pdf; Site Plan for 2220 Jodeco Rd. & Parcel #052-01020001; 04-07-25.pdf; AX-2025-02 Annexation Application for 2220 Jodeco Rd.; 04-07-25.pdf; School Board Annexation Request Letter for 2220 Jodeco Rd., Signed; 04-17-25.pdf

TO: Jim Jones
Coordinator of Planning & Growth—Operations
Henry County Schools
396 Tomlinson Street
McDonough, GA 30253
(770) 952-1891, ext. 50337

CC: Judy Ellis, Executive Assistant to the Superintendent

Dear Mr. Jones:

The City of Stockbridge received, on April 7, 2025, an annexation application from a developer to annex two parcels at 2220 Jodeco Road and Parcel #052-01020001, off Feucht Drive, from unincorporated Henry County into the City of Stockbridge. We also received an associated Comprehensive Plan amendment application and a rezoning application for the property. Attached for your review are copies of the three applications, along with a signed cover letter from Ryan Anderson, Community Development Director; the aerial photos of the property; the survey; and the proposed site plan.

The applicant, Arthur Lynn Emory Equity, LLC (represented by Dennis Webb and Alex Brock of Smith, Gambrell & Russell), is proposing to build a multifamily development with 321 apartment units on 24.995 +/- acres, at a density of 12.8 +/- units per acre.

Please provide the City of Stockbridge with an official letter regarding Henry County Schools' agreement or non-agreement to the proposed annexation, or your comments. If you have any questions or need additional information, please contact Ryan Anderson at (678) 833-3340, or at randerson@stockbridgega.org.

Thank you.

Linda Logan

Linda M. Logan,
MSP, MSRE
Senior Planner
Planning and Zoning Division
Community Development Department
City of Stockbridge
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
(678) 833-3344
llogan@stockbridgega.org

Stockbridge
Where Community Connects
4640 North Henry Blvd., Stockbridge, GA 30281
City Hall: (770) 389-7900 FAX: (770) 389-7912

April 17, 2025

VIA CERTIFIED MAIL

Attn: Mr. Jim Jones
Coordinator of Planning & Growth--Operations
Henry County Schools
396 Tomlinson Street
McDonough, GA 30253
Jim.jones@henry.k12.ga.us
(770) 957-1891, ext. 50337

RE: Request for Annexation of Property Into the City of Stockbridge:
Property at 2220 Jodeco Road and Parcel #052-01020001, Off Feucht Drive

Please be advised that the City of Stockbridge has received an application for the proposed annexation of property from unincorporated Henry County. The property includes two parcels, including 2220 Jodeco Road and Parcel #052-01020001, off Feucht Drive. The applicant, Arthur Lynn Emory Equity, LLC (represented by Dennis Webb and Alex Brock of Smith, Gambrell & Russell), is proposing to build a multifamily development with 321 apartment units on 24.995 +/- acres, at a density of 12.8 +/- units per acre.

Enclosed for your review is the Annexation application, along with the companion Comprehensive Plan Amendment and Rezoning applications. Also included are the aerial photos of the two parcels for the subject property, the survey, and the proposed site plan.

Please provide the City of Stockbridge with an official letter regarding Henry County School's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please contact me directly at (678) 833-3340.

Best regards,

Ryan Anderson, Director
Community Development Department
City of Stockbridge

Cc: Judy Ellis, Executive Assistant to the Superintendent
Mayor Anthony Ford, Acting City Manager
Vanessa Holiday, City Clerk

Enclosures

9589 0710 5270 1133 4732 49

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

April 22 2025

JIM JONES HC SCHOOLS LINDA

Postmark Here

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MR. JIM JONES
COORD. OF PLANNING & GROWTH
OPERATIONS OF HENRY COUNTY
SCHOOLS
396 TOMLINSON ST.
McDONOUGH, GA 30253

9590 9402 8473 3186 8642 02

2. Article Number (Transfer from service label)

9589 0710 5270 1133 4732 49

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☑ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Stockbridge
Where Community Connects
4640 North Henry Blvd., Stockbridge, GA 30281
City Hall: (770) 389-7900 FAX: (770) 389-7912

April 17, 2025

VIA CERTIFIED MAIL

Attn: Mr. Jim Jones
Coordinator of Planning & Growth--Operations
Henry County Schools
396 Tomlinson Street
McDonough, GA 30253
Jim.jones@henry.k12.ga.us
(770) 957-1891, ext. 50337

RE: Request for Annexation of Property Into the City of Stockbridge:
Property at 2220 Jodeco Road and Parcel #052-01020001, Off Feucht Drive

Please be advised that the City of Stockbridge has received an application for the proposed annexation of property from unincorporated Henry County. The property includes two parcels, including 2220 Jodeco Road and Parcel #052-01020001, off Feucht Drive. The applicant, Arthur Lynn Emory Equity, LLC (represented by Dennis Webb and Alex Brock of Smith, Gambrell & Russell), is proposing to build a multifamily development with 321 apartment units on 24.995 +/- acres, at a density of 12.8 +/- units per acre.

Enclosed for your review is the Annexation application, along with the companion Comprehensive Plan Amendment and Rezoning applications. Also included are the aerial photos of the two parcels for the subject property, the survey, and the proposed site plan.

Please provide the City of Stockbridge with an official letter regarding Henry County School's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please contact me directly at (678) 833-3340.

Best regards,

Ryan Anderson, Director
Community Development Department
City of Stockbridge

Cc: Judy Ellis, Executive Assistant to the Superintendent
Mayor Anthony Ford, Acting City Manager
Vanessa Holiday, City Clerk

Enclosures

N/F
JODECO/1-75 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
COCK BRYAN
TAX ID: 052-01020001
DB 9390, PG 143
ZONED: C2

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

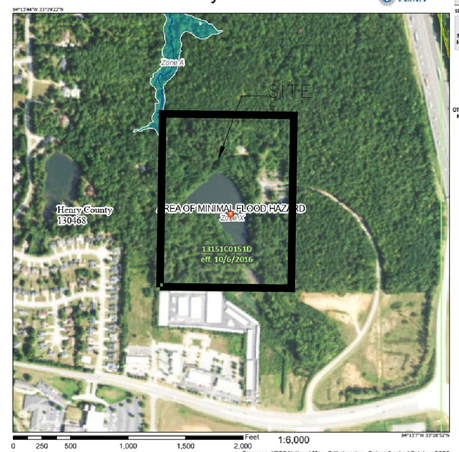
N/F
AMSDELL STORAGE VENTURES XXXV LLC
TAX ID: 053-01017051
DB 14093, PG 1
ZONED: C3

N/F
MARKETPLACE STOREFRONTS LLC
TAX ID: 053-01017005
DB 10837, PG 95
ZONED: C2

15' SIDE SETBACK
75' IMPERVIOUS SETBACK
50' UNDISTURBED STREAM BUFFER
25' UNDISTURBED STREAM BUFFER
WETLAND (TYP.)
25' HENRY COUNTY WETLAND BUFFER
POND
20' REAR SETBACK
EXISTING PROPERTY LINE. PARCEL TO BE COMBINED WITH OVERALL BOUNDARY PRIOR TO DEVELOPMENT
50' PERPETUAL NON-EXCLUSIVE INGRESS/EGRESS EASEMENT
PROPOSED I-75 WESTERN PARALLEL CONNECTOR
R/W LINE
OHW
SS
IG

N
W
E
S

National Flood Hazard Layer FIRMette



FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS — Without Base Flood Elevation (BFE); With BFE or Depth; Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD — 0.2% Annual Chance Flood Hazard; Future Conditions 1% Annual Chance Flood Hazard; Area with Reduced Flood Risk due to Levee; Area with Flood Risk due to Levee

NO SCREEN — Area of Minimal Flood Hazard; Effective LOMRs

OTHER AREAS — Area of Undetermined Flood Hazard

GENERAL STRUCTURES — Channel, Culvert, or Storm Sewer; Levee, Dike, or Floodwall

OTHER FEATURES — Cross Sections with 1% Annual Chance; Water Surface Elevation; Coastal Transect; Base Flood Elevation Line (BFE); Limit of Study; Jurisdiction Boundary; Coastal Transect Baseline; Profile Baseline; Hydrographic Feature

MAP PANELS — Digital Data Available; No Digital Data Available; Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/31/2022 at 9:02 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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
DRAWN:	JHS
REVIEWED:	ACW
DATE:	01/15/2025
SCALE:	1" = 60'
SHEET:	EX

TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director

DATE: December 2, 2025 (Planning Commission); December 8, 2025 (Mayor/Council)

Subject: #AX-2025-02 For 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001 (To be located in Council District 5)

Summary of Request: The applicant, Arthur Lynn Emory Equity, LLC, requests approval to annex approximately 24.995 acres located at 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001, from unincorporated Henry County into the City of Stockbridge. The purpose of the annexation is to facilitate the development of a 321-unit multifamily residential community. Associated applications include a Comprehensive Plan Amendment (CP-2025-03) to designate the property as High-Density Residential and a Rezoning (RZ-2025-04) to assign the MFR (Multi-Family Residential) zoning district upon annexation.

I. PURPOSE

This item is a request for the annexation of property located at 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001, from unincorporated Henry County into the City of Stockbridge. The subject property consists of approximately 24.995 acres and is currently vacant. The applicant, Arthur Lynn Emory Equity, LLC, proposes to annex the property to allow the development of a 321-unit multifamily residential community featuring amenities, open space, and pedestrian connectivity.

The property is presently zoned C-3 (Heavy Commercial District) under Henry County's zoning ordinance and designated High-Density Mixed-Use 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 of Stockbridge Comprehensive Plan (2024–2028 Update).

II. BACKGROUND

Proposed Use	Development of multi-family development (321 units)
Site Address	2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001

Parcel Identification	Parcel #052-01020000; 052-01020001
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 (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.

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.

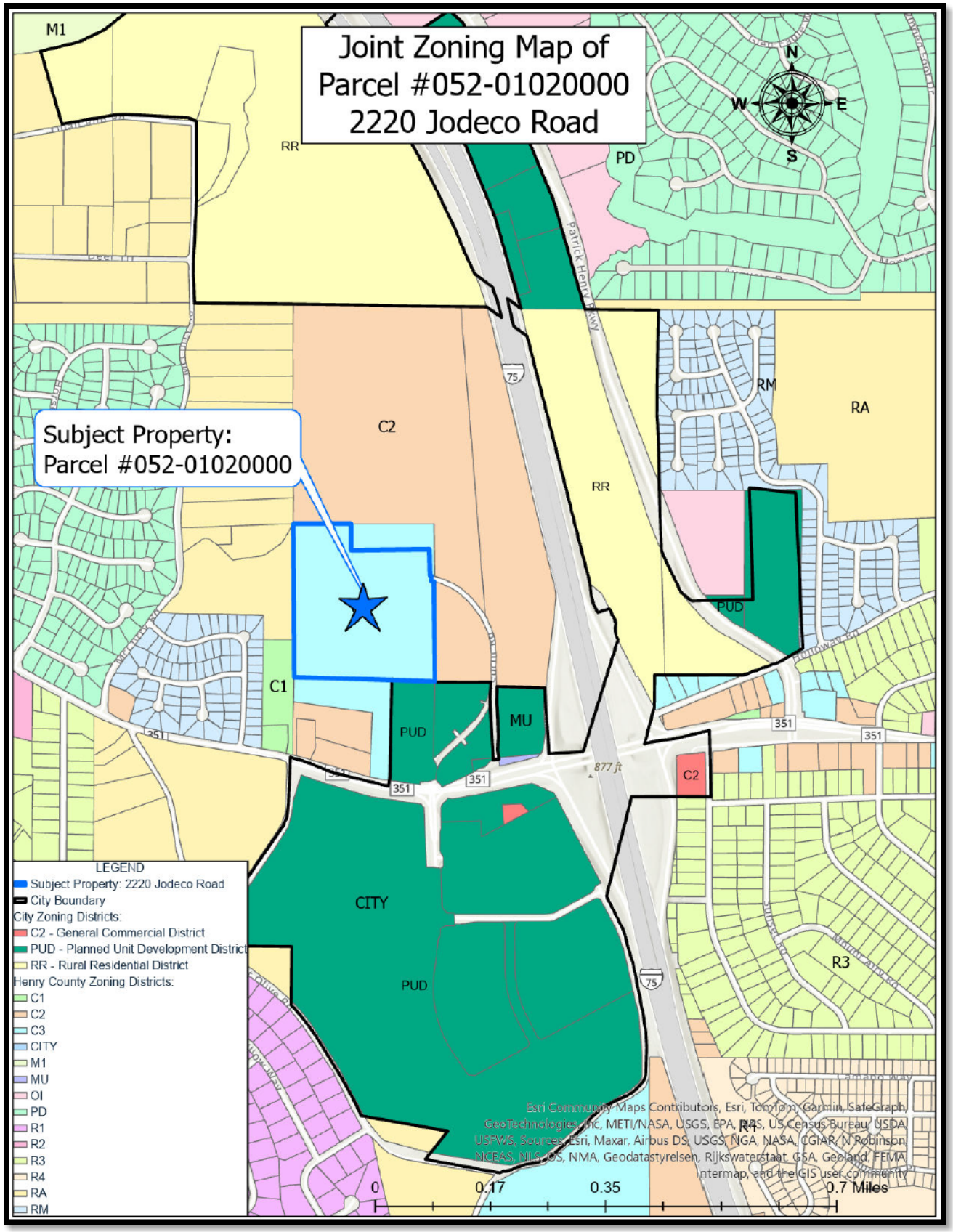
4. The vicinity of the area is mostly residential and commercial with the following surrounding zoning districts: C-2 (General Commercial) – Henry County, C-3 (Heavy Commercial) – Henry County, RA (Residential-Agricultural) – Henry County, and PUD (Planned Unit Development) – Stockbridge. The subject property is adjacent to a parcel of land that was recently annexed into the Stockbridge City Limits on December 11, 2023.

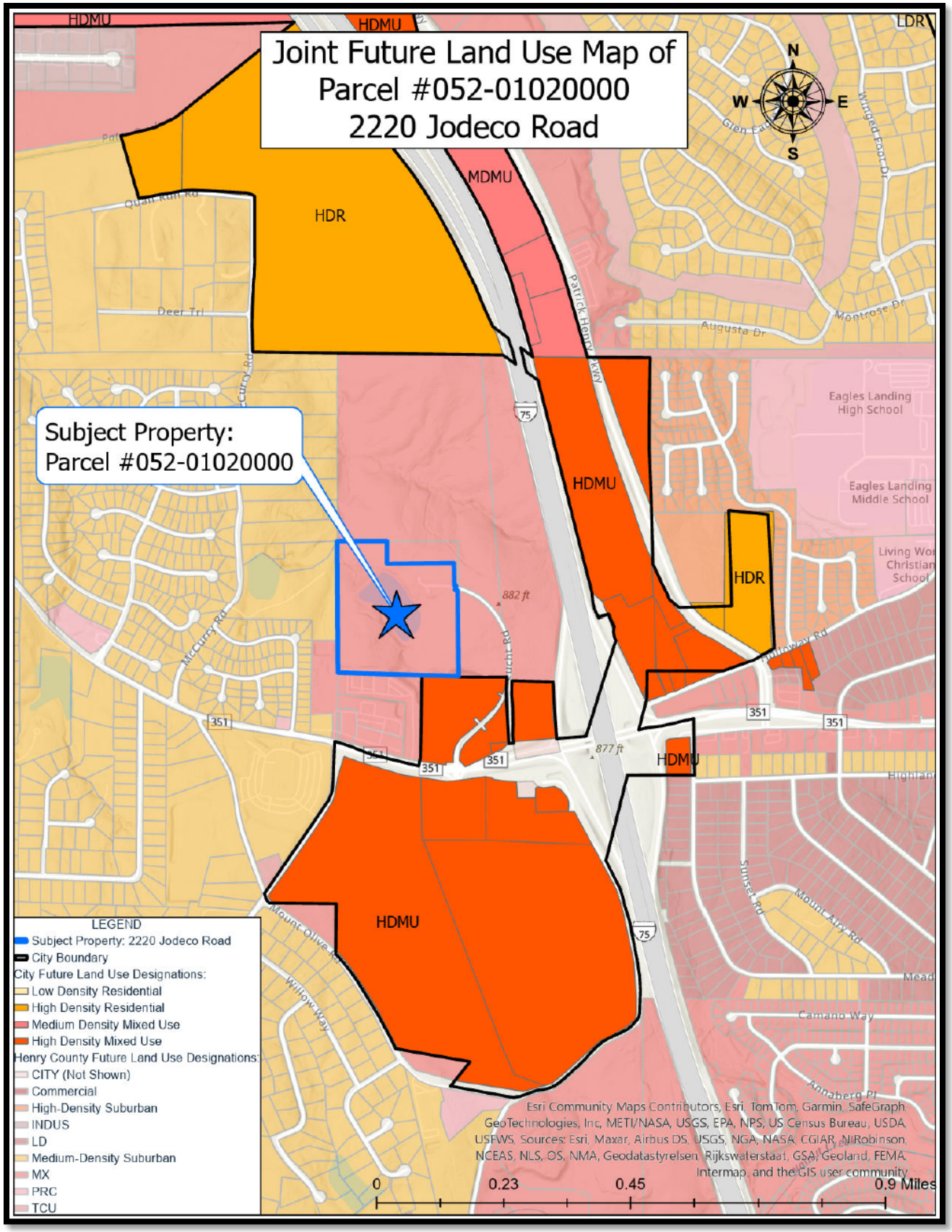
5. The subject properties have access to Jodeco Road via Feutcht Drive, which is classified as a local road by the Georgia Department of Transportation. The easement will provide access to the I-75 Western Parallel Connector once it is completed in 2026. The city recently approved the abandonment of 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
N
W
E
S
M1
RR
PD
C2
RM
RA
C1
PUD
MU
CITY
R3
877 ft
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
Quail Run Rd
Deer Trl
Patrick Henry Pkwy
Augusta Dr
Montrose Dr
Winged Foot Dr
Eagles Landing High School
Eagles Landing Middle School
Living Wor Christian School
McCurry Rd
882 ft
877 ft
Holloway Rd
Highlan
Sunset Rd
Mount Airy Rd
Mount Olive Rd
Willow Way
Camano Way
Annaberg Pl
75
351
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, N Robinson, 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 (off Feucht Drive), including the adjacent Parcel #052-01020001. 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 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 **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 multifamily 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 multifamily 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 multifamily 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 multifamily 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 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' (Multifamily Residential). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

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 #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.

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, C., 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 1198.29 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 NORTHWESTERLY/MOST 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 FOUND 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"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 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.

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.

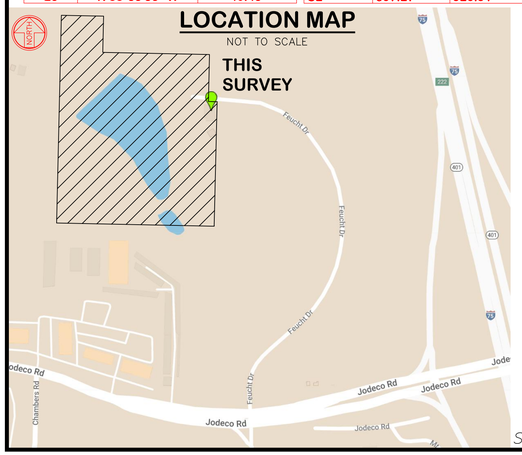
LINE TABLE

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

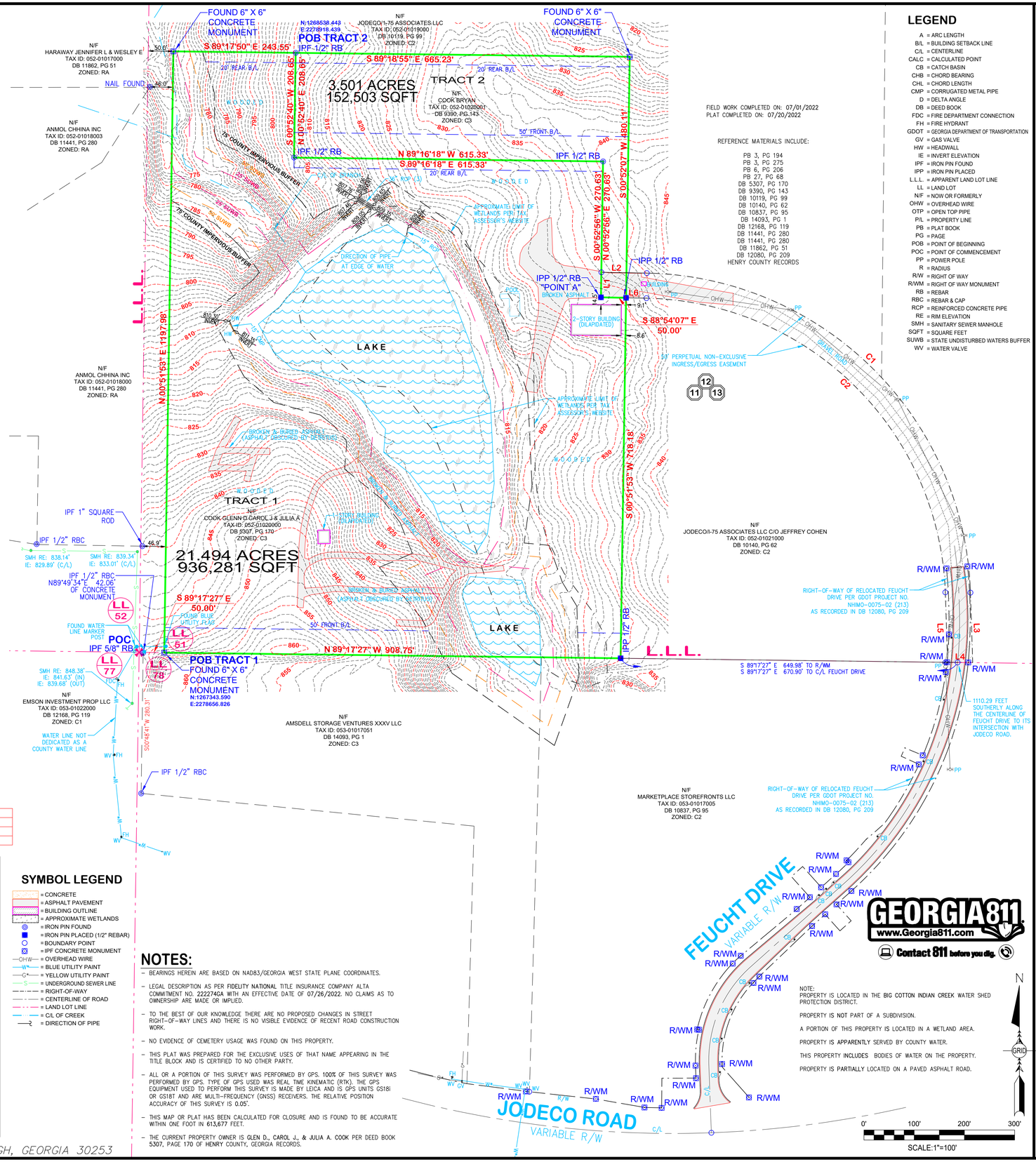
DATE OF PLAT OR MAP: 08/25/2022

GEORGIA PROFESSIONAL LAND SURVEYOR JOHN PATRICK HARRIS NO. 2311

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.

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

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 11862, PG 51
DB 12080, PG 209
HENRY COUNTY 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.

SCALE:1"=100'

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.

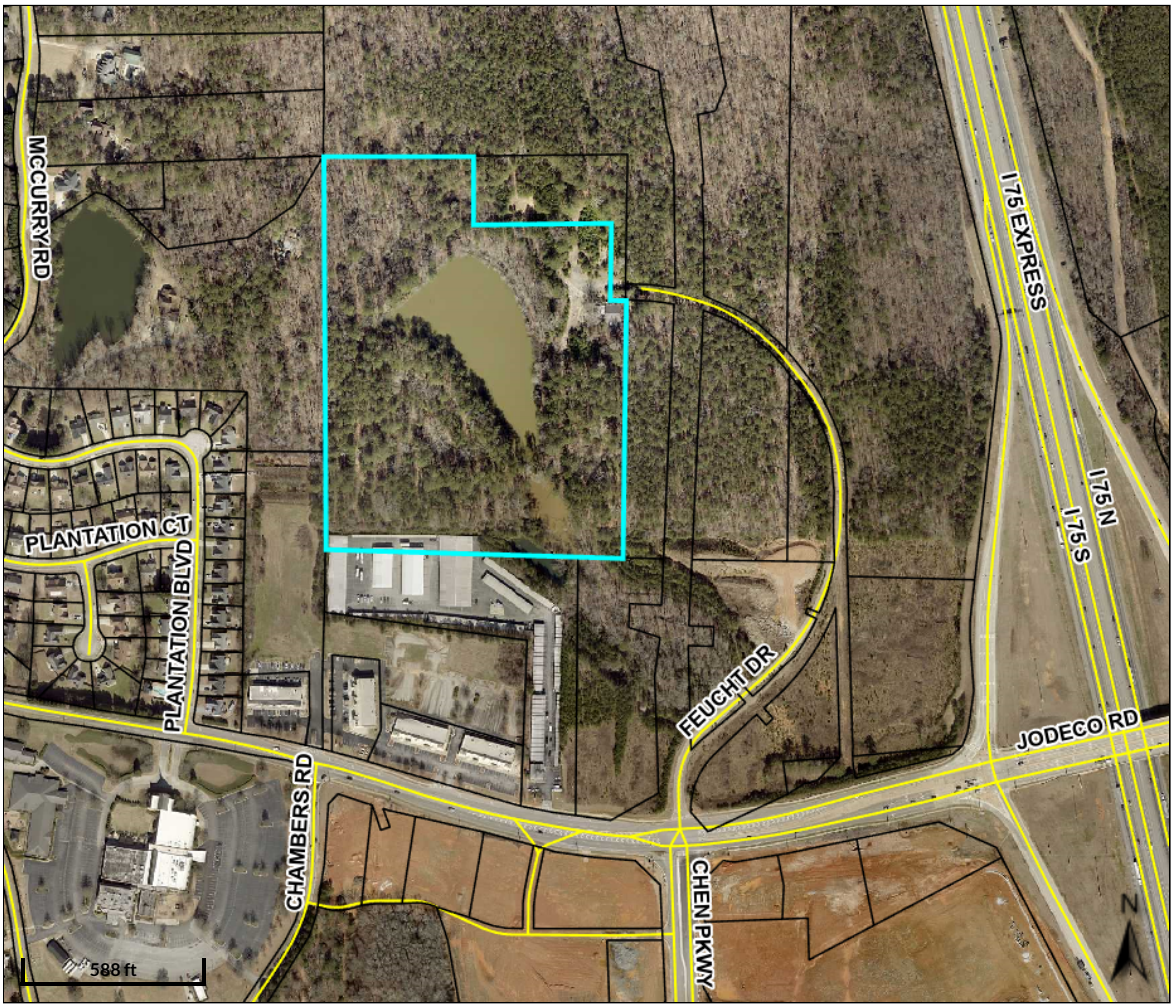
The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Preliminary Site Plan dated 08/11/2022 prepared by Thomas & Hutton.

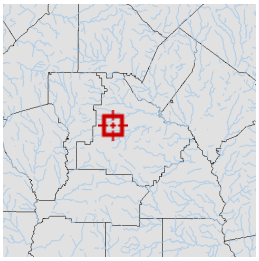
Scott Sage
Date: 2022.09.02 16:26:35 -04'00'

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

Henry County, GA



Overview



Legend

Parcels

Roads

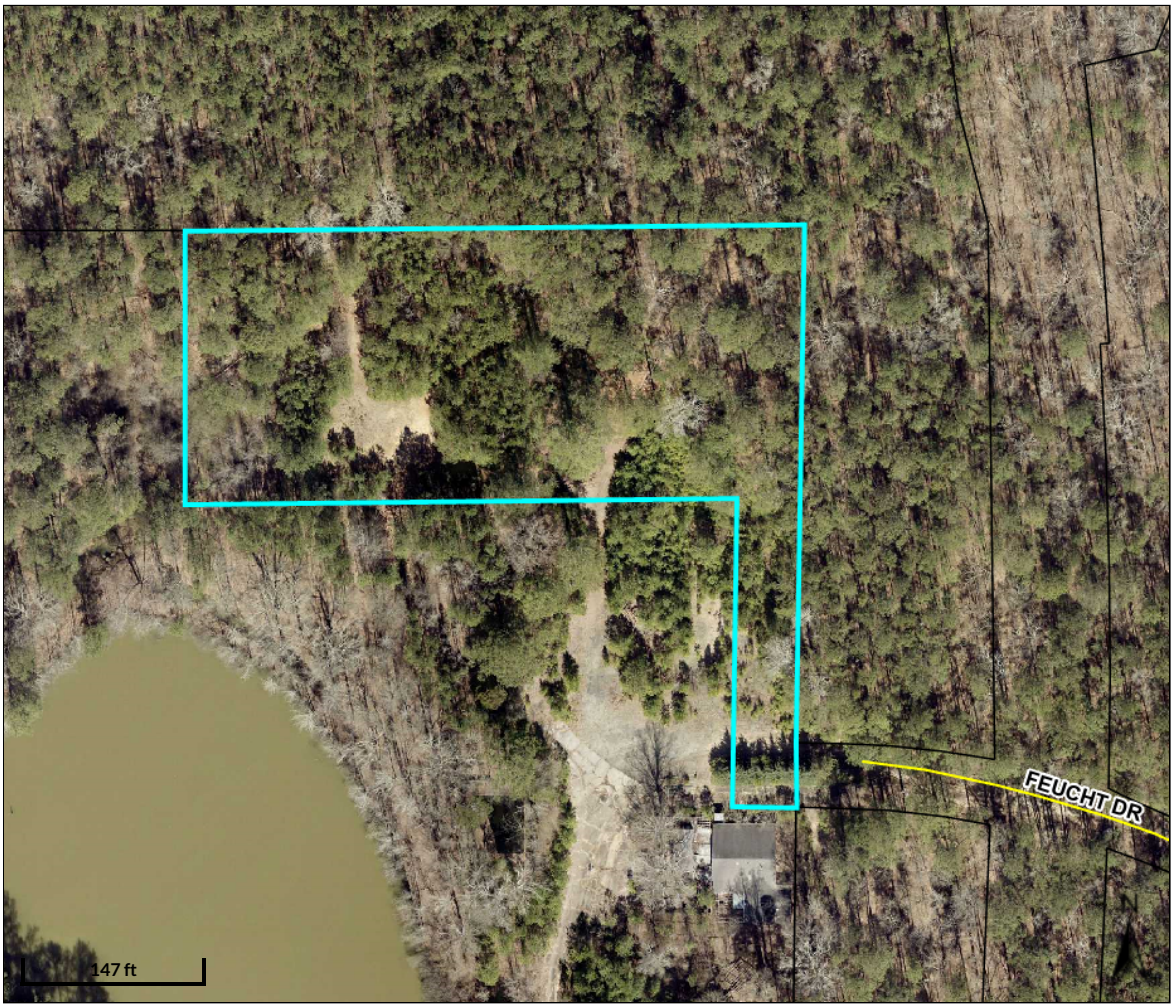
Parcel ID	052-01020000	**Class**	Commercial	**Owner**	COOK GLENN D & CAROL J & JULIA A & ET AL	**Land Value:**	$1,075,000				
Property Address	2220 JODECO RD	**Acreage**	21.5	**Address**	1080 RIVERSIDE DRIVE WATKINSVILLE, GA 30677	**Building Value:**	$0	**Last 2 Sales**			
District	Henry County					**Misc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

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

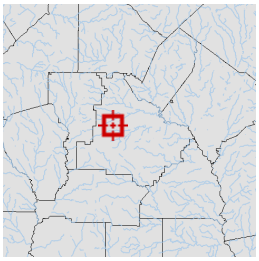
Date created: 4/17/2025
Last Data Uploaded: 4/17/2025 2:34:03 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

Parcels

Roads

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

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

Date created: 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: KEN@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 ROCKDALE COUNTY GEORGIA 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

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 ROCKDALE COUNTY GEORGIA 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 PUBLIC FULTON COUNTY GEORGIA EXPIRES 01/14/2029

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 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

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 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.

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.

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

TABLE A ITEMS:

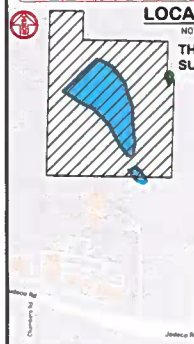
1) ALL MONUMENTS FOUND AND/OR SET AS NOTED ON THE SURVEY. ALL CORNERS SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
2) SITE ADDRESS: 2220 JODECO ROAD, MCDONOUGH, GEORGIA 30253
3) BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA, PANEL #13151C0150D 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 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. FOR 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 ARC 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 HEREIN.
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°53'53" 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 JOHN PATRICK HARRIS NO. 2311

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

08/25/2022
DATE

SITE ADDRESS: 2220 JODECO ROAD, MCDONOUGH, GEORGIA 30253

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 6TH 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 B. MITCHELL, III, G. NO. 1566, RECORDED IN PLAT BOOK 9, 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, LAST ALONG THE SOUTH LINE OF LAND LOT 51 AND THE NORTH LINE OF LAND LOT 78 SOUTH 88 DEGREES 53 MINUTES 53 SECONDS EAST A DISTANCE OF 1199.29 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE AND RUN SOUTH 01 DEGREES 53 MINUTES 53 SECONDS WEST A DISTANCE OF 1,197.98 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 18 MINUTES 55 SECONDS WEST ALONG OTHER PROPERTY OF BAB H. EVANS AND CHARLES J. WATKINS FOR A DISTANCE OF 1,161.10 TO A CONCRETE MONUMENT; THENCE SOUTH 9 DEGREES 16 MINUTES 31 SECONDS WEST ALONG THE PROPERTY OF BOB H. EVANS AND CHARLES J. WATKINS FOR 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 PAUGER AND DOUGLAS GAVRICH, TO GLENN D. COOK AND CAROL J. COOK DATED MARCH 6, 1988, 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 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 6TH DISTRICT OF HENRY COUNTY, GEORGIA, AS SHOWN ON SURVEY DATED JUNE 5, 2006 FOR BRYAN COOK & SUNTRUST BANK BY SOUTHERN SURVEYORS ANALYST P. PRINCE, RLS NO. 2806, 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 (60' R/W) & SE 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 89 DEGREES 16 MINUTES 33 SECONDS WEST ALONG SAID SOUTH LAND LOT LINE A DISTANCE OF 663.91 FEET TO A POINT; AND RUN THENCE NORTH 01 DEGREES 53 MINUTES 29 SECONDS EAST 718.98 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 89 DEGREES 16 MINUTES 33 SECONDS WEST 50.00 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE NORTH 01 DEGREES 53 MINUTES 53 SECONDS WEST 615.36 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE NORTH 88 DEGREES 39 MINUTES 29 SECONDS EAST 299.84 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE NORTH 88 DEGREES 53 MINUTES 53 SECONDS EAST 40.43 FEET TO AN IRON PIN FOUND; RUN THENCE SOUTH 01 DEGREES 53 MINUTES 53 SECONDS EAST 1,197.98 FEET TO AN IRON PIN FOUND; RUN THENCE SOUTH 89 DEGREES 18 MINUTES 55 SECONDS WEST 1,161.10 FEET TO AN IRON PIN FOUND; RUN THENCE NORTH 01 DEGREES 53 MINUTES 53 SECONDS WEST 139.25 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE NORTH 89 DEGREES 18 MINUTES 55 SECONDS EAST 50.00 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE NORTH 01 DEGREES 53 MINUTES 53 SECONDS EAST 139.25 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR); RUN THENCE NORTH 89 DEGREES 18 MINUTES 55 SECONDS EAST 1,161.10 FEET TO AN IRON PIN FOUND IN A CONCRETE MONUMENT; RUN THENCE SOUTH 01 DEGREES 53 MINUTES 29 SECONDS EAST 718.98 FEET TO AN IRON PIN PLACED WHICH IS THE TRUE POINT OF BEGINNING.

LESS, FULL WITH, LABLANTS 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.

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 1 DRIVEN 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 N89°17'27"W A DISTANCE OF 1,197.95 FEET TO A FOUND CONCRETE MONUMENT; THENCE S89°18'55"E A DISTANCE OF 1,161.10 FEET TO A FOUND 1/2" REBAR; THENCE S89°16'18"E A DISTANCE OF 90.42 FEET TO A FOUND 1/2" REBAR; THENCE S89°16'18"E A DISTANCE OF 299.84 FEET TO A FOUND 1/2" REBAR; THENCE S89°16'18"E A DISTANCE OF 40.43 FEET TO A FOUND 1/2" REBAR; THENCE S89°16'18"E A DISTANCE OF 663.91 FEET TO A FOUND CONCRETE MONUMENT; THENCE S89°16'18"E A DISTANCE OF 663.91 FEET TO A FOUND 1/2" REBAR

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.

[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.

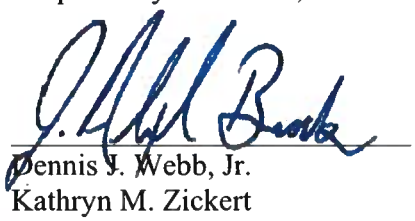
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

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.

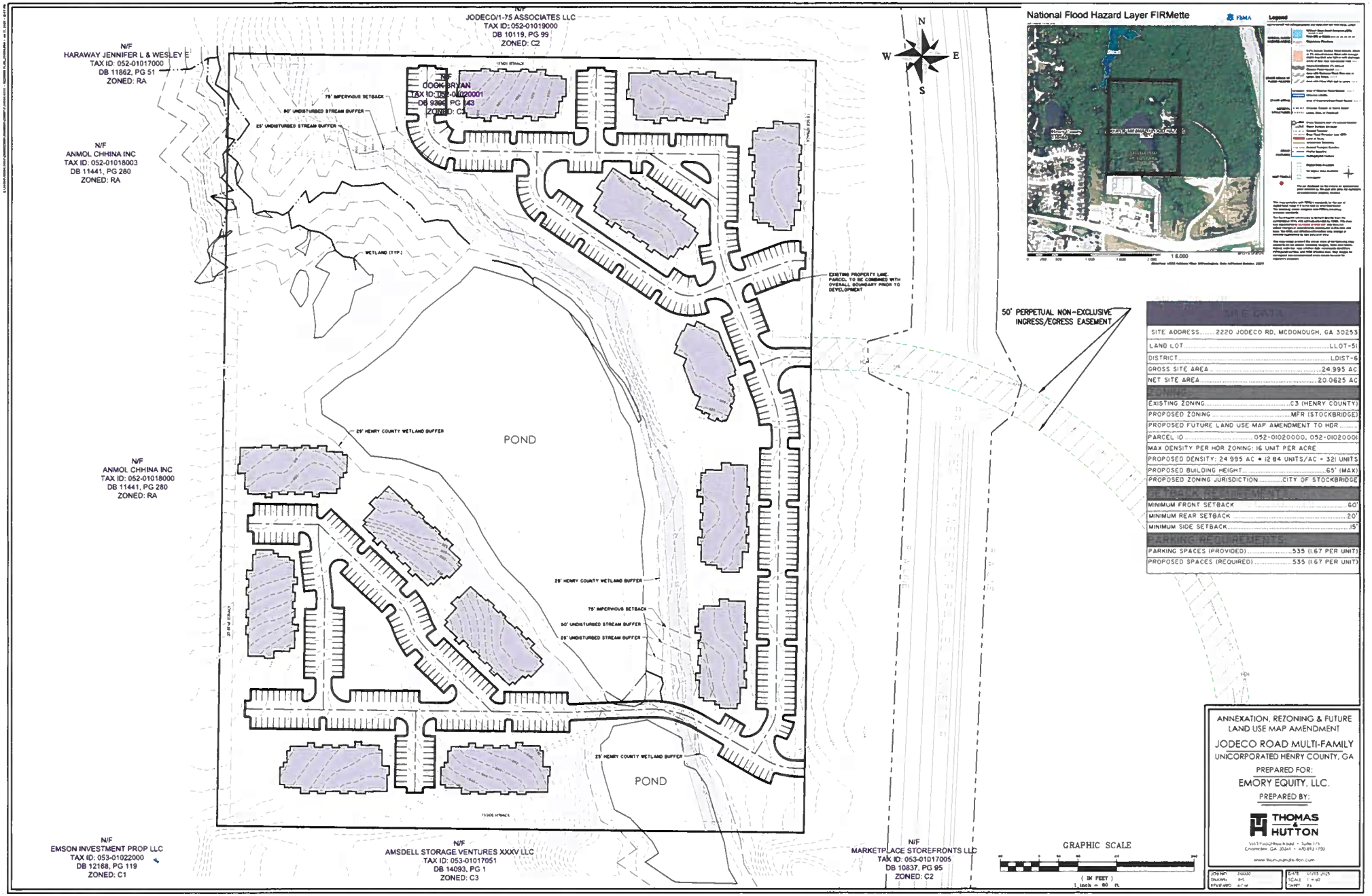
This 4th day of April, 2025.

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



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)

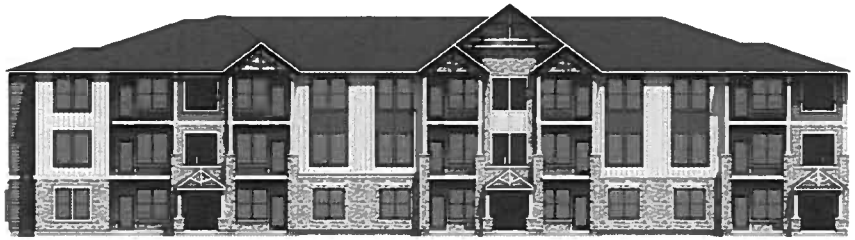


JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

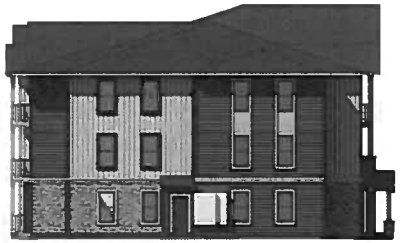
SEPTEMBER 1, 2022

ARCHITECTURAL IMAGERY

Front:



Left:



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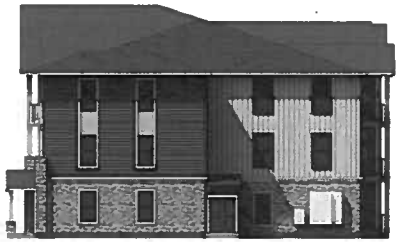

Back:



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

1105 W. Peachtree St. NE, Suite 1000
Atlanta, Georgia 30309-3608
Tel: 404 815-3500
www.sgrlaw.com

J. Alexander Brock
Direct Tel: 404-815-3603
Direct Fax: 404-685-6903
jabrock@sgrlaw.com

Smith Gambrell Russell

July 01, 2025

VIA E-MAIL LLOGAN@CITYOFSTOCKBRIDGE-GA.GOV

Linda M. Logan, Senior Planner
City of Stockbridge, Planning and Zoning Division
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281

Re: 2220 Jodeco Road (#AX-2025-02; # CP-2025-03; and # RZ-2025-04)
Request to Defer

Dear Ms. Logan:

We represent the Applicant, Emory Equity, LLC, in its applications for an Annexation ((#AX-2025-02), Comprehensive Plan Amendment (#CP-2025-03) and Rezoning (#RZ-2025-04) concerning the property located at 2220 Jodeco Road (Parcel ID 052-01020000 and 052-01020001). Please accept this letter as a formal request to defer the applications from the July Community Zoning Information Meeting until the November 12, 2025 CZIM along with the respective the Planning Commission (defer to November 20, 2025) and City Council (defer to December 8, 2025) meetings. We need to temporarily pause our application and we fully intend to resume the zoning process later this Fall.

If you have any questions, please do not hesitate to call.

Sincerely,



J. Alexander Brock

cc: Ryan Anderson, City of Stockbridge Planning
Veronica Green, City of Stockbridge Planning
Gordon Linton, City of Stockbridge Planning
Arthur Lynn, Emory Equity, LLC



Z:\30334\30334.0000\Landscape Architecture\Illustrative Files\VND\30334 - Stockbridge Zoning Graphics September 1, 2022 3:07 PM

Front:



Left:



Right:



Back:



JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

ARCHITECTURAL ELEVATIONS





JODECO/I-75 ASSOCIATES LLC
TAX ID: 052-01019000
DB 10119, PG 99
ZONED: C2

N/F
RAWAY JENNIFER L & WESLEY E
TAX ID: 052-01017000
DB 11862, PG 51
ZONED: RA

N/F
NMOL CHHINA INC
X 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
N 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

BDG. 2
BDG. 3
BDG. 4
BDG. 5
BDG. 6
BDG. 7
BDG. 8
BDG. 9
BDG. 10
BDG. 11
BDG. 12
BDG. 13

24.995 ACRE
PROPOSED
MULTIFAMILY SITE
(321 UNITS)

CLUBHOUSE
/LEASING

POND
POND

MAIN ENTRY DRIVE
ENTRY DRIVE

PROPOSED I-75 WESTERN
PARALLEL CONNECTOR

50' PERPETUAL NON-EXCLUSIVE
INGRESS/EGRESS EASEMENT

LANDCAPE BERM W/
EVERYGREEN TREES
WALKING TRAIL
VUA
SANITARY SEWER
EASEMENT

NORTH 1" = 60'-0"

GENERAL LEGEND
- MATCHLINE
- PROPERTY LINE
- BUILDING SETBACK
- DECORATIVE FENCE
- WALL
- CURB
- EXPANSION JOINT
- TREE PROTECTION FENCING
- T — TRANSFORMER
- A/C UNIT
- DETAIL SEC., ELEV. OR CALLOUT

MLDA
MULTIFAMILY LANDSCAPE DESIGN ASSOCIATES
678 764-8482
P.O BOX 1968
WOODSTOCK, GA 30188
WWW.MLDASSOCIATES.COM

SEAL

CONSULTANT

PROJECT NAME
JODECO RD
MULTIFAMILY
HENRY COUNTY, GA

PROJECT OWNER
EMORY EQUITY, LLC
ATLANTA, GA

ISSUED FOR:

REVISIONS:

PROJECT # 24023

SHEET TITLE
COLOR PLAN
RENDERING

SHEET NUMBER
L1-01

COMMENTS

© 2022 MULTIFAMILY LANDSCAPE DESIGN ASSOCIATES

N/F
JODECO/1-75 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
COCK BRYAN
TAX ID: 052-01020001
DB 9390, PG 143
ZONED: C2

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
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DB 12168, PG 119
ZONED: C1

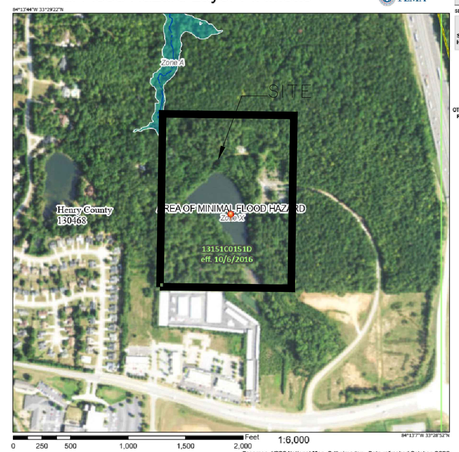
N/F
AMSDELL STORAGE VENTURES XXXV LLC
TAX ID: 053-01017051
DB 14093, PG 1
ZONED: C3

N/F
MARKETPLACE STOREFRONTS LLC
TAX ID: 053-01017005
DB 10837, PG 95
ZONED: C2

15' SIDE SETBACK
75' IMPERVIOUS SETBACK
50' UNDISTURBED STREAM BUFFER
25' UNDISTURBED STREAM BUFFER
WETLAND (TYP.)
25' HENRY COUNTY WETLAND BUFFER
POND
20' REAR SETBACK
EXISTING PROPERTY LINE. PARCEL TO BE COMBINED WITH OVERALL BOUNDARY PRIOR TO DEVELOPMENT
50' PERPETUAL NON-EXCLUSIVE INGRESS/EGRESS EASEMENT
PROPOSED I-75 WESTERN PARALLEL CONNECTOR
R/W LINE
OHW
SS
IG

N
W
E
S

National Flood Hazard Layer FIRMette



FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

OTHER AREAS

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/31/2022 at 9:02 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

SITE DATA	
SITE ADDRESS	2220 JODECO RD, MCDONOUGH, GA 30253
LAND LOT	LLOT-51
DISTRICT	LDIST-6
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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
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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
DRAWN:	JHS
REVIEWED:	ACW
DATE:	01/15/2025
SCALE:	1" = 60'
SHEET:	EX

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

[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.

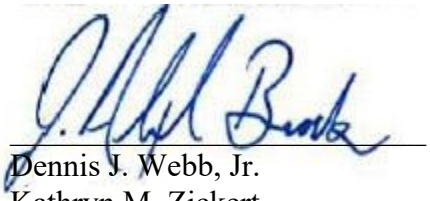
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

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

POWERPOINT PRESENTATIONS FOR AX-2025-02, CP-2025-03 , RZ-2025-04 FOR 2220 JODECO ROAD (OFF FEUCHT DRIVE), INCLUDING THE ADJACENT PARCEL #052-01020001

December 2, 2025 (Planning Commission)

December 8, 2025 (Mayor and Council)

Case Facts

Applicant: Arthur Lynn Emory Equity, LLC

Agent: Smith, Gambrell, & Russell, LLP

Owner: Kenneth Butcher

Address of Property: 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001

Parcel Acreage: 0 Jodeco Road - #052-01020001 (3.501 acres); 2220 Jodeco Road 0 #052-01020000 (21.494 acres)

Parcel Identification:#052-01020001 (0 Jodeco Road); #052-01020000 (2220 Jodeco Road)

Current Use of Property: The property is currently vacant with mostly wooded areas and has a large central lake.

County Zoning of Property: C-3 (Heavy Commercial) – Henry County

County Future Land Use Designation: High-Density Mixed-Use

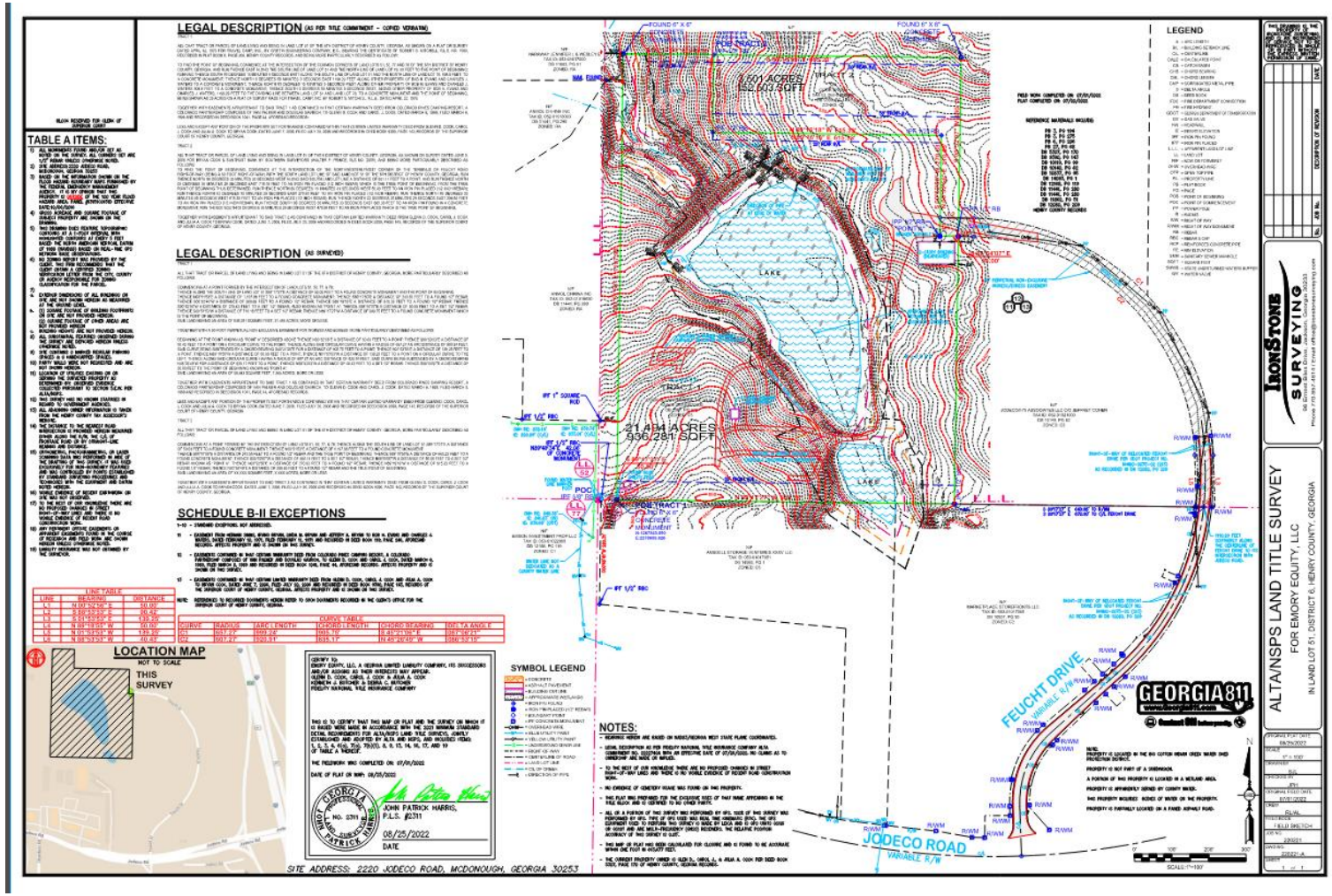
Sign Posting and Legal Ad Notice: November 5, 2025; November 24, 2025

CZIM (Community Zoning and Informational Meeting): November 12, 2025

AERIAL PHOTO OF 2220 JODECO ROAD (OFF FEUCHT DRIVE), INCLUDING THE ADJACENT PARCEL #052-01020001



Survey of #052-0102000 1 & 2220 Jodeco Road





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.

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.

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.

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.





SIGN POSTING AND LEGAL AD NOTICES ON NOVEMBER 5, 2025 AND NOVEMBER 24, 2025


Network:Nov 5, 2025 at 4:31:20 PM EST
Local:Nov 5, 2025 at 4:31:20 PM EST
N 33° 28' 54.019", W 84° 13' 18.152"
2206–2238 Jodeco Rd
McDonough GA 30253
United States
Construction of Western Parallel Connector

DEVELOPMENT INFORMATION

DEVELOPMENT INFORMATION

- The applicant, Arthur Lynn Emory Equity, LLC, is proposing to build a multi-family development at 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001. 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.



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)

ANNEXATION, REZONING & FUTURE LAND USE MAP AMENDMENT

JODECO ROAD MULTI-FAMILY

UNICORPORATED HENRY COUNTY, GA

PREPARED FOR:

EMORY EQUITY, LLC.

PREPARED BY:

THOMAS & HUTTON

5565 Peachtree Road • Suite 175
Chamblee, GA 30341 • 470.893.1700

www.thomasandhutton.com

JOB NO.	J0008	DATE	04/15/2025
DRAWN	JHB	SCALE	1" = 60'
REVIEWED	ACM	SHEET	1X



MLDA
Multifamily Landscape Design Associates
678 794-6482
P.O. box 1958
Woodstock, GA 30188

Jodeco Rd
Multifamily
Henry County, GA

Emory Equity, Llc
Atlanta, GA

City of Stockbridge Site Plan Map

0, 2220 Jodeco Rd



N
W E
S

0 0.04 0.08 0.16 0.24 0.32 Miles

Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors and the GIS

Creator: Brennen Reilly
Date: 11/25/2025

DEVELOPMENT SITE DATA FOR PROPOSED APARTMENTS AT 0 & 2220 JODECO ROAD

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)



Renderings of Apartments

Front:



Left:



Right:



Back:



ARCHITECTURAL ELEVATIONS

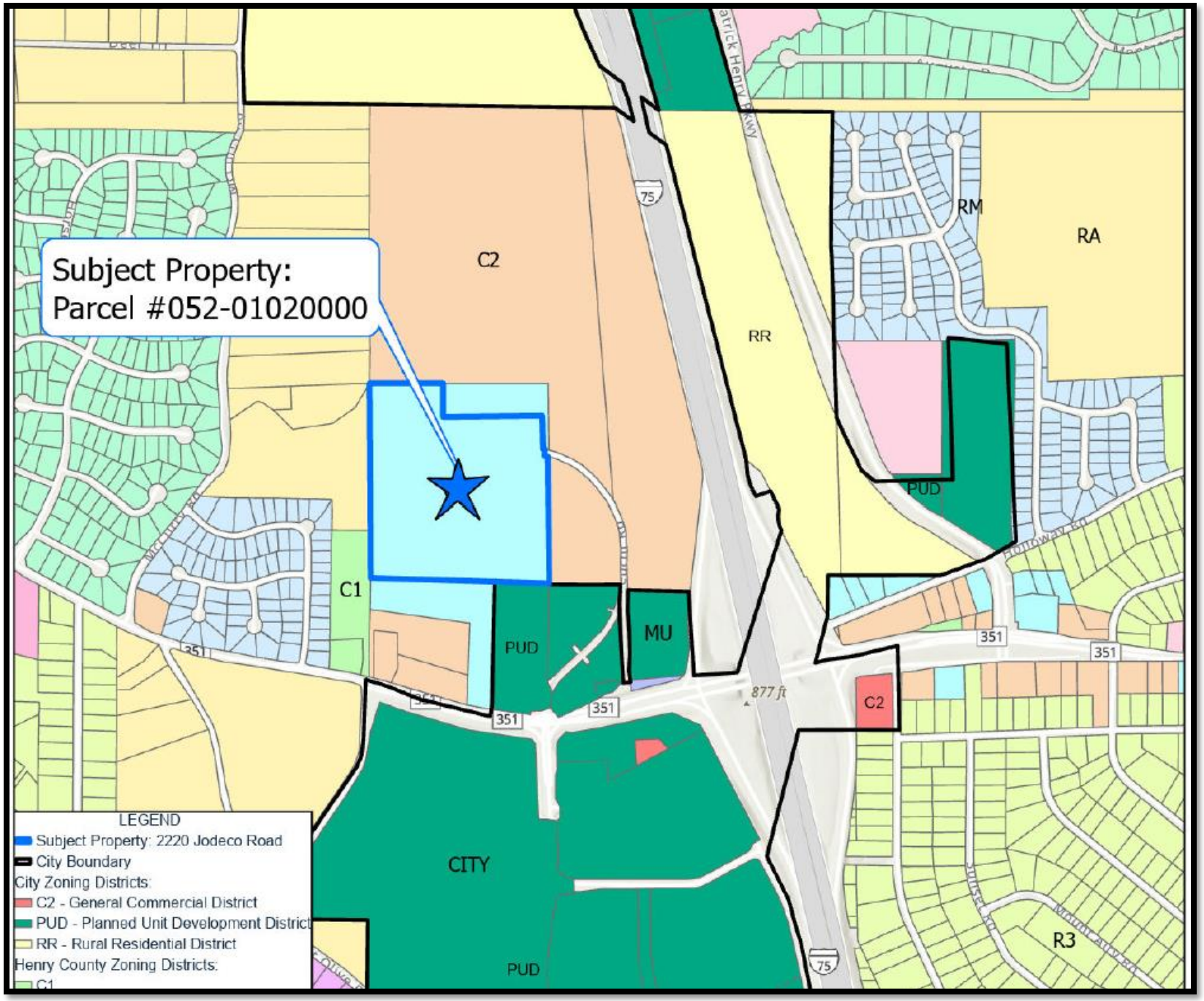
POWERPOINT PRESENTATION FOR AX-2025-02

Staff reviewed the annexation request under Section 9.8 of the Unified Development Code to evaluate compliance with state annexation laws and City policies regarding contiguity, service provision, and consistency with the Comprehensive Plan.



Applicant's Request

- The applicant requests approval to annex approximately 24.995 acres located at 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001 from unincorporated Henry County into the City of Stockbridge to allow for the development of a 321-unit multifamily residential community. The request is submitted by Arthur Lynn Emory Equity, LLC.



Contiguous Map of 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001

In accordance with Georgia annexation law, the subject property is contiguous to the City of Stockbridge, sharing a common boundary with Parcel #053-01017005 (2250 Jodeco Road), which lies within the existing city limits.

Staff Analysis
(Section 9.8 of The Unified Development Code)

1. **Is the subject property contiguous to the existing corporate limits with at least one-eighth of the aggregate external boundaries coinciding? Contiguous means- abuts the municipal limits, or is separated by a street, river or railroad-type of right-of-way, or city land, or land owned by some other political subdivision, or lands, or lands owned by the state:** The subject property is contiguous to the existing corporate limits of the City of Stockbridge. It shares a common boundary with Parcel #053-01017005 (2250 Jodeco Road), which is within the city limits. This satisfies both the State and local requirements for contiguity under Georgia Code 36-36-20 et seq. and Section 9.8 of the Unified Development Code.
2. **Describe what method (100%, 60% or Referendum and Resolution) the applicant is utilizing for the proposed annexation:** The applicant proposes to use the 100 percent method of annexation. Under this procedure, all property owners representing 100 percent of the land area consent to annexation into the City. This method allows the City Council to adopt the annexation ordinance after proper notice and public hearings.
3. **Is any part of the subject property being proposed for annexation within the boundary of another municipal corporation or county?:** The property is entirely located in unincorporated Henry County. No portion lies within another municipality or jurisdiction. Upon annexation, the property will fall exclusively under the City of Stockbridge's governing authority.
4. **Is any part of the subject property receiving municipal services from any entity other than the city proposing annexation?** The property currently receives water and sewer services from the Henry County Water Authority. Fire and emergency services are provided by Henry County Fire and EMS, while power is provided by Georgia Power. After annexation, the City will assume zoning, permitting, and code enforcement responsibilities while coordinating utility service through intergovernmental agreements.

Staff Analysis
(Section 9.8 of The Unified Development Code)

5. **Is the subject property for the proposed annexation being developed for urban purposes- defined as a minimum of two people per acre?** The proposed development qualifies as urban in nature, exceeding two persons per acre as defined by State law. It proposes 321 multifamily units on 24.995 acres, achieving a density of approximately 12.8 units per acre. The site includes open space, a preserved lake, and walking trails, reinforcing an urban development pattern.
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. The applicant requests a Comprehensive Plan Amendment (CP-2025-03) to assign the City's High-Density Residential designation. This designation aligns with the City's housing goals and supports compact growth near major transportation corridors like Jodeco Road.
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 property is presently zoned C-3 (Heavy Commercial) under Henry County. The applicant requests the City's MFR (Multi-Family Residential) district upon annexation. This zoning is compatible with nearby residential and mixed-use developments, maintaining appropriate transitions to adjacent properties.

Staff Analysis
(Section 9.8 of The Unified Development Code)

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 annexation will bring economic and community benefits to the City. The proposed development will expand the local housing supply, attract residents who support nearby retail and dining, and strengthen corridor vitality. It also promotes redevelopment of the Jodeco Road area in accordance with the City's long-range planning goals.

9. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.** The roughly 25-acre site features moderate topography and a central lake suitable for stormwater management. Its rectangular configuration allows efficient building placement and internal circulation. Primary access will occur via Feucht Drive, with future connectivity to the Western Parallel Connector enhancing accessibility.

10. **The impact upon adjacent property owners should the request be granted:** Surrounding properties include a mix of residential and commercial uses. The project may modestly increase traffic on Jodeco Road but remains compatible with surrounding development patterns. Landscaping, buffers, and access management will ensure smooth integration with neighboring properties.

11. **The potential impact of the annexation on City infrastructure including water and sewage system:** Water service can be extended through a 2,200-linear-foot line along Feucht Drive. Sewer service will connect to the Western Parallel Connector gravity line once completed, and easements may be required to finalize the connection. The preserved lake provides on-site detention and water-quality benefits.

12. **The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** Traffic volumes will increase with the addition of 321 units, but infrastructure improvements will mitigate impacts. The forthcoming Western Parallel Connector will enhance east-west access and reduce congestion on Jodeco Road. Planned sidewalks and multi-use paths will improve walkability and overall circulation in the area.

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' (Multifamily Residential). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

POWERPOINT PRESENTATION FOR CP-2025-03

Staff evaluated the request under Section 9.2.7 of the Unified Development Code to determine whether the proposed Comprehensive Plan Amendment is consistent with the City's land use policies, zoning framework, and surrounding development pattern.



Applicant's Request

- The applicant requests approval of a Comprehensive Plan Amendment for 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001 to assign the High-Density Residential future land use designation.

CITY OF STOCKBRIDGE COMPREHENSIVE PLAN (2024)

HIGH-DENSITY RESIDENTIAL (8-16 UNITS/ACRE)

This designation is intended primarily for residential land uses which include multi-story condominiums and planned town developments. Small commercial or service businesses may be permitted within these developments for the convenience of their residents and visitors only. High Density Residential is an appropriate transition between mixed-use and industrial projects, and low or medium density residential areas.

Compatible Zoning Districts
MFR – Multiple Family Residential District

PMU, Parkway Mixed Use Overlay District

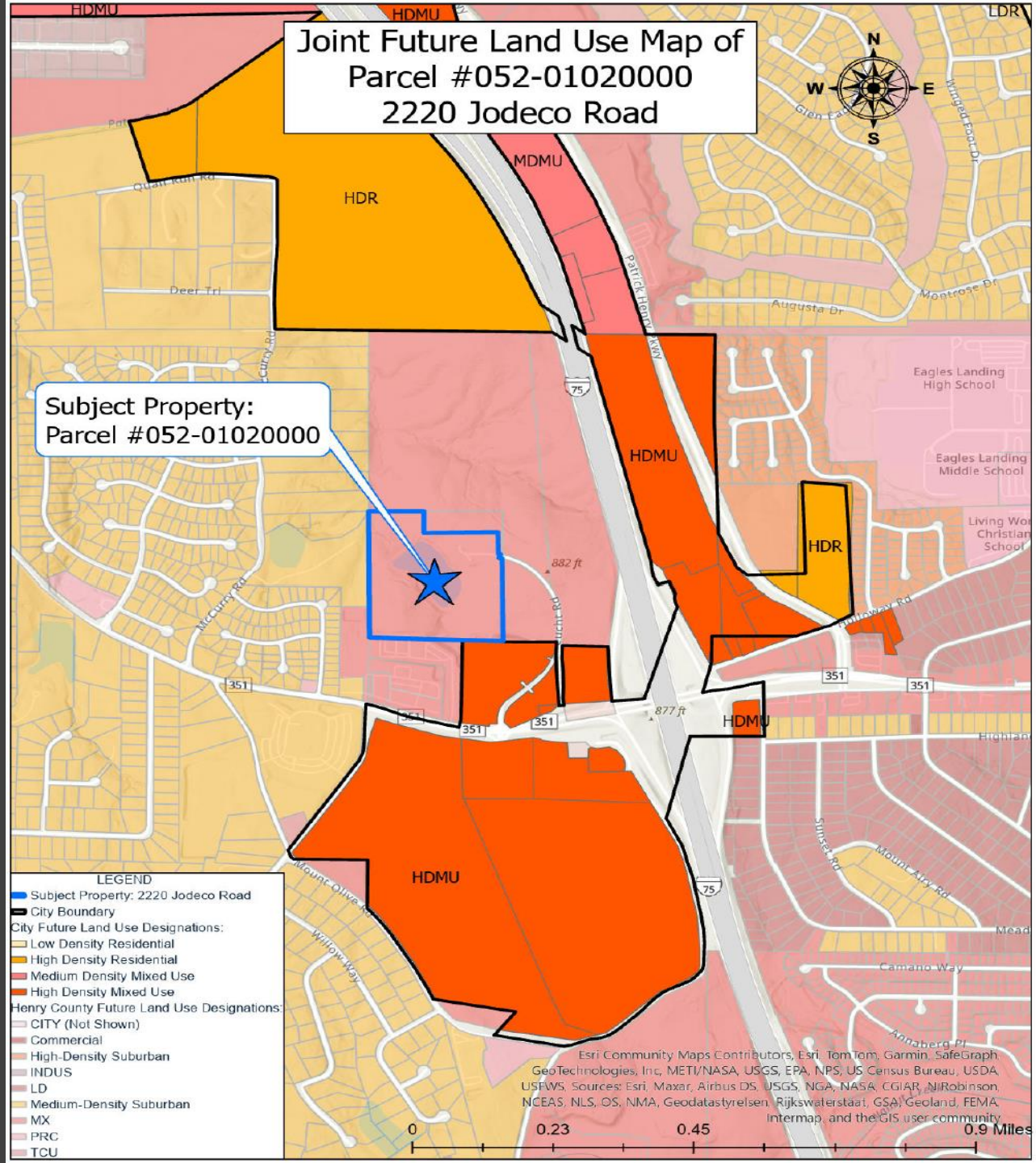




SURROUNDING LAND USE DESIGNATIONS

Location	Existing Land Use	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)

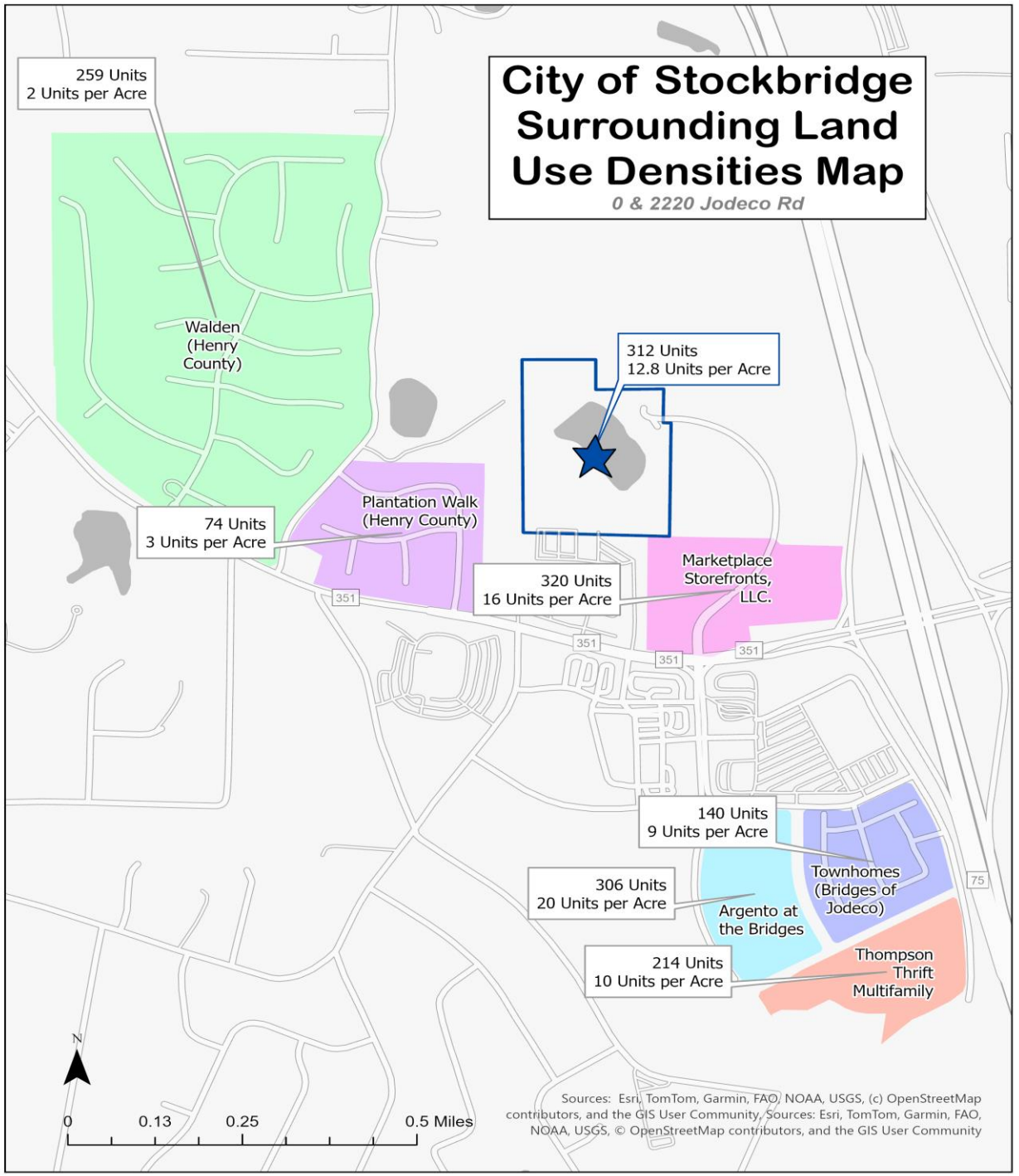
JOINT FUTURE LAND USE MAP OF 2220 JODECO ROAD (OFF FEUCHT DRIVE), INCLUDING THE ADJACENT PARCEL #052-01020001



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	12.84 units per acre

SURROUNDING LAND USE DENSITY MAP FOR 2220 JODECO ROAD (OFF FEUCHT DRIVE), INCLUDING THE ADJACENT PARCEL #052-01020001



Community Goals and Policies (pg. 42-44)	
	Population Goals: To determine areas appropriate for annexation.
	Population Policies: Maintain a family friendly environment and focus on attracting and retaining young adults.
	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.

Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The 2024 – 2028 Comprehensive Plan encourages high-density residential development near transportation corridors, employment centers, and mixed-use nodes. The proposed 321-unit community at 12.84 units/acre supports these goals by adding diverse housing options along Jodeco Road. The project advances the Plan's vision for walkable, high-quality neighborhoods with access to infrastructure and services.
2. **Relation to the Zoning of the Property:** The applicant seeks to assign the MFR (Multi-Family Residential) zoning district upon annexation, which aligns with the High-Density Residential land-use designation. This pairing ensures consistency between the City's Future Land Use Map and zoning regulations. The MFR district provides an appropriate transition between nearby commercial areas and lower-density subdivisions.

Staff Analysis (Section 9.2.7 of The Unified Development Code) – cont.

3. **Suitability of the Site's Location:** The 24.995-acre site is well suited for multifamily development due to its gentle topography, existing lake, and strong regional access. Its proximity to the planned Western Parallel Connector will enhance connectivity and reduce congestion along Jodeco Road. The designation complements nearby high-density and mixed-use developments while transitioning smoothly to surrounding residential areas.
4. **Maintaining the Current Land Use Designation:** The current High-Density Mixed-Use designation under Henry County allows a mix of commercial and residential uses, which does not reflect the project's residential focus. The proposed High-Density Residential classification better matches the development's density of 12.84 units/acre and design intent. Reassigning the property ensures alignment with the City's Comprehensive Plan and reinforces a cohesive growth pattern along Jodeco Road.

Staff 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.

POWERPOINT PRESENTATION FOR RZ-2025-04



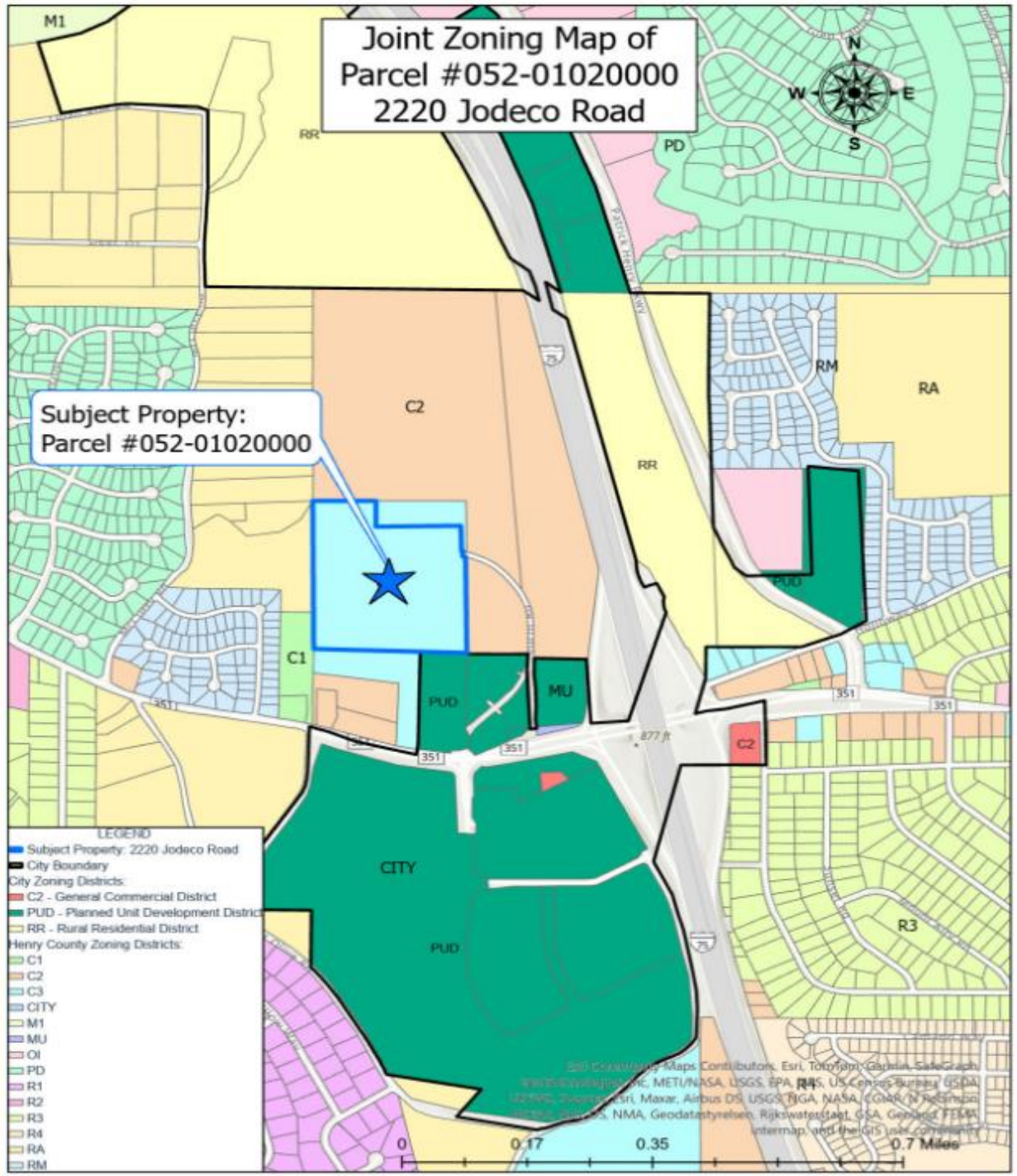
Applicant's Request

- The applicant requests approval to assign the City of Stockbridge's MFR (Multi-Family Residential) zoning district to property located at 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001, currently zoned C-3 (Heavy Commercial District – Henry County).

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)

JOINT ZONING MAP OF 2220 JODECO ROAD (OFF FEUCHT DRIVE), INCLUDING THE ADJACENT PARCEL #052-01020001



STAFF ANALYSIS (SECTION 9.2.1 C OF THE UNIFIED DEVELOPMENT CODE)

Staff reviewed the request under Section 9.2.1(C) of the UDC under the following questions of consistency, compatibility, and suitability for development.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The proposed High-Density Residential designation supports the City's goal of expanding housing options near major corridors like Jodeco Road. The project's 12.84 units per acre density fits within the 8–16 range outlined in the Comprehensive Plan and complements nearby developments like Argento and Marketplace Storefronts.
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:** Rezoning to MFR aligns with the City's vision for walkable, mixed residential communities and replaces the incompatible C-3 commercial zoning. The MFR district supports compact housing with access to nearby services, infrastructure, and employment centers.
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 project will strengthen the Jodeco corridor by adding new residents who support local businesses and encourage investment. Its location promotes a live-work-play environment, linking housing with jobs, retail, and recreation.
4. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property:** The 24.995-acre site's shape, gentle topography, and central lake support cohesive development and natural stormwater management. Planned access via the Western Parallel Connector ensures efficient traffic flow and safe circulation.
5. **The impact upon adjacent property owners should the request be granted:** The development provides a smooth transition between residential neighborhoods and nearby commercial uses. It is expected to enhance property values, support surrounding businesses, and complement nearby mixed-use projects.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

6. **The potential impact of the rezoning on City infrastructure including water and sewage system:** Water service will extend 2,200 feet from Feucht Road, and sewer will connect to the Western Parallel Connector line. The preserved lake will manage stormwater naturally, minimizing infrastructure strain.
7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** Traffic impacts will be mitigated by the future Western Parallel Connector, providing primary access and reducing pressure on Jodeco Road. Internal sidewalks and pathways support walkability and safe pedestrian movement.
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 MFR zoning supports the City's Comprehensive Plan by promoting housing diversity, compact growth, and pedestrian-oriented design. It provides a balanced transition between existing residential and commercial developments.
9. **The ability of the subject land to be developed as it is presently zoned:** The current C-3 zoning limits the site to heavy commercial uses incompatible with nearby homes. The MFR zoning allows for a more suitable residential use that preserves open space and aligns with community goals.

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 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001 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.

STAFF RECOMMENDATION

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.



QUESTIONS

Z:\30334\30334.0000\Landscape Architecture\Illustrative Files\INDD\30334 - Stockbridge Zoning Graphics September 1, 2022 3:07 PM



JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

SEPTEMBER 1, 2022

ARCHITECTURAL IMAGERY

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Front:



Left:



Right:



Back:



ARCHITECTURAL ELEVATIONS

N/F
JODECO/1-75 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
COCK BRYAN
TAX ID: 052-01020001
DB 9390, PG 143
ZONED: C2

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

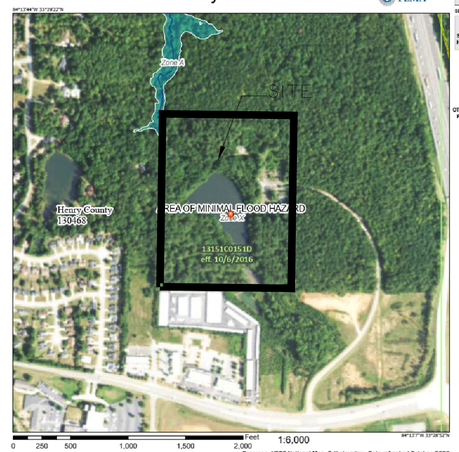
N/F
AMSDELL STORAGE VENTURES XXXV LLC
TAX ID: 053-01017051
DB 14093, PG 1
ZONED: C3

N/F
MARKETPLACE STOREFRONTS LLC
TAX ID: 053-01017005
DB 10837, PG 95
ZONED: C2

15' SIDE SETBACK
75' IMPERVIOUS SETBACK
50' UNDISTURBED STREAM BUFFER
25' UNDISTURBED STREAM BUFFER
WETLAND (TYP.)
25' HENRY COUNTY WETLAND BUFFER
POND
20' REAR SETBACK
EXISTING PROPERTY LINE. PARCEL TO BE COMBINED WITH OVERALL BOUNDARY PRIOR TO DEVELOPMENT
50' PERPETUAL NON-EXCLUSIVE INGRESS/EGRESS EASEMENT
PROPOSED I-75 WESTERN PARALLEL CONNECTOR
R/W LINE
OHW
SS
IG

N
W
E
S

National Flood Hazard Layer FIRMette



FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS — Without Base Flood Elevation (BFE); With BFE or Depth; Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD — 0.2% Annual Chance Flood Hazard; Future Conditions 1% Annual Chance Flood Hazard; Area with Reduced Flood Risk due to Levee; Area with Flood Risk due to Levee

NO SCREEN — Area of Minimal Flood Hazard; Effective LOMRs

OTHER AREAS — Area of Undetermined Flood Hazard

GENERAL STRUCTURES — Channel, Culvert, or Storm Sewer; Levee, Dike, or Floodwall

OTHER FEATURES — Cross Sections with 1% Annual Chance; Water Surface Elevation; Coastal Transect; Base Flood Elevation Line (BFE); Limit of Study; Jurisdiction Boundary; Coastal Transect Baseline; Profile Baseline; Hydrographic Feature

MAP PANELS — Digital Data Available; No Digital Data Available; Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/31/2022 at 9:02 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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
DRAWN:	JHS
REVIEWED:	ACW
DATE:	01/15/2025
SCALE:	1" = 60'
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: December 2, 2025 (Planning Commission); December 8, 2025 (Mayor/Council)

SUBJECT: #CP-2025-03 For 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001 (To be located in Council District 5)

Summary of Request: The applicant, Arthur Lynn Emory Equity, LLC, requests approval of a Comprehensive Plan Amendment for property located at 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001, to assign the High-Density Residential future land use designation. The property, currently located in unincorporated Henry County, is designated High-Density Mixed-Use on the County's Future Land Use Map. The proposed amendment would support the development of a 321-unit multifamily residential community with associated amenities and open space. The applicant has also submitted related requests for Annexation (AX-2025-02) and Rezoning (RZ-2025-04) to incorporate the property into the City of Stockbridge and apply the MFR (Multi-Family Residential) zoning district consistent with the proposed 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	2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001
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.

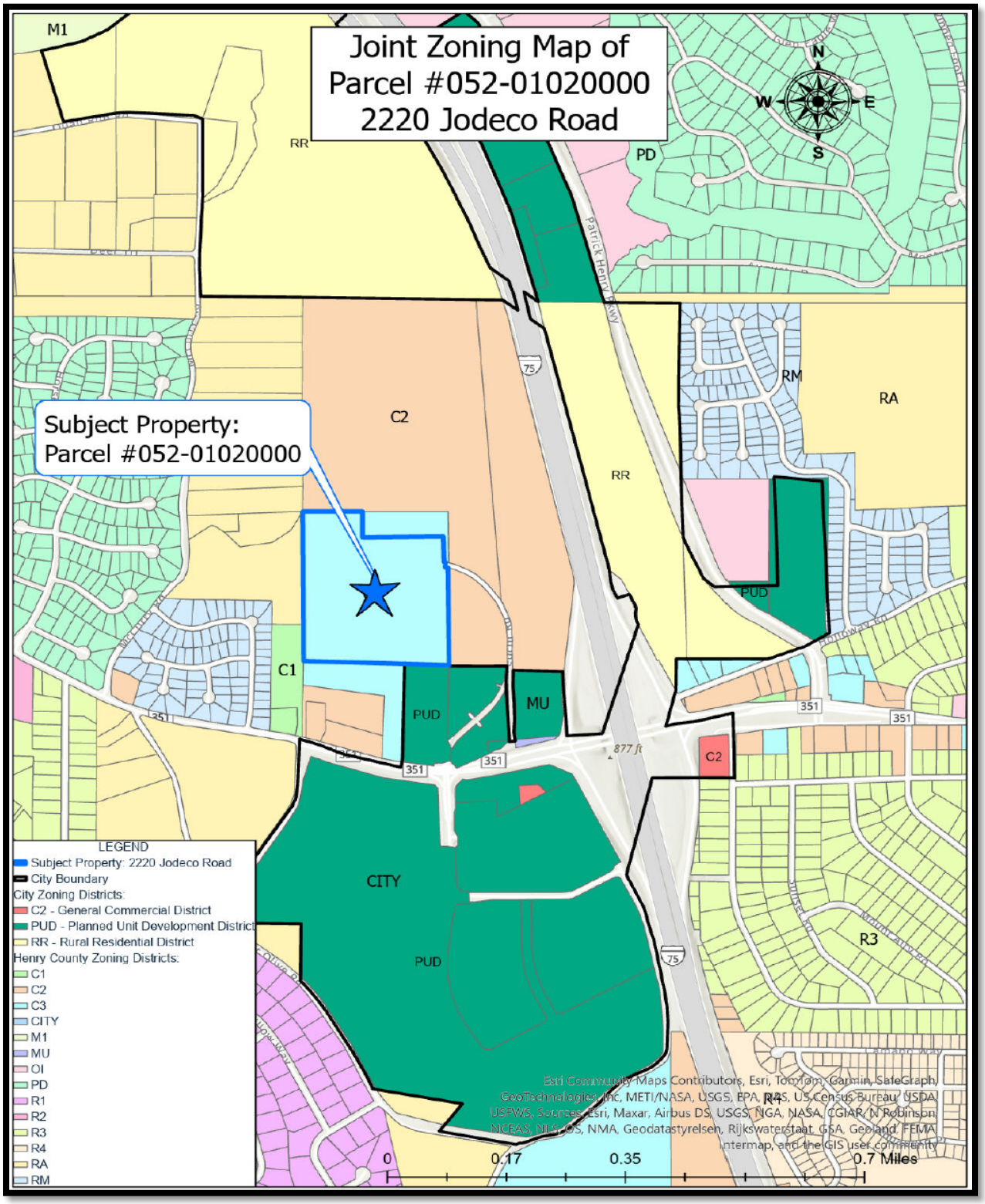
7. In accordance with the Unified Development Code and state law, a public notice sign was posted on the subject property on November 5, 2025, and legal advertisements were placed in the Henry Herald to announce the public hearing dates before the Planning Commission and City Council.

IV. MAPS AND ILLUSTRATIONS

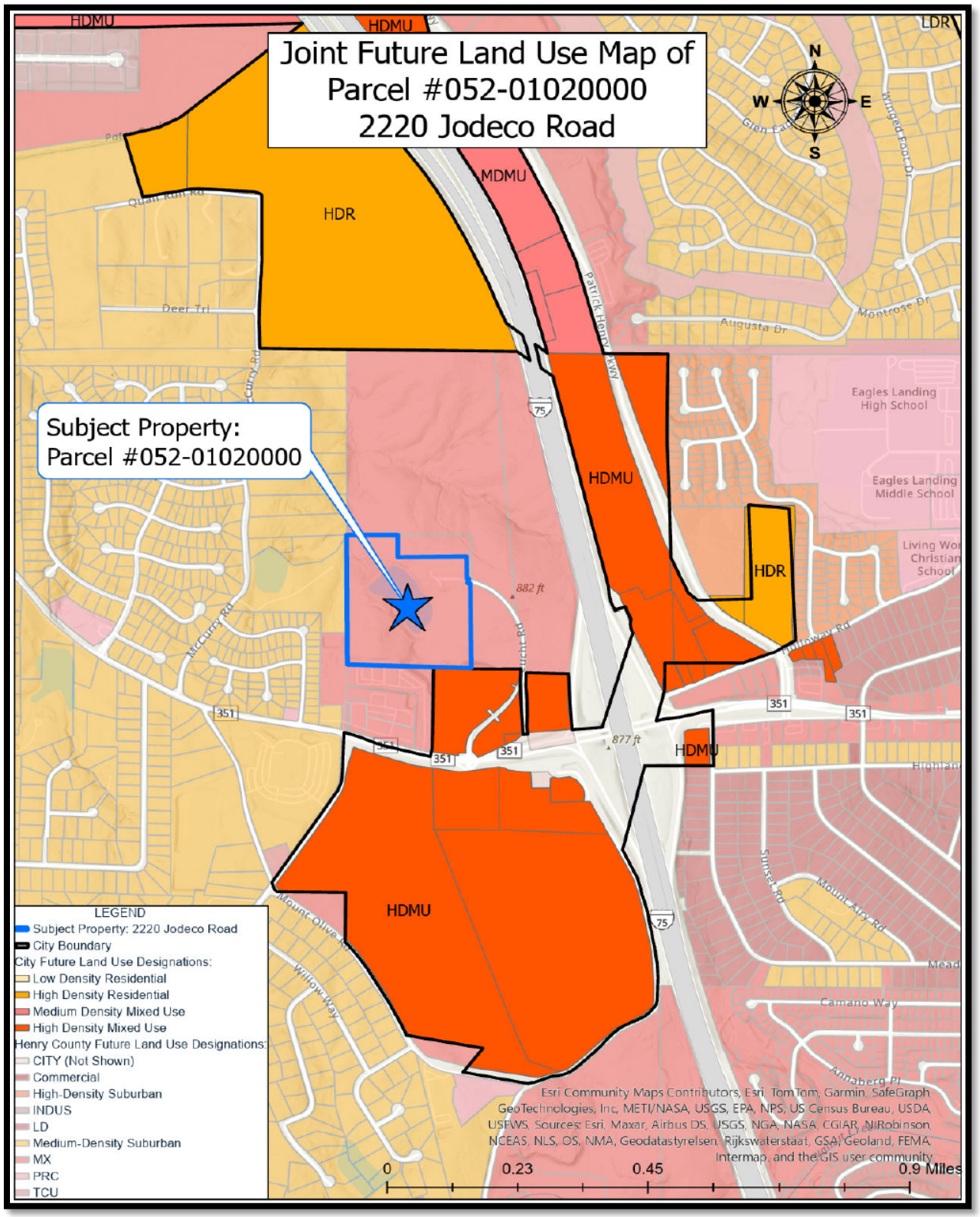
AERIAL PHOTO OF THE SUBJECT PROPERTY

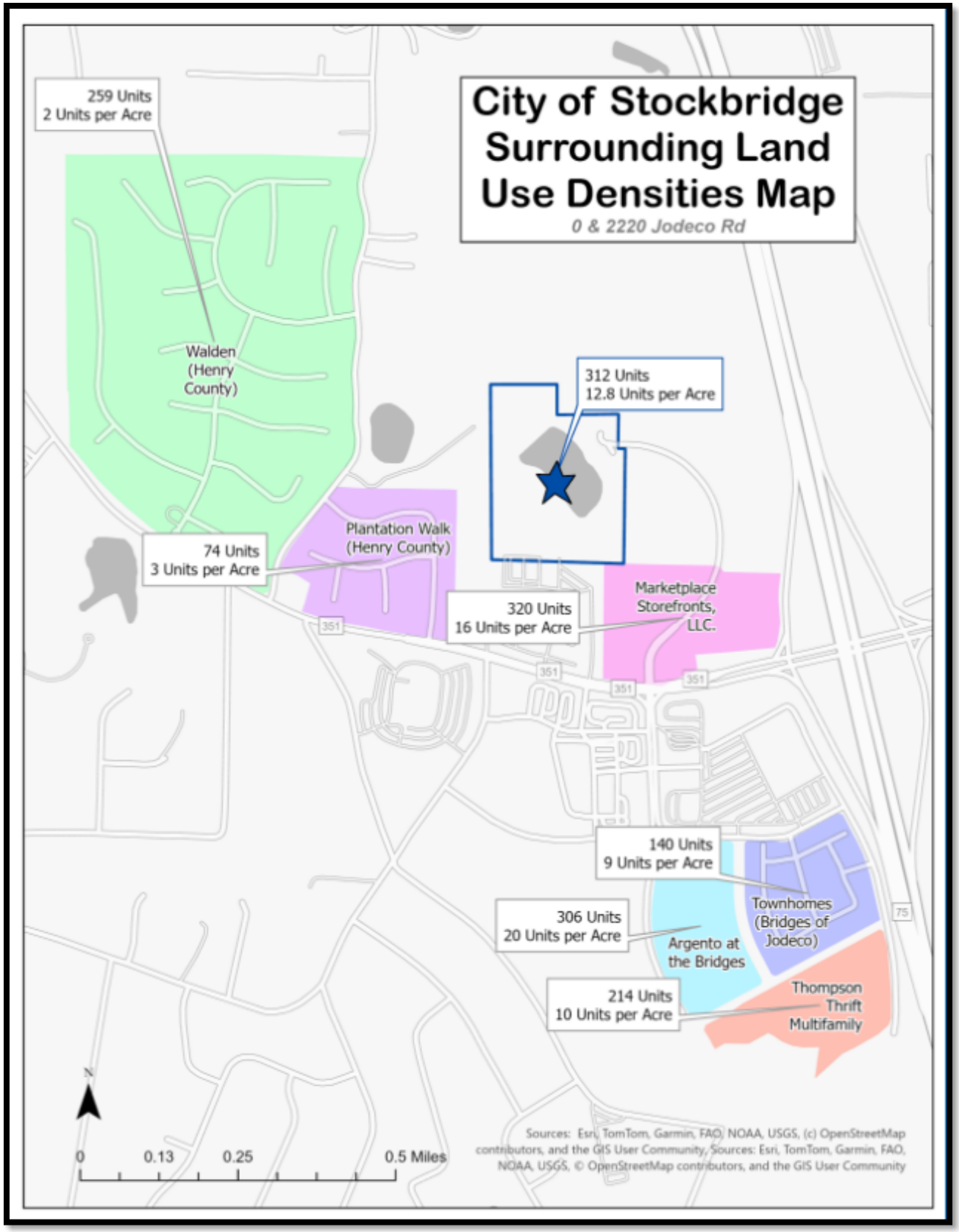


2025 CITY OF STOCKBRIDGE ZONING MAP



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
74 Units
3 Units per Acre
Plantation Walk
(Henry County)
320 Units
16 Units per Acre
Marketplace
Storefronts,
LLC.
140 Units
9 Units per Acre
306 Units
20 Units per Acre
Townhomes
(Bridges of
Jodeco)
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 (off Feucht Drive), including the adjacent Parcel #052-01020001. 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 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. 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 are 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

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.

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, C., 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 1198.29 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 NORTHWESTERLY/MOST 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 FOUND 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"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 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.

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.

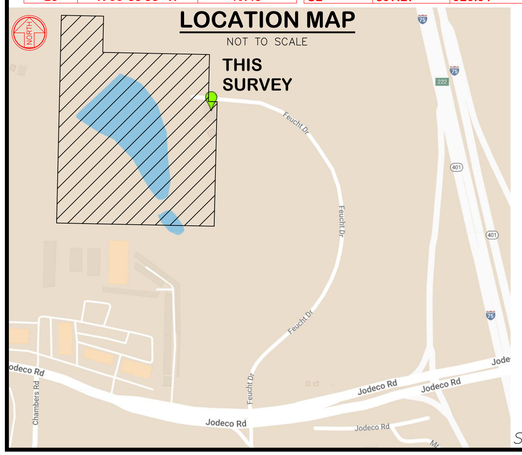
LINE TABLE

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

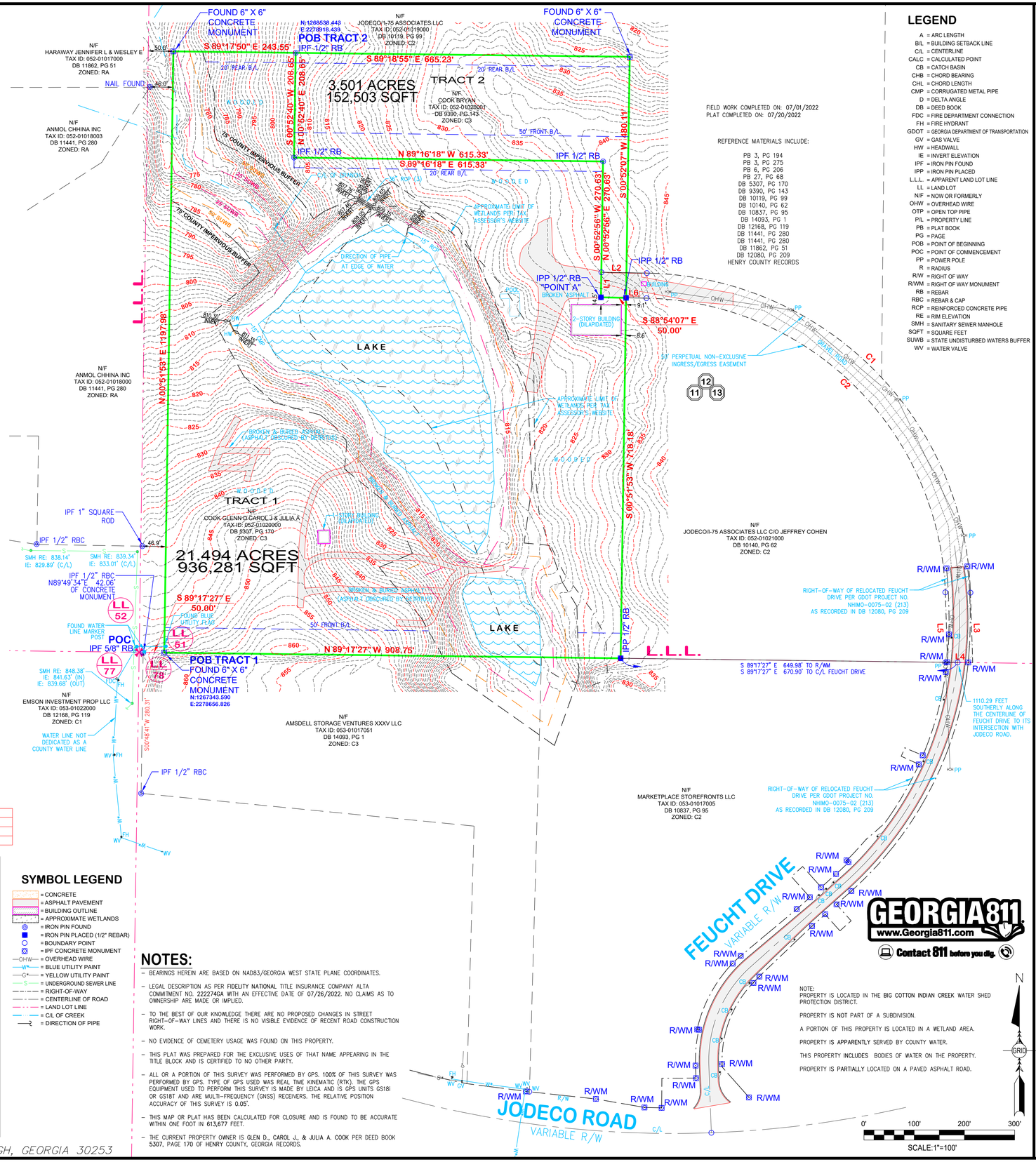
DATE OF PLAT OR MAP: 08/25/2022

GEORGIA PROFESSIONAL LAND SURVEYOR JOHN PATRICK HARRIS NO. 2311

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.

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

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 11862, PG 51
DB 12080, PG 209
HENRY COUNTY 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.

SCALE:1"=100'

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

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 8, 2025

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-03. Applicant Emory Equity, LLC, requests to change the future land use designation of property at 2220 Jodeco Road (off Feucht Drive) and Parcel #052-01020001 after annexation (via AX-2025-02) from Henry County's High-Density Mixed-Use to the City's High-Density Residential to build 321 apartments, at a density of 12.8 +/- units per acre. The applicant has also applied for rezoning (RZ-2025-04). Agent: Law Firm of Smith, Gambrell & Russell. Total acreage: 24.995 +/-

BACKGROUND INFORMATION:

The property does not have frontage or direct access off Jodeco Road. Property access would be off the new Western Parallel Connector, which is under construction adjacent to I-75. Maps show Feucht Drive off Jodeco Road, but it was recently eliminated to allow the new road to be constructed. A lake is located in the center of the property.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Frank S. Milazi Key: 7ed53636-d898-4ade-b417-932d73311167 eSigned via GovOS.com Shawn Edmondson Key: 3268d150-4d83-438f-940b-014ea0428880

CITY TREASURER eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

0.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-03.

STAFF RECOMMENDATION:

APPROVAL.

eSigned via GovOS.com

R. Ryan Anderson

Key: 7cb6e9e3-7863-4566-a458-502734485d09

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 8, 2025

☐	RESOLUTION
☐	ORDINANCE
☐	CONTRACT APPROVAL/RENEWAL
☑	PUBLIC HEARING
☐	PRESENTATION
☐	BID SELECTION/AWARD
☐	TASK ORDER
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☐	PAYMENT APPROVAL
☐	OTHER

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2025-04. Applicant Emory Equity, LLC, requests to rezone property at 2220 Jodeco Road (off Feucht Drive) and Parcel #052-01020001 after annexation (via AX-2025-02) from Henry County's C-3 district to the City's MFR district to build 321 apartments, at a density of 12.8 +/- units per acre. The applicant has also applied for annexation (AX-2025-02) and a Comprehensive Plan amendment (CP-2025-03). Agent: Law Firm of Smith, Gambrell & Russell. Acreage: 24.995 +/- acres in two parcels.

BACKGROUND INFORMATION:

The property does not have frontage or direct access off Jodeco Road. Property access would be off the new Western Parallel Connector, which is under construction adjacent to I-75. Maps show Feucht Drive off Jodeco Road, but it was recently eliminated to allow the new road to be constructed. A lake is located in the center of the property.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880 eSigned via GovOS.com Frank S. Milazi Key: 7ed53636-d898-4ade-b417-932d73311167

CITY TREASURER eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

0.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2025-04.

STAFF RECOMMENDATION:

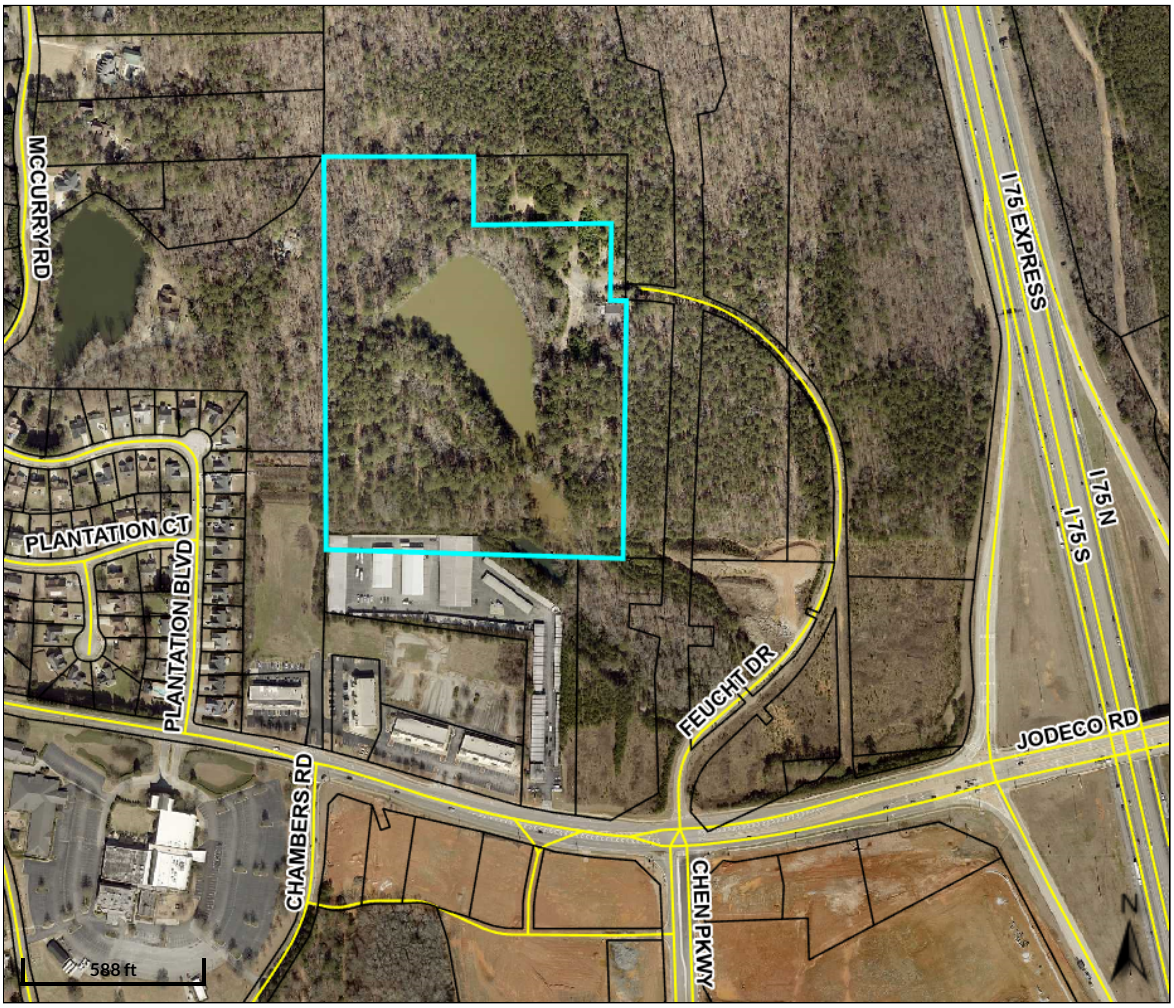
APPROVAL WITH CONDITIONS.

eSigned via GovOS.com

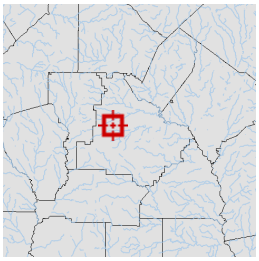
R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

Henry County, GA



Overview



Legend

Parcels

Roads

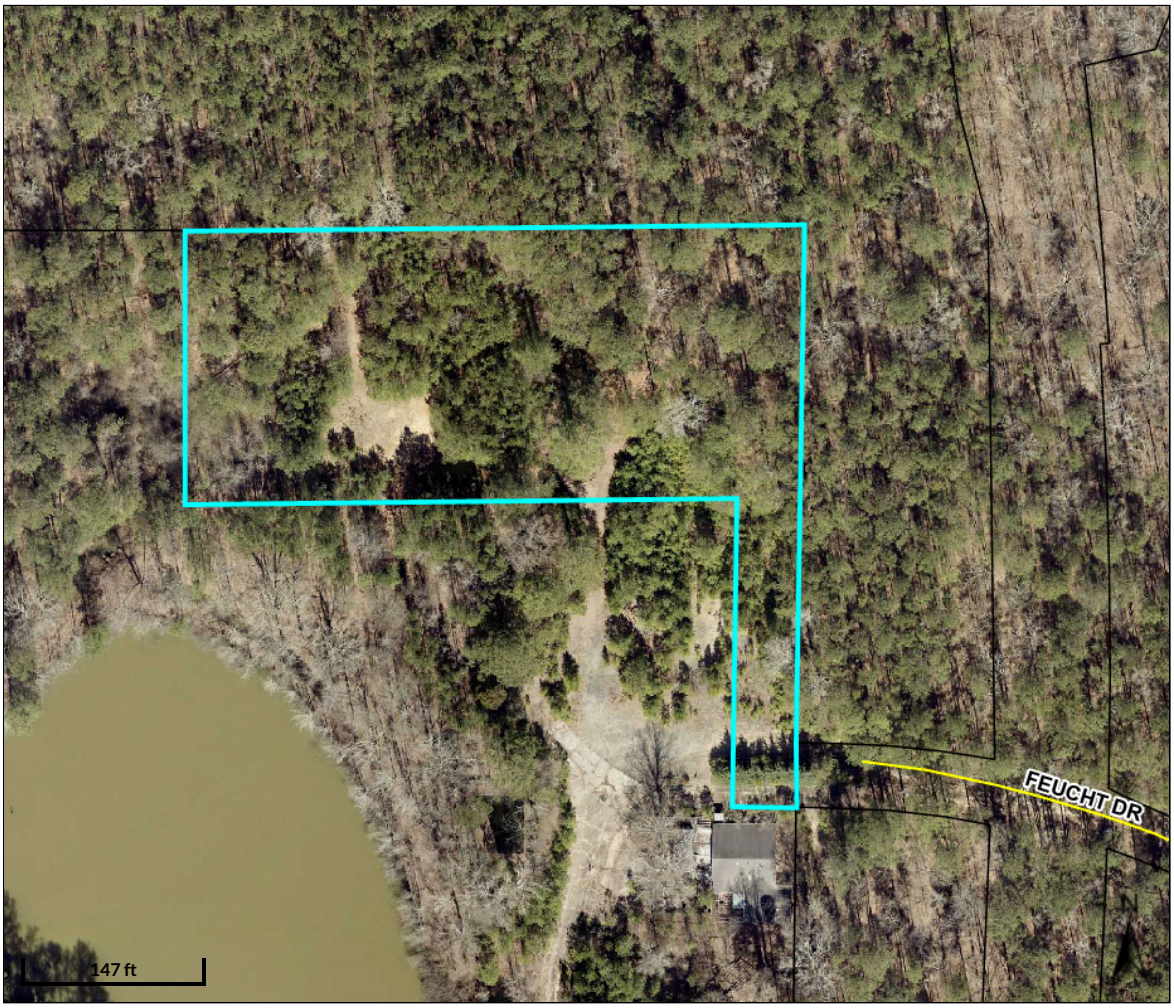
Parcel ID	052-01020000	**Class**	Commercial	**Owner**	COOK GLENN D & CAROL J & JULIA A & ET AL	**Land Value:**	$1,075,000				
Property Address	2220 JODECO RD	**Acreage**	21.5	**Address**	1080 RIVERSIDE DRIVE WATKINSVILLE, GA 30677	**Building Value:**	$0	**Last 2 Sales**			
District	Henry County					**Misc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

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

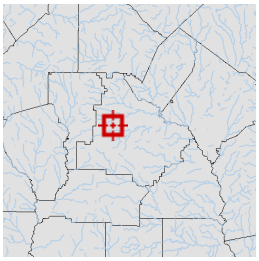
Date created: 4/17/2025
Last Data Uploaded: 4/17/2025 2:34:03 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

Parcels

Roads

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

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

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

Developed by SCHNEIDER GEOSPATIAL

1105 W. Peachtree St. NE, Suite 1000
Atlanta, Georgia 30309-3608
Tel: 404 815-3500
www.sgrlaw.com

J. Alexander Brock
Direct Tel: 404-815-3603
Direct Fax: 404-685-6903
jabrock@sgrlaw.com

Smith Gambrell Russell

July 01, 2025

VIA E-MAIL LLOGAN@CITYOFSTOCKBRIDGE-GA.GOV

Linda M. Logan, Senior Planner
City of Stockbridge, Planning and Zoning Division
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281

Re: 2220 Jodeco Road (#AX-2025-02; # CP-2025-03; and # RZ-2025-04)
Request to Defer

Dear Ms. Logan:

We represent the Applicant, Emory Equity, LLC, in its applications for an Annexation ((#AX-2025-02), Comprehensive Plan Amendment (#CP-2025-03) and Rezoning (#RZ-2025-04) concerning the property located at 2220 Jodeco Road (Parcel ID 052-01020000 and 052-01020001). Please accept this letter as a formal request to defer the applications from the July Community Zoning Information Meeting until the November 12, 2025 CZIM along with the respective the Planning Commission (defer to November 20, 2025) and City Council (defer to December 8, 2025) meetings. We need to temporarily pause our application and we fully intend to resume the zoning process later this Fall.

If you have any questions, please do not hesitate to call.

Sincerely,



J. Alexander Brock

cc: Ryan Anderson, City of Stockbridge Planning
Veronica Green, City of Stockbridge Planning
Gordon Linton, City of Stockbridge Planning
Arthur Lynn, Emory Equity, LLC



Z:\30334\30334.0000\Landscape Architecture\Illustrative Files\VND\30334 - Stockbridge Zoning Graphics September 1, 2022 3:07 PM

Front:



Left:



Right:



Back:



JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

ARCHITECTURAL ELEVATIONS





JODECO/I-75 ASSOCIATES LLC
TAX ID: 052-01019000
DB 10119, PG 99
ZONED: C2

N/F
RAWAY JENNIFER L & WESLEY E
TAX ID: 052-01017000
DB 11862, PG 51
ZONED: RA

N/F
NMOL CHHINA INC
X 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
N 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

BDG. 2
BDG. 3
BDG. 4
BDG. 5
BDG. 6
BDG. 7
BDG. 8
BDG. 9
BDG. 10
BDG. 11
BDG. 12
BDG. 13

24.995 ACRE
PROPOSED
MULTIFAMILY SITE
(321 UNITS)

CLUBHOUSE
/LEASING

POND
POND

MAIN ENTRY DRIVE
ENTRY DRIVE

PROPOSED I-75 WESTERN
PARALLEL CONNECTOR

50' PERPETUAL NON-EXCLUSIVE
INGRESS/EGRESS EASEMENT

LANDCAPE BERM W/
EVERYGREEN TREES
WALKING TRAIL
VUA
SANITARY SEWER
EASEMENT

NORTH 1" = 60'-0"

GENERAL LEGEND
- MATCHLINE
- PROPERTY LINE
- BUILDING SETBACK
- DECORATIVE FENCE
- WALL
- CURB
- EXPANSION JOINT
- TREE PROTECTION FENCING
- T — TRANSFORMER
- A/C UNIT
- DETAIL SEC., ELEV. OR CALLOUT

MLDA
MULTIFAMILY LANDSCAPE DESIGN ASSOCIATES
678 764-8482
P.O BOX 1968
WOODSTOCK, GA 30188
WWW.MLDASSOCIATES.COM

SEAL

CONSULTANT

PROJECT NAME
JODECO RD
MULTIFAMILY
HENRY COUNTY, GA

PROJECT OWNER
EMORY EQUITY, LLC
ATLANTA, GA

ISSUED FOR:

REVISIONS:

PROJECT # 24023

SHEET TITLE
COLOR PLAN
RENDERING

SHEET NUMBER
L1-01

COMMENTS

© 2022 MULTIFAMILY LANDSCAPE DESIGN ASSOCIATES

N/F
JODECO/1-75 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
COCK BRYAN
TAX ID: 052-01020001
DB 9390, PG 143
ZONED: C2

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

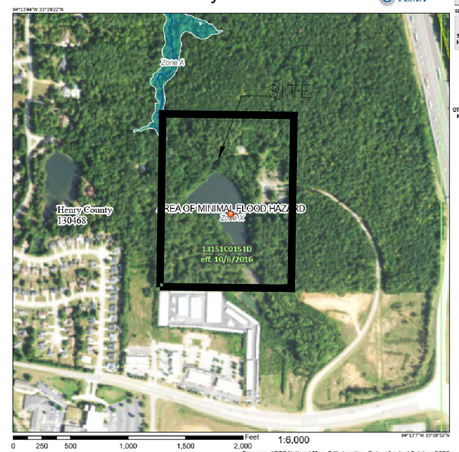
N/F
AMSDELL STORAGE VENTURES XXXV LLC
TAX ID: 053-01017051
DB 14093, PG 1
ZONED: C3

N/F
MARKETPLACE STOREFRONTS LLC
TAX ID: 053-01017005
DB 10837, PG 95
ZONED: C2

15' SIDE SETBACK
75' IMPERVIOUS SETBACK
50' UNDISTURBED STREAM BUFFER
25' UNDISTURBED STREAM BUFFER
WETLAND (TYP.)
25' HENRY COUNTY WETLAND BUFFER
POND
20' REAR SETBACK
EXISTING PROPERTY LINE. PARCEL TO BE COMBINED WITH OVERALL BOUNDARY PRIOR TO DEVELOPMENT
50' PERPETUAL NON-EXCLUSIVE INGRESS/EGRESS EASEMENT
PROPOSED I-75 WESTERN PARALLEL CONNECTOR
R/W LINE
OHW
SS
IG

N
W
E
S

National Flood Hazard Layer FIRMette



FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

OTHER AREAS

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/31/2022 at 9:02 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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
DRAWN:	JHS
REVIEWED:	ACW
DATE:	01/15/2025
SCALE:	1" = 60'
SHEET:	EX

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

[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.

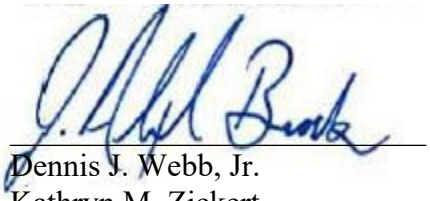
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

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.
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J. Alexander Brock
Attorneys For Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

POWERPOINT PRESENTATIONS FOR AX-2025-02, CP-2025-03 , RZ-2025-04 FOR 2220 JODECO ROAD (OFF FEUCHT DRIVE), INCLUDING THE ADJACENT PARCEL #052-01020001

December 2, 2025 (Planning Commission)

December 8, 2025 (Mayor and Council)

Case Facts

Applicant: Arthur Lynn Emory Equity, LLC

Agent: Smith, Gambrell, & Russell, LLP

Owner: Kenneth Butcher

Address of Property: 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001

Parcel Acreage: 0 Jodeco Road - #052-01020001 (3.501 acres); 2220 Jodeco Road 0 #052-01020000 (21.494 acres)

Parcel Identification:#052-01020001 (0 Jodeco Road); #052-01020000 (2220 Jodeco Road)

Current Use of Property: The property is currently vacant with mostly wooded areas and has a large central lake.

County Zoning of Property: C-3 (Heavy Commercial) – Henry County

County Future Land Use Designation: High-Density Mixed-Use

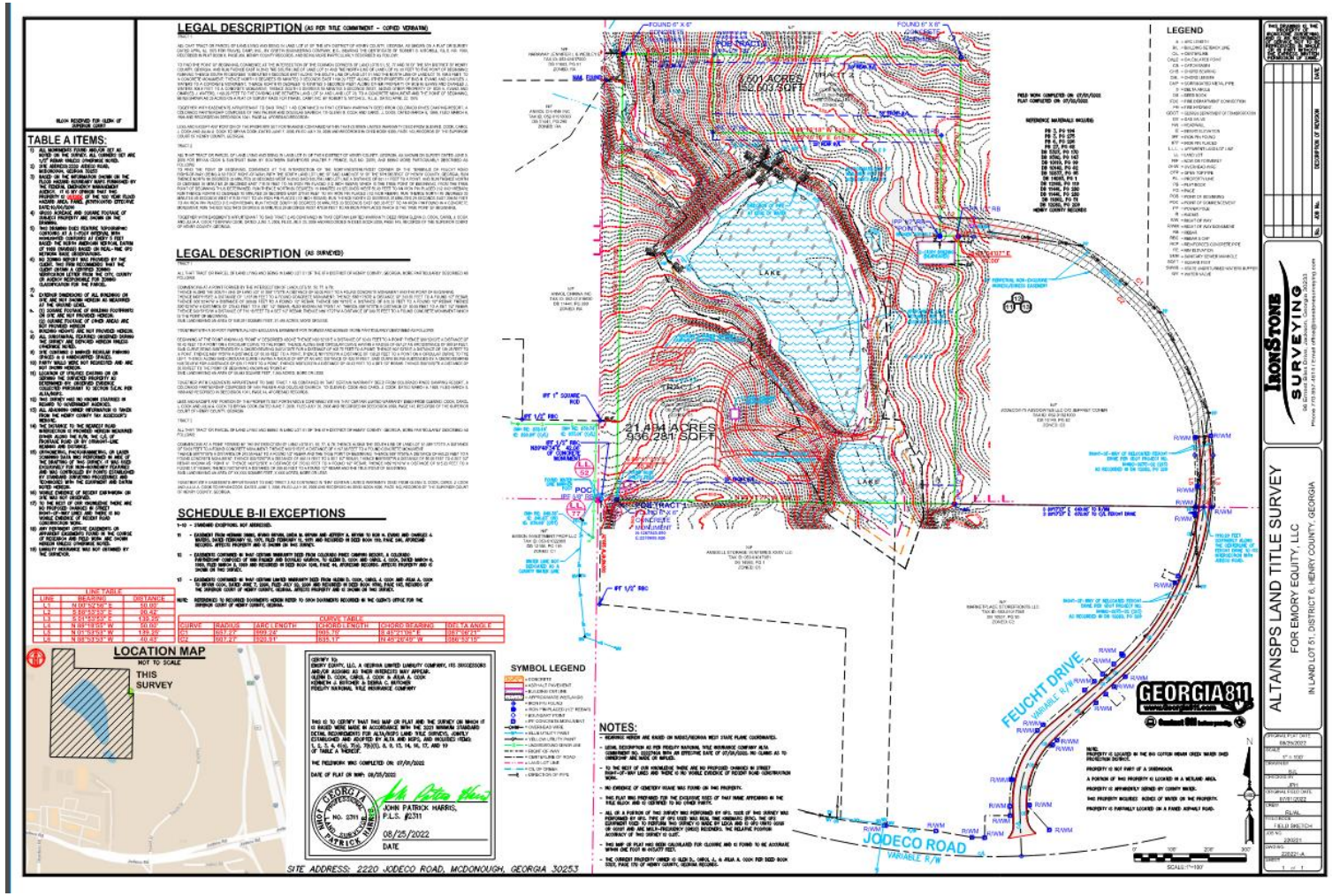
Sign Posting and Legal Ad Notice: November 5, 2025; November 24, 2025

CZIM (Community Zoning and Informational Meeting): November 12, 2025

AERIAL PHOTO OF 2220 JODECO ROAD (OFF FEUCHT DRIVE), INCLUDING THE ADJACENT PARCEL #052-01020001



Survey of #052-0102000 1 & 2220 Jodeco Road





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.

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.

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.

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.





SIGN POSTING AND LEGAL AD NOTICES ON NOVEMBER 5, 2025 AND NOVEMBER 24, 2025


Network:Nov 5, 2025 at 4:31:20 PM EST
Local:Nov 5, 2025 at 4:31:20 PM EST
N 33° 28' 54.019", W 84° 13' 18.152"
2206–2238 Jodeco Rd
McDonough GA 30253
United States
Construction of Western Parallel Connector

DEVELOPMENT INFORMATION

DEVELOPMENT INFORMATION

- The applicant, Arthur Lynn Emory Equity, LLC, is proposing to build a multi-family development at 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001. 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.



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)

ANNEXATION, REZONING & FUTURE LAND USE MAP AMENDMENT

JODECO ROAD MULTI-FAMILY

UNICORPORATED HENRY COUNTY, GA

PREPARED FOR:

EMORY EQUITY, LLC.

PREPARED BY:

THOMAS & HUTTON

5565 Peachtree Road • Suite 175
Chamblee, GA 30341 • 470.893.1700

www.thomasandhutton.com

JOB NO.	J0008	DATE	04/15/2025
DRAWN	JHB	SCALE	1" = 60'
REVIEWED	ACM	SHEET	1X



MLDA
Multifamily Landscape Design Associates
678 794-6482
P.O. box 1958
Woodstock, GA 30188

Jodeco Rd
Multifamily
Henry County, GA

Emory Equity, Llc
Atlanta, GA

City of Stockbridge Site Plan Map

0, 2220 Jodeco Rd



N
W E
S

0 0.04 0.08 0.16 0.24 0.32 Miles

Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors and the GIS

Creator: Brennen Reilly
Date: 11/25/2025

DEVELOPMENT SITE DATA FOR PROPOSED APARTMENTS AT 0 & 2220 JODECO ROAD

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)



Renderings of Apartments

Front:



Left:



Right:



Back:



ARCHITECTURAL ELEVATIONS

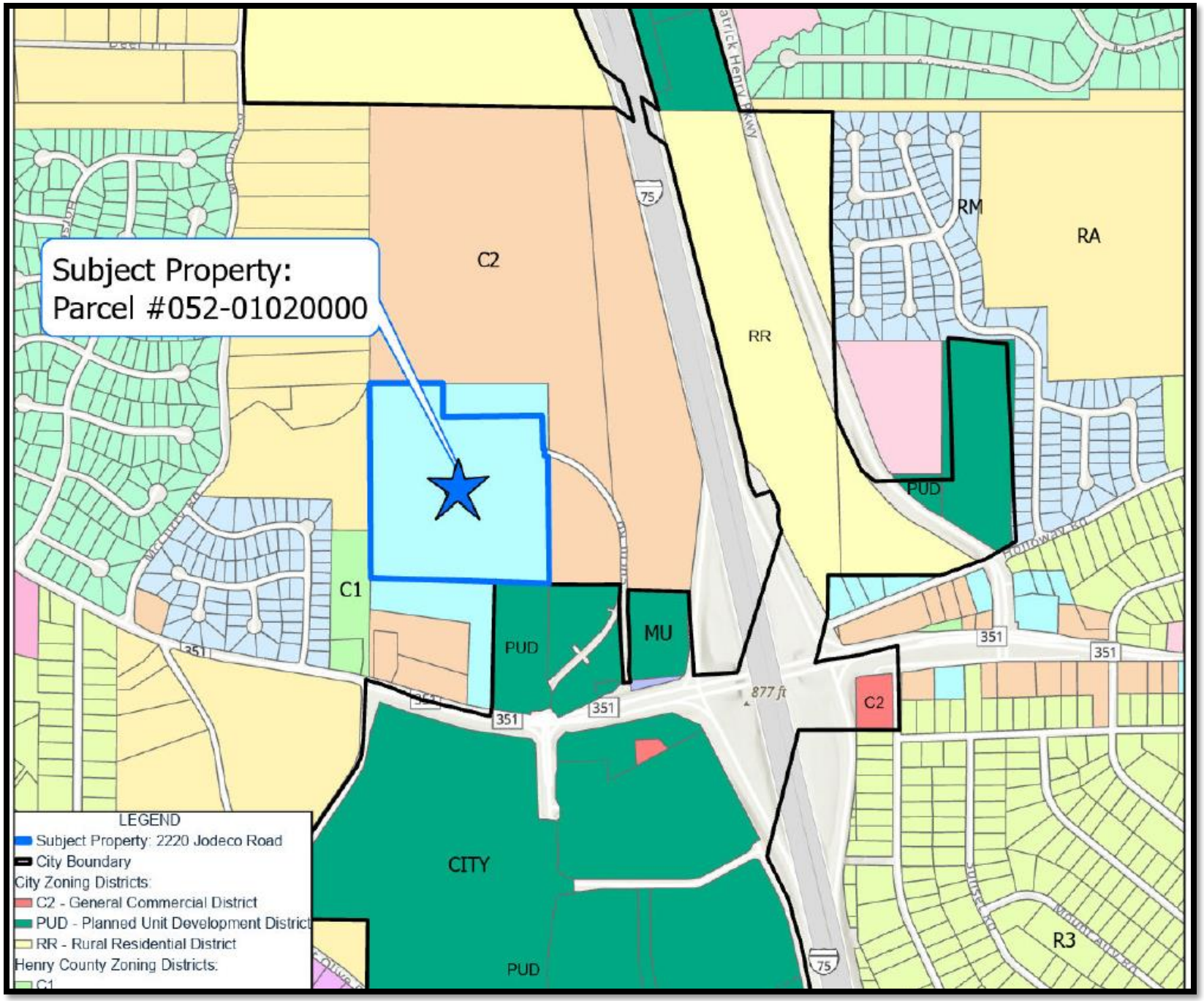
POWERPOINT PRESENTATION FOR AX-2025-02

Staff reviewed the annexation request under Section 9.8 of the Unified Development Code to evaluate compliance with state annexation laws and City policies regarding contiguity, service provision, and consistency with the Comprehensive Plan.



Applicant's Request

- The applicant requests approval to annex approximately 24.995 acres located at 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001 from unincorporated Henry County into the City of Stockbridge to allow for the development of a 321-unit multifamily residential community. The request is submitted by Arthur Lynn Emory Equity, LLC.



Contiguous Map of 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001

In accordance with Georgia annexation law, the subject property is contiguous to the City of Stockbridge, sharing a common boundary with Parcel #053-01017005 (2250 Jodeco Road), which lies within the existing city limits.

Staff Analysis
(Section 9.8 of The Unified Development Code)

1. **Is the subject property contiguous to the existing corporate limits with at least one-eighth of the aggregate external boundaries coinciding? Contiguous means- abuts the municipal limits, or is separated by a street, river or railroad-type of right-of-way, or city land, or land owned by some other political subdivision, or lands, or lands owned by the state:** The subject property is contiguous to the existing corporate limits of the City of Stockbridge. It shares a common boundary with Parcel #053-01017005 (2250 Jodeco Road), which is within the city limits. This satisfies both the State and local requirements for contiguity under Georgia Code 36-36-20 et seq. and Section 9.8 of the Unified Development Code.
2. **Describe what method (100%, 60% or Referendum and Resolution) the applicant is utilizing for the proposed annexation:** The applicant proposes to use the 100 percent method of annexation. Under this procedure, all property owners representing 100 percent of the land area consent to annexation into the City. This method allows the City Council to adopt the annexation ordinance after proper notice and public hearings.
3. **Is any part of the subject property being proposed for annexation within the boundary of another municipal corporation or county?:** The property is entirely located in unincorporated Henry County. No portion lies within another municipality or jurisdiction. Upon annexation, the property will fall exclusively under the City of Stockbridge's governing authority.
4. **Is any part of the subject property receiving municipal services from any entity other than the city proposing annexation?** The property currently receives water and sewer services from the Henry County Water Authority. Fire and emergency services are provided by Henry County Fire and EMS, while power is provided by Georgia Power. After annexation, the City will assume zoning, permitting, and code enforcement responsibilities while coordinating utility service through intergovernmental agreements.

Staff Analysis
(Section 9.8 of The Unified Development Code)

5. **Is the subject property for the proposed annexation being developed for urban purposes- defined as a minimum of two people per acre?** The proposed development qualifies as urban in nature, exceeding two persons per acre as defined by State law. It proposes 321 multifamily units on 24.995 acres, achieving a density of approximately 12.8 units per acre. The site includes open space, a preserved lake, and walking trails, reinforcing an urban development pattern.
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. The applicant requests a Comprehensive Plan Amendment (CP-2025-03) to assign the City's High-Density Residential designation. This designation aligns with the City's housing goals and supports compact growth near major transportation corridors like Jodeco Road.
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 property is presently zoned C-3 (Heavy Commercial) under Henry County. The applicant requests the City's MFR (Multi-Family Residential) district upon annexation. This zoning is compatible with nearby residential and mixed-use developments, maintaining appropriate transitions to adjacent properties.

Staff Analysis
(Section 9.8 of The Unified Development Code)

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 annexation will bring economic and community benefits to the City. The proposed development will expand the local housing supply, attract residents who support nearby retail and dining, and strengthen corridor vitality. It also promotes redevelopment of the Jodeco Road area in accordance with the City's long-range planning goals.

9. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.** The roughly 25-acre site features moderate topography and a central lake suitable for stormwater management. Its rectangular configuration allows efficient building placement and internal circulation. Primary access will occur via Feucht Drive, with future connectivity to the Western Parallel Connector enhancing accessibility.

10. **The impact upon adjacent property owners should the request be granted:** Surrounding properties include a mix of residential and commercial uses. The project may modestly increase traffic on Jodeco Road but remains compatible with surrounding development patterns. Landscaping, buffers, and access management will ensure smooth integration with neighboring properties.

11. **The potential impact of the annexation on City infrastructure including water and sewage system:** Water service can be extended through a 2,200-linear-foot line along Feucht Drive. Sewer service will connect to the Western Parallel Connector gravity line once completed, and easements may be required to finalize the connection. The preserved lake provides on-site detention and water-quality benefits.

12. **The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** Traffic volumes will increase with the addition of 321 units, but infrastructure improvements will mitigate impacts. The forthcoming Western Parallel Connector will enhance east-west access and reduce congestion on Jodeco Road. Planned sidewalks and multi-use paths will improve walkability and overall circulation in the area.

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' (Multifamily Residential). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

POWERPOINT PRESENTATION FOR CP-2025-03

Staff evaluated the request under Section 9.2.7 of the Unified Development Code to determine whether the proposed Comprehensive Plan Amendment is consistent with the City's land use policies, zoning framework, and surrounding development pattern.



Applicant's Request

- The applicant requests approval of a Comprehensive Plan Amendment for 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001 to assign the High-Density Residential future land use designation.

CITY OF STOCKBRIDGE COMPREHENSIVE PLAN (2024)

HIGH-DENSITY RESIDENTIAL (8-16 UNITS/ACRE)

This designation is intended primarily for residential land uses which include multi-story condominiums and planned town developments. Small commercial or service businesses may be permitted within these developments for the convenience of their residents and visitors only. High Density Residential is an appropriate transition between mixed-use and industrial projects, and low or medium density residential areas.

Compatible Zoning Districts
MFR – Multiple Family Residential District

PMU, Parkway Mixed Use Overlay District

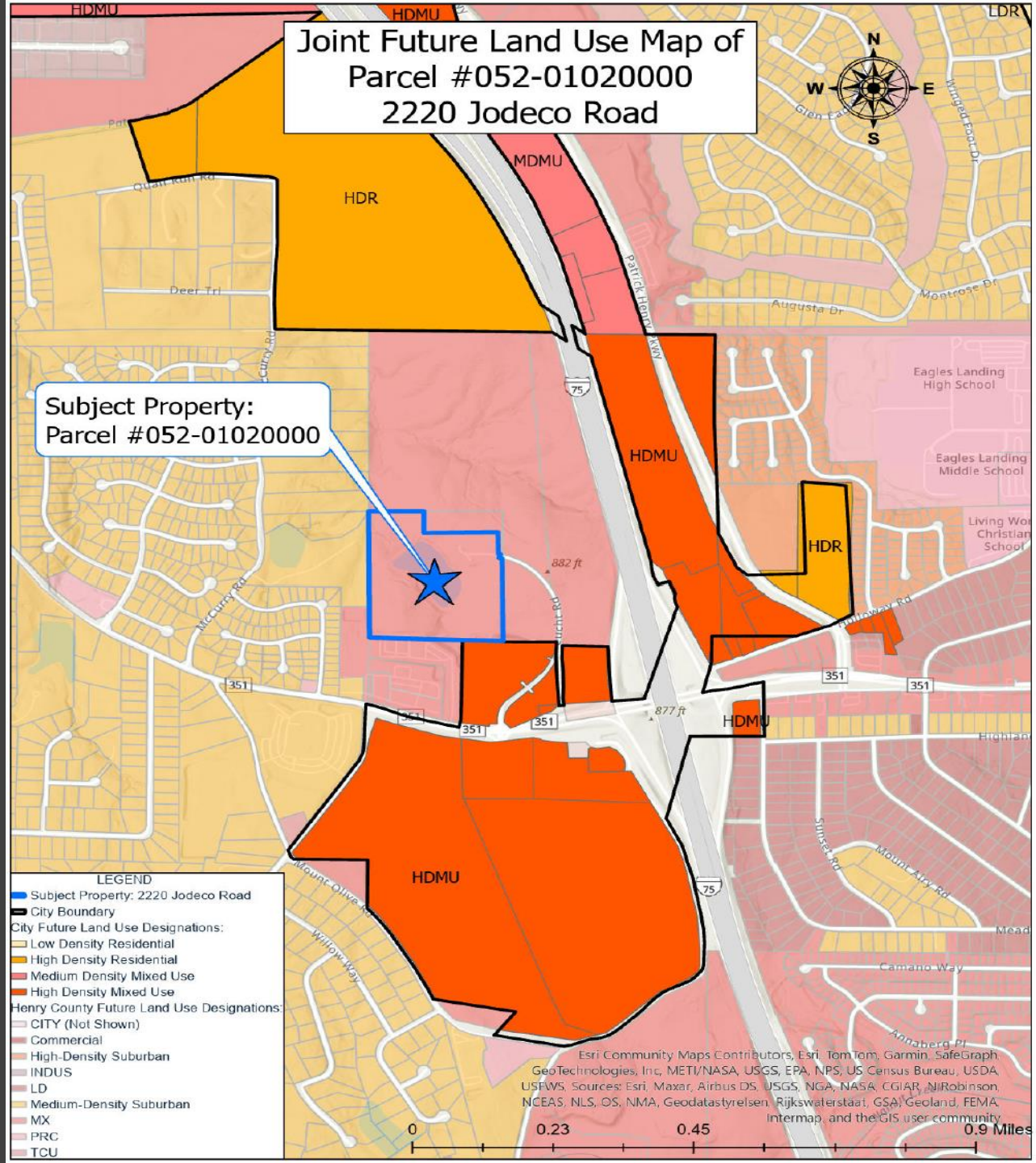




SURROUNDING LAND USE DESIGNATIONS

Location	Existing Land Use	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)

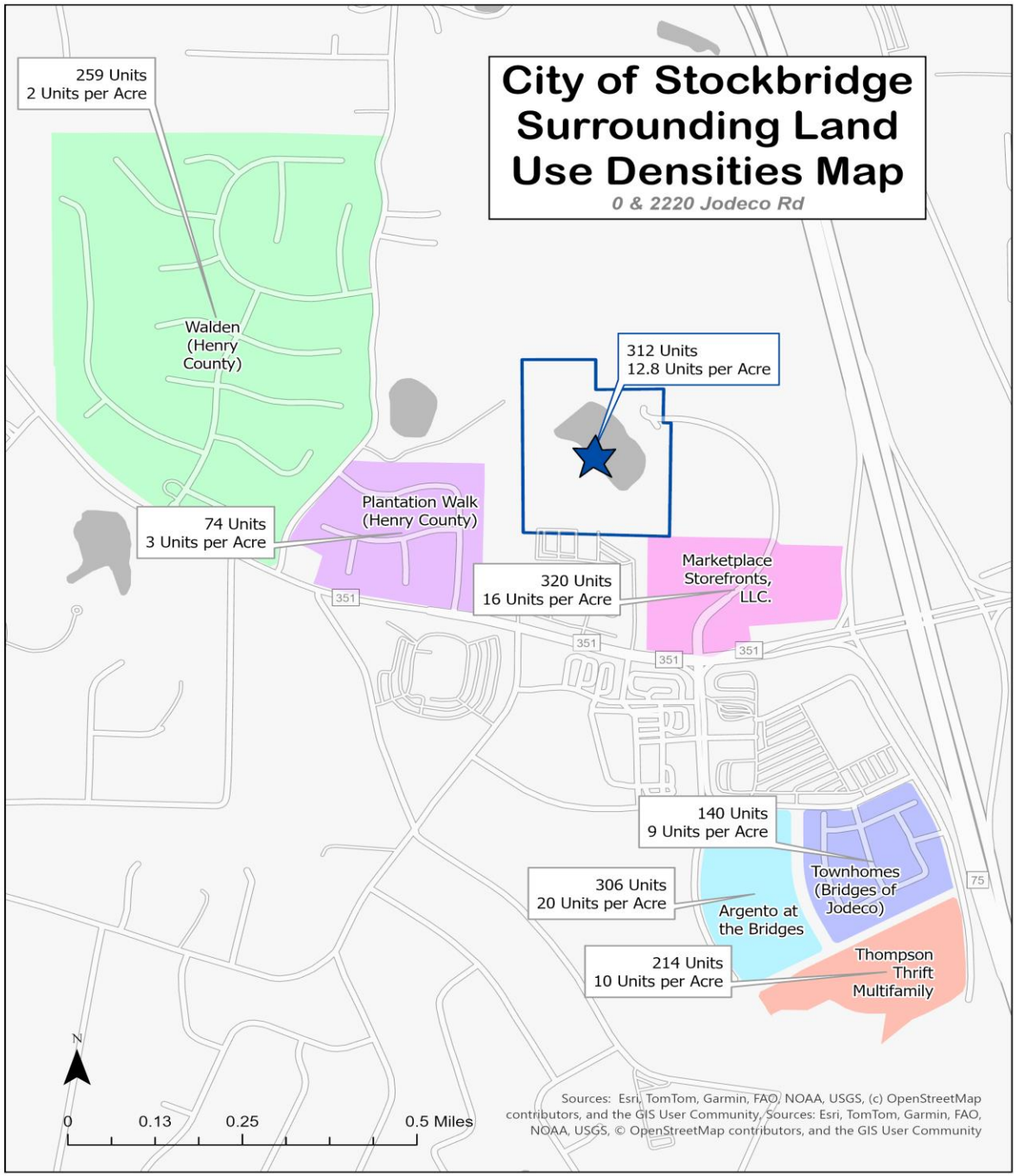
JOINT FUTURE LAND USE MAP OF 2220 JODECO ROAD (OFF FEUCHT DRIVE), INCLUDING THE ADJACENT PARCEL #052-01020001



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	12.84 units per acre

SURROUNDING LAND USE DENSITY MAP FOR 2220 JODECO ROAD (OFF FEUCHT DRIVE), INCLUDING THE ADJACENT PARCEL #052-01020001



Community Goals and Policies (pg. 42-44)	
	Population Goals: To determine areas appropriate for annexation.
	Population Policies: Maintain a family friendly environment and focus on attracting and retaining young adults.
	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.

Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The 2024 – 2028 Comprehensive Plan encourages high-density residential development near transportation corridors, employment centers, and mixed-use nodes. The proposed 321-unit community at 12.84 units/acre supports these goals by adding diverse housing options along Jodeco Road. The project advances the Plan's vision for walkable, high-quality neighborhoods with access to infrastructure and services.
2. **Relation to the Zoning of the Property:** The applicant seeks to assign the MFR (Multi-Family Residential) zoning district upon annexation, which aligns with the High-Density Residential land-use designation. This pairing ensures consistency between the City's Future Land Use Map and zoning regulations. The MFR district provides an appropriate transition between nearby commercial areas and lower-density subdivisions.

Staff Analysis (Section 9.2.7 of The Unified Development Code) – cont.

3. **Suitability of the Site's Location:** The 24.995-acre site is well suited for multifamily development due to its gentle topography, existing lake, and strong regional access. Its proximity to the planned Western Parallel Connector will enhance connectivity and reduce congestion along Jodeco Road. The designation complements nearby high-density and mixed-use developments while transitioning smoothly to surrounding residential areas.
4. **Maintaining the Current Land Use Designation:** The current High-Density Mixed-Use designation under Henry County allows a mix of commercial and residential uses, which does not reflect the project's residential focus. The proposed High-Density Residential classification better matches the development's density of 12.84 units/acre and design intent. Reassigning the property ensures alignment with the City's Comprehensive Plan and reinforces a cohesive growth pattern along Jodeco Road.

Staff 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.

POWERPOINT PRESENTATION FOR RZ-2025-04



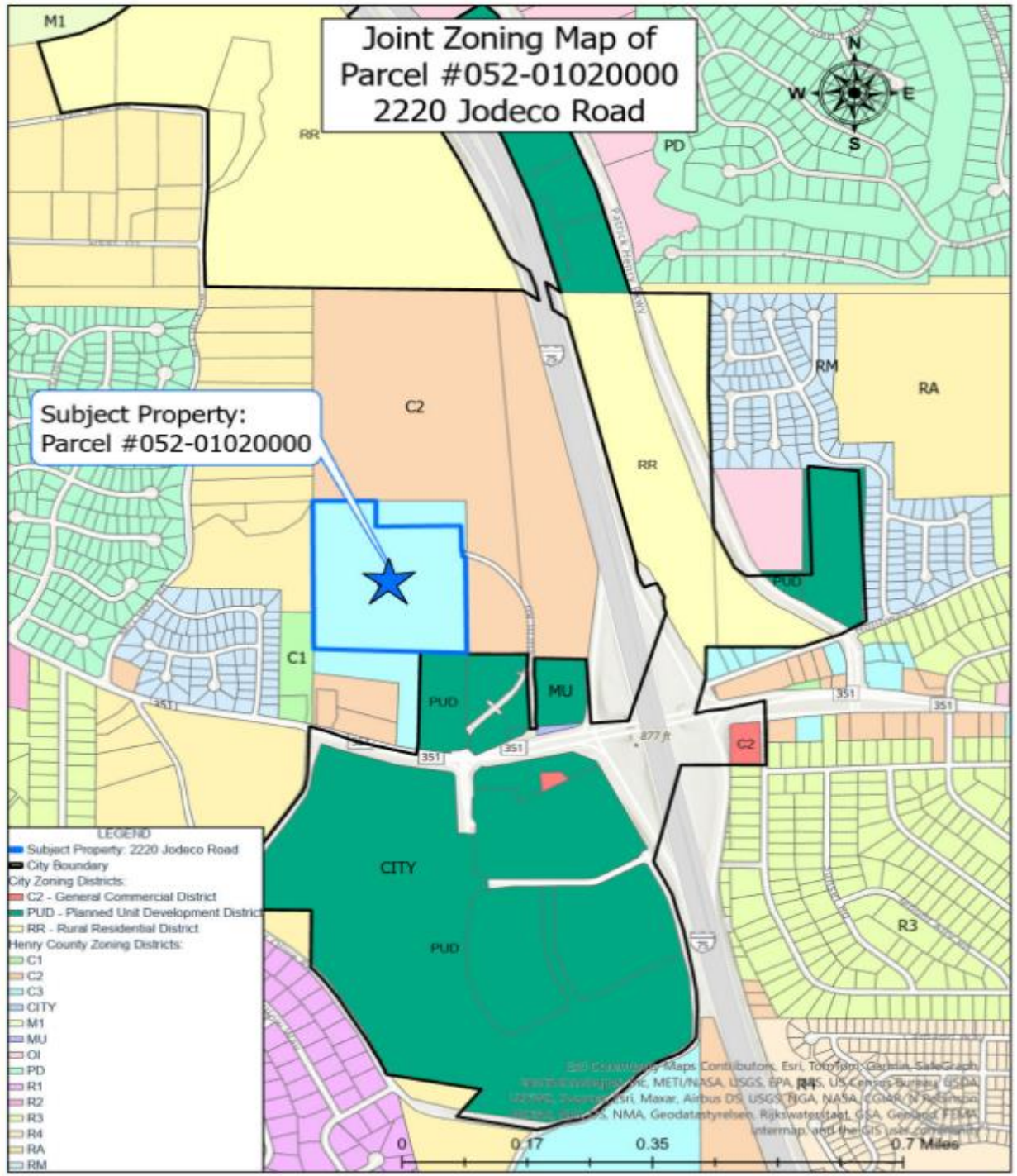
Applicant's Request

- The applicant requests approval to assign the City of Stockbridge's MFR (Multi-Family Residential) zoning district to property located at 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001, currently zoned C-3 (Heavy Commercial District – Henry County).

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)

JOINT ZONING MAP OF 2220 JODECO ROAD (OFF FEUCHT DRIVE), INCLUDING THE ADJACENT PARCEL #052-01020001



STAFF ANALYSIS (SECTION 9.2.1 C OF THE UNIFIED DEVELOPMENT CODE)

Staff reviewed the request under Section 9.2.1(C) of the UDC under the following questions of consistency, compatibility, and suitability for development.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The proposed High-Density Residential designation supports the City's goal of expanding housing options near major corridors like Jodeco Road. The project's 12.84 units per acre density fits within the 8–16 range outlined in the Comprehensive Plan and complements nearby developments like Argento and Marketplace Storefronts.
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:** Rezoning to MFR aligns with the City's vision for walkable, mixed residential communities and replaces the incompatible C-3 commercial zoning. The MFR district supports compact housing with access to nearby services, infrastructure, and employment centers.
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 project will strengthen the Jodeco corridor by adding new residents who support local businesses and encourage investment. Its location promotes a live-work-play environment, linking housing with jobs, retail, and recreation.
4. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property:** The 24.995-acre site's shape, gentle topography, and central lake support cohesive development and natural stormwater management. Planned access via the Western Parallel Connector ensures efficient traffic flow and safe circulation.
5. **The impact upon adjacent property owners should the request be granted:** The development provides a smooth transition between residential neighborhoods and nearby commercial uses. It is expected to enhance property values, support surrounding businesses, and complement nearby mixed-use projects.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

6. **The potential impact of the rezoning on City infrastructure including water and sewage system:** Water service will extend 2,200 feet from Feucht Road, and sewer will connect to the Western Parallel Connector line. The preserved lake will manage stormwater naturally, minimizing infrastructure strain.
7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** Traffic impacts will be mitigated by the future Western Parallel Connector, providing primary access and reducing pressure on Jodeco Road. Internal sidewalks and pathways support walkability and safe pedestrian movement.
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 MFR zoning supports the City's Comprehensive Plan by promoting housing diversity, compact growth, and pedestrian-oriented design. It provides a balanced transition between existing residential and commercial developments.
9. **The ability of the subject land to be developed as it is presently zoned:** The current C-3 zoning limits the site to heavy commercial uses incompatible with nearby homes. The MFR zoning allows for a more suitable residential use that preserves open space and aligns with community goals.

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 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001 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.

STAFF RECOMMENDATION

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.



QUESTIONS

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JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

SEPTEMBER 1, 2022

ARCHITECTURAL IMAGERY

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Front:



Left:



Right:



Back:



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)

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

MFR (Multiple Family Residential District)

(Requested Zoning District)

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: KEN@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 ROCKDALE COUNTY GEORGIA 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@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

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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 ROCKDALE COUNTY GEORGIA 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 PUBLIC FULTON COUNTY GEORGIA EXPIRES 01/14/2029

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

J. Alexander Brock

Applicant's Attorney, if applicable - Printed

Smith, Gambrell & Russell, LLP

Signature of Applicant/Property Owner/Agent

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 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

Applicant's Attorney, if applicable - Printed

Smith, Gambrell & Russell, LLP

Signature of Applicant/Property Owner/Agent

Kathryn M Zickert

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 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.

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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 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.

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 905.75 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.

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 IN ZONE X OF THE 100 YEAR FLOOD HAZARD AREA. PANEL #13151C0109 D 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)
8) 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 EACH AREA AS ARE NOT PROVIDED HEREON
   c. BUILDING HEIGHTS ARE NOT PROVIDED HEREON.
9) ALL SUBSTANTIAL FEATURES OBSERVED DURING THE SURVEY ARE DEPICTED HEREON UNLESS OTHERWISE NOTED.
10) SITE CONTAINS 0 MARKED REGULAR PARKING SPACES & 0 HANDICAPPED SPACES.
11) PARTY WALLS WERE NOT REQUESTED AND ARE NOT SHOWN HEREON.
12) 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.
13) THIS SURVEY HAS NO KNOWN STATUSES IN REGARD TO CONDEMNANT AGENCIES.
14) ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE HENRY COUNTY TAX ASSESSOR'S WEBSITE.
15) 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.
16) ORTHOMETRIC, PHOTOGRAMMETRIC, OR LASER SCANNING 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.
17) VISIBLE EVIDENCE OF RECENT EARTHWORK ON SITE WAS NOT OBSERVED.
18) 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.
19) ANY PERTINENT OFFSITE EASEMENTS OR APPARENT EASEMENTS FOUND IN THE COURSE OF RESEARCH AND FIELD WORK ARE SHOWN HEREON UNLESS OTHERWISE NOTED.
20) LIABILITY INSURANCE WAS NOT OBTAINED BY THE SURVEYOR.

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 6TH DISTRICT OF HENRY COUNTY, GEORGIA AS SHOWN ON A PLAT OF SURVEY DATED APRIL 12, 1979, FOR "HAVEL CAMP, INC. BY GRIFFIN ENGINEERING COMPANY, P.C. BEARING THE CERTIFICATE OF ROBERT E. MITCHELL, III, G.R.L. NO. 1566, RECORDED IN PLAT BOOK 9, PAGE 206, HENRY COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE CENTERLINES OF LAND LOTS 51, 52, 77 AND 78 OF THE 6TH 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 SOUTH 89 DEGREES 17 MINUTES 27 SECONDS EAST A DISTANCE OF 1,110.29 FEET TO A POINT; THENCE SOUTH 00 DEGREES 42 MINUTES 33 SECONDS WEST A DISTANCE OF 208.80 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 17 MINUTES 27 SECONDS WEST A DISTANCE OF 42.06 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 49 MINUTES 34 SECONDS WEST A DISTANCE OF 1,110.29 FEET TO A CONCRETE MONUMENT; THENCE NORTH 00 DEGREES 25 MINUTES 53 SECONDS EAST A DISTANCE OF 208.80 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 17 MINUTES 27 SECONDS EAST A DISTANCE OF 908.75 FEET TO A CONCRETE MONUMENT; THENCE NORTH 00 DEGREES 25 MINUTES 53 SECONDS EAST A DISTANCE OF 1,187.98 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 18 MINUTES 16 SECONDS WEST A DISTANCE OF 815.33 FEET TO A CONCRETE MONUMENT; THENCE NORTH 00 DEGREES 25 MINUTES 53 SECONDS EAST A DISTANCE OF 208.80 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 18 MINUTES 16 SECONDS WEST A DISTANCE OF 815.33 FEET TO A CONCRETE MONUMENT; THENCE NORTH 00 DEGREES 25 MINUTES 53 SECONDS EAST A DISTANCE OF 208.80 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 17 MINUTES 27 SECONDS EAST A DISTANCE OF 908.75 FEET TO A CONCRETE MONUMENT; THENCE NORTH 00 DEGREES 25 MINUTES 53 SECONDS EAST A DISTANCE OF 1,187.98 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 18 MINUTES 16 SECONDS WEST A DISTANCE OF 815.33 FEET TO A CONCRETE MONUMENT; THENCE NORTH 00 DEGREES 25 MINUTES 53 SECONDS EAST A DISTANCE OF 208.80 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 17 MINUTES 27 SECONDS EAST A DISTANCE OF 908.75

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.

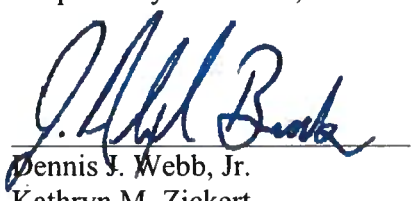
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

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.

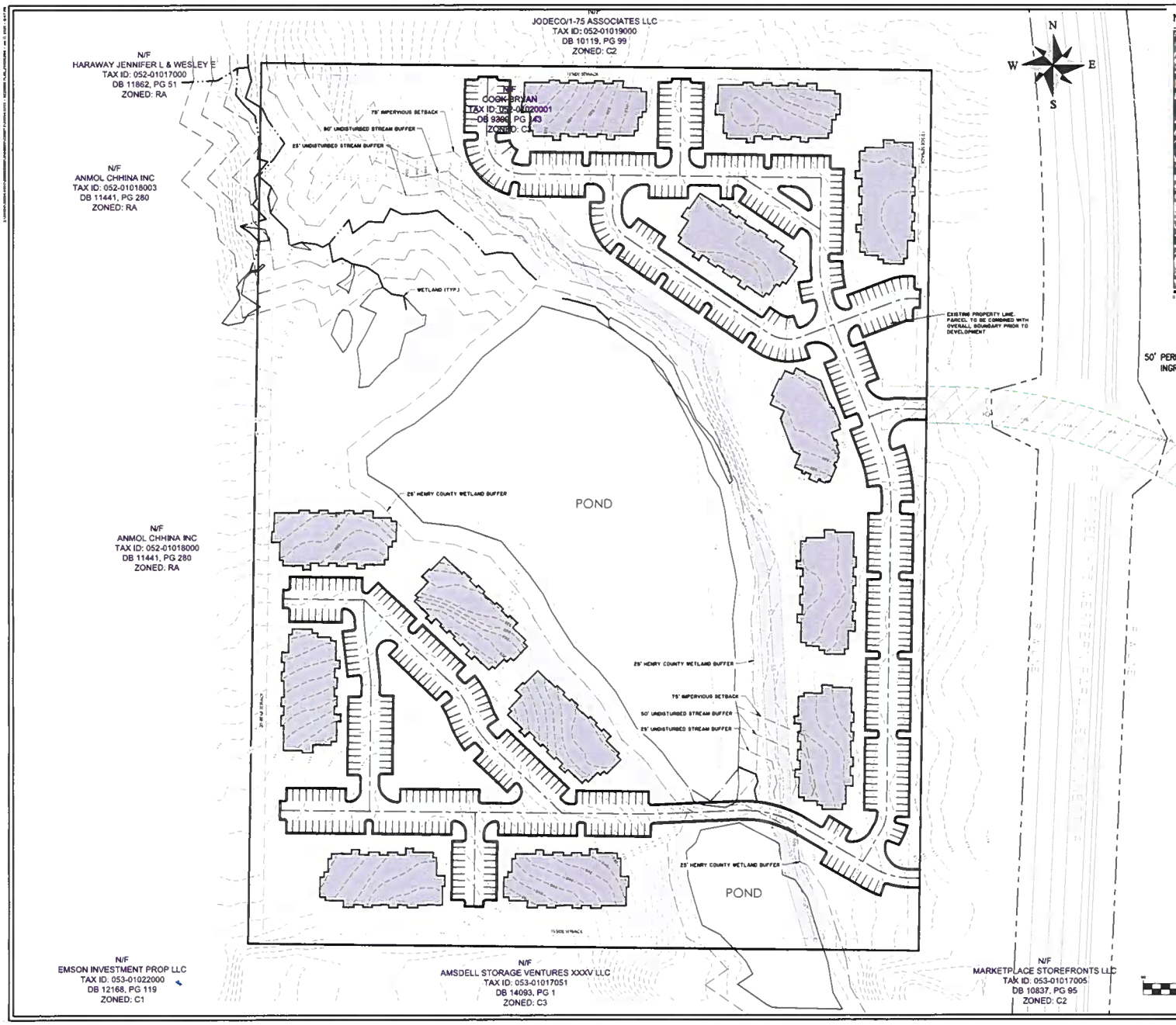
This 4th day of April, 2025.

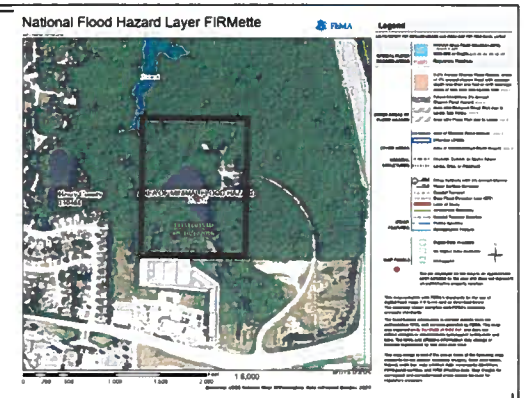
Respectfully submitted,



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





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NET SITE AREA	20.0625 AC
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EXISTING ZONING	C3 (HENRY COUNTY)
PROPOSED ZONING	MFR (STOCKBRIDGE)
PROPOSED FUTURE LAND USE MAP AMENDMENT TO HDR	
PARCEL ID	052-01020000, 052-01020001
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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)

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.	7-0000	DATE	01/15/2025
DRAWN	RS	SCALE	1" = 60'
REVIEWED	AC W	SHEET	1 of 1

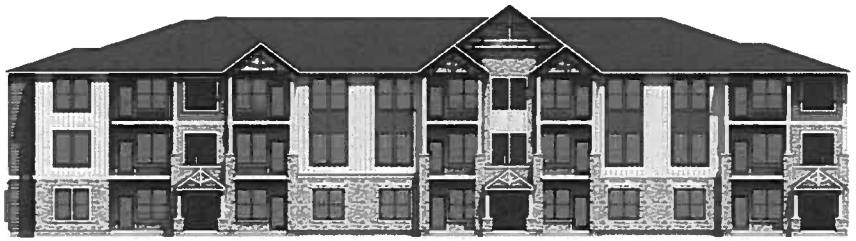


JODECO ROAD MULTI-FAMILY - HENRY COUNTY, GA

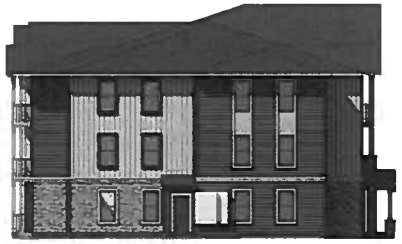
SEPTEMBER 1, 2022

ARCHITECTURAL IMAGERY

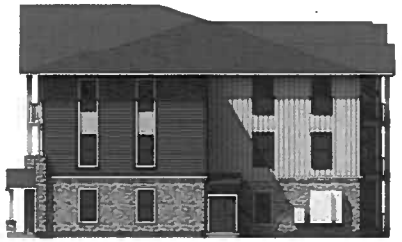
Front:



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

N/F
JODECO/1-75 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
COCK BRYAN
TAX ID: 052-01020001
DB 9390, PG 143
ZONED: C2

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

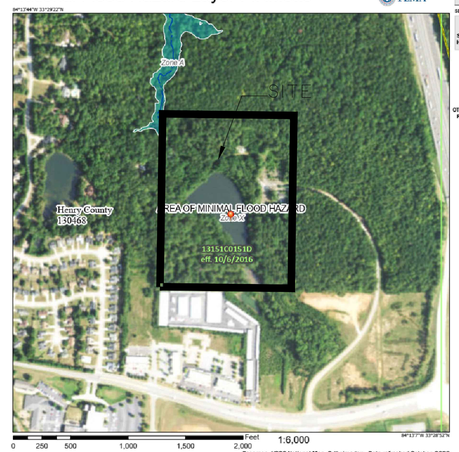
N/F
AMSDELL STORAGE VENTURES XXXV LLC
TAX ID: 053-01017051
DB 14093, PG 1
ZONED: C3

N/F
MARKETPLACE STOREFRONTS LLC
TAX ID: 053-01017005
DB 10837, PG 95
ZONED: C2

15' SIDE SETBACK
75' IMPERVIOUS SETBACK
50' UNDISTURBED STREAM BUFFER
25' UNDISTURBED STREAM BUFFER
WETLAND (TYP.)
25' HENRY COUNTY WETLAND BUFFER
POND
20' REAR SETBACK
EXISTING PROPERTY LINE. PARCEL TO BE COMBINED WITH OVERALL BOUNDARY PRIOR TO DEVELOPMENT
50' PERPETUAL NON-EXCLUSIVE INGRESS/EGRESS EASEMENT
PROPOSED I-75 WESTERN PARALLEL CONNECTOR
R/W LINE
OHW
SS
IG

N
W
E
S

National Flood Hazard Layer FIRMette



FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS — Without Base Flood Elevation (BFE); With BFE or Depth; Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD — 0.2% Annual Chance Flood Hazard; Future Conditions 1% Annual Chance Flood Hazard; Area with Reduced Flood Risk due to Levee; Area with Flood Risk due to Levee

NO SCREEN — Area of Minimal Flood Hazard; Effective LOMRs

OTHER AREAS — Area of Undetermined Flood Hazard

GENERAL STRUCTURES — Channel, Culvert, or Storm Sewer; Levee, Dike, or Floodwall

OTHER FEATURES — Cross Sections with 1% Annual Chance; Water Surface Elevation; Coastal Transect; Base Flood Elevation Line (BFE); Limit of Study; Jurisdiction Boundary; Coastal Transect Baseline; Profile Baseline; Hydrographic Feature

MAP PANELS — Digital Data Available; No Digital Data Available; Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/31/2022 at 9:02 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

SITE DATA	
SITE ADDRESS	2220 JODECO RD, MCDONOUGH, GA 30253
LAND LOT	LLOT-51
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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
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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
DRAWN:	JHS
REVIEWED:	ACW
DATE:	01/15/2025
SCALE:	1" = 60'
SHEET:	EX

Stockbridge
Where Community Connects

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director

DATE: December 2, 2025 (Planning Commission)

December 8, 2025 (Mayor and Council)

Subject: RZ-2025-04 For 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001 (To be located in Council District 5)

Summary of Request: The applicant, Arthur Lynn Emory Equity, LLC, requests approval to assign the City of Stockbridge's MFR (Multi-Family Residential) zoning district to property located at 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001, which is currently zoned C-3 (Heavy Commercial District) under Henry County. The proposed zoning would allow the development of a 321-unit multifamily residential community featuring on-site amenities, open space, and pedestrian connectivity. The property lies within unincorporated Henry County and will require both 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 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	2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001
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.

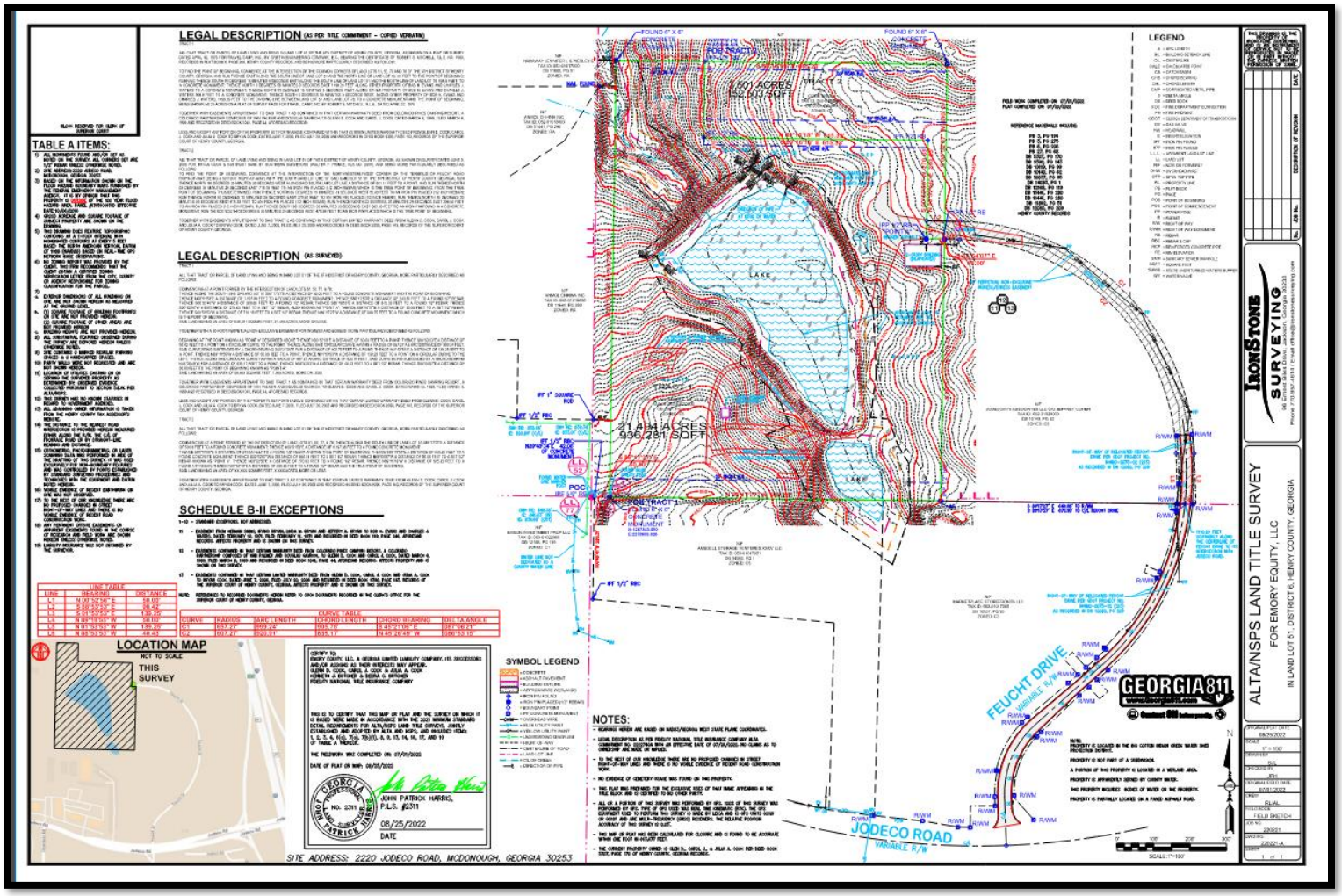
IV. ZONING HISTORY OF PROPERTY

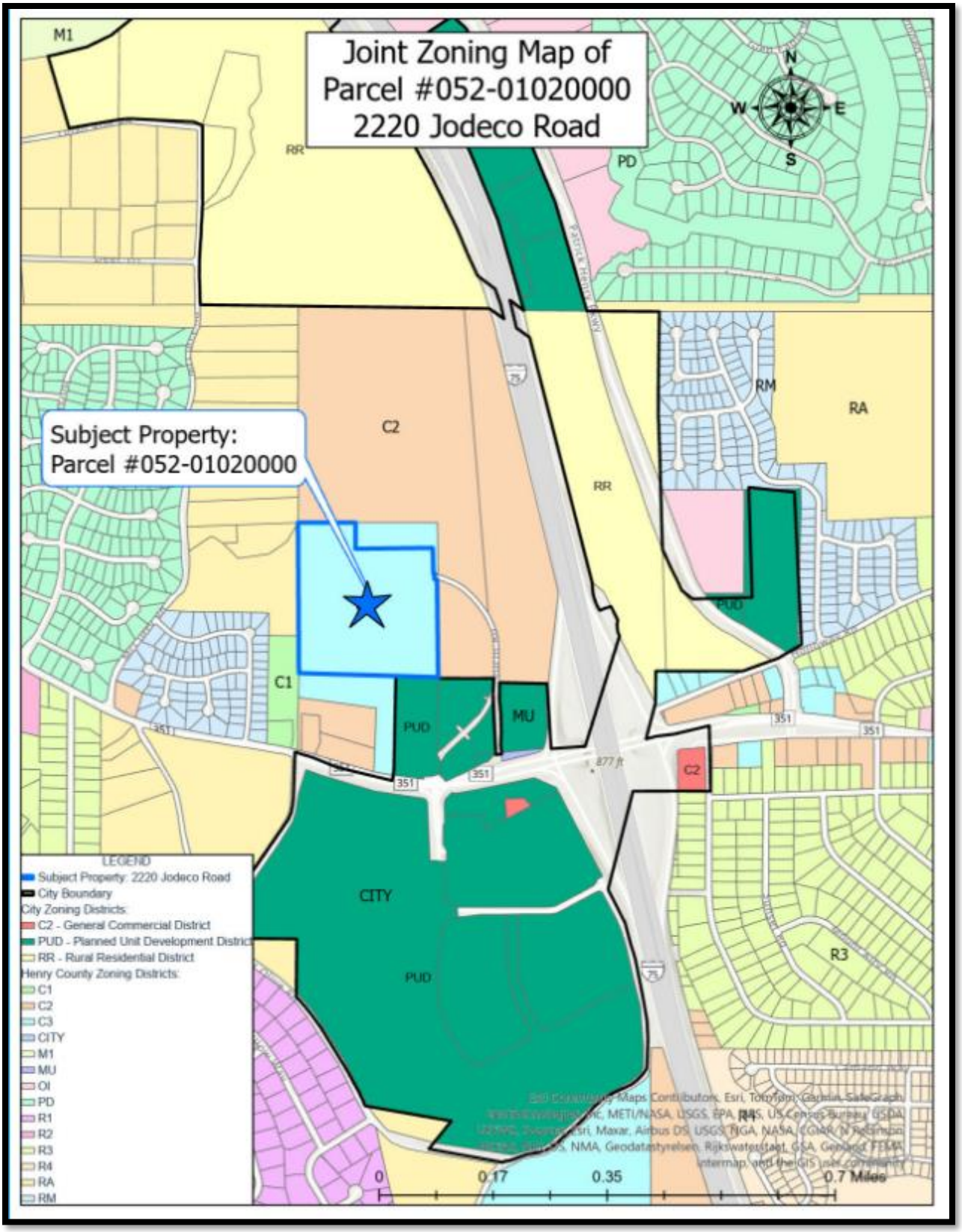
The subject properties were rezoned from RA-2000 to C-2 on July 27,1970 by the Henry County Board of Commissioners upon the request of R.E. Mayer and Mr. B. Bryan. The subject properties were then rezoned from C-2 (General Commercial) to C-3 (Heavy Commercial) on January 17, 1984 by the Henry County 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

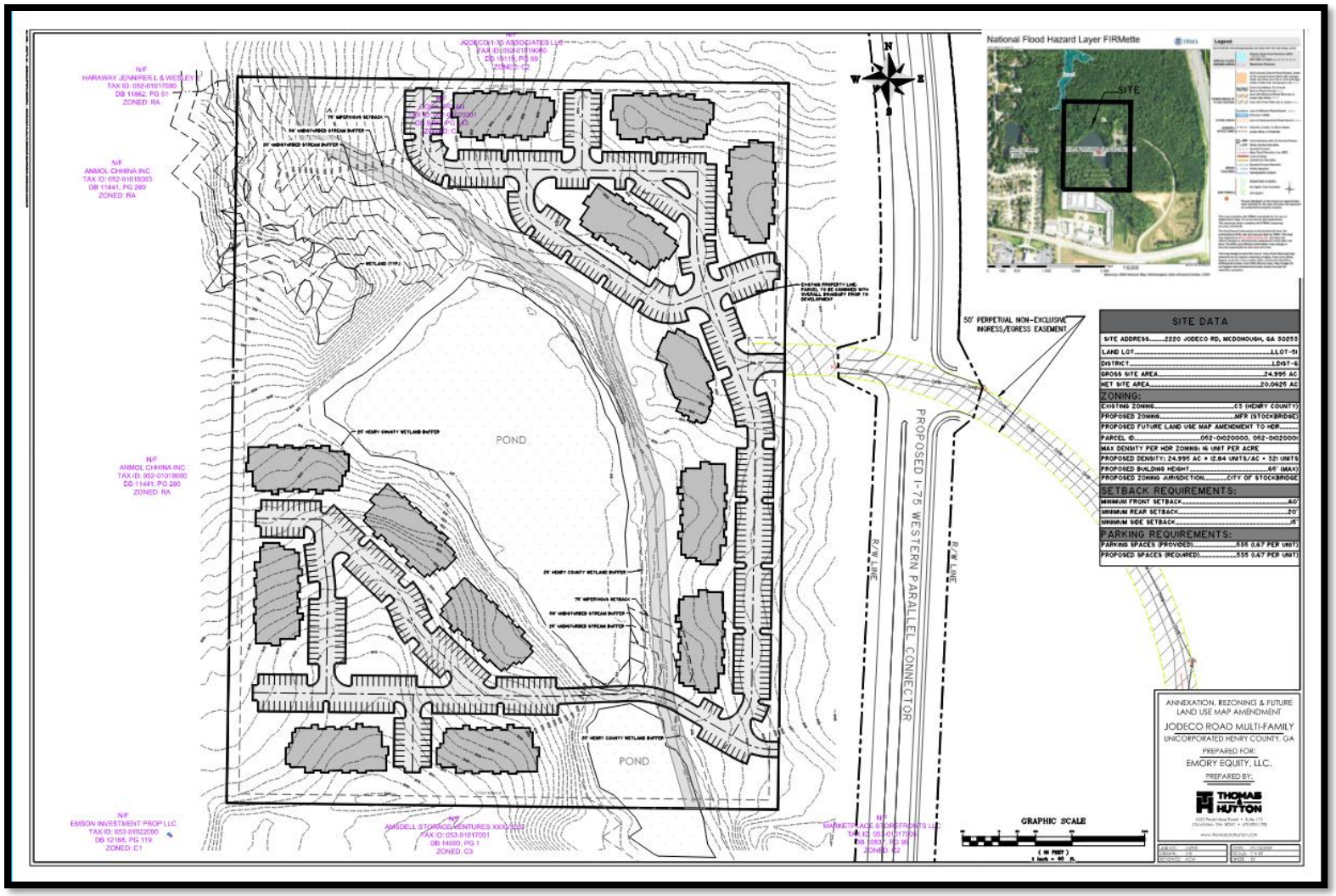


Aerial Photo of 0 & 2220 Jodeco Road




Joint Zoning Map of
Parcel #052-01020000
2220 Jodeco Road
Subject Property:
Parcel #052-01020000
N
W
E
S
M1
RR
PD
C2
RM
RA
C1
PUD
MU
CITY
R3
351
877 ft
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
0
0.17
0.35
0.7 Miles

Site Plan of 2220 Jodeco Road (off Feucht Drive), including the adjacent



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PROPOSED SPACES (REQUIRED)	535 (1.67 PER UNIT)

Colored Site Plan of 2220 Jodeco Road (off Feucht Drive), including the adjacent Parcel #052-01020001



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 (off Feucht Drive), including the adjacent Parcel #052-01020001. 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

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.

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, C., 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 1198.29 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 NORTHWESTERLY/MOST 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 FOUND 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"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 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.

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.

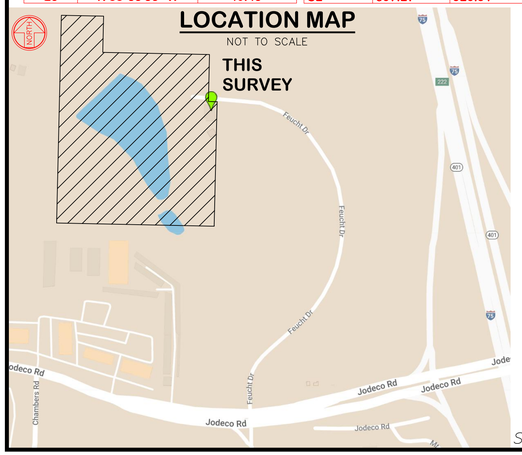
LINE TABLE

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

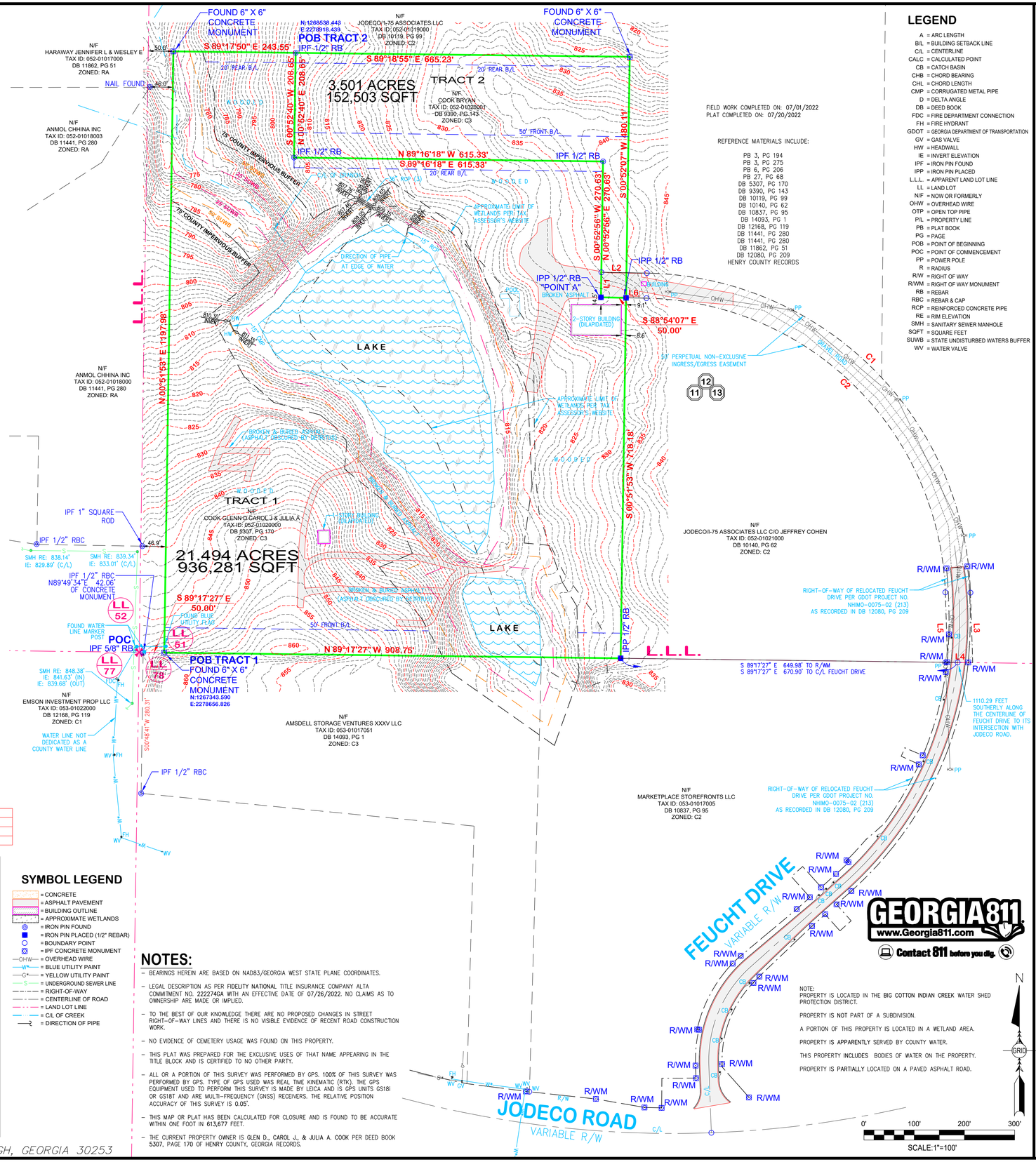
DATE OF PLAT OR MAP: 08/25/2022

GEORGIA PROFESSIONAL LAND SURVEYOR JOHN PATRICK HARRIS NO. 2311

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.

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

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 11862, PG 51
DB 12080, PG 209
HENRY COUNTY 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.

SCALE:1"=100'

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

PUBLIC HEARING

Stockbridge, Georgia

NOTICE IS HEREBY GIVEN

The City of Stockbridge Mayor and Council will meet to conduct Fiscal Year 2026 (FY2026) Operating Budget/Capital Improvements Plan Public Hearings with the **FY2026 First Reading** Monday, **November 10, 2025, FY2026 Second Reading** Tuesday, **November 18, 2025, FY2026 Third Reading** and **Budget Adoption** on Monday, **December 8, 2025**. Budget Hearings will be held at 6:00 p.m. at Stockbridge City Hall on the 2nd Floor in the Council Chamber. All meetings are open to the public.

This release is being made to meet the requirements of O.C.G.A. § 36-81-5 for FY2026 Budget.

Vanessa Holiday

City Clerk, CMC

Stockbridge

Where Community Connects

Proposed FY 26 Budget



City Treasurer: Frank S. Milazi 2026 Budget

Stockbridge

Where Community Connects

MEMORANDUM

TO: **Mayor and Council**

FROM: Shawn Edmondson, City Manager

DATE: October 31, 2025

SUBJECT: **Transmittal of the Proposed Fiscal Year 2026 Operating and Capital Budget**

Introduction & Charter Compliance

Pursuant to Section 2.21(5) of the City Charter, I am pleased to submit for your review and consideration the Proposed Operating and Capital Budgets for Fiscal Year 2026. This budget embodies the City Council's vision for responsible growth, efficient governance, and long-term financial stability. It builds on the progress achieved in FY 2025 and incorporates findings from the 2024 Annual Comprehensive Financial Report, which confirmed Stockbridge's strong financial position and compliance with Government Auditing Standards.

Community & Economic Context

Stockbridge remains a key economic driver within Henry County's growth corridor. The City's population is estimated at 38,500 residents, within a county of over 250,000 people. Employment has risen more than 3 percent since 2023, while the unemployment rate has held below 4 percent. Median household income has surpassed $80,000, reinforcing a strong consumer base and sales-tax performance.

Commercial activity continues to accelerate. In FY 2025, First Watch Restaurant opened its Stockbridge location, recording the 4th most successful grand opening and 2nd-best first week sales since the company's inception. This achievement not only enhanced our local dining and retail profile but also signaled continued investor confidence in the City's market potential. Anchors such as Costco Wholesale and Sprouts Grocery have similarly contributed to our commercial growth, complementing ongoing small-business expansion throughout the corridor.

Stockbridge's balanced fiscal philosophy—anchored in a millage rate of 3.77 mills adopted

Regional Integration & County Economy

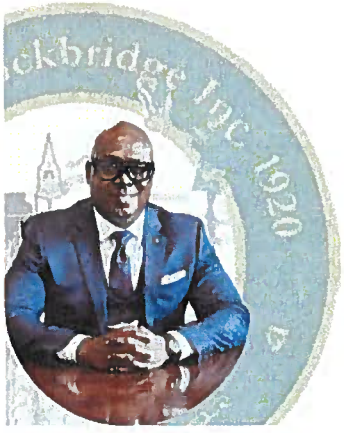
Henry County's 2024 audit reflects a 7 percent increase in assessed property value and steady commercial expansion. Stockbridge represents over 15 percent of the County's tax digest and accounts for nearly one-third of hotel room nights countywide—significant drivers of Hotel/Motel and Sales Tax revenues. Through regional collaboration on transportation and stormwater projects, Stockbridge continues to leverage County and state partnerships to maximize local returns.

Strategic Priorities for FY 2026

1. **Safe & Resilient Community** – Strengthen public safety staffing and technology.
2. **Connected Infrastructure** – Advance transportation, stormwater, and parks investments.
3. **Fiscal Accountability & Transparency** – Sustain a balanced budget and robust reporting structure.
4. **Employee Engagement & Retention** – Promote professional development and competitive benefits.
5. **Community Vibrancy & Economic Identity** – Expand events and economic initiatives that reinforce Stockbridge's regional brand.

Conclusion

The Fiscal Year 2026 Budget represents a forward-looking plan that maintains fiscal discipline, reduces debt, and positions the City for sustained growth. It connects strategic priorities to measurable outcomes, invests in infrastructure and employees, and reflects the collective commitment of the Mayor and City Council to a safe, vibrant, and prosperous Stockbridge.



Shawn Edmondson

SHAWN EDMONDSON
CITY MANAGER , MBA, CPM
Direct: (770) 389- 7900
sedmondson@stockbridgega.org
4640 North Henry Boulevard, Stockbridge, GA 30281
www.stockbridgega.org

Proposed Budget for Fiscal Year Ending December 31, 2026

Stockbridge

Where Community Connects

Submitted by:
Shawn Edmondson, City Manager
Frank S. Milazi, City Treasurer

Mayor & Council



Anthony S. Ford,
Mayor



LaKeisha T. Gantt,
Mayor Pro Tem
District 1 Councilmember



Yolanda Barber,
District 4 Councilmember



Alphonso Thomas,
District 2 Councilmember



Elton Alexander,
District 5 Councilmember



Kyle D. Berry Sr.,
District 3 Councilmember

City of Stockbridge, Georgia
Fiscal Year 2026 Budget Calendar

Dates	Action(s):
May 5	Distribute Budget Worksheet to Department Heads
July 14	Capital Budget Review and Assessment
July 21	Draft Budget Review by Manager & Treasurer
September 24-26	Mayor & City Council Budget Retreat
October 31, 2025	Submit Proposed FY26 Budget to Mayor and Council
November 10	Public Hearing Meeting #1
November 18	Public Hearing Meeting #2
December 8	Budget Adoption @ City Council Meeting

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Budget Calendar

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Capital Improvement	6
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Stockbridge

Where Community Connects

PERSONNEL SUMMARY

City of Stockbridge --- 2026 Budgeted Positions

		Proposed Budget 2026					
Departmental / Budgeted Area	Job Title	FTE	PTE	FTE	PTE	FTE	PTE
		Budgeted		Filled		Request/Vacant	
Executive	City Manager	1		1			
	Executive Assistant	1		1			
	Management Analyst	1		1			
	Receptionist	1		1			
	Communication Manager	1		1			
	Communication Coordinator	1		0		1	
Finance Administration	Treasurer/Finance Director	1		1			
	Accounting Manager	1		1			
	Budget Manager	1		0		1	
	Grant Administrator	1		0		1	
	Accountant AP	2		2			
	Payroll Supervisor	1		1			
	Accountant AR	1		1			
	Senior Accountant	1		1			
	Utilities Manager	1		1			
	Financial Services Technician	2		2			
	Procurement Manager	1		0		1	
	Contract Specialist	1		1			
	Procurement Specialist	1		1			
Main Street	Downtown Development Manager	1		1			
	Downtown Development Marketing Specialis	1		1			
Permitting Development	Building Inspections Permitting Manager	1		1			
	Building Inspections Permitting Coordinator	1		1			
	Chief Building Official	1		1			
	Senior Building Inspector	1		1			
	Business License Inspector	1		0		1	
	Fire Marshall	1		1			
Business Services	Business Services Manager	1		1			
	Business Services Coordinator	1		1			
	Occupational Tax Clerk	1		1			
GIS/Planning	GIS Analyst	1		1			
	City Clerk	1		1			
	Deputy City Clerk	1		1			
City Clerk	Records Coordinator	1		1			
Human Resources	Human Resources Director	1		0		1	

	Human Resources Manager	1		1			
	Human Resources Generalist	1		1			
	Human Resources Coordinator	1		1			
Economic Development	Economic Development Coordinator	1		1			
	Executive Assistant	1		1			
	Economic Development Director	1		1			
IT Department	IT Director	1		1			
	Network Administrator	1		1			
	Help Desk Technician	1		0		1	
Events Department	Events Director	1		1			
	Events Coordinator	3		3			
	Events Support Specialist	1		0		1	
	Administrative Assistant	1		1			
Amphitheater	Operations Supervisor	1		0		1	
	Events Coordinator	1		0		1	
Municipal Court	Associate Judge						
	Court Administrator	1		1			
	Deputy Court Clerk	1		1			
	Administrative Assistant	1		1			
	Assistant Court Clerk 2	1		1			
	Judge		1		1		
	Solicitor		1		1		
Governing Body	Mayor		1		1		
	Admin Assistant to Mayor & Council	1		1			
	Executive Assistant to Mayor & Council	1		1			
	City Council		5		5		
Planner & Zoning	Senior Planner	2		2			
	Community Development Director	1		1			
	Chief Planner	1		1			
	Principal Planner	1		0		1	
	Executive Assistant	1		1			
Government Buildings/Property	Public Works Operations Manager	1		1			
	Facilities Technician	2		1		1	
	Facilities Supervisor	1		1			
Public Works	Administrative Assistant	1		1			
	Crew Leader - Public Works	5		5			
	PW Operations Analyst	1		1			
	Mechanic	1		2			

Public Works	Mechanic - ASE Certified	1		0		1	
	Public Works Director	1		1			
	Asst. Public Works Director	1		0		1	
	Public Works Equipment Operator	1		1			
	Public Works Technician	18		13		5	
Sewer/Wastewater	Utility Billing Clerk - Sewer	1		1			
	Wastewater Collections Systems Operator I	3		3			
	Wastewater Collections Systems Operator II	1		1			
	Wastewater Reclamation Plant Superintende	1		1			
	Wastewater Chief Collections Operator	1		1			
	Wastewater Chief Treatment Operator	1		1			
	Wastewater Treatment Operator I	1		1			
	Wastewater Treatment Operator II	1		1			
Stormwater	Stormwater Supervisor	1		1			
	Stormwater Technician	7		8		1	
Water	Utility Billing Manager - Water	1		1			
	Water Superintendent	1		1			
	AMI Water Technician	1		1			
	Water Systems Technician I	4		4			
	Water Systems Technician II	1		1			
	Water Systems Chief Operator	1		0		1	
Police	Police Chief	1		1			
	Assistant Police Chief	1		1			
	Police Major	2		2			
	Police Captain	5		5			
	Lieutenant	4		4			
	Detective	6		6			
	Corporal	11		11			
	Sergeant/Staff Sergeant	12		12			
	Police Officer	19	6	24		5	
	Public Safey Officer	4		4			
	Executive Assistant	1		1			
	Records Coordinator/TAC	1		1			
	Accountant 1	1		1			
	Crime Scene Supervisor	1		1			
	Crime Scene Investigator	2		2			
	Criminal Intelligence	1		1			
	Records Clerk/TAC	2		2			
	Records Supervisor	1		1			
	Property & Evidence Custodian	1		0		1	
	Accreditation Manager	1		1			
	Code Enforcement Supervisor	1		1			
	Code Enforcement Officers	3		2		1	

TOTAL		208	14	193		21	

DEPARTMENT	REPORTS TO	CLASS TITLE	Pay Grade	Min	Mid	Max
Executive	City Manager	Receptionist	101	$ 31,200.31	$ 39,780.39	$ 48,360.47
MMCC	Conference Center Manager	MMCC Public Works Technician	102	$ 32,760.32	$ 41,769.41	$ 50,778.50
Public Works	PW Operations Manager	Public Works Technician	102	$ 32,760.32	$ 41,769.41	$ 50,778.50
Public Works	PW Operations Manager	Public Works Equipment Operator	102	$ 32,760.32	$ 41,769.41	$ 50,778.50
Unassigned	Unassigned	Unassigned	103	$ 34,398.00	$ 43,858.00	$ 53,317.00
Police	Police Administrative Manager	Records Clerk/TAC	104	$ 36,118.25	$ 46,050.77	$ 55,983.29
Sanitation	Utility Billing Supervisor	Financial Services Technician	104	$ 36,118.25	$ 46,050.77	$ 55,983.29
Sewer	Utility Billing Supervisor	Financial Services Technician	104	$ 36,118.25	$ 46,050.77	$ 55,983.29
Sewer	Wastewater Superintendent	Wastewater Collections Operator I	104	$ 36,118.25	$ 46,050.77	$ 55,983.29
Sewer	Wastewater Superintendent	Wastewater Systems Operator I	105	$ 37,924.17	$ 48,353.31	$ 58,782.46
Sewer	Wastewater Superintendent	Wastewater Technician I	105	$ 37,924.17	$ 48,353.31	$ 58,782.46
Water	Water Systems Superintendent	Water Treatment Operator	105	$ 37,924.17	$ 48,353.31	$ 58,782.46
Various	Various	Administrative Assistant	106	$ 39,820.37	$ 50,770.98	$ 61,721.58
Municipal Court	Court Clerk/Administrator	Administrative Assistant	106	$ 39,820.37	$ 50,770.98	$ 61,721.58
Public Works	Public Works Operations Manager	Facility Maintenance Technician	106	$ 39,820.37	$ 50,770.98	$ 61,721.58
Public Works	Public Works Operations Manager	Mechanic	106	$ 39,820.37	$ 50,770.98	$ 61,721.58
Public Works	Water Superintendent	AMI Infrastructure Technician	106	$ 39,820.37	$ 50,770.98	$ 61,721.58
Stormwater	Stormwater Supervisor	Stormwater Technician	106	$ 39,820.37	$ 50,770.98	$ 61,721.58
Business Services	Business Services Supervisor	Occupational Tax Clerk	107	$ 41,811.39	$ 53,309.53	$ 64,807.66
Administration	Procurement Manager	Procurement Clerk	107	$ 41,811.39	$ 53,309.53	$ 64,807.66
Public Works	General Maintenance Supervisor	Public Works Crew Leader	107	$ 41,811.39	$ 53,309.53	$ 64,807.66
Sewer	Wastewater Superintendent	Wastewater Systems Operator II	107	$ 41,811.39	$ 53,309.53	$ 64,807.66
Information Technology	IT Director	IT Technician/Help Desk	107	$ 41,811.39	$ 53,309.53	$ 64,807.66
Water	Water Superintendent	Water Systems Technician II	107	$ 41,811.39	$ 53,309.53	$ 64,807.66
Municipal Court	Court Clerk/Administrator	Assistant Court Clerk 2	107	$ 41,811.39	$ 53,309.53	$ 64,807.66
Permitting	Chief Building Official	Permit Technician	107	$ 41,811.39	$ 53,309.53	$ 64,807.66
Code Enforcement	Police Captain	Code Enforcement Officer	108	$ 43,901.96	$ 55,975.00	$ 68,048.04
Main Street	Main Street Manager	Downtown Dev. Marketing Specialist	108	$ 43,901.96	$ 55,975.00	$ 68,048.04
Police	Police Administrative Manager	Records Coordinator/TAC	108	$ 43,901.96	$ 55,975.00	$ 68,048.04
Police	Police Sergeant	Public Safety Officer	108	$ 43,901.96	$ 55,975.00	$ 68,048.04
Water	Water Superintendent	Water Systems Technician III	108	$ 43,901.96	$ 55,975.00	$ 68,048.04
Events	Events Director	Events Support Specialist	108	$ 43,901.96	$ 55,975.00	$ 68,048.04
Permitting	Building, Permitting & Inspections Manager	Building Permit Coordinator	109	$ 46,536.08	$ 59,333.50	$ 72,130.92
Business Services	Business Services Manager	Business Services Coordinator	109	$ 46,536.08	$ 59,333.50	$ 72,130.92
Police	Police Sergeant	Property & Evidence Custodian	109	$ 46,536.08	$ 59,333.50	$ 72,130.92

DEPARTMENT	REPORTS TO	CLASS TITLE	Pay Grade	Min	Mid	Max
Events	Events Manager	Conference Center Coordinator	109	$ 46,536.08	$ 59,333.50	$ 72,130.92
Events	Events Manager	Events Coordinator	109	$ 46,536.08	$ 59,333.50	$ 72,130.92
Municipal Court	Court Clerk/Administrator	Deputy Court Clerk	109	$ 46,536.08	$ 59,333.50	$ 72,130.92
Human Resources	Human Resources Director	Human Resources Coordinator	109	$ 46,536.08	$ 59,333.50	$ 72,130.92
Administration	Treasurer/Finance Director	Payroll Specialist	109	$ 46,536.08	$ 59,333.50	$ 72,130.92
Administration	Accounting Manager	Property Tax Specialist	109	$ 46,536.08	$ 59,333.50	$ 72,130.92
Police	Police Sergeant	Police Officer	109	$ 46,536.08	$ 59,333.50	$ 72,130.92
City Clerk	City Clerk	Records Coordinator	109	$ 46,536.08	$ 59,333.50	$ 72,130.92
Water	Treasurer/Finance Director	Utility Manager	109	$ 46,536.08	$ 59,333.50	$ 72,130.92
Police	Police Sergeant	Detective	110	$ 49,328.24	$ 62,893.51	$ 76,458.78
Executive	City Manager	Executive Assistant to City Manager	110	$ 49,328.24	$ 62,893.51	$ 76,458.78
Police	Police Chief	Executive Assistant to Chief of Police	110	$ 49,328.24	$ 62,893.51	$ 76,458.78
Governing Body	Mayor & Council	Executive Assistant to Mayor & Council	110	$ 49,328.24	$ 62,893.51	$ 76,458.78
Economic Development	Economic Development Director	Administrative Assistant	110	$ 49,328.24	$ 62,893.51	$ 76,458.78
Planning	Senior Planner	GIS Analyst	110	$ 49,328.24	$ 62,893.51	$ 76,458.78
Police	Police Sergeant	Senior Crime Scene Investigator	110	$ 49,328.24	$ 62,893.51	$ 76,458.78
Police	Police Sergeant	Senior Police Officer	110	$ 49,328.24	$ 62,893.51	$ 76,458.78
Administration	Accounting Manager	Accountant	111	$ 52,287.94	$ 66,667.12	$ 81,046.31
Police	Police Captain	Accountant	111	$ 52,287.94	$ 66,667.12	$ 81,046.31
City Clerk	City Clerk	Deputy City Clerk	111	$ 52,287.94	$ 66,667.12	$ 81,046.31
Public Works	Public Works Director	Administrative Assistant	112	$ 55,425.22	$ 70,667.15	$ 85,909.08
Police	Police Sergeant	Police Corporal	112	$ 55,425.22	$ 70,667.15	$ 85,909.08
Finance	Procurement Manager	Procurement Specialist	112	$ 55,425.22	$ 70,667.15	$ 85,909.08
Executive	City Manager	Public Information Officer	112	$ 55,425.22	$ 70,667.15	$ 85,909.08
Stormwater	Asst. Public Works Director	Stormwater Manager	112	$ 55,425.22	$ 70,667.15	$ 85,909.08
Public Works	PW Operations Manager	Public Works Operations Analyst	112	$ 55,425.22	$ 70,667.15	$ 85,909.08
Permitting	Building Official	Sr. Building Inspector	112	$ 55,425.22	$ 70,667.15	$ 85,909.08
Finance	Treasurer/Finance Director	Payroll Supervisor	113	$ 58,750.73	$ 74,907.18	$ 91,063.63
Finance	Accounting Manager	Accountant II	113	$ 58,750.73	$ 74,907.18	$ 91,063.63
Municipal Court	City Manager	Court Administrator	113	$ 58,750.73	$ 74,907.18	$ 91,063.63
Main Street	Economic Development Director	Downtown Dev. Manager	113	$ 58,750.73	$ 74,907.18	$ 91,063.63
Sewer	Wastewater Superintendent	Wastewater Collections Chief Operator	113	$ 58,750.73	$ 74,907.18	$ 91,063.63
Sewer	Wastewater Superintendent	Wastewater Systems Chief Operator	113	$ 58,750.73	$ 74,907.18	$ 91,063.63
Water	Water Superintendent	Water Systems Chief Operator	113	$ 58,750.73	$ 74,907.18	$ 91,063.63

DEPARTMENT	REPORTS TO	CLASS TITLE	Pay Grade	Min	Mid	Max
Executive	City Manager	Management Analyst	113	$ 58,750.73	$ 74,907.18	$ 91,063.63
Human Resources	Human Resources Director	Human Resources Generalist	113	$ 58,750.73	$ 74,907.18	$ 91,063.63
Finance	Finance Director	Sr. Accountant	113	$ 58,750.73	$ 74,907.18	$ 91,063.63
Finance	Finance Director	Budget Manager	113	$ 58,750.73	$ 74,907.18	$ 91,063.63
Events	Events Director	Operations Supervisor	114	$ 62,000.00	$ 78,000.00	$ 95,000.00
Unassigned	Unassigned	Unassigned	114	$ 62,000.00	$ 78,000.00	$ 95,000.00
Permitting	Community Development Director	Building , Permitting & Inspections Manager	114	$ 62,000.00	$ 78,000.00	$ 95,000.00
Business Services	Community Development Director	Business Services Manager	114	$ 62,000.00	$ 78,000.00	$ 95,000.00
Planning	Chief Planner	Senior Planner	115	$ 66,012.32	$ 84,165.71	$ 95,000.00
Economic Development	Economic Development Director	Downtown Development Supervisor	115	$ 66,012.32	$ 84,165.71	$ 102,319.09
Public Works	Public Works Director	Public Works Operations Manager	115	$ 66,012.32	$ 84,165.71	$ 102,319.09
Public Works	Public Works Director	Facilities Maintenance Manager	115	$ 66,012.32	$ 84,165.71	$ 102,319.09
Information Technology	Information Technology Director	Network Administrator	115	$ 66,012.32	$ 84,165.71	$ 102,319.09
Police	Captain	Crime Scene Supervisor	115	$ 66,012.32	$ 84,165.71	$ 102,319.09
Police	Police Lieutenant	Police Sergeant	115	$ 66,012.32	$ 84,165.71	$ 102,319.09
Planning	Chief Planner	Principal Planner	116	$ 69,973.06	$ 89,215.65	$ 108,458.24
Community Development	Community Development Director	Chief Building Official	116	$ 69,973.06	$ 89,215.65	$ 108,458.24
Police	Police Captain	Police Administrative Manager	116	$ 69,973.06	$ 89,215.65	$ 108,458.24
Public Works	Public Works Director	Assistant Public Works Director	116	$ 69,973.06	$ 89,215.65	$ 108,458.24
Executive	City Manager	Grants Administrator	116	$ 69,973.06	$ 89,215.65	$ 108,458.24
Police	Police Captain	Police Lieutenant	116	$ 69,973.06	$ 89,215.65	$ 108,458.24
Sewer	Public Works Director	Wastewater Plant Superintendent	116	$ 69,973.06	$ 89,215.65	$ 108,458.24
Polixw	Captain	Code Enforcement Manager	116	$ 69,973.06	$ 89,215.65	$ 108,458.24
Water	Public Works Director	Water Superintendent	116	$ 69,973.06	$ 89,215.65	$ 108,458.24
Administration	Treasurer/Finance Director	Accounting Manager	117	$ 74,171.44	$ 94,568.59	$ 114,965.73
Planning	Community Development Director	Chief Planner	117	$ 74,171.44	$ 94,568.59	$ 114,965.73
Events	City Manager	Events Manager	117	$ 74,171.44	$ 94,568.59	$ 114,965.73
Executive	City Manager	Information Technology Director	117	$ 74,171.44	$ 94,568.59	$ 114,965.73
Police	Police Major	Police Captain	117	$ 74,171.44	$ 94,568.59	$ 114,965.73
Finance	Treasurer/Finance Director	Accounting Manager	117	$ 74,171.44	$ 94,568.59	$ 114,965.73
Finance	Treasurer/Finance Director	Procurement Manager	117	$ 74,171.44	$ 94,568.59	$ 114,965.73
Executive	City Manager	Project Manager	117	$ 74,171.44	$ 94,568.59	$ 114,965.73
Permitting	Community Development Director	Fire Marshal	118	$ 79,363.44	$ 101,188.39	$ 123,013.34
Police	Police Chief	Police Major	118	$ 79,363.44	$ 101,188.39	$ 123,013.34
City Clerk	Mayor & Council	City Clerk	119	$ 84,918.88	$ 108,271.58	$ 131,624.27
Human Resources	City Manager	Human Resources Manager	119	$ 84,918.88	$ 108,271.58	$ 131,624.27
Executive	City Manager	Economic Development Director	120	$ 90,863.21	$ 115,850.59	$ 140,837.97
Executive	City Manager	Community Development Director	120	$ 90,863.21	$ 115,850.59	$ 140,837.97
Public Works	City Manager	Public Works Director	120	$ 90,863.21	$ 115,850.59	$ 140,837.97
Executive	Mayor & Council	Treasurer/CFO	121	$ 97,223.63	$ 123,960.13	$ 150,696.63
Executive	City Manager	Police Chief	123	$ 111,311.33	$ 141,921.95	$ 172,532.57
Unassigned	Unassigned	Unassigned	124	$ 119,975.84	$ 152,204.20	$ 185,032.55
Executive	Mayor & Council	City Manager	125	$ 127,440.35	$ 162,486.44	$ 197,532.54

Stockbridge
Where Community Connects

ANNUAL OPERATING BUDGET & CAPITAL IMPROVEMENT POLICY

ANNUAL OPERATING BUDGET AND CAPITAL IMPROVEMENT POLICY

The Georgia State law requires an annual balanced budget. The adopted budget shall be a balanced budget with anticipated revenues (including appropriated unencumbered surplus) equal to or greater than appropriated expenditures. All funds within the budget shall also be balanced.
The City's Proposed Budget shall be prepared annually by the City Manager with participation of all City Departments consistent with provisions of the City Charter and State Budget Laws. The Budget shall include (1) revenues forecasts, (2) personnel costs, (3) operating and maintenance supply costs, (4) general services costs, (5) debt service, and (6) capital and other (non-capital) costs.

The budget review process shall include public hearings. At the time the proposed budget is transmitted to members of the City Council by the City Manager, a copy will be made available for public inspection at City Hall and advertised in a local newspaper of general circulation. No earlier than seven days after the proposed budget is transmitted to the City Council and at least seven days in advance of budget adoption, a public hearing takes place to give the public an opportunity to comment on the proposed budget. Notice of a public hearing must be advertised at least fourteen days in advance of the public hearing.

Prior to the first day of the fiscal year, the City Council will adopt an Annual Operating Budget and Five-Year Capital Improvements at a public meeting. The annual and CIP budget shall be advertised at least one week prior to the meeting. The proposed budget is prepared by the City Manager and transmitted to members of the City Council for its review, with sufficient time given for the City Council to address policy and fiscal issues.

- Adoption

The Budget shall be adopted by the approval of a budget ordinance that specifies the anticipated revenues by appropriate categories, the proposed expenditure totals for each department, each non-departmental expense, and for each fund covered by the budget

- Amendments

Budget amendments must be approved by resolution. The budget shall be adopted at the fund/department level, which is the legal level of budgetary control. The current year's budget may be adjusted to reflect changes in the local economy, changes in priorities or services needed, and receipt of unbudgeted revenues and for unanticipated expenditures.

- Balanced Budget

The Annual Budget consists of operating, debt services, grants, and capital spending. The Annual Budget shall be balanced with anticipated revenues, including appropriated, unencumbered surplus or stabilization reserves, equal to proposed expenditures. All funds within the Budget shall also be balanced. City Council will annually approve the revenues, expenditures, and capital improvements spending for all City fund appropriations. The Annual Budget will also include operating impacts from the Five-Year CIP. The operating impacts should address any one-time or recurring cost increases or decreases due to the major capital investment. Capital expenses include both major equipment and infrastructure improvement costs.

- Planning

  The City will utilize a Decentralized Budget Process. All departments will be given an opportunity to participate in the Budget Process and submit funding to the City Manager.

- Capital

  All Capital Expenditures must be approved as part of each department's budget in the Capital Improvement Fund. Before committing to a Capital Improvement Project, the City Manager or his/her designee must verify fund availability. The Capital Budget provides annual funding for long-term capital projects identified in the Capital Improvement During the Annual Budget Process, each department submits its Budget request, including operating and capital needs. Upon review of the requests, major capital projects are placed in the Capital Improvements Fund. Other capital outlays are placed in the department's operating budget. Capital outlay is generally defined as an individual item in excess of $5,000 with a life expectancy of more than two years but less than 10 years. Citywide capital improvements are assessed and prioritized based on the City's objectives and goals, the City's comprehensive work plan, and the City's strategic plan.

- Interim Reporting on the Annual Budget and Capital Improvements

  Periodic financial reports will be provided to enable the City Manager to monitor and control the Annual Operating and Capital Budget and to enable Department Heads to manage the annual appropriations. These reports will be prepared and distributed to Department Heads and on to the City Manager. Summary financial and budgetary reports should be presented by the City Manager to the City Council no less than quarterly and preferably on a monthly basis.

- Control and Accountability

  Each Department Head is responsible for ensuring that his/her department expenditures do not exceed budgeted funds. Departments cannot exceed appropriations described in the budget. Failure to achieve budgetary control will be evaluated and investigated by the City Manager.

- Budget Transfers
  Contingent upon remaining within the confines of the total department budget, each Department Head has the authority to recommend Budget Transfers to the City Manager. Funds within departmental budget line items can be transferred upon the recommendation of the Department Head and with approval of the City Manager. Budget transfers over $5,000 for operating expenses for Capital Improvements must be approved by the City Council prior to any spending or contract purchases.

BASIS of BUDGETING

The modified accrual basis is followed in all governmental funds. Under this method, revenues are recognized when they become measurable and available as net current assets. Expenditures are generally recognized when the obligation is incurred, with the exception of principal and interest on general long-term debt, which is recognized when due, and the purchase of Capital Assets whose costs are fully recognized at the time of purchase and not amortized over the life of the asset.

Unlike the full accrual basis, annual appropriated budgets are adopted for all funds at the department level. Budgets are adopted on a non-GAAP basis. All appropriations that have not been encumbered at the end of the fiscal year will lapse. Expenditures may not legally exceed budgeted appropriations at the department level.

All Proprietary Funds are budgeted for using the accrual basis of accounting. Whereby, revenues are recognized when incurred. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

GAAP BASIS vs. BUDGET BASIS

Budgets are adopted on a basis consistent with GAAP except for the capital projects fund, which has project-length budgets, rather than annual budgets. The City adopts budgets for its enterprise and internal service funds; however, the reporting of the budget to actual comparison is not required.

How to Use this Budget

WHAT IS A BUDGET?

A budget is a financial plan for a city. It includes both estimates of resources available, including revenues and fund balance, and appropriations that are the authority to spend money for specific purposes. After extensive input from the various departments, as well as the public, the budget is prepared by the Finance Department. The City Manager presents the budget for adoption to the Mayor & City Council.

The document begins with a transmittal letter from the City Manager. This letter summarizes the contents of the budget and provides an explanation of the rationale used by the City Manager during the budget development process. The City Manager also outlines the administration's work program for the upcoming year.

The budget document is prepared to provide information about the City, both financial information and operational/policy information from a variety of perspectives and degrees of detail. The reader should first review the Table of Contents and the Glossary and then read the Transmittal letter. The Financial Summary Section should then be reviewed. Finally, the specific department and program budgets provide detailed information as to what purposes the City's resources will be utilized during the fiscal year. When reading this document, it is useful to remember that it has been developed based on both organizational structure and financial structure. The organizational structure is reflected in the departmental budgets. The financial structure is reflected in the reporting of expenditures and revenues by fund. A fund is a self-balancing set of accounts designed to track specific revenues and the uses of those revenues. Each fund is independent of all other funds, and money cannot be transferred from one fund to another without the approval of the City Council.

QUESTIONS & ANSWERS

Q: What is the purpose of the City Budget?

A: The budget is an annual financial plan for the City of East Point. It specifies the level of municipal services to be provided in the coming year and the resources, including personnel positions, capital expenditures, and operating expenses needed to provide these services. It reflects the policies and priorities set by the Mayor and City Council. How to Use this Budget

Q: What is a fiscal year?

A: A fiscal year is a 12-month operating cycle that comprises a budget and financial reporting period. The City's fiscal year begins on January 1st and ends on December 31st.

Q: What is an operating budget?

A: An operating budget is an annual financial plan for recurring expenditures, such as salaries, utilities, and supplies.

Q: What is a capital improvement budget?

A: A capital improvement budget is both a short and long-range plan for the construction of physical assets, such as buildings, streets, sewers, as well as vehicles and equipment.

Q: What is an enterprise fund?

A: An enterprise fund earns its own revenues by charging customers for the services that it provides. It receives no tax funds.

Q: What is a budget appropriation?

A: A budget appropriation is a specific amount of money that has been approved by the City Council for use in a particular manner.

Q: What is a budget amendment?

A: A budget amendment is an ordinance adopted by the City Council that alters the adopted budget by appropriating additional monies to a department, decreasing appropriations to a particular department, or transferring funds from one department to another.

Budget Process

The City of Stockbridge is required to prepare an annual budget in accordance with the City Charter. The budget is prepared for each fiscal year beginning January 1 through December 31st. The City Manager prepares a proposed budget to present at the City's Budget Retreat hosted in August or September of each year to get the Mayor & Council's vision for the City's operation.

For the fiscal year 2021, the City of Stockbridge began the budget process with updates to its capital budget, long-term infrastructural projects, and a proposal for new projects in the new budget year. The

City then began the preparation of the operational budget with revenue and expenditure projections. In forecasting revenues and expenditures, the City first reviewed its mission statement, strategy plan, and goals and objectives to set priorities for spending. In addition, staff considered historical trends, current changes within the City, and projected economic trends when forecasting revenues and expenditures.

Budget Preparation

Prior to the departmental submission of their annual request, the Finance Department conducted an annual training session for all personnel involved in the budget process, if needed. During the training, the staff was trained on the steps to complete the budget process and advised of fiscal year changes, highlighted critical deadlines, and reviewed issues likely to impact the City. Each department then prepared their proposed expenditure based on operational priorities. Directors submitted their budget recommendations to the Finance Department for initial review and coordination.

Budget Review

The Finance Department works with each department head to compile all proposed revenues and expenditures for the new fiscal year. The City Manager, Finance Director, and Human Resources meet with each director to review their personnel budget requests. Once all departments' recommended revenues and operational expenditure requests are reviewed and approved by the City Manager, a proposed budget is submitted to the Mayor & Council. Prior to the adoption of the budget, the City conducts community budget meetings in which staff provide information and answer questions regarding both the capital projects and operational budget.

Budget Adoption

The City Charter requires three readings of the budget prior to adoption. The attached budget calendar shows the proposed dates for the publication and reading of the new budget.

BUDGET AMENDMENTS

The City of Stockbridge sees its annual budget as a fluid document. While every effort is made to operate within the confines of the adopted budget, there are times when amendments are required. Budget amendments may require the approval of the City Council by an ordinance. Occasions requiring an amendment to the budget include, but are not limited to:

- Acceptance of additional grant money.
- Appropriation of additional funding if expenditures are projected to exceed budgeted amounts.
- Re-appropriation of funds from one department to another when deemed necessary.

Line item or department changes that have no impact on the total allocated budget only require the approval of the City Manager.

KEY ACTORS

While all employees are a part of the budget process at some point, there are several people who play more intricate roles in this process.

Mayor & City Council: The Mayor and City Council set policies which drive the development of the budget, which consists of the Mayor and Council members, and conduct public hearings and readings of the budget ordinance.

City Manager: The City Manager presents the budget document to the Mayor and City Council for approval.

Department Directors: Department Directors must review previous capital improvement plans, make necessary changes, and request to allow the City to develop a 5-year comprehensive five-year CIP Program. In addition, Directors must then submit requests for additional personnel, purchased goods and services, which will allow the finance department to develop each departmental budget request and budget document.

Treasurer/Finance Director: The Treasurer/Finance Director is primarily responsible for providing direction for the budget, reviewing financial analyses, projections, and overseeing the budget process.

The budget document must be completed for the City Manager to present to the City Council. Once the budget is approved, the budget book is prepared and submitted to the GFOA for consideration of the Distinguished Budget Award.

Stockbridge
Where Community Connects

BUDGET SUMMARY

ALL FUNDS REVENUES SUMMARY

FUND	DEPARTMENT	FY 2024 ADOPTED	FY 25 APPROVED	FY 26 PROPOSED
100	General Fund	26,711,635.92	29,239,311.00	34,768,690.00
210	Confiscated Assets	0.00	0.00	0.00
211	Property and Evidence	0.00	0.00	0.00
212	Redspeed Fund	0.00	0.00	937,000.00
230	ARPA	0.00	0.00	0.00
255	Grants	1,000,000.00	1,740,815.00	1,400,000.00
275	Hotel Motel	375,000.00	425,000.00	424,800.00
320	SPLOST V	0.00	6,604,896.00	1,000,000.00
321	SPLOST VI	0.00	0.00	7,200,000.00
335	TSPLOST	0.00	5,628,801.00	13,200,000.00
350	Urban Redevelopment Authority	1,204,764.50	2,269,053.00	1,204,766.00
353	Citywide Projects	0.00	0.00	0.00
355	Downtown Development Authority	45,000.00	45,000.00	336,100.00
357	Citywide Development Authority	45,000.00	45,000.00	68,332.00
360	Public Facilities Authority	2,946,323.50	4,050,060.00	1,000,000.00
495	Cemetery	10,000.00	10,000.00	20,000.00
505	Sewer	2,085,145.51	1,979,107.00	2,322,500.00
505	Water	2,380,016.50	2,458,638.00	2,949,200.00
505	Debt Services	127,240.20	194,472.00	194,472.00
510	Stormwater	1,213,290.15	1,097,232.00	1,478,000.00
540	Sanitation	2,860,309.84	3,095,321.00	3,136,864.00
555	MMCC	739,157.18	705,912.00	186,400.00
565	Amphitheater	2,000,000.00	2,600,000.00	3,000,000.00
Total Proposed Budget for All Funds		**43,742,883.30**	**62,188,618.00**	**74,827,124.00**

DEPARTMENTS SUMMARIES

DIVISION	DEPARTMENT	FY 2024 ADOPTED	FY 2025 ADOPTED	FY 2026 PROPOSED
11100	Governing Body	592,880.00	581,904.00	**916,414.00**
11300	City Clerk	364,369.98	439,020.00	*560,772.00*
13000	Executive	784,581.99	794,655.00	*831,924.00*
15100	Finance	1,053,689.29	1,481,989.00	*2,843,806.00*
15110	Non-Departmental	736,200.00	1,199,803.00	*2,220,427.00*
15160	Business Services	236,711.30	261,723.00	*275,635.00*
15350	Information Technology	1,119,936.41	891,286.00	*1,667,640.00*
15400	Human Resources	612,480.65	981,003.00	*617,235.00*
15650	Government Buildings	673,944.67	1,073,708.00	*1,291,102.00*
25000	Municipal Court	678,195.07	766,406.00	*916,804.00*
32100	Police Department	8,200,000.00	8,867,557.00	*10,182,808.00*
42200	Public Works Services	4,696,100.00	4,184,046.00	*4,900,804.00*
61900	City Events	590,000.00	670,000.00	*1,449,584.00*
62200	Parks	181,000.00	221,000.00	*255,200.00*
72000	Permitting	618,575.39	670,259.00	*921,361.00*
74100	Planning	614,199.92	743,760.00	*1,053,651.00*
75100	Economic Development	353,709.07	504,159.00	*486,846.00*
75500	Main Street	238,612.89	256,059.00	*240,932.00*
75700	GIS	117,880.55	125,974.00	*135,745.00*
90000	*Other Financing Uses*	*4,248,568.76*	*4,525,000.00*	*3,000,000.00*
Total GF Expenses		**26,711,635.94**	**29,239,311.00**	**34,768,690.00**

2026 BUDGET

ALL OTHER FUNDS SUMMARY

FUND	DEPARTMENT	FY 2024 ADOPTED	FY 25 APPROVED	FY 26 PROPOSED
100	General Fund	26,711,635.92	29,182,811.00	34,768,690.00
210	Confiscated Assets	0.00	0.00	0.00
211	Property and Evidence	0.00	0.00	0.00
212	Redspeed Fund	0.00	0.00	937,000.00
230	ARPA	0.00	0.00	0.00
255	Grants	1,000,000.00	1,468,083.00	1,400,000.00
275	Hotel Motel	375,000.00	375,000.00	424,800.00
320	SPLOST V	0.00	6,877,628.00	1,000,000.00
321	SPLOST VI	0.00	0.00	7,200,000.00
335	TSPLOST	0.00	5,577,123.00	13,200,000.00
350	Urban Redevelopment Authority	1,204,764.50	2,269,053.00	1,204,766.00
353	Citywide Projects	0.00	0.00	0.00
355	Downtown Development Authority	45,000.00	45,000.00	336,100.00
357	Citywide Development Authority	45,000.00	45,000.00	68,332.00
360	Public Facilities Authority	2,946,323.50	4,050,060.00	1,000,000.00
495	Cemetery	10,000.00	10,000.00	20,000.00
505	Sewer	2,085,145.51	1,953,778.00	2,322,500.00
505	Water	2,380,016.50	2,556,403.00	2,949,200.00
505	Debt Services	127,240.20	194,472.00	194,472.00
510	Stormwater	1,213,290.15	1,053,524.00	1,478,000.00
540	Sanitation	2,860,309.84	3,092,915.00	3,136,864.00
555	MMCC	739,157.18	731,268.00	186,400.00
565	Amphitheater	2,000,000.00	2,600,000.00	3,000,000.00
	2026 BUDGET ALL FUNDS TOTAL	**43,742,883.30**	**62,082,118.00**	**74,827,124.00**

Stockbridge
Where Community Connects

REVENUES

2026 PROPOSED BUDGET
GENERAL FUND
REVENUES

		2025 Original Total Budget	Current Total Budget	Period Activity	2025 YTD	Variance Favorable (Unfavorable)	2026 Revenues
Fund: 100 - GENERAL FUND							
Revenue							
100-00000-311200	REAL PROP-PRIOR YEAR	0.00	0.00	0.00	282.03	282.03	300.00
100-00000-311500	INTANGIBLE RECORDING TAX	100,000.00	100,000.00	0.00	76,801.14	(23,198.86)	150,000.00
100-00000-311600	REAL ESTATE TRANSFER	55,000.00	55,000.00	0.00	29,134.30	(25,865.70)	60,000.00
100-00000-311710	FRANCHISE TAX-ELECTRIC	1,200,000.00	1,200,000.00	0.00	1,503,213.63	303,213.63	2,500,000.00
100-00000-311715	FRANCHISE TAX - EMC	1,500.00	1,500.00	0.00	0.00	(1,500.00)	0.00
100-00000-311720	FRANCHISE TAX-COLLEGE PK.	5,800.00	5,800.00	0.00	6,882.35	1,082.35	8,000.00
100-00000-311730	FRANCHISE TAX-GAS	150,000.00	150,000.00	0.00	113,972.46	(36,027.54)	180,000.00
100-00000-311750	FRANCHISE TAX-TELV CABLE	150,000.00	150,000.00	0.00	75,490.23	(74,509.77)	150,000.00
100-00000-311760	FRANCHISE TAX-TELEPHONE	30,000.00	30,000.00	0.00	10,246.22	(19,753.78)	20,000.00
100-00000-311790	FRANCHISE TAX-OTHER	1,000.00	1,000.00	4.35	287.57	(712.43)	500.00
100-00000-313100	LOCAL OPTION SALES/USE TX	9,907,512.00	9,907,512.00	0.00	5,225,475.01	(4,682,036.99)	10,000,000.00
100-00000-313110	HCTC - AVT TAX	718,000.00	718,000.00	65,919.00	502,126.23	(215,873.77)	800,000.00
100-00000-314201	BEER TAX	340,000.00	340,000.00	28,659.75	251,863.46	(88,136.54)	350,000.00
100-00000-314202	LIQUOR TAX-PACKAGE SALES	300,000.00	300,000.00	19,242.25	172,849.34	(127,150.66)	350,000.00
100-00000-314203	WINE TAX	180,000.00	180,000.00	9,784.73	96,681.19	(83,318.81)	180,000.00
100-00000-314204	CONSUMPTION TAX - LIQUOR	100,000.00	100,000.00	15,135.02	129,631.46	29,631.46	150,000.00
100-00000-316100	OCCUPATIONAL TAX	1,200,000.00	1,200,000.00	1,972.65	1,542,760.01	342,760.01	2,000,000.00
100-00000-316112	GA MUNICIPAL LICENSE FEE	60,000.00	60,000.00	100.00	48,560.00	(11,440.00)	60,000.00
100-00000-316113	MISC BUSINESS TAX	20,000.00	20,000.00	50.00	3,566.56	(16,433.44)	5,000.00
100-00000-316150	OCCUPATIONAL TAX ADMIN.	110,000.00	110,000.00	1,135.00	47,093.00	(62,907.00)	100,000.00
100-00000-316200	INSURANCE PREMIUM TAX	2,225,000.00	2,225,000.00	0.00	0.00	(2,225,000.00)	3,500,000.00
100-00000-316300	Financial Institution Taxes	105,000.00	105,000.00	0.00	125,073.00	20,073.00	130,000.00
100-00000-318000	CITY PROPERTY TAX	7,189,056.00	7,189,056.00	16,080.00	346,953.77	(6,842,102.23)	7,400,000.00
100-00000-318001	CITY MOBILE HOME TAX	0.00	0.00	75.09	7,365.93	7,365.93	7,500.00
100-00000-318002	CITY PROPERTY TAX N.O.D.	0.00	0.00	0.00	123.56	123.56	125.00
100-00000-318003	MOBILE HOME PENALTY	0.00	0.00	7.50	165.21	165.21	170.00
100-00000-319110	PEN & INT-REAL PROP	0.00	0.00	5,929.13	22,756.16	22,756.16	25,000.00
100-00000-319111	FORECLOSED/VACANT-REG FEE	2,000.00	2,000.00	100.00	1,300.00	(700.00)	2,000.00
100-00000-319902	PENALTY/INTEREST STREET LIGHT	0.00	0.00	21.40	479.91	479.91	500.00
100-00000-321110	OT ALCOHOLIC BEV-BEER	42,000.00	42,000.00	375.00	66,000.00	24,000.00	70,000.00
100-00000-321120	OT ALCOHOLIC BEV-WINE	50,000.00	50,000.00	375.00	63,000.00	13,000.00	70,000.00
100-00000-321130	OT ALCOHOLIC BEV-LIQUOR	120,000.00	120,000.00	2,500.00	177,500.00	57,500.00	200,000.00
100-00000-321140	ALCOHOLIC BEV-SPEC. EVENT	5,000.00	5,000.00	0.00	0.00	(5,000.00)	1,000.00
100-00000-321200	OT REGULATORY FEE	22,000.00	22,000.00	225.00	54,242.15	32,242.15	60,000.00

100-00000-321500	SIGN PERMIT FEE	0.00	0.00	0.00	25.00	25.00	25.00
100-00000-322200	COMM - BUILDING PERMIT	600,000.00	600,000.00	40,322.96	367,471.39	(232,528.61)	500,000.00
100-00000-322201	BSD - MECH, ELEC, PLUMBING PE	50,000.00	50,000.00	0.00	0.00	(50,000.00)	0.00
100-00000-322203	BSD - OTHER PERMIT FEES - COM	6,500.00	6,500.00	0.00	0.00	(6,500.00)	0.00
100-00000-322204	RES - BUILDING PERMIT	325,000.00	325,000.00	1,460.00	384,561.68	59,561.68	500,000.00
100-00000-322205	BSD - MECH,ELEC,PLUMBING - PE	70,000.00	70,000.00	0.00	160.00	(69,840.00)	160.00
100-00000-322207	BSD - OTHER PERMIT FEES RESIDE	5,000.00	5,000.00	0.00	0.00	(5,000.00)	1,000.00
100-00000-322215	ZONING VERIFICATION FEES	14,000.00	14,000.00	50.00	5,200.00	(8,800.00)	6,000.00
100-00000-322800	RESUBMITTAL FEE	0.00	0.00	880.00	2,750.00	2,750.00	0.00
100-00000-322990	FILM REVENUE	5,000.00	5,000.00	0.00	0.00	(5,000.00)	1,000.00
100-00000-323100	OCCUPATIONAL TAX PENALTY	45,000.00	45,000.00	294.54	79,806.65	34,806.65	45,000.00
100-00000-323101	LAND DISTURBANCE PERMIT	30,000.00	30,000.00	0.00	50,422.50	20,422.50	60,000.00
100-00000-323902	MAINTENANCE BOND FEE	21,000.00	21,000.00	0.00	205.00	(20,795.00)	210.00
100-00000-323904	PERFORMANCE BOND FEE	7,000.00	7,000.00	0.00	0.00	(7,000.00)	1,000.00
100-00000-324210	PENALTY FEES	1,000.00	1,000.00	0.00	5,971.23	4,971.23	6,000.00
100-00000-334311	GRANTS FOR STREETS	288,000.00	288,000.00	0.00	0.00	(288,000.00)	0.00
Sub Total							29,650,490.00

		Original Total Budget	Current Total Budget	Period Activity	2025 YTD	Variance Favorable (Unfavorable)	2026 Revenues
100-00000-341300	COMMUNITY DEV ADMIN FEE	100,000.00	100,000.00	475.00	16,155.62	(83,844.38)	20,000.00
100-00000-341301	BSD - PLAN CHECK FEES - RESIDEI	30,000.00	30,000.00	0.00	17,500.64	(12,499.36)	25,000.00
100-00000-341302	P&Z ZONING	5,000.00	5,000.00	1,800.00	83,515.19	78,515.19	85,000.00
100-00000-341304	P&Z ADMIN	500.00	500.00	0.00	4,361.50	3,861.50	5,000.00
100-00000-341305	PZ - REZONING APP FEE - DRI	1,000.00	1,000.00	0.00	0.00	(1,000.00)	200.00
100-00000-341306	PZ - ZONING CERTIFICATION FEE	500.00	500.00	0.00	0.00	(500.00)	100.00
100-00000-341400	PRINTING & DUPLICAT SRVCS	100.00	100.00	215.26	1,915.52	1,815.52	2,000.00
100-00000-341910	OTHER-ELECTION QUAL FEE	0.00	0.00	4,440.00	4,440.00	4,440.00	4,500.00
100-00000-342120	REPORTS - POLICE DEPT	3,000.00	3,000.00	2,369.36	19,986.57	16,986.57	20,000.00
100-00000-342201	FIRE FEES	5,000.00	5,000.00	2,950.00	80,895.75	75,895.75	90,000.00
100-00000-342202	FIRE - CONSTRUCTION PERMITS	20,000.00	20,000.00	0.00	3,625.00	(16,375.00)	5,000.00
100-00000-342203	FIRE - INSPECTION FEES	20,000.00	20,000.00	0.00	8,509.60	(11,490.40)	10,000.00
100-00000-342204	FIRE - OTHER FEES AND CHARGES	0.00	0.00	0.00	200.00	200.00	0.00
100-00000-342900	OTHER SERVICE FEES	150,000.00	150,000.00	0.00	213.76	(149,786.24)	220.00
100-00000-342902	HIDTA REIMBURSEMENT	0.00	0.00	0.00	10,048.65	10,048.65	10,500.00
100-00000-342903	POLICE VEHICLE STIPEND	0.00	0.00	0.00	6,000.00	6,000.00	6,000.00
100-00000-343400	RIGHT OF WAY	3,000.00	3,000.00	300.00	2,400.00	(600.00)	2,500.00
100-00000-343410	STREET LIGHTS	497,200.00	497,200.00	194.96	12,772.01	(484,427.99)	15,000.00
100-00000-349300	BAD CHECK FEES	500.00	500.00	0.00	125.00	(375.00)	125.00
100-00000-349400	OPENEDGE MERCHANT FEE	5,000.00	5,000.00	0.00	7,085.22	2,085.22	7,500.00
100-00000-351140	FINES & FORFEITURES	1,400,000.00	1,400,000.00	33,896.00	757,800.30	(642,199.70)	1,400,000.00
100-00000-351145	CODE ENFORCEMENT FINES	10,000.00	10,000.00	0.00	0.00	(10,000.00)	0.00

100-00000-361000	INTEREST REVENUES	1,800.00	1,800.00	1.46	433,438.26	431,638.26	450,000.00
100-00000-381100	SPRINT COM - RENT	45,000.00	45,000.00	0.00	0.00	(45,000.00)	0.00
100-00000-381200	PARK PAVILION RENTAL	22,000.00	22,000.00	1,425.00	49,175.00	27,175.00	53,000.00
100-00000-381300	T-MOBILE TOWER LEASE	54,000.00	54,000.00	9,230.85	73,633.26	19,633.26	80,000.00
100-00000-383000	INS.REIM.DAM./STOLEN PROP	10,000.00	10,000.00	237.92	(836.32)	(10,836.32)	0.00
100-00000-389006	JULY 4TH EVENT SPONSORSHIP	0.00	0.00	0.00	15,250.00	15,250.00	15,250.00
100-00000-389009	BACK TO SCHOOL SPONSORSHIP	0.00	0.00	0.00	1,150.00	1,150.00	1,150.00
100-00000-389011	Misc Revenue	1,000.00	1,000.00	2,002.50	2,002.50	1,002.50	2,003.00
100-00000-389012	YOUTH COUNCIL FUNDRAISER	800.00	800.00	0.00	115.00	(685.00)	120.00
100-00000-389013	CITY EVENTS REVENUE	14,000.00	14,000.00	6,250.00	6,250.00	(7,750.00)	6,700.00
100-00000-389014	BRIDGEFEST SPONSORSHIP	2,400.00	2,400.00	200.00	9,300.00	6,900.00	9,300.00
100-00000-389015	TASTY TUESDAY/FOOD TRUCK SP	7,000.00	7,000.00	0.00	5,980.00	(1,020.00)	5,980.00
100-00000-389017	RESTITUTION,DAMAGE TO COS	0.00	0.00	0.00	220.00	220.00	212.00
100-00000-389018	HOLIDAY FESTIVAL SPONSORSHIP	800.00	800.00	0.00	0.00	(800.00)	0.00
100-00000-389019	VETERAN'S DAY SPONSORSHIP	1,000.00	1,000.00	0.00	3,000.00	2,000.00	3,000.00
100-00000-389020	PRETTY IN PINK SPONSORSHIP	1,000.00	1,000.00	0.00	0.00	(1,000.00)	0.00
100-00000-389022	MEMORIAL DAY MARCH SPONSO	1,230.00	1,230.00	0.00	500.00	(730.00)	500.00
100-00000-389025	COMMUNITY DONATIONS - POLI	20,000.00	20,000.00	0.00	12,400.00	(7,600.00)	12,400.00
100-00000-389026	DISTRICT 1 SPONSORSHIP	0.00	0.00	0.00	50.00	50.00	50.00
100-00000-389030	MISCELLANEOUS	98,096.00	98,096.00	20.00	18,106.66	(79,989.34)	20,000.00
100-00000-389031	DISTRICT 5 SPONSORSHIP	0.00	0.00	0.00	6,000.00	6,000.00	6,000.00
100-00000-389034	JUNETEENTH EVENT SPONSORSH	0.00	0.00	0.00	5,180.00	5,180.00	5,200.00
100-00000-389038	MAIN STREET/ECONOMIC DEV SP	2,500.00	2,500.00	90.00	255.00	(2,245.00)	300.00
100-00000-391100	OPERATING TRANSFER IN	215,000.00	215,000.00	0.00	0.00	(215,000.00)	0.00
100-00000-392100	SALE OF GEN FIXED ASSETS	50,000.00	50,000.00	0.00	0.00	(50,000.00)	0.00
100-00000-392200	PROPERTY SALE	584,517.00	584,517.00	0.00	444,019.60	(140,497.40)	500,000.00
Sub Total		29,239,311.00	29,239,311.00	276,796.68	13,721,188.62	(15,518,122.38)	2,879,810.00

2026 Grand Total Estimated Revenues	**32,530,300.00**
Transfers	**2,238,390.00**
2026 Total Projected GF Expenses	**(34,768,690.00)**
Balancing	34,768,690.00
	0.00

REDSPEED FUND

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED	FY 2026 PROPOSED
	REDSPEED	0.00	0.00	0.00	937,000.00
	INTEREST	0.00	0.00	0.00	0.00
Division: 00000 - OPENING ENTRIES Total:		**0.00**	**0.00**	**0.00**	937,000.00
		0.00	0.00	0.00	0.00
MISCELLANEOUS		**0.00**	**0.00**	**0.00**	0.00
212 REDSPEED		**0.00**	**0.00**	**0.00**	**937,000.00**

GRANTS FUND

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED	FY 2026 PROPOSED
255-00000-333100	FEDERAL TASK FORCE VEHICLE STIPEND	0.00	0.00	0.00	0.00
255-00000-333101	FEDERAL TASK FORCE OVERTIME REIM	0.00	0.00	0.00	0.00
255-00000-334110	CDBG FY20	199,825.04	0.00	0.00	0.00
255-00000-334314	LCI 2021 Bicycle Connectivity	301,770.76	49,196.00	0.00	0.00
255-00000-334316	LMIG	0.00	373,698.20	0.00	0.00
255-00000-334317	BULLETPROOF VEST GRANT	21,796.00	0.00	0.00	0.00
255-00000-334318	LEMHWA	0.00	0.00	0.00	0.00
255-00000-334319	COPS HIRING PROGRAM GRANT	0.00	0.00	500,000.00	0.00
255-00000-334320	JUSTICE ASSIST./MENTAL HLTH AND WELL GRANT	0.00	0.00	0.00	0.00
255-00000-334321	CRIMINAL JUSTICE COORD. CNCL PRG GRANT	0.00	0.00	0.00	0.00
255-00000-334322	PUBLIC SAFETY & VIOLENT CRIME REDUCTION GR/	0.00	0.00	0.00	0.00
255-00000-334323	FEMA PUBLIC ASSIST	17,832.15	0.00	0.00	0.00
255-00000-334324		0.00	0.00	0.00	0.00
255-00000-334325	LMIG 2025	0.00	0.00	0.00	0.00
255-00000-389030	MISC REVENUE	1,000,000.00	0.00	1,400,000.00	1,400,000.00
Fund: 255 - Grants Fund Surplus (Deficit):		**1,541,223.95**	**422,894.20**	**1,900,000.00**	**1,400,000.00**

Budget Worksheet

Stockbridge
Where Community Connects

Fund: 275 - HOTEL/MOTEL TAX

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED	FY 2025 PROPOSED
31 Taxes	484,363.06	375,000.00	375,000.00	573,008.95	375,000.00	424,800.00
Total Budget	**484,363.06**	**375,000.00**	**375,000.00**	**573,008.95**	**375,000.00**	424,800.00

SPLOST V

Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2026 PROPOSED
SPLOST V	6,228,143.91	741,691.01	6,877,628.00	1,000,000.00
INTEREST REVENUE	1,452.95	258.83	0.00	0.00
	6,229,596.86	**741,949.84**	**6,877,628.00**	1,000,000.00
TRANSFER TO/FROM GENERAL FUND	0.00	0.00	0.00	0.00
	0.00	**0.00**		0.00
	6,229,596.86	**-134,306.41**	**6,877,628.00**	**1,000,000.00**

Budget Worksheet

Stockbridge
Where Community Connects

Fund: 320 SPLOST V

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
33 Intergovernmental	-	-	-	4,317,751.24	6,877,628.00
36 Investment Income	-	-	-	377.73	-
Total Budget	**-**	**-**	**-**	**4,318,128.97**	**6,877,628.00**

SPLOST VI

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 PROPOSED	FY 2026 PROPOSED
321-00000-337500	SPLOST VI	0.00	0.00	0.00	7,200,000.00
321-00000-361000	INTEREST	0.00	0.00	0.00	0.00
Division: 00000 - OPENING ENTRIES Total:		**0.00**	**0.00**	**0.00**	
321-90000-612020		0.00	0.00	0.00	0.00
Division: 90000 - OTHER FINANCING USES Total:		**0.00**	**0.00**	**0.00**	0.00
Fund: 321 - SPLOST VI FUND Surplus (Deficit):		-	-	-	7,200,000.00

Budget Worksheet

Stockbridge
Where Community Connects

Fund: 335 - TSPLOST

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
33 Intergovernmental	0.00	0.00	0.00	3,609,989.74	13,200,000.00
36 Investment Income	0.00	0.00	0.00	0.00	0.00
Total Budget	**0.00**	**0.00**	**0.00**	**3,609,989.74**	**13,200,000.00**

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2026 PROPOSED
350-00000-389001	MISCELLANEOUS REVENUE	0.00	31,000.00	0.00	0.00
350-00000-391100	OPERATING TRANSFERS IN	1,204,764.50	0.00	0.00	0.00
350-00000-392200	PROPERTY SALE	0.00	0.00	0.00	0.00
350-00000-393200	BOND PROCEEDS	0.00	0.00	0.00	0.00
350-00000-393210	PROC.-2005 TAXABLE BONDS	0.00	0.00	0.00	0.00
Division: 00000 - OPENING ENTRIES Total:		**1,204,764.50**	**31,000.00**	**0.00**	0.00
350-80000-581300	PRINCIPAL-OTHER DEBT	1,039,731.50	0.00	2,110,066.00	0.00
350-80000-582300	INTEREST-OTHER DEBT	165,033.00	0.00	158,987.00	0.00
350-80000-583000	BOND ISSUANCE COST	0.00	0.00	0.00	0.00
Division: 80000 - DEBT SERVICES Total:		**1,204,764.50**	**0.00**	**2,269,053.00**	
350-90000-521220	LEGAL	0.00	0.00	0.00	0.00
350-90000-611201	TRANSFER TO CIVIC CENTER	0.00	0.00	0.00	0.00
350-90000-611301	TRANSFER TO LCI GRANT	0.00	0.00	0.00	0.00
350-90000-611651	TRANSFER TO/FROM GF	0.00	0.00	0.00	1,204,766.00
350-90000-612001	TRANSFER - GF/URA	0.00	0.00	0.00	0.00
Division: 90000 - OTHER FINANCING USES Total:		**0.00**	**0.00**	**0.00**	
Fund: 350 - URBAN REDEVELOPMENT AGENCY Sur		**0.00**	**31,000.00**	**0.00**	**1,204,766.00**

Budget Worksheet

Fund: 355 - DOWNTOWN DEVELOPMENT AUTHORITY

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 APPROVED	FY 2026 PROPOSED
36 Investment Income	-	-	-	-	-	
38 Miscellaneous Revenue	45,000.00	45,000.00	45,000.00		45,000.00	336,100.00
39 Other Financing Uses	0.00	0.00	0.00	0.00	0.00	0.00
Total Budget	**45,000.00**	**45,000.00**	**45,000.00**	-	**45,000.00**	336,100.00

Budget Worksheet

Stockbridge
Where Community Connects

Fund: 357 - CITYWIDE DEVELOPMENT AUTHORITY

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED	FY 2026 PROPOSED
36 Investment Income	-	-	-	-	-	
38 Miscellaneous Revenue	45,000.00	45,000.00	45,000.00	-	45,000.00	68,332.00
39 Other Financing Uses	-	-	-	-	-	0.00
Total Budget	**45,000.00**	**45,000.00**	**45,000.00**	-	**45,000.00**	68,332.00

Budget Worksheet

Stockbridge
Where Community Connects

Fund 360 - PUBLIC FACILITIES AUTHORITY

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
39 Other Financing Uses	-	2,943,804.26	2,946,323.50	-	2,943,168.00
Total Budget	**-**	**2,943,804.26**	**2,946,323.50**	**-**	**2,943,168.00**

Budget Worksheet

Fund: 495 - CEMETERY FUND

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED	FY 2025 PROPOSED
36 Investment Income	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	0.00
38 Miscellaneous Revenue	0.00	10,000.00	10,000.00	0.00	10,000.00	20,000.00
Total Budget	**0.00**	**10,000.00**	**10,000.00**	**0.00**	**10,000.00**	20,000.00

Account Number	Account Description	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2026 PROPOSED
505-44200-344210	WATER RESIDENTIAL	647,869.18	710,000.00	205,802.12	710,000.00	750,000.00
505-44200-344211	WATER APTS./MH	612,918.73	575,000.00	225,815.17	575,000.00	625,000.00
505-44200-344212	WATER IRRIGATION	20,288.64	20,000.00	1,076.67	200,000.00	25,000.00
505-44200-344215	WATER COMMERCIAL	462,794.96	475,000.00	167,101.85	475,000.00	555,000.00
505-44200-344216	WATER BASE RESIDENTIAL	283,384.10	175,000.00	106,268.46	175,000.00	210,000.00
505-44200-344217	WATER BASE COMMERCIAL	152,704.90	130,000.00	59,356.34	130,000.00	160,000.00
505-44200-344220	WATER CONNECT	97,050.00	20,000.00	53,300.00	20,000.00	175,000.00
505-44200-344221	WATER 2ND FIRELINE METERS	2,062.80	2,000.00	687.60	2,100.00	2,000.00
505-44200-344222	WATER AUTO READ METER	0.00	0.00	0.00	0.00	0.00
505-44200-344223	WATER MISCELLANEOUS	0.00	0.00	0.00	0.00	182,200.00
505-44200-344230	SEWER RESIDENTIAL	0.00	0.00	0.00	0.00	0.00
505-44200-344240	SEWER CONNECT	0.00	0.00	0.00	0.00	0.00
505-44200-344290	LATE FEES	55,716.44	50,000.00	23,625.14	50,000.00	60,000.00
505-44200-344295	RECONNECT FEE	2,850.00	2,500.00	1,150.00	5,000.00	5,000.00
505-44200-344299	WATER IMPACT FEES	132,000.00	55,000.00	72,000.00	55,000.00	200,000.00
505-44200-361000	INTEREST REVENUES	0.00	127,240.20	0.00	0.00	0.00
505-44200-361014	INTEREST ON BAD DEBT	0.00	0.00	0.00	0.00	0.00
505-44200-389040	FROM RESERVES	0.00	165,516.50	0.00	159,303.00	0.00
505-44200-391100	OPERATING TRANSFERS IN	0.00	0.00	0.00	0.00	0.00
Division: 44200 - WATER Surplus (Deficit):		**2,466,194.38**	**2,507,256.70**	**916,183.35**	**2,556,403.00**	**2,949,200.00**

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2026 PROPOSED
505-43300-344230	SEWER RESIDENTIAL	600,000.00	132,281.37	605,000.00	615,000.00
505-43300-344231	SEWER HC LEXINGTON SQUARE	45,000.00	19,704.60	40,000.00	40,000.00
505-43300-344232	SEWER COLLECTION FEE HC	4,500.00	1,217.82	4,500.00	4,500.00
505-43300-344233	SEWER APTS/MOBILE HOMES	555,000.00	202,950.74	565,000.00	575,000.00
505-43300-344234	SEWER HC B OF ED,3 CONYER	25,000.00	8,307.57	25,000.00	25,000.00
505-43300-344235	SEWER COMMERCIAL	315,000.00	101,586.31	315,000.00	315,000.00
505-43300-344236	SEWER BASE RESIDENTIAL	165,000.00	86,577.28	150,000.00	165,000.00
505-43300-344237	SEWER BASE COMMERCIAL	40,000.00	44,092.51	25,000.00	30,000.00
505-43300-344239	WILDWIND SEWER	3,500.00	(183.36)	3,500.00	3,000.00
505-43300-344240	SEWER CONNECT	25,000.00	72,000.00	85,778.00	250,000.00
505-43300-344290	LATE FEES	0.00	0.00	0.00	0.00
505-43300-344299	SEWER IMPACT FEES	50,000.00	96,000.00	135,000.00	300,000.00
505-43300-361000	INTEREST REVENUES	0.00	0.00	0.00	0.00
505-43300-381001	REIM FOR DAMAGED PROP.	0.00	0.00	0.00	0.00
505-43300-389040	FROM RESERVES	257,145.51	0.00	0.00	0.00
505-43300-391100	OPERATING TRANSFERS IN	0.00	0.00	0.00	0.00
Division: 43300 - SEWER Surplus Totals		**2,085,145.51**	**764,534.84**	**1,953,778.00**	**2,322,500.00**
Fund: 505 SEWER FUND Surplus (Deficit):		**2,085,145.51**	**764,534.84**	**1,953,778.00**	**2,322,500.00**

Budget Worksheet

Stockbridge
Where Community Connects

Water & Sewer

Division: 80000 - DEBT SERVICES

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
39 Other Financing Services	-	-	127,240.20	-	194,472.00
Total Budget	-	-	**127,240.20**	-	**194,472.00**

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2026 PROPOSED
510-00000-319900	PENALTY/INTEREST STRMWTR	3586.33	1634.89	1500.00	1,500.00
510-00000-349700	STORMWATER FEES	1461778.03	-9222.92	974424.00	1,300,000.00
510-00000-349701	STRMWTR -PBLX DTNTN POND	0.00	0.00	0.00	0.00
510-00000-349800	STORMWATER FEES PRIOR YRS	51308.76	40437.50	3000.00	3,000.00
510-00000-361002	INTEREST EARNED 4237	0.00	0.00	0.00	0.00
510-00000-361011	BANK INTEREST	0.00	0.00	0.00	0.00
510-00000-389040	FROM RESERVES	4790.36	0.00	74600.00	173,500.00
510-00000-392505	CONTRIBUTED CAPITAL	0.00	0.00	0.00	0.00
Fund STORMWATER - WATER Surplus (Deficit):		**1521463.48**	**32,849.47**	**1053524.00**	1,478,000.00

Budget Worksheet

Stockbridge
Where Community Connects

Fund 540 - Sanitation

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 PROPOSED
31 Taxes	1,695.68	1,000.00	1,000.23	3,370.78	1,000.00
34 Charges for Services	1,696,585.88	1,705,765.00	2,500,600.00	84,095.09	2,777,500.00
38 Miscellaneous Revenue	113,420.21	215,427.43	358,709.00	47,109.37	358,364.00
			61		
Total Budget	**1,811,701.77**	**1,922,192.43**	**2,860,370.23**	**134,575.24**	**3,136,864.00**

Budget Worksheet

Stockbridge
Where Community Connects

Fund: 555 Merle Manders Conference Center

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 YTD	FY 2025 APPROVED	FY 2025 PROPOSED
38 Miscellaneous Revenue	10,785.00	210,000.00	213,100.00	33,006.00	112,700.00	0.00
39 Other Financing Uses	0.00	525,607.18	526,057.18	0.00	618,568.00	186,400.00
Total Budget	**10,785.00**	**735,607.18**	**739,157.18**	**33,006.00**	**731,268.00**	**186,400.00**

AMPHITHEATER

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2026 PROPOSED
565-00000-347300	TICKET SALES	1,000,000.00	0.00	2,000,000.00	1,600,000.00
565-00000-347305	CONCESSION SALES	60,000.00	0.00	45,000.00	60,000.00
565-00000-381000	RENTS & ROYALTIES	540,000.00	0.00	400,000.00	200,000.00
565-00000-389030	MISCELLANEOUS	0.00	0.00	0.00	
565-00000-389045	SPONSORSHIPS	400,000.00	0.00	155,000.00	300,000.00
565-00000-391000	TRANSFER FROM SPLOST IV BOND ACCT	0.00	0.00	0.00	
565-00000-391370	TRANSFER IN	0.00	0.00	0.00	840,000.00
Fund: 565 - AMPHITHEATER COMPLEX Surplus (Deficit):		**2,000,000.00**		**2,600,000.00**	**3,000,000.00**

Stockbridge
Where Community Connects

EXPENDITURES

2026 BUDGET OVERVIEW
GOVERNING BODY

Mayor – Anthony S. Ford

District 1 – Mayor Pro Tem LaKeisha Gantt

District 2 – Councilmember Alphonso Thomas

District 3 – Councilmember Kyle Berry

District 4 – Councilmember Yolanda Barber

District 5 – Councilmember Elton Alexander

The Governing Body provides strategic direction and oversight for the City of Stockbridge, setting goals, establishing policies, and monitoring performance to ensure it operates effectively and meets its objectives. Its main roles include strategic decision-making, ensuring legal and financial compliance, and holding management accountable without getting involved in day-to-day operations

2026 BUDGET OVERVIEW
GOVERNING BODY

Key roles of a Governing Body

- Strategic planning: Sets the long-term vision, mission, and strategic direction for the city.
- Oversight and accountability: Oversees management and holds them accountable for performance and achieving goals. It does not manage daily operations but rather gives authority to management to do so.
- Policy and governance: Establishes the policies, procedures, and systems that direct the city's activities. This includes ensuring the city is compliant with laws and regulations.
- Risk management: Manages and oversees the city's risks, including financial and information security risks.
- Performance monitoring: Evaluates the city's performance against its goals and objectives.
- Stewardship: Acts in the best interests of the city and its stakeholders, ensuring long-term success and integrity.
- Fiduciary responsibility: Manages financial matters with a high degree of integrity and probity

2026 BUDGET OVERVIEW
GOVERNING BODY

Governing Body Staff

Executive Assistant – Rosalynd Rawls

Administrative Assistant – Raven Eatmon

The Staff provide constituent services for the Governing Body, assisting individuals with resolving problems, and providing information. Their role includes organizing Council Initiatives, often involving cooperation between the local authority and residents, volunteers, and other organizations. Council Initiatives are community events that encourage civic engagement and fosters economic development. Examples include: District Town Halls, Bingo Bash, Free Line Dancing, Community Cleanups, Mobile Blood Banks, Women's History Celebration, National Day of Prayer, African American Heritage Celebration, Meet the Mayor, First Responders Appreciation, Fall Festival, Mother's Day & Father's Day Celebration, Smoke Detector Giveaways, and the Young and Gifted Honorees.

THE GOVERNING BODY

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2025 YTD	FY 2026 PROPOSED
100-11100-511100	REGULAR EMPLOYEE SALARIES	116,920.96	43,620.88	122,768.00	90,165.16	135,346.00
100-11100-511120	MAYOR	24,000.00	9,333.35	24,000.00	16,799.99	24,000.00
100-11100-511121	COUNCIL	100,000.00	41,666.75	100,000.00	74,999.95	100,000.00
100-11100-511300	OVERTIME	800.00	1,111.51	1,600.00	893.26	2,500.00
100-11100-512100	GRP INSRNC MEDICAL/DENTAL	107,757.52	47,086.50	107,758.00	77,490.39	107,827.75
100-11100-512110	GROUP INSURANCE LIFE	1,000.00	424.44	1,000.00	502.07	985.28
100-11100-512111	GROUP INSURANCE VISION	1,000.00	242.41	1,000.00	516.42	1,000.00
100-11100-512200	MEDICARE 1.45%	1,200.00	1,384.00	1,200.00	2,648.32	3,796.77
100-11100-512400	PENSION	34,000.00	13,833.40	34,000.00	26,989.29	34,000.00
100-11100-512700	WORKER'S COMPENSATION	2,300.00	591.57	0.00	0.00	0.00
100-11100-512851	HRA DEDUCTIBLE	4,000.00	0.00	4,000.00	0.00	4,000.00
100-11100-521101	OFFICIAL/ADMINISTRATIVE	14,000.00	8,720.36	14,000.00	3,640.19	0.00
100-11100-522341	COPIER RENTAL	650.00	610.00	0.00	0.00	0.00
100-11100-523400	PRINTING & BINDING	4,000.00	843.98	3,000.00	1,035.10	3,000.00
100-11100-523500	TRAVEL	2,000.00	0.00	2,000.00	0.00	3,000.00
100-11100-523502	TRAVEL MAYOR	10,000.00	1,189.19	10,000.00	6,737.67	10,000.00
100-11100-523503	TRAVEL DISTRICT 5	10,000.00	1,905.40	10,000.00	7,689.97	10,000.00
100-11100-523504	TRAVEL DISTRICT 3	10,000.00	1,511.80	10,000.00	4,438.51	10,000.00
100-11100-523505	TRAVEL DISTRICT 1	10,000.00	1,521.77	10,000.00	7,903.11	10,000.00
100-11100-523506	TRAVEL DISTRICT 4	10,000.00	1,645.80	10,000.00	6,665.36	10,000.00
100-11100-523507	TRAVEL DISTRICT 2	10,000.00	1,793.80	10,000.00	1,114.00	10,000.00
100-11100-523600	DUES & FEES	100.00	0.00	100.00	1,049.00	100.00
100-11100-523601	DUES & FEES MAYOR	100.00	0.00	100.00	57.70	100.00
100-11100-523602	DUES & FEES DISTRICT 5	100.00	0.00	100.00	0.00	100.00
100-11100-523603	DUES & FEES DISTRICT 3	100.00	0.00	100.00	0.00	100.00
100-11100-523604	DUES & FEES DISTRICT 1	100.00	0.00	100.00	0.00	100.00
100-11100-523605	DUES & FEES DISTRICT 4	100.00	0.00	100.00	0.00	100.00
100-11100-523606	DUES & FEES DISTRICT 2	100.00	0.00	100.00	0.00	100.00
100-11100-523700	EDUCATION & TRAINING	2,000.00	0.00	2,000.00	1,225.00	2,000.00
100-11100-523702	EDUCATION & TRAINING MAYOR	6,000.00	815.00	6,000.00	3,570.20	6,000.00
100-11100-523703	EDUCATION & TRAINING DISTRICT 5	6,000.00	795.00	6,000.00	3,290.00	6,000.00
100-11100-523704	EDUCATION & TRAINING DISTRICT 3	6,000.00	1,220.00	6,000.00	1,020.00	6,000.00
100-11100-523705	EDUCATION & TRAINING DISTRICT 1	6,000.00	1,184.00	6,000.00	3,443.43	6,000.00
100-11100-523706	EDUCATION & TRAINING DISTRICT 4	6,000.00	920.00	6,000.00	705.00	6,000.00
100-11100-523707	EDUCATION & TRAINING DISTRICT 2	6,000.00	795.00	6,000.00	705.00	6,000.00
100-11100-523911	COUNCIL INTIATIVES MAYOR	5,000.00	1,611.65	5,000.00	1,887.78	5,000.00
100-11100-523912	COUNCIL INTIATIVES DISTRICT 5	5,000.00	12,618.23	5,000.00	17,919.78	5,000.00
100-11100-523913	COUNCIL INTIATIVES DISTRICT 3	5,000.00	1,802.56	5,000.00	1,070.00	5,000.00
100-11100-523914	COUNCIL INTIATIVES DISTRICT 1	5,000.00	291.12	5,000.00	1,718.50	5,000.00
100-11100-523915	COUNCIL INTIATIVES DISTRICT 4	5,000.00	8,152.00	5,000.00	10,756.87	5,000.00

100-11100-523916	COUNCIL INTIATIVES DISTRICT 2	5,000.00	13,383.31	5,000.00	11,272.10	5,000.00
100-11100-531130	OFFICE SUPPLIES	2,500.00	503.16	2,500.00	547.80	3,000.00
100-11100-531700	MISCELLANEOUS EXPENSE	4,000.00	640.24	2,000.00	1,560.51	3,000.00
100-11100-531701	HOSPITALITY/FOOD/BEVERAGE	7,000.00	1,767.02	8,000.00	4,223.87	10,000.00
100-11100-531747	CIVIC EVENTS	15,000.00	5,495.43	9,000.00	3,369.23	10,000.00
100-11100-531748	YOUTH ADVISORY COUNCIL	21,500.00	8,154.57	0.00	0.00	0.00
100-11100-531750	UNIFORMS	400.00	0.00	400.00	0.00	400.00
100-11100-531751	UNIFORMS MAYOR	400.00	0.00	400.00	118.38	400.00
100-11100-531752	UNIFORMS DISTRICT 5	400.00	1,147.70	400.00	0.00	400.00
100-11100-531753	UNIFORMS DISTRICT 3	400.00	335.00	400.00	0.00	400.00
100-11100-531754	UNIFORMS DISTRICT 1	400.00	0.00	400.00	0.00	400.00
100-11100-531755	UNIFORMS DISTRICT 4	400.00	0.00	400.00	0.00	400.00
100-11100-531756	UNIFORMS DISTRICT 2	400.00	0.00	400.00	0.00	400.00
Division: 11100 - GOVERNING BODY Total:		**595,128.48**	**240,667.90**	**569,326.00**	**399,738.91**	**916,413.80**

2026 BUDGET OVERVIEW
OFFICE OF THE CITY CLERK

Vanessa Holiday – City Clerk
Cassandra Lester – Deputy City Clerk ORR Designee, Youth Council Staff Liaison
Sharee Lane – Records Coordinator/Cemetery Management

The City Clerk's multi-faceted office functions have evolved in response to the needs of legislative bodies and their constituents. As Clerk to the City Council, the Clerk's Office records and preserves Council proceedings and provides procedural and technical support where needed. The City Clerk is the Custodian of Records for the City of Stockbridge. As such, the Department is responsible for the records management of the City. The Department serves as the information nucleus for records requested throughout the City and its various departments. The Clerk is responsible for keeping a concise and accurate record of the official actions of the City. The Office also disseminates information regarding legislative actions and policy decisions to City departments, other agencies, and the public. As the city's official record keeper, the City Clerk maintains custody of City records.

2026 BUDGET OVERVIEW
OFFICE OF THE CITY CLERK

Training is essential for the Clerk's Office as training boosts productivity and performance, increases employee engagement and satisfaction, reduces turnover, and helps organizations adapt to technological changes. Training equips employees with the necessary skills to excel, prepares them for future growth, and ensures compliance with regulations, ultimately leading to a more skilled, motivated, and successful workforce.

The City Clerk is responsible for coordination of the following Events: Annual Municipal Dinner, Mayor & City Council Winter Retreat and Fall Budget Retreat, Municipal Election Qualifying, Election Forum, Swearing-In Ceremonies, and the annual Haul it to the Hall Community Shred Event, Clerk's Office Annual Teambuilding meetings, and assisting with other events as needed.

2026 BUDGET OVERVIEW
OFFICE OF THE CITY CLERK

Outside Roles for Vanessa Holiday, City Clerk

Serves as the District 3 Director for the GMCA (Georgia Municipal Clerks Association), member of the GMCA Clerk of the Year Nomination Committee, Hospitality Committee, Mentor and Membership Committee, Education Committee and Records Committee, and Henry County Chamber of Commerce Ambassador.

FY2025 - 2026 GOALS/PROJECTS:

Ground Floor Records System; GIS Mapping/Surveying RFP – Burke/City Cemeteries; Burke Cemetery Gate; Fence Repair - City Cemetery; Memorial Gardens Landscaping and Signage; Improve Camera System – Joint Project with IT; Replace Governing Body Monitors/Council Chamber – Joint Project with IT; Paperless Agenda Books; Replace Conference Room Chairs; Merge Civic Platforms – Reducing Annual Fees (Joint Project with IT/PD).

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2025 YTD	FY 2026 PROPOSED
100-11300-511100	REGULAR EMPL. SALARIES	221,089.49	73,002.47	232,144.00	167,024.43	241,961.00
100-11300-511300	OVERTIME	0.00	0.00	0.00	0.00	0.00
100-11300-512100	GRP INSRNC MEDICAL/DENTAL	40,409.07	23,984.43	40,409.00	29,477.39	37,265.53
100-11300-512101	FEES GRP INS	1,500.00	0.00	1,500.00	0.00	1,500.00
100-11300-512110	GROUP INSURANCE LIFE	900.00	317.34	900.00	606.90	728.26
100-11300-512111	GROUP INSURANCE VISION	1,000.00	117.31	1,000.00	201.78	1,000.00
100-11300-512200	MEDICARE 1.45%	3,000.00	1,039.74	3,000.00	2,388.72	3,508.44
100-11300-512400	PENSION	32,000.00	13,019.70	32,000.00	25,401.69	32,000.00
100-11300-512600	UNEMPLOYMENT INSURANCE	2,000.00	0.00	2,000.00	0.00	500.00
100-11300-512700	WORKER'S COMPENSATION	2,000.00	514.40	0.00	0.00	0.00
100-11300-512800	EMPLOYEE ASSISTANCE PROG.	500.00	0.00	500.00	0.00	500.00
100-11300-512851	HRA DEDUCTIBLE	6,000.00	0.00	6,000.00	2,000.00	9,000.00
100-11300-5211101	OFFICIAL/ADMINISTRATIVE	14,000.00	0.00	14,000.00	9,212.70	20,000.00
100-11300-521301	CODIFICATION	10,000.00	0.00	10,000.00	9,212.70	12,000.00
100-11300-523310	PUBLIC NOTICES	5,000.00	732.00	3,000.00	1,397.00	30,250.00
100-11300-523400	PRINTING & BINDING	1,000.00	706.72	1,000.00	676.14	1,000.00
100-11300-523500	TRAVEL	9,000.00	1,820.59	9,000.00	6,622.09	10,000.00
100-11300-523600	DUES & FEES	1,500.00	65.00	1,500.00	251.97	2,000.00
100-11300-523700	EDUCATION & TRAINING	6,500.00	64.65	6,500.00	2,544.88	6,500.00
100-11300-523940	POSTAGE	500.00	80.00	500.00	55.96	500.00
100-11300-531120	ELECTION EXPENSE	6,000.00	7,462.30	32,000.00	252.00	32,000.00
100-11300-531130	OFFICE SUPPLIES	2,500.00	89.61	2,500.00	685.88	3,500.00
100-11300-531132	COMMITTEE EXPENSES	0.00	0.00	3,000.00	92.00	3,000.00
100-11300-531140	SUPPLIES & MATERIALS	2,500.00	179.83	2,500.00	337.57	2,500.00
100-11300-531600	SMALL EQUIPMENT - NON CAPIT	1,000.00	0.00	1,000.00	149.98	3,000.00
100-11300-531701	HOSPITALITY/FOOD/BEVERAGE	0.00	828.28	3,000.00	282.71	5,000.00
100-11300-531725	PROMOTIONAL ITEMS	3,000.00	0.00	3,000.00	614.29	3,000.00
100-11300-531747	MUNICPAL DINNERS	0.00	0.00	6,000.00	374.40	8,000.00
100-11300-531748	YOUTH COUNCIL	0.00	0.00	21,500.00	12,034.17	31,900.00
100-11300-531750	UNIFORMS	750.00	461.39	750.00	0.00	750.00
100-11300-542400	COMPUTER SOFTWARE	7,000.00	2,500.00	5,000.00	5,500.00	6,000.00
Division 11300 - CITY CLERK Total:		**368,273.56**	**127,595.76**	**445,203.00**	**277,397.35**	**560,772.23**

2026 BUDGET OVERVIEW
OFFICE OF THE CITY MANAGER

The Office of the City Manager serves as the executive branch of the City of Stockbridge, responsible for implementing the strategic goals and policies established by the Mayor and City Council. Under the leadership of City Manager Shawn Edmondson, the office provides direction, coordination, and oversight for all city departments, ensuring efficient and transparent operations that reflect the values of service, integrity, and innovation.

Executive Team

Executive Assistant – Tranita Jones

Ms. Jones provides high-level administrative and executive support to the City Manager, ensuring efficient workflow and coordination within the office. She manages communication, scheduling, and constituent relations while serving as a professional liaison between the City Manager, Mayor and Council, city departments, and the public. Her work ensures organization, responsiveness, and continuity in executive operations.

2026 BUDGET OVERVIEW
OFFICE OF THE CITY MANAGER

Management Analyst

The Management Analyst supports the City Manager through research, performance evaluation, and data-driven analysis. This role enhances decision-making, assists with strategic planning, and ensures that programs and initiatives are aligned with the city's goals for efficiency, innovation, and community impact.

Strategic Initiatives Launching 2026

Beginning in 2026, the Office of the City Manager will roll out a series of initiatives designed to expand civic engagement, strengthen partnerships, and invest in the next generation of community leaders:

Ambassador Program – This initiative will empower engaged residents to serve as official city representatives and neighborhood advocates, promoting transparency, civic participation, and collaboration between the city and its communities.

2026 BUDGET OVERVIEW
OFFICE OF THE CITY MANAGER

Star Power Program – A partnership-driven initiative that identifies and engages influential residents, entrepreneurs, and community leaders who work with the City to secure resources, attract investment, and amplify opportunities for local growth and innovation.

NextGen Leadership Academy (New Initiative) – A forward-thinking youth engagement program that provides high school and college students with mentorship, hands-on learning, and exposure to municipal leadership. The program will cultivate civic responsibility, workforce readiness, and future public service leaders within the Stockbridge community.

Through these initiatives, the Office of the City Manager demonstrates its commitment to connecting people, empowering leaders, and driving Stockbridge toward a stronger, more inclusive, and innovative future.

EXECUTIVE

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2025 YTD	FY 2026 PROPOSED
100-13000-511100	REGULAR EMPL. SALARIES	530,170.83	168,486.51	556,680.00	201,740.30	575,824.30
100-13000-511113	VEHICLE ALLOWANCE	12,000.00	4,000.00	6,000.00	500.00	0.00
100-13000-511300	OVERTIME	500.00	222.33	500.00	0.00	500.00
100-13000-512100	GRP INSRNC MEDICAL/DENTAL	80,818.14	53,375.08	80,819.00	46,177.01	45,521.62
100-13000-512110	GROUP INSURANCE LIFE	3,000.00	626.79	3,000.00	638.11	528.84
100-13000-512111	GROUP INSURANCE VISION	1,000.00	269.37	1,000.00	279.73	1,000.00
100-13000-512200	MEDICARE 1.45%	6,000.00	2,454.27	6,000.00	2,885.66	8,349.46
100-13000-512400	PENSION	4,200.00	1,708.85	4,200.00	31,752.09	50,000.00
100-13000-512401	RETIREMENT CONTRIBUTION	40,000.00	5,748.83	40,000.00	6,781.10	21,200.00
100-13000-512600	UNEMPLOYMENT INSURANCE	2,500.00	0.00	2,500.00	0.00	3,000.00
100-13000-512700	WORKER'S COMPENSATION	3,000.00	771.62	0.00	0.00	0.00
100-13000-512800	EMPLOYEE ASSISTANCE PROG.	500.00	0.00	500.00	0.00	0.00
100-13000-512850	HRA REIMBURSEMENT	8,000.00	421.86	8,000.00	0.00	12,000.00
100-13000-521201	PROFESSIONAL SERVICES	10,000.00	58,698.60	10,000.00	6,205.00	10,000.00
100-13000-522341	COPIER RENTAL	1,100.00	610.00	0.00	0.00	0.00
100-13000-523400	PRINTING & BINDING	500.00	705.98	1,200.00	627.13	2,000.00
100-13000-523500	TRAVEL	7,000.00	2,719.45	7,000.00	4,836.64	15,000.00
100-13000-523600	DUES & FEES	7,000.00	1,836.67	7,000.00	2,989.49	8,000.00
100-13000-523700	EDUCATION & TRAINING	7,000.00	2,849.00	7,000.00	764.00	10,000.00
100-13000-531130	OFFICE SUPPLIES	2,500.00	1,472.87	2,500.00	1,653.80	3,000.00
100-13000-531140	SUPPLIES & MATERIALS	0.00	0.00	0.00	3,460.03	4,000.00
100-13000-531700	MISCELLANEOUS EXPENSE	5,000.00	1,958.62	5,000.00	4,530.84	55,000.00
100-13000-531701	HOSPITALITY/FOOD/BEVERAGE	5,000.00	169.11	7,500.00	432.00	7,000.00
100-13000-579000	CONTINGENCIES	43,359.03	18,455.00	35,000.00	14158.72	0.00
Division: 13000 - EXECUTIVE		**781,148.00**	**327,560.81**	**791,399.00**	**356,985.39**	**831,924.22**

2026 BUDGET OVERVIEW
OFFICE OF THE CITY TREASURER/CFO

The Finance Department is responsible for providing oversight and support for the city's financial (Accounting, procurement, Grants Administration and Utilities Divisions) operations. To ensure the financial integrity of the city, qualified personnel of the highest moral standards are retained by the department.

The department is responsible for short and long-term financial planning for all funds, revenues and expenditures forecasts, debt management, and investments to make sure that the Governing Body and Management always have needed information to make wise financial decision-making. The department makes sure that there are always sufficient resources to meet all city's obligations.

Ensures that financial policies and procedures are in place include strong internal controls. Provides oversight on external audit, production of accurate financial statements and oversee city's compliance on Annual Comprehensive Financial Report (ACFR) application requirements on yearly basis.

2026 BUDGET OVERVIEW
OFFICE OF THE CITY TREASURER/CFO

FY2025 in Review

- Changed bank accounts from non-interest-bearing accounts to interest bearing accounts. By end of the fiscal year, the city will earn over $450,000 in interest.
- Met all grant requirements(Federal, State and Local) and received all grant reimbursements that were held up due to non-compliance.
- Completed our 2024 annual audit and submitted timely reports for consideration of the Award for Excellence in Financial Reporting to be awarded by The Government Finance Officers Association of America and Canada.
- Improved operations and procedures for timely recording, reporting and reconciling of accounts receivable and collections.
- Provide adequate hands-on training and professional development for the finance staff in order to be proficient in their respective roles.

2026 BUDGET OVERVIEW
OFFICE OF THE CITY TREASURER/CFO

Looking forward to 2026 and Beyond

- Leveraging the full capacity of the Tyler ERP system to provide timely and accurate financial reports including electronic vendor payments to mitigate fraud and improve vendor relationships.
- Improve oversight over the annual fiscal year budget development and management of the budget throughout the fiscal year with the addition of a dedicated budget personnel.
- Implement and utilize Employee Self Service to allow employees to handle routine task and access to pay and tax information.
- Implement and utilize the project accounting module to assist in reporting and recordkeeping for grants, events and capital projects.

FINANCE ADMINISTRATION

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2025 YTD	FY 2026 PROPSED
100-15100-511100	REGULAR EMPL. SALARIES	575,778.65	138,431.95	898,942.00	491,487.78	988,940.00
100-15100-511300	OVERTIME	200.00	229.54	400.00	0.00	0.00
100-15100-512100	GRP INSRNC MEDICAL/DENTAL	134,696.90	47,947.70	134,697.00	120,346.64	144,098.09
100-15100-512101	FEES GRP INS	2,500.00	1,044.00	2,500.00	2,587.50	3,000.00
100-15100-512110	GROUP INSURANCE LIFE	1,875.00	639.76	1,875.00	1,716.95	1,877.98
100-15100-512111	GROUP INSURANCE VISION	1,250.00	192.43	1,250.00	867.96	1,250.00
100-15100-512200	MEDICARE 1.45%	7,500.00	1,976.89	7,500.00	6,997.08	14,339.63
100-15100-512400	PENSION	59,000.00	24,005.05	59,000.00	46,834.29	66,000.00
100-15100-512600	UNEMPLOYMENT INSURANCE	5,250.00	3,285.00	5,250.00	0.00	5,300.00
100-15100-512700	WORKER'S COMPENSATION	5,000.00	1,286.02	0.00	0.00	0.00
100-15100-512800	EMPLOYEE ASSISTANCE PROG.	1,625.00	1,036.15	1,625.00	0.00	2,000.00
100-15100-512851	HRA DEDUCTIBLE	24,000.00	0.00	24,000.00	0.00	20,000.00
100-15100-521100	CONSULTANT FEES	20,000.00	1,000.00	20,000.00	35,255.00	65,000.00
100-15100-521122	URA BOARD MEMBERS	0.00	0.00	0.00	0.00	0.00
100-15100-521210	ACCOUNTING,ANNUAL AUDIT	50,000.00	0.00	70,000.00	73,400.00	100,000.00
100-15100-521223	PAYROLL FEES	10,000.00	17,443.80	25,000.00	12,331.86	33,000.00
100-15100-522210	MAINTENANCE AGREEMENTS	48,000.00	0.00	50,000.00	64,728.74	65,000.00
100-15100-522250	AUTO & TRUCK REPAIR	0.00	164.55	0.00	23.00	0.00
100-15100-522320	RENTAL OF EQUIP & VEHICLE	400.00	0.00	0.00	0.00	500.00
100-15100-522341	COPIER RENTAL	4,000.00	2,232.00	0.00	0.00	0.00
100-15100-523240	AT&T CLUB SERVICE	10,000.00	8,855.23	0.00	0.00	0.00
100-15100-523246	TELECOMMUNICATION	22,000.00	8,773.78	0.00	0.00	0.00
100-15100-523400	PRINTING & BINDING	500.00	958.44	2,400.00	1,318.80	3,000.00
100-15100-523500	TRAVEL	10,000.00	0.00	10,000.00	2,070.58	15,000.00
100-15100-523600	DUES & FEES	2,000.00	1,369.00	2,500.00	1,534.00	6,000.00
100-15100-523700	EDUCATION & TRAINING	10,000.00	0.00	8,000.00	2,238.00	15,000.00
100-15100-523850	PERSONNEL SERVICE	0.00	90,112.04	0.00	0.00	70,000.00
100-15100-523851	INTERN HELP	0.00	0.00	3,500.00	0.00	7,000.00
100-15100-523852	Insurance General Liability	0.00	0.00	0.00	0.00	900,000.00
100-15100-523853	WORKER'S COMPENSATION	0.00	0.00	0.00	0.00	220,000.00
100-15100-523901	BANK CHARGES	5,000.00	501.21	16,000.00	22,822.08	35,000.00
100-15100-523905	COLLECTION FEE HENRY COUNTY	0.00	1,773.31	3,500.00	5,892.38	8,000.00
100-15100-523909	CREDIT CARD EXPENSES	15,000.00	17,234.24	20,000.00	25,792.13	0.00
100-15100-523940	POSTAGE	2,500.00	779.69	2,500.00	1,811.29	2,500.00
100-15100-531130	OFFICE SUPPLIES	3,000.00	3,402.18	5,000.00	509.47	5,000.00
100-15100-531140	SUPPLIES & MATERIALS	500.00	363.19	500.00	4,355.27	6,000.00
100-15100-531700	MISCELLANEOUS EXPENSE	500.00	171.58	500.00	44.57	1,000.00
100-15100-531701	HOSPITALITY/FOOD/BEVERAGE	750.00	0.00	750.00	1,112.48	3,000.00
100-15100-531750	UNIFORMS	500.00	0.00	750.00	829.13	1,000.00
100-15100-541406	STORM WATER/PROPERTY TAX	20,000.00	0.00	20,000.00	0.00	20,000.00
100-15100-542300	FURNITURE & FIXTURES	500.00	0.00	1,000.00	902.89	1,000.00
100-15100-542400	COMPUTER SOFTWARE	20,000.00	0.00	0.00	345.21	0.00
100-15100-542500	EQUIPMENT	500.00	0.00	500.00	14,000.00	15,000.00
Division: 15100 Financial Administration Total:		**1,074,325.55**	**375,208.73**	**1,399,439.00**	**942,155.08**	**2,843,805.70**

NON DEPARTMENTAL

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2025 YTD	FY 2026 PROPOSED
100-15110-521100	CONSULTANT FEES	80,000.00	0.00	80,000.00	0.00	80,000.00
100-15110-521217	LEGAL	350,000.00	107,975.00	350,000.00	277,598.50	500,000.00
100-15110-521218	LEGAL, OTHER	150,000.00	4,610.50	150,000.00	68,925.25	200,000.00
100-15110-521335	SHREDING	2,000.00	581.69	2,000.00	1,626.86	2,000.00
100-15110-522250	AUTO & TRUCK REPAIR (ADMIN. VEHICLI	3,000.00	899.16	3,000.00	2,579.98	3,000.00
100-15110-522320	RENTAL OF EQUIP & VEHICLE	200.00	7,943.25	0.00	1,690.68	7,000.00
100-15110-523300	ADVERTISEMENT	200.00	105.00	400.00	0.00	0.00
100-15110-523600	DUES & FEES (GMA DUES)	15,000.00	22,244.34	25,000.00	14,722.00	30,000.00
100-15110-523945	WEBSITE	15,000.00	24,985.00	30,000.00	29,970.00	30,000.00
100-15110-523946	SEE CLICK FIX SOFTWARE	3,000.00	0.00	3,000.00	6,154.46	3,000.00
100-15110-531140	SUPPLIES & MATERIALS (CITY HALL)	10,000.00	2,692.04	12,000.00	3,708.98	12,000.00
100-15110-531710	CHRISTMAS DECORATIONS	0.00	0.00	0.00	0.00	0.00
100-15110-542402	AGENDA SOFTWARE	8,000.00	15,169.98	20,000.00	12,866.84	20,000.00
100-15110-542403	CITY-WIDE DIGITAL SOFTWARE CONVER	25,000.00	8,369.10	25,000.00	7,533.00	25,000.00
100-15110-542404	APP SOFTWARE	10,000.00	0.00	10,000.00	0.00	0.00
100-15110-542526	OPENGOV	50,000.00	30,529.18	50,000.00	10,176.39	50,000.00
100-15110-571000	ABATEMENT PROGRAM	15,000.00	0.00	15,000.00	0.00	15,000.00
100-15110-579000	CONTINGENCIES	0.00	0.00	1,039,057.00	34,184.33	1,243,426.59
Division: 15110 - NON-DEPARTMENTAL Total:		**736,400.00**	**226,104.24**	**1,814,457.00**	**471,737.27**	**2,220,426.59**

BUSINESS SERVICES

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2025 YTD	FY 2026 PROPOSED
100-15160-511100	REGULAR SALARIES	155,014.32	46,014.93	162,766.00	113,630.24	192,920.00
100-15160-511300	OVERTIME	0.00	33.98	0.00	588.76	0.00
100-15160-512100	GRP INSRNC MEDICAL/DENTAL	40,409.07	18,103.60	40,409.00	28,331.10	22,760.81
100-15160-512110	GROUP INSURANCE LIFE	850.00	247.74	850.00	452.37	186.68
100-15160-512111	GROUP INSURANCE VISION	1,000.00	93.78	1,000.00	192.78	405.36
100-15160-512200	MEDICARE 1.45%	1,800.00	622.84	1,800.00	1,584.85	2,797.34
100-15160-512400	PENSION	18,750.00	7,628.70	18,750.00	14,883.75	12,946.78
100-15160-512600	UNEMPLOYMENT INSURANCE	2,000.00	0.00	0.00	0.00	0.00
100-15160-512700	WORKER'S COMPENSATION	3,000.00	771.62	3,000.00	0.00	1,618.02
100-15160-512851	HRA DEDUCTIBLE	6,000.00	2,000.00	6,000.00	0.00	6,000.00
100-15160-521201	PROFESSIONAL FEES	0.00	0.00	5,000.00	0.00	5,000.00
100-15160-521310	SOFTWARE	2,700.00	2,700.00	0.00	1,928.94	0.00
100-15160-525341	COPIER RENTAL	1,800.00	1,650.00	0.00	0.00	2,000.00
100-15160-523400	PRINTING & BINDING	1,500.00	248.78	3,000.00	1,085.90	3,500.00
100-15160-523500	TRAVEL	1,700.00	228.24	3,000.00	2,109.60	5,000.00
100-15160-523600	DUES & FEES	150.00	0.00	350.00	100.00	2,000.00
100-15160-523700	EDUCATION & TRAINING	1,000.00	0.00	2,000.00	1,232.50	3,000.00
100-15160-523940	POSTAGE	1,800.00	476.18	5,000.00	2,657.96	7,000.00
100-15160-531140	SUPPLIES & MATERIALS	2,000.00	459.06	2,500.00	1,892.88	3,000.00
100-15160-531600	SMALL EQUIPMENT - NON CAPITAL	900.00	0.00	1,200.00	0.00	4,500.00
100-15160-531750	UNIFORMS	300.00	0.00	500.00	700.73	1,000.00
Division: 15160 Business Services		**242,673.39**	**81,279.45**	**257,125.00**	**171,372.36**	**275,634.99**

2026 BUDGET OVERVIEW
INFORMATION TECHNOLOGY DEPARTMENT

FY2025 in Review

During this year, the IT department focused on strengthening infrastructure, improving security, and streamlining internal processes. Major completed initiatives included equipment and inventory management, print server rebuilding, network failover upgrades, and enhanced email and firewall security. The team also initiated projects such as SharePoint deployment for PD, POTS line conversions, and software audits, while conducting vendor reviews for cloud security and firewall renewals.

2026 BUDGET OVERVIEW
INFORMATION TECHNOLOGY DEPARTMENT

Ongoing efforts continue in network upgrades, grant funding research, and process documentation. Routine operations included user account management, onboarding/offboarding, system updates, and regular security and backup checks. Upcoming activities involve evaluating technological needs, maintaining documentation, reviewing licenses, monitoring cybersecurity, and preparing for future IT rollouts.

2026 BUDGET OVERVIEW
INFORMATION TECHNOLOGY DEPARTMENT

FY 2026 Summary

Infrastructure & Systems

- ✓ Upgrade outdated hardware and software to improve speed, reliability, and compatibility.
- ✓ Migrate to cloud services for better scalability, data backup, and remote access.
- ✓ Improve network performance with faster switches, better Wi-Fi coverage, and redundancy.

2026 BUDGET OVERVIEW
INFORMATION TECHNOLOGY DEPARTMENT

User & Public Experience

- ✓ Redesign websites and public portals for easier navigation, accessibility, and mobile use.
- ✓ Improve communication tools (Teams, etc.) for better collaboration.
- ✓ Enhance Wi-Fi access in public areas for community use (if applicable).

Cybersecurity & Data Protection

Enhance email and endpoint security (spam filters, phishing protection, multi-factor authentication).

- ✓ Regularly test and update firewalls and intrusion detection systems.
- ✓ Implement regular cybersecurity training so staff can recognize phishing and social engineering attempts.
- ✓ Set up regular data backups and develop a clear disaster recovery plan.
- ✓ Improve access controls - ensure users only have the permissions they need.

INFORMATION TECHNOLOGY

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2025 YTD	FY 2025 PROPOSED
100-15350-511100	REGULAR EMPL. SALARIES	220,560.00	58,814.85	231,588.00	162,295.65	244,177.00
100-15350-511300	OVERTIME	0.00	773.98	1,000.00	1,291.90	1,000.00
100-15350-512100	GRP INSRNC MEDICAL/DENTAL	40,409.07	33,422.50	40,409.00	51,237.96	58,140.38
100-15350-512101	FEES GRP INS	1,500.00	0.00	1,500.00	0.00	1,500.00
100-15350-512110	GROUP INSURANCE LIFE	6,000.00	401.22	6,000.00	634.80	567.32
100-15350-512111	GROUP INSURANCE VISION	3,000.00	109.15	3,000.00	217.53	3,000.00
100-15350-512200	MEDICARE 1.45%	6,000.00	803.58	6,000.00	2,300.01	3,555.07
100-15350-512400	PENSION	30,000.00	12,205.95	30,000.00	23,814.09	30,000.00
100-15350-512600	UNEMPLOYMENT INSURANCE	3,000.00	0.00	3,000.00	0.00	1,500.00
100-15350-512700	WORKER'S COMPENSATION	4,500.00	1,157.43	0.00	0.00	6,000.00
100-15350-512800	EMPLOYEE ASSISTANCE PROG.	1,500.00	0.00	1,500.00	0.00	30,000.00
100-15350-512851	HRA DEDUCTIBLE	6,000.00	0.00	6,000.00	910.00	6,000.00
100-15350-521213	IT Services for Financial Adminis	0.00	0.00	22,000.00	10,033.20	30,000.00
100-15350-521216	IT Services for Public Works	0.00	0.00	20,000.00	0.00	20,000.00
100-15350-521217	IT Services for GOV OS	0.00	0.00	6,000.00	0.00	6,000.00
100-15350-521222	IT TOTAL TECH	0.00	0.00	10,000.00	22.10	25,000.00
100-15350-521351	IT SERVICES (CONTRACTED)	43,250.00	0.00	30,000.00	54,197.83	55,000.00
100-15350-521352	IT SERVICES FOR PHONE SYSTEM	84,000.00	108,283.06	140,000.00	224,618.18	250,000.00
100-15350-521353	IT SERVICES FOR INTERNET SERV	10,000.00	4,533.48	10,000.00	3,192.55	30,000.00
100-15350-522210	MAINTENANCE AGREEMENTS	5,000.00	0.00	5,000.00	0.00	10,000.00
100-15350-522340	AT&T CLUB SERVICE	0.00	0.00	35,000.00	0.00	40,000.00
100-15350-522341	COPIER RENTAL	1,500.00	0.00	30,000.00	33,555.90	50,000.00
100-15350-522345	TELECOMMUNICATIONS	0.00	0.00	25,000.00	9,669.47	20,000.00
100-15350-523500	TRAVEL	3,500.00	0.00	3,500.00	0.00	21,000.00
100-15350-523600	DUES & FEES	1,500.00	0.00	1,500.00	0.00	1,500.00
100-15350-523700	EDUCATION & TRAINING	3,700.00	0.00	3,700.00	250.00	3,450.00
100-15350-523851	INTERN HELP	0.00	0.00	3,500.00	3,532.00	3,500.00
100-15350-531110	COMPUTER EXPENSE	45,000.00	3,999.27	45,000.00	43,094.43	350,000.00
100-15350-531130	OFFICE SUPPLIES	1,500.00	23.24	1,500.00	0.00	3,000.00
100-15350-531140	SUPPLIES & MATERIALS	2,500.00	269.00	2,500.00	12,449.92	10,500.00
100-15350-531142	HAND TOOLS & SMALL EQUIP	2,000.00	0.00	2,000.00	(47.82)	2,500.00
100-15350-531750	UNIFORMS	500.00	393.74	500.00	411.16	750.00
100-15350-541400	Computer NETWORK INFRASTRU	45,000.00	3,474.03	45,000.00	0.00	100,000.00
100-15350-542400	COMPUTER SOFTWARE	60,000.00	38,681.91	80,000.00	4,805.33	200,000.00
100-15350-542500	EQUIPMENT	40,000.00	0.00	30,000.00	0.00	50,000.00
Division: 15350 - INFORMATION TECHNOLOGY Total:		**671,419.07**	**267,346.39**	**881,697.00**	**642,486.19**	**1,667,639.77**

2026 BUDGET OVERVIEW
PERSONNEL INVESTMENT
HUMAN RESOURCES DEPARTMENT

The City of Stockbridge workforce is its greatest asset investment. Employees are the engine that drives the city. Staff have a team approach to achieve one common goal across the city; to provide quality services. New positions and existing position with changed titles have been added to our 2026 operating budgets including General Fund. Council will review and consider these positions including funding them in their respective departments.

2026 BUDGET OVERVIEW
PERSONNEL INVESTMENT
HUMAN RESOURCES DEPARTMENT

The Human Resources Department 2026 budget has increased du to the following:

- Increase in risk management - General Liability expenses
- Health Insurance has also gone up
- All pre-employment screening are now under HR Department
- All workers comp expenses are under HR

HUMAN RESOURCES

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVAL	FY 2025 YTD	FY 2026 PROPOSED
100-15400-511100	REGULAR EMPL. SALARIES	159,205.81	57,028.96	229,575.00	150,570.14	246,172.32
100-15400-512100	GRP INSRNC MEDICAL/DENTAL	35,919.17	11,299.90	35,919.00	22,139.07	24,843.68
100-15400-512110	GROUP INSURANCE LIFE	466.64	257.70	467.00	532.16	448.76
100-15400-512111	GROUP INSURANCE VISION	1,333.33	60.20	1,334.00	153.18	1,334.00
100-15400-512200	MEDICARE 1.45%	2,133.33	896.93	2,134.00	2,430.17	3,569.50
100-15400-512400	PENSION	30,666.67	12,477.20	30,667.00	24,343.56	30,667.00
100-15400-512600	UNEMPLOYMENT INSURANCE	1,600.00	0.00	1,600.00	0.00	1,600.00
100-15400-512700	WORKER'S COMPENSATION	1,333.33	367.93	107,107.00	166,822.39	0.00
100-15400-512851	HRA	4,000.00	0.00	6,000.00	7,500.00	6,000.00
100-15400-521100	CONSULTANT FEES	12,000.00	12,000.00	24,000.00	16,500.00	24,000.00
100-15400-521222	PAYROLL SOFTWARE	0.00	0.00	30,000.00	11,114.18	30,000.00
100-15400-522210	MAINTENANCE AGEEMENTS	500.00	0.00	500.00	0.00	500.00
100-15400-522320	RENTAL OF EQUIP & VEHICLE	6,400.00	6,000.00	6,000.00	6,512.09	6,000.00
100-15400-522341	COPIER RENTAL	700.00	610.00	0.00	0.00	0.00
100-15400-523110	INSURANCE GEN. LIABILITY	185,800.00	222,711.20	360,000.00	589,921.30	0.00
100-15400-523300	ADVERTISING	5,000.00	795.00	2,500.00	1,007.50	2,500.00
100-15400-523400	PRINTING & BINDING	500.00	705.99	500.00	1,144.10	1,000.00
100-15400-523500	TRAVEL	3,500.00	332.00	5,000.00	3,087.00	5,000.00
100-15400-523600	DUES & FEES	700.00	130.00	700.00	1,164.00	1,000.00
100-15400-523700	EDUCATION & TRAINING	3,000.00	0.00	4,000.00	1,500.00	4,000.00
100-15400-523708	TRAINING & DEVELOPMENT	30,000.00	3,500.00	30,000.00	9,356.24	30,000.00
100-15400-523850	PERSONNEL SERVICE	15,000.00	6,124.91	20,000.00	21,855.41	50,000.00
100-15400-523851	INTERN HELP	10,000.00	0.00	15,000.00	20,148.00	50,000.00
100-15400-523855	CONTRACT SERVICES	2,500.00	1,140.00	2,000.00	931.06	3,000.00
100-15400-523909	CREDIT CARD EXPENSES	1,500.00	0.00	1,500.00	0.00	0.00
100-15400-523930	DRUG TESTING, VACCINES	1,500.00	1,500.00	6,400.00	1,428.00	30,000.00
100-15400-523936	HR EXPENSES	1,500.00	1,827.43	2,000.00	1,807.68	0.00
100-15400-523937	HEALTH & WELLNESS	55,000.00	49,608.10	50,000.00	42,756.00	50,000.00
100-15400-523940	POSTAGE	250.00	222.12	250.00	118.08	300.00
100-15400-531130	OFFICE SUPPLIES	500.00	0.00	500.00	173.43	2,000.00
100-15400-531700	MISCELLANEOUS EXPENSE	1,000.00	0.00	1,000.00	3,332.10	6,000.00
100-15400-531701	HOSPITALITY/FOOD/BEVERAGE	3,000.00	0.00	5,600.00	0.00	7,000.00
100-15400-531710	CHRISTMAS DECORATIONS	250.00	0.00	250.00	0.00	0.00
100-15400-531750	UNIFORM	100.00	0.00	100.00	208.77	300.00
Division: 15400 - HUMAN RESOURCES Total:		**576,858.28**	**389,761.99**	**982,603.00**	**1,108,555.61**	**617,235.26**

GOVERNMENTAL BUILDINGS

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2025 YTD	FY 2026 PROPOSED
100-15650-511100	REGULAR EMPL. SALARIES	179,588.88	53,854.48	178,999.00	145,786.59	215,711.28
100-15650-511300	OVERTIME	15,000.00	2,507.31	15,000.00	10,827.87	25,000.00
100-15650-512100	GRP INSRNC MEDICAL/DENTAL	40,409.07	27,772.55	40,409.00	25,509.61	40,000.00
100-15650-512110	GROUP INSURANCE LIFE	1,500.00	252.79	1,500.00	437.90	1,500.00
100-15650-512111	GROUP INSURANCE VISION	1,000.00	138.80	1,000.00	218.70	1,000.00
100-15650-512200	MEDICARE 1.45%	2,200.00	800.15	2,200.00	2,249.86	3,490.32
100-15650-512400	PENSION	30,000.00	12,205.95	3,000.00	2,381.40	3,000.00
100-15650-512700	WORKER'S COMPENSATION	2,500.00	643.03	0.00	0.00	0.00
100-15650-512851	HRA, DEDUCTIBLE	6,000.00	0.00	6,000.00	0.00	6,000.00
100-15650-521200	PROFESSIONAL FEES	10,000.00	0.00	10,000.00	3,004.42	10,000.00
100-15650-521230	ENGINEERING FEES	5,000.00	(784.00)	5,000.00	0.00	5,000.00
100-15650-522210	MAINTENANCE AGREEMENTS	50,000.00	34,163.60	55,000.00	16,097.98	55,000.00
100-15650-522219	LANDSCAPING	330,000.00	261,318.59	330,000.00	189,522.00	330,000.00
100-15650-522220	MAINTENANCE & CLEANING	5,000.00	4,400.00	5,000.00	2,768.25	50,000.00
100-15650-522224	FOUNTAIN MAINTENANCE	7,500.00	0.00	7,500.00	0.00	0.00
100-15650-522230	EQUIPMENT REPAIRS	10,000.00	197.62	0.00	925.20	20,000.00
100-15650-522250	AUTO & TRUCK REPAIR	1,000.00	120.00	1,000.00	0.00	3,500.00
100-15650-522310	Rental of Land and Building	1,000.00	0.00	1,000.00	(6,000.00)	1,200.00
100-15650-522318	FACILITY CLEANING POLICE DEP	25,200.00	25,200.00	31,000.00	18,866.11	31,000.00
100-15650-522319	FACILITY CLEANING PW ADMIN	8,520.00	8,520.00	10,000.00	10,000.00	12,000.00
100-15650-522320	RENTAL OF EQUIP & VEHICLE	1,000.00	0.00	1,000.00	0.00	0.00
100-15650-522321	FACILITY CLEANING CITY HALL	30,240.00	33,740.00	38,000.00	35,160.74	38,000.00
100-15650-522322	FACILITY CLEANING MMCC	37,200.00	42,900.00	48,000.00	23,477.51	38,000.00
100-15650-522323	FACILITY CLEANING TSCC	8,520.00	8,520.00	10,000.00	5,200.00	8,500.00
100-15650-522324	FACILITY CLEANING MUNICIPAL	10,692.00	10,692.00	15,000.00	7,769.18	15,000.00
100-15650-522325	FACILITY CLEANING MAINTENAI	7,680.00	7,680.00	10,000.00	7,800.00	10,000.00
100-15650-522326	FACILITY CLEANING WWTP	7,680.00	7,680.00	9,000.00	5,200.00	9,000.00
100-15650-522333	EQUIPMENT REPAIRS CITY HALL	10,000.00	4,292.96	10,000.00	11,169.45	25,000.00
100-15650-522334	EQUIPMENT REPAIRS MMCC	5,000.00	1,531.71	10,000.00	4,585.00	15,000.00
100-15650-522335	EQUIPMENT REPAIRS TSCC	3,000.00	755.00	3,000.00	358.29	5,000.00
100-15650-522336	EQUIPMENT REPAIRS MUNICIPAL	10,000.00	0.00	10,000.00	1,562.00	10,000.00
100-15650-522337	EQUIPMENT REPAIRS MAINTENA	5,000.00	353.80	5,000.00	0.00	5,000.00
100-15650-522338	EQUIPMENT REPAIRS WWTP	1,000.00	113.50	1,000.00	5,102.65	7,000.00
100-15650-522339	EQUIPMENT REPAIRS PW ADMIN	5,000.00	0.00	5,000.00	11,127.00	15,000.00
100-15650-522340	EQUIPMENT REPAIRS POLICE DEI	5,500.00	2,203.49	5,500.00	10,096.54	15,000.00
100-15650-523310	PUBLIC NOTICES	100.00	0.00	100.00	0.00	200.00
100-15650-523500	TRAVEL	2,500.00	850.47	2,500.00	622.76	3,000.00
100-15650-523700	EDUCATION & TRAINING	3,500.00	1,831.66	3,500.00	125.00	6,000.00

GOVERNMENTAL BUILDINGS

100-15650-531130	OFFICE SUPPLIES	500.00	42.98	500.00	0.00	500.00
100-15650-531140	SUPPLIES & MATERIALS	1,000.00	476.17	5,000.00	7,504.01	8,000.00
100-15650-531142	HAND TOOLS & SMALL EQUIP.	2,500.00	1,031.88	2,500.00	989.75	2,500.00
100-15650-531143	SECURITY UPGRADE	25,000.00	68,809.01	85,000.00	46,734.36	85,000.00
100-15650-531224	GA PWR,LIGHTS,TAG OFFICE	3,000.00	6,269.56	5,000.00	13,772.44	20,000.00
100-15650-531225	GA PWR,4640 CITY HALL	78,000.00	33,432.37	78,000.00	74,799.94	120,000.00
100-15650-531271	Admin Vehicles	0.00	661.07	0.00	2,893.14	10,000.00
100-15650-531280	Cable	1,000.00	0.00	1,000.00	0.00	0.00
100-15650-531700	MISCELLANEOUS EXPENSE	1,500.00	175.24	1,500.00	500.99	1,500.00
100-15650-531720	SIGNS	500.00	0.00	500.00	0.00	500.00
100-15650-531740	TIRE EXPENSE	1,000.00	519.56	1,000.00	0.00	1,000.00
100-15650-531750	UNIFORMS	1,500.00	1,500.00	3,500.00	943.38	4,000.00
100-15650-542400	COMPUTER SOFTWARE	5,000.00	5,000.00	0.00	0.00	0.00
100-15650-542500	Equipment	5,000.00	0.00	0.00	0.00	0.00
Division: 15650 - GOVERNMENT BUILDINGS/PROPER		**1,012,529.95**	**672,373.30**	**1,073,708.00**	**700,090.02**	**1,291,101.60**

2026 BUDGET OVERVIEW
MUNICIPAL COURT

FY2025 YEAR IN REVIEW

- Completed office improvements for increased capacity and better customer service
- Partnered with Georgia State University to provide internship for student majoring in criminal justice for college credit
- Implemented council-approved Failure To Appear & warrant fees
- Coordinated council adoption of amnesty initiative observed *annually* during September

2026 BUDGET OVERVIEW
MUNICIPAL COURT

FY2026 GOALS

- Enhance technology in courtroom to increase safety and expedite case processing
- Improve retention of employees by increasing compensation to match skill set, key training and soft skills needed for public engagement
- Upgrade payment software to JusticeOne Pay for seamless payment processing, better reporting and integration with current case management software

2026 BUDGET OVERVIEW
MUNICIPAL COURT

SUMMARY OF FY2026 BUDGET

Increase in funding over 2025 budget due to various operation changes such as Court Appointed Attorneys, Shredding Services, Personnel Services, Postage, Utilities, Hospitality, and Statutory Surcharge Remissions.

MUNICIPAL COURT

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2025 YTD	FY 2026 PROPOSED
100-25000-511140	JUDGE	68,200.00	27,083.35	68,600.00	48,749.99	65,000.00
100-25000-511141	SOLICITOR	30,000.00	0.00	30,000.00	0.00	30,000.00
100-25000-511142	COURT CLERK & ASSISTANTS	201,392.00	58,320.02	211,462.00	131,034.68	240,647.00
100-25000-511300	OVERTIME	0.00	30.15	250.00	916.42	2,000.00
100-25000-512100	GRP INSRNC MEDICAL/DENTAL	40,409.07	50,752.05	40,409.00	75,598.61	105,515.95
100-25000-512110	GROUP INSURANCE LIFE	2,000.00	294.48	2,000.00	546.12	830.50
100-25000-512111	GROUP INSURANCE VISION	1,000.00	277.60	1,000.00	447.12	1,000.00
100-25000-512200	MEDICARE 1.45%	3,000.00	1,190.21	3,000.00	2,582.47	4,460.89
100-25000-512400	PENSION	23,000.00	9,357.90	23,000.00	18,257.49	23,000.00
100-25000-512600	UNEMPLOYMENT INSURANCE	2,000.00	0.00	2,000.00	0.00	0.00
100-25000-512700	WORKER'S COMPENSATION	6,000.00	1,543.24	0.00	0.00	0.00
100-25000-512851	HRA, DEDUCTIBLE	3,000.00	0.00	3,000.00	0.00	6,000.00
100-25000-521221	LEGAL - INDIGENT	2,000.00	2,000.00	3,300.00	29,700.00	40,000.00
100-25000-521225	INTERPRETER	1,000.00	1,000.00	3,000.00	720.95	3,000.00
100-25000-521310	COURT SOFTWARE	21,685.00	13,375.59	35,000.00	22,043.75	35,000.00
100-25000-521335	SHREDING	900.00	406.85	1,400.00	840.70	2,000.00
100-25000-522341	COPIER RENTAL	3,000.00	3,249.00	0.00	0.00	0.00
100-25000-523220	GEORGIA TECHNOLOGY AUTH.	150.00	150.00	150.00	77.91	0.00
100-25000-523310	PUBLIC NOTICES	0.00	0.00	200.00	0.00	200.00
100-25000-523400	PRINTING & BINDING	3,450.00	552.00	3,000.00	686.32	3,000.00
100-25000-523500	TRAVEL	1,700.00	1,130.00	4,000.00	1,428.10	4,000.00
100-25000-523600	DUES & FEES	1,040.00	413.04	1,500.00	460.00	1,500.00
100-25000-523700	EDUCATION & TRAINING	2,000.00	0.00	2,000.00	520.00	3,000.00
100-25000-523850	PERSONNEL SERVICE	0.00	900.00	1,000.00	3,600.00	11,800.00
100-25000-523851	INTERN HELP	0.00	0.00	3,500.00	2,928.00	10,500.00
100-25000-523940	POSTAGE	1,500.00	1,016.78	2,500.00	1,500.66	3,000.00
100-25000-531130	OFFICE SUPPLIES	2,000.00	834.62	2,000.00	871.98	2,000.00
100-25000-531211	NTRL GAS,4545 MUNI COURT	2,700.00	615.65	1,800.00	1,088.04	1,800.00
100-25000-531227	GA PWR,4602 MUNICIPAL CRT	5,550.00	3,997.39	7,000.00	13,803.77	15,000.00
100-25000-531701	HOSPITALITY/FOOD/BEVERAGE	250.00	250.00	0.00	111.38	500.00
100-25000-531750	UNIFORMS	300.00	0.00	750.00	0.00	750.00
100-25000-541200	Site Improvements	94,736.00	7,317.00	0.00	73,471.66	550.00
100-25000-542300	FURNITURE & FIXTURES	0.00	0.00	5,000.00	3,109.78	5,000.00
100-25000-573001	BRAIN & SPINAL INJURY	1,000.00	272.44	1,400.00	1,379.16	1,400.00
100-25000-573002	STATE PROBATION SYS FUND	200.00	50.00	200.00	125.00	200.00
100-25000-573003	FINES 10% JAIL	32,000.00	18,879.07	50,000.00	31,747.29	50,000.00

MUNICIPAL COURT

100-25000-573004	VICTIMS ASSIST. FUND	16,000.00	9,302.95	25,000.00	15,872.59	25,000.00
100-25000-573005	BOND REFUND	0.00	0.00	50,000.00	0.00	50,000.00
100-25000-573006	GA CRIME VICTIM'S FUND	208.00	78.00	250.00	182.00	250.00
100-25000-573007	CTY DRUG ABUSE TR AND EDU	2,900.00	1,071.15	2,900.00	1,890.74	2,900.00
100-25000-573008	P. O. A&B FUND	40,000.00	19,926.82	55,000.00	39,831.40	55,000.00
100-25000-573009	P. O. TRAINING FUND	32,000.00	18,521.34	50,000.00	30,850.71	50,000.00
100-25000-573010	INDIGENT DEFENSE FUND	30,000.00	18,547.16	50,000.00	31,724.21	50,000.00
100-25000-573011	DRIVERS ED/TRAINING FUND	0.00	3,790.84	6,700.00	8,304.25	10,000.00
100-25000-573020	WITNESS FEES	0.00	0.00	1,000.00	0.00	1,000.00
Division: 25000 - MUNICIPAL COURT Total:		**637,233.07**	**274,246.69**	**754,271.00**	**597,003.25**	**916,804.34**

POLICE DEPARTMENT

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2025 YTD	FY 2026 PROPOSED
100-32100-511100	REGULAR EMPL. SALARIES	4,876,012.03	1,506,824.85	5,703,520.00	3,548,608.33	6,503,520.00
100-32100-511200	TEMPORARY EMPLOYEES	91,000.00	7,710.41	91,000.00	78,458.62	120,000.00
100-32100-511300	OVERTIME	140,000.00	98,499.88	230,000.00	298,598.55	230,000.00
100-32100-511305	HIDTA OVERTIME	0.00	1,824.27	0.00	8,051.74	0.00
100-32100-512100	GRP INSRNC MEDICAL/DENTAL	1,442,650.00	499,888.58	1,442,650.00	867,399.80	1,525,418.54
100-32100-512110	GROUP INSURANCE LIFE	18,150.00	6,614.65	18,150.00	13,419.59	19,043.96
100-32100-512111	GROUP INSURANCE VISION	7,800.00	2,275.91	7,800.00	5,537.54	7,800.00
100-32100-512200	MEDICARE 1.45%	62,000.00	23,105.88	62,000.00	56,377.54	125,910.75
100-32100-512400	PENSION	111,500.00	45,365.45	111,500.00	88,508.97	111,500.00
100-32100-512600	Unemployment Insurance	0.00	0.00	0.00	0.00	0.00
100-32100-512700	WORKER'S COMPENSATION	73,700.00	18,956.12	0.00	0.00	0.00
100-32100-512851	HRA DEDUCTIBLE	0.00	0.00	0.00	4,079.42	20,000.00
100-32100-521201	PROFESSIONAL FEES	4,500.00	300.00	4,500.00	5,903.35	0.00
100-32100-521335	SHREDING	0.00	572.17	1,200.00	1,430.13	2,500.00
100-32100-522200	REPAIRS & MAINTENANCE	12,500.00	1,646.75	12,500.00	3,444.36	12,500.00
100-32100-522210	MAINTENANCE AGREEMENTS	41,000.00	1,296.64	30,000.00	5,139.75	0.00
100-32100-522250	AUTO & TRUCK REPAIR	43,000.00	31,490.00	50,000.00	61,523.14	210,000.00
100-32100-522320	RENTAL OF EQUIP & VEHICLE	4,000.00	5,592.66	14,600.00	657.96	2,000.00
100-32100-522341	COPIER RENTAL	5,100.00	5,011.00	0.00	0.00	0.00
100-32100-523110	LIABILITY INSURANCE	15,000.00	0.00	15,000.00	12,801.40	15,000.00
100-32100-523220	GEORGIA TECHNOLOGY AUTH.	325.00	550.00	600.00	331.69	6,650.00
100-32100-523400	PRINTING & BINDING	550.00	1,406.16	2,000.00	2,352.18	5,000.00
100-32100-523500	TRAVEL	30,750.00	678.02	30,750.00	30,779.63	45,000.00
100-32100-523600	DUES & FEES	6,500.00	2,387.37	7,000.00	6,810.66	10,000.00
100-32100-523700	EDUCATION & TRAINING	85,000.00	20,227.00	85,000.00	29,551.38	100,000.00
100-32100-523800	LICENSES	2,500.00	0.00	1,500.00	0.00	0.00
100-32100-523855	CONTRACT SERVICES	10,000.00	10,000.00	20,000.00	161,936.28	350,000.00
100-32100-523860	P O SALARIES - EXTRA DUTY	68,000.00	0.00	68,000.00	0.00	0.00
100-32100-523929	PRE-EMPLOYMENT SCREENING	7,000.00	6,976.16	10,000.00	23,576.25	30,000.00
100-32100-523930	DRUG TESTING, VACCINES	4,000.00	4,000.00	0.00	7,532.00	0.00
100-32100-523940	POSTAGE	1,000.00	67.30	100.00	871.54	17,500.00
100-32100-531130	OFFICE SUPPLIES	10,000.00	2,500.96	10,000.00	10,300.98	15,000.00
100-32100-531140	SUPPLIES & MATERIALS	42,000.00	36,861.47	45,000.00	40,816.86	55,000.00
100-32100-531211	NTRL GAS, 4545 MUNI COURT	3,900.00	1,816.24	5,500.00	3,550.82	5,500.00
100-32100-531222	GA POWER ELECTRICITY	12,300.00	6,571.04	25,500.00	22,019.97	40,000.00
100-32100-531270	ENERGY-GASOLINE/DIESEL	175,000.00	74,777.82	250,000.00	152,504.80	250,000.00
100-32100-531290	CABLE	1,920.00	0.00	1,920.00	0.00	1,920.00
100-32100-531600	SMALL EQUIPMENT	45,000.00	937.91	25,000.00	0.00	0.00
100-32100-531606	K-9 SUPPLIES & SERVICES	0.00	3,500.00	3,000.00	5,416.85	5,000.00
100-32100-531700	MISCELLANEOUS EXPENSE	15,000.00	5,014.13	10,000.00	1,497.22	5,000.00
100-32100-531701	HOSPITAL/FOOD/BEVERAGE	6,000.00	984.85	11,000.00	5,474.33	15,000.00
100-32100-531725	PROMOTIONAL ITEMS	10,000.00	1,205.00	10,000.00	7,120.39	10,000.00
100-32100-531740	TIRE EXPENSE	6,000.00	6,000.00	15,000.00	0.00	0.00
100-32100-531750	UNIFORMS	50,000.00	61,192.76	60,000.00	50,226.63	112,500.00

100-32100-531780	COMMUNITY DONATIONS - POLICI	0.00	7,553.83	0.00	6,529.68	15,000.00
100-32100-542200	VEHICLES	125,000.00	216,718.00	0.00	0.00	0.00
100-32100-542300	FURNITURE & FIXTURES	5,000.00	188.15	25,000.00	2,431.61	5,000.00
100-32100-542400	COMPUTER SOFTWARE	131,342.97	94,899.68	135,000.00	86,830.20	5,000.00
100-32100-542500	EQUIPMENT	375,000.00	29,066.28	5,000.00	46,275.60	130,000.00
100-32100-573008	P. O. A&B FUND	16,000.00	3,600.00	22,000.00	11,060.00	35,300.00
100-32100-573013	LEGAL DEFENSE FUND	7,000.00	6,264.50	7,000.00	6,264.50	8,245.00
Division: 32100 - POLICE ADMINISTRATION Total:		**8,200,000.00**	**2,859,419.85**	**8,685,290.00**	**5,782,002.24**	**10,182,808.25**

2026 BUDGET OVERVIEW
PUBLIC WORKS DEPARTMENT

- The Department of Public Works 2026 proposed budgets (Public Works, Government Buildings and Parks) have increased by $1.3 million from $5.1 Million to $6.4 million or 25percent .
- Expenses have increase in Public Works department as the City grows with annexations of new communities. Annexations come with unfunded expenses such as streetlights, road paving and light signals and general maintenance.

FY 2025 HIGHLIGHTS

- Resurfaced 5.33 miles of roads.
- Replaced over 4,500 linear feet of damaged sidewalk.
- Installed porous pavement in the terraced seating area at the amphitheater.
- Replaced roof at the Police Department, Merle Manders Conference Center, and Tag Office.
- Initiated design for new Public Works Maintenance Shop.
- Joint resurfacing project of Eagles Landing PKWY, Eastlake PKWY, Hudson Bridge Road, and Flippen Road with Henry County.

PUBLIC WORKS

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2025 YTD	FY 2026 PROPOSED
100-42200-511100	REGULAR EMPL. SALARIES	1,166,892.33	373,961.45	1,225,237.00	789,400.41	1,600,000.00
100-42200-511300	OVERTIME	35,000.00	9,419.81	35,000.00	37,118.37	50,000.00
100-42200-512100	GRP INSRNC MEDICAL/DENTAL	332,863.00	166,820.92	332,863.00	346,810.89	479,024.75
100-42200-512110	GROUP INSURANCE LIFE	13,500.00	1,822.27	13,500.00	3,786.23	4,627.74
100-42200-512111	GROUP INSURANCE VISION	4,500.00	784.31	4,500.00	2,054.97	4,500.00
100-42200-512200	MEDICARE 1.45%	20,400.00	5,476.07	20,400.00	11,758.85	23,952.00
100-42200-512400	PENSION	300,000.00	122,059.55	300,000.00	238,140.63	300,000.00
100-42200-512600	UNEMPLOYMENT INSURANCE	15,000.00	0.00	15,000.00	0.00	0.00
100-42200-512700	WORKER'S COMPENSATION	62,000.00	16,046.77	0.00	0.00	0.00
100-42200-512851	HRA, DEDUCTIBLE	40,000.00	3,128.77	4,000.00	2,673.26	40,000.00
100-42200-521201	PROFESSIONAL	25,000.00	22,500.00	25,000.00	0.00	25,000.00
100-42200-521230	ENGINEERING FEES	25,000.00	22,500.00	3,000.00	216.00	5,000.00
100-42200-522000	ROW LANDSCAPING	400,000.00	305,532.00	400,000.00	197,295.02	400,000.00
100-42200-522150	SURVEILLANCE CAMERAS	13,500.00	0.00	0.00	0.00	0.00
100-42200-522210	MAINTENANCE AGREEMENTS	5,000.00	1,232.00	5,000.00	616.00	5,000.00
100-42200-522220	MAINTENANCE & CLEANING	3,000.00	3,000.00	3,000.00	2,043.20	3,000.00
100-42200-522224	TRAFFIC SIGNAL MAINTENANCE	0.00	0.00	75,000.00	54,244.52	200,000.00
100-42200-522230	EQUIPMENT REPAIRS	35,000.00	26,057.34	35,000.00	23,991.05	50,000.00
100-42200-522241	LMIG S013642-PRC,3 STRTS	288,000.00	36,104.00	300,000.00	0.00	300,000.00
100-42200-522242	STREET/TRACK MAIN. & REP.	20,000.00	8,097.18	20,000.00	17,655.81	50,000.00
100-42200-522250	AUTO & TRUCK REPAIR	15,000.00	4,143.92	15,000.00	18,437.21	25,000.00
100-42200-522253	DAMAGE TO CITIZEN VEHICLE	2,500.00	10,361.70	2,500.00	0.00	2,500.00
100-42200-522320	RENTAL OF EQUIP & VEHICLE	5,000.00	0.00	5,000.00	0.00	2,500.00
100-42200-522341	COPIER RENTAL	5,000.00	2,881.00	0.00	0.00	0.00
100-42200-523245	TELECOMMUNICATIONS	5,000.00	5,414.47	0.00	0.00	0.00
100-42200-523310	PUBLIC NOTICES	100.00	0.00	100.00	0.00	100.00
100-42200-523400	PRINTING & BINDING	100.00	224.08	100.00	253.12	600.00
100-42200-523500	TRAVEL	3,500.00	2,287.92	3,500.00	605.26	7,000.00
100-42200-523600	DUES & FEES	1,000.00	0.00	1,000.00	534.58	1,000.00
100-42200-523700	EDUCATION & TRAINING	7,500.00	2,421.70	7,500.00	3,748.35	20,000.00
100-42200-523850	PERSONNEL SERVICE	80,000.00	80,000.00	100,000.00	19,867.05	100,000.00
100-42200-523851	UTILITY PROTECTION SERV.	5,000.00	0.00	5,000.00	0.00	0.00
100-42200-523930	DRUG TESTING, VACCINES	1,000.00	1,000.00	0.00	0.00	0.00
100-42200-523960	REIMBURSEMENT/REPAIRS	2,500.00	0.00	2,500.00	0.00	2,500.00
100-42200-531130	OFFICE SUPPLIES	1,000.00	638.24	1,000.00	454.40	1,000.00
100-42200-531140	SUPPLIES & MATERIALS	15,000.00	9,745.06	15,000.00	14,744.43	18,000.00
100-42200-531142	HAND TOOLS & SMALL EQUIP.	15,000.00	4,658.64	15,000.00	4,633.38	20,000.00
100-42200-531145	MOSQUITO SPRAYING	1,500.00	625.00	1,500.00	255.00	1,500.00
100-42200-531211	NTRL GAS,4545 MUNI COURT	9,000.00	2,755.15	9,000.00	5,379.14	9,000.00

100-42200-531222	GA POWER ELECTRICITY	21,000.00	12,571.34	21,000.00	27,510.60	40,000.00
100-42200-531233	STREET LIGHTS, OUTSIDE	750,000.00	259,507.33	750,000.00	636,796.06	900,000.00
100-42200-531270	ENERGY-GASOLINE/DIESEL	45,000.00	19,058.88	50,000.00	45,787.58	65,000.00
100-42200-531700	MISCELLANEOUS EXPENSE	2,500.00	0.00	2,500.00	860.66	2,500.00
100-42200-531710	CHRISTMAS DECORATIONS	15,000.00	0.00	15,000.00	0.00	30,000.00
100-42200-531720	SIGNS	10,000.00	3,450.96	10,000.00	1,903.10	50,000.00
100-42200-531740	TIRE EXPENSE	7,500.00	815.47	7,500.00	6,239.72	7,500.00
100-42200-531750	UNIFORMS	11,000.00	14,027.82	15,000.00	9,137.55	20,000.00
100-42200-541403	PAVING	25,000.00	0.00	0.00	0.00	0.00
100-42200-541404	SIDEWALKS	300,000.00	297,125.00	0.00	0.00	0.00
100-42200-541408	HC IGA 2025 PAVING PROJECT	0.00	0.00	0.00	110,000.00	0.00
100-42200-542200	VEHICLES	240,000.00	0.00	0.00	0.00	0.00
100-42200-542400	COMPUTER SOFTWARE	5,500.00	5,111.21	35,000.00	24,266.86	35,000.00
100-42200-542500	EQUIPMENT	200,000.00	194,407.06	0.00	0.00	0.00
Division: 42200 - PUBLIC WORKS Total:		**4,611,855.33**	**2,057,774.39**	**3,906,200.00**	**2,659,219.26**	**4,900,804.49**

PARKS

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2025 YTD	FY 2026 PROPOSED
100-62200-522151	SURVEILLANCE CAMERAS-REEVES CREEK TRAIL	5,500.00	0.00	0.00	0.00	0.00
100-62200-522152	SURVEILLANCE CAMERAS-MEMORIAL PARK	37,500.00	0.00	0.00	0.00	0.00
100-62200-522153	SURVEILLANCE CAMERAS-CLARK PARK	37,500.00	0.00	0.00	0.00	0.00
100-62200-522154	SURVEILLANCE CAMERAS-GARDNER PARK	27,500.00	0.00	0.00	0.00	0.00
100-62200-522224	FOUNTAIN MAINTENANCE	15,000.00	966.52	15,000.00	7,504.06	15,000.00
100-62200-522225	BRIDGE MAINTENANCE	5,000.00	0.00	5,000.00	0.00	5,000.00
100-62200-522230	EQUIPMENT REPAIRS	6,000.00	3,962.22	0.00	8,750.00	6,000.00
100-62200-522250	AUTO & TRUCK REPAIR	0.00	0.00	0.00	0.00	0.00
100-62200-523220	GEORGIA TECHNOLOGY AUTH.	600.00	300.00	1,000.00	451.15	0.00
100-62200-523240	AT&T CLUB SERVICE	4,500.00	4,762.53	0.00	(600.00)	15,000.00
100-62200-531140	SUPPLIES & MATERIALS	13,400.00	5,879.78	20,000.00	10,931.93	20,000.00
100-62200-531142	HAND TOOLS & SMALL EQUIP.	3,500.00	0.00	5,000.00	3,507.38	4,000.00
100-62200-531222	GA POWER ELECTRICITY	25,000.00	53,373.19	155,000.00	110,385.20	180,000.00
100-62200-531700	MISCELLANEOUS EXPENSE	0.00	1,325.00	4,500.00	85.00	200.00
100-62200-541209	IMPROVEMENTS	0.00	0.00	5,500.00	0.00	0.00
100-62200-542400	COMPUTER SOFTWARE	0.00	0.00	0.00	0.00	0.00
100-62200-542500	EQUIPMENT	0.00	0.00	10,000.00	3,547.46	10,000.00
100-62200-542502	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
Division: 62200 - PARKS Total:		**181,000.00**	**70,569.24**	**221,000.00**	**144,562.18**	**255,200.00**

2026 BUDGET OVERVIEW
EVENTS DEPARTMENT

Overview of 2025 Events

50 Shades of Pink Luncheon and Walk: over 300 breast cancer survivors and supporters, over 800 participants joined in the walk. We supported and honored.

Job Fair: We connected talent with opportunity, drawing over 600 attendees and making a tangible impact on local employment

2026 BUDGET OVERVIEW
EVENTS DEPARTMENT

Overview of 2025 Events

- **Juneteenth Performance (Arrested Development):** Delivering a spectacular cultural celebration that drew an incredible **5,000+ attendees**. Our logistical precision allowed us to honor this important holiday with tremendous success.
- July 4th celebration (jagged Edge): We managed a truly monumental crowd, successfully hosting over 10,000 people. This achievement is a testament to our outstanding planning safety coordination, and ability to execute on a massive scale.
- Bridgefest (Jacquees and Kake Wyatt): We delivered another huge community event attracting over 5,000 attendees and securing a dynamic lineup, further solidifying our reputation for excellent engagement.

EVENTS DEPARTMENT

2026 Strategic Goals

For 2026, the goals should focus on three areas: Community Impact, Efficiency, and Innovation, which are key trends in events.

Handling a 10,000-person crowd requires world-class logistics. Our goal is to make that process faster, smarter, and less costly

The event landscape is rapidly changing. These goals ensure the department remains on the cutting edge for a growing family-oriented community.

The core goal is to leverage the large attendance achieved in 2025 to drive deeper community engagement and Event Department goals.

CITY EVENTS

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2025 YTD	FY 2026 PROPOSED
100-61900-511100	REGULAR EMPL. SALARIES	0.00	0.00	0.00	0.00	527,758.00
100-61900-511300	OVERTIME	0.00	0.00	0.00	0.00	10,000.00
100-61900-512100	GRP INSRNC MEDICAL/DENTAL	0.00	0.00	0.00	0.00	148,048.00
100-61900-512110	GROUP INSURANCE LIFE	0.00	0.00	0.00	0.00	2,950.00
100-61900-512111	GROUP INSURANCE VISION	0.00	0.00	0.00	0.00	0.00
100-61900-512200	MEDICARE 1.45%	0.00	0.00	0.00	0.00	9,827.50
100-61900-512400	PENSION	0.00	0.00	0.00	0.00	60,000.00
100-61900-512600	Unemployment Insurance	0.00	0.00	0.00	0.00	10,000.00
100-61900-512700	WORKER'S COMPENSATION	0.00	0.00	0.00	0.00	0.00
100-61900-512851	HRA REIMBURSEMENT	0.00	0.00	0.00	0.00	20,000.00
100-61900-523231	CELL PHONES	0.00	0.00	0.00	0.00	0.00
100-61900-523245	Telecommunications	0.00	0.00	0.00	0.00	0.00
100-61900-523300	ADVERTISING	30,000.00	0.00	35,000.00	23,072.99	35,000.00
100-61900-531701	HOSPITALITY	1,500.00	636.00	1,500.00	526.24	5,000.00
100-61900-531705	HOLIDAY FEST/TREE LIGHTING	40,000.00	8,715.48	40,000.00	9,760.50	40,000.00
100-61900-531710	CHRISTMAS DECORATIONS	10,000.00	0.00	15,000.00	0.00	15,000.00
100-61900-531720	SIGNS	3,000.00	0.00	4,500.00	662.50	4,500.00
100-61900-531727	MEMORIAL DAY MARCH	4,000.00	2,946.65	5,000.00	4,331.44	5,000.00
100-61900-531731	PRETTY IN PINK	25,000.00	16,175.00	37,500.00	11,477.46	45,000.00
100-61900-531732	CAREER FAIRS	1,500.00	458.93	2,000.00	1,220.00	2,000.00
100-61900-531733	9/11 CEREMONY	0.00	360.00	4,500.00	450.00	4,500.00
100-61900-531734	BRIDGEFEST	120,000.00	44,430.00	150,000.00	17,573.42	150,000.00
100-61900-531736	FOOD TRUCKS	40,000.00	29,839.01	40,000.00	14,573.42	20,000.00
100-61900-531737	VETERAN'S DAY PARADE	10,000.00	0.00	15,000.00	3,490.35	15,000.00
100-61900-531757	BACK TO SCHOOL	13,000.00	1,150.00	15,000.00	4,053.82	15,000.00
100-61900-531758	JULY 4TH EVENT	140,000.00	50,870.00	150,000.00	194,013.71	170,000.00
100-61900-531759	JUNETEENTH EVENT	120,000.00	42,680.00	140,000.00	120,955.22	120,000.00
100-61900-531760	VOLUNTEER GALA	12,000.00	1,442.86	15,000.00	0.00	15,000.00
100-61900-531761	HISPANIFEST	0.00	0.00	0.00	(2,000.00)	0.00
100-61900-542200	VEHICLES	0.00	0.00	0.00	0.00	0.00
Division: 61900 - CITY EVENTS Total:		**570,000.00**	**199,703.93**	**670,000.00**	**404,161.07**	**1,449,583.50**

2026 BUDGET OVERVIEW
COMMUNITY DEVELOPMENT

The FY26 Community Development budget priorities reflect a strategic commitment to modernization, equity, and revitalization. Key investments include technological upgrades aimed at enhancing customer experience, such as improved Geographical Information Systems (GIS) capabilities and fully web-based service access.

The department will prioritize affordable housing initiatives, including efforts to obtain GICH certification to support and encourage low-to-moderate income and workforce housing development. In addition, continual emphasis on revitalization of underserved neighborhoods through targeted planning and redevelopment studies. A newly appointed Business Compliance Officer will strengthen citywide revenue collection and regulatory adherence

2026 BUDGET OVERVIEW
COMMUNITY DEVELOPMENT

Finally, the Unified Development Code will be updated to ensure smart growth, transit-oriented development, clarity, contemporary relevance, and alignment with the city's comprehensive plan and ordinances. The Department is implementing new fees schedule in 2026. Currently, our fees for various services are the lowest in the area.

PERMITTING- COMMUNITY DEVELOPMENT

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2025 YTD	FY 2026 PROPOSED
100-72000-511100	REGULAR EMPL. SALARIES	402,686.01	73,419.66	422,821.00	229,581.32	383,094.00
100-72000-511300	OVERTIME	0.00	127.10	0.00	3,067.72	0.00
100-72000-512100	GRP INSRNC MEDICAL/DENTAL	26,939.38	33,085.47	26,940.00	77,063.10	108,930.10
100-72000-512110	GROUP INSURANCE LIFE	550.00	346.34	550.00	930.90	1,781.97
100-72000-512111	GROUP INSURANCE VISION	1,000.00	122.73	1,000.00	448.87	1,000.00
100-72000-512200	MEDICARE 1.45%	1,000.00	1,022.63	1,000.00	3,393.47	5,554.87
100-72000-512400	PENSION	20,000.00	8,137.30	20,000.00	15,876.00	20,000.00
100-72000-512600	UNEMPLOYMENT INSURANCE	2,000.00	0.00	2,000.00	0.00	0.00
100-72000-512700	WORKER'S COMPENSATION	2,000.00	514.40	0.00	0.00	0.00
100-72000-512851	HRA DEDUCTIBLE	3,000.00	0.00	3,000.00	0.00	0.00
100-72000-521200	PROFESSIONAL FEES	10,000.00	0.00	5,000.00	0.00	5,000.00
100-72000-521202	CONSULTING SERVICES - BSD	294,600.00	198,833.35	0.00	0.00	0.00
100-72000-521203	CONSULTING SERVICES - ENG.	54,000.00	33,250.00	100,000.00	30,000.00	100,000.00
100-72000-521310	SOFTWARE	17,600.00	17,544.00	110,000.00	74,871.82	110,000.00
100-72000-522210	MAINTENANCE AGREEMENT	(1,500.00)	0.00	0.00	0.00	0.00
100-72000-522250	AUTO & TRUCK REPAIR	1,000.00	365.44	5,000.00	55.00	6,000.00
100-72000-522341	COPIER RENTAL	600.00	0.00	0.00	0.00	0.00
100-72000-523400	PRINTING & BINDING	500.00	169.24	500.00	0.00	1,500.00
100-72000-523500	TRAVEL	1,000.00	0.00	6,000.00	980.00	15,000.00
100-72000-523600	DUES & FEES	500.00	0.00	5,000.00	170.00	5,000.00
100-72000-523700	EDUCATION & TRAINING	1,000.00	0.00	0.00	690.00	15,000.00
100-72000-523850	PERSONNEL SERVICES	34,300.00	9,184.53	36,000.00	4,412.98	112,000.00
100-72000-523851	INTERN HELP	0.00	0.00	3,500.00	8,164.00	7,500.00
100-72000-523940	POSTAGE	100.00	0.00	2,000.00	0.00	2,000.00
100-72000-531100	GEN SUPPLIES & MAT	500.00	0.00	1,500.00	476.32	3,000.00
100-72000-531140	SUPPLIES AND MATERIALS	500.00	0.00	2,500.00	257.49	3,000.00
100-72000-531270	ENERGY-GASOLINE/DIESEL	3,000.00	807.68	4,000.00	1,471.77	4,000.00
100-72000-531701	HOSPITALITY/FOOD/BEVERAGE	0.00	0.00	0.00	163.16	0.00
100-72000-531750	UNIFORMS	700.00	0.00	1,000.00	546.52	5,000.00
100-72000-542200	VEHICLES	0.00	0.00	0.00	0.00	0.00
100-72000-542300	FURNITURE & FIXTURES	7,000.00	6,098.84	3,000.00	0.00	7,000.00
Division: 72000 - PERMITTING DEVELOPMENT Total:		**884,575.39**	**383,028.71**	**762,311.00**	**452,620.44**	**921,361**

PLANNING AND ZONNING

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2025 YTD	FY 2026 PROPOSED
100-74100-511100	REGULAR SALARIES	386,526.47	107,248.82	460,000.00	256,137.74	456,630.00
100-74100-512100	GRP INSRNC MEDICAL/DENTAL	67,348.45	11,884.95	67,348.00	25,614.59	85,000.00
100-74100-512110	GROUP INSURANCE LIFE	3,300.00	299.64	3,300.00	652.68	1,300.00
100-74100-512111	GROUP INSURANCE VISION	1,000.00	114.50	1,000.00	276.66	1,000.00
100-74100-512200	MEDICARE 1.45%	3,600.00	1,505.63	3,600.00	3,598.84	6,621.00
100-74100-512400	PENSION	61,800.00	25,144.25	61,800.00	49,056.93	61,800.00
100-74100-512600	UNEMPLOYMENT INSURANCE	12,000.00	0.00	12,000.00	0.00	12,000.00
100-74100-512700	WORKER'S COMPENSATION	12,000.00	3,086.48	0.00	0.00	12,000.00
100-74100-512851	HRA DEDUCTIBLE	10,000.00	0.00	10,000.00	54.19	10,000.00
100-74100-521150	ZONING BOARD STIPEND	4,100.00	275.00	5,600.00	875.00	5,600.00
100-74100-521200	PROFESSIONAL FEES	11,034.07	(13,282.42)	100,000.00	0.00	200,000.00
100-74100-521300	TECHNICAL SERVICES	2,695.93	0.00	3,000.00	975.00	5,000.00
100-74100-521310	SOFTWARE	13,770.00	12,270.00	0.00	8,765.96	0.00
100-74100-522210	MAINTENANCE AGREEMENTS	0.00	0.00	0.00	0.00	0.00
100-74100-522250	AUTO & TRUCK REPAIR	400.00	0.00	2,000.00	249.60	2,000.00
100-74100-522341	COPIER RENTAL	1,000.00	4,731.20	0.00	0.00	0.00
100-74100-523300	ADVERTISEMENT	4,000.00	376.00	5,000.00	2,988.00	5,000.00
100-74100-523400	PRINTING & BINDING	4,000.00	2,331.90	4,000.00	2,427.94	5,000.00
100-74100-523500	TRAVEL	4,500.00	0.00	10,000.00	59.91	10,000.00
100-74100-523501	ZONING ADVISORY BOARD TRAVEL	0.00	0.00	2,000.00	0.00	2,000.00
100-74100-523600	DUES & FEES	775.00	0.00	2,250.00	48.60	3,000.00
100-74100-523700	EDUCATION & TRAINING	3,500.00	3,500.00	6,000.00	1,074.71	10,000.00
100-74100-523701	ZONING ADVISORY BD ED & TRAINING	400.00	0.00	1,000.00	250.00	1,000.00
100-74100-523850	PERSONNEL SERVICES	0.00	0.00	25,000.00	0.00	25,000.00
100-74100-523851	INTERN HELP	0.00	0.00	3,500.00	0.00	5,000.00
100-74100-523940	POSTAGE	500.00	0.00	2,500.00	93.98	2,500.00
100-74100-531100	SUPPLIES & MATERIALS	3,500.00	620.11	3,500.00	3,829.18	5,000.00
100-74100-531270	ENERGY-GASOLINE/DIESEL	1,000.00	0.00	1,500.00	0.00	2,000.00
100-74100-531400	BOOKS & PERIODICALS	0.00	0.00	1,200.00	46.00	1,200.00
100-74100-531600	SMALL EQUIPMENT - NON-CAPITAL	750.00	0.00	2,500.00	0.00	8,000.00
100-74100-531701	HOSPITALITY/FOOD/BEVERAGE	300.00	1,140.59	2,000.00	788.76	5,000.00
100-74100-531750	UNIFORMS	400.00	71.20	1,500.00	498.34	1,500.00
100-74100-542200	VEHICLES	0.00	0.00	0.00	280.00	100,000.00
100-74100-542300	FURNITURE & FIXTURES	0.00	0.00	3,500.00	235.22	3,500.00
100-74100-542400	COMPUTER SOFTWARE	0.00	0.00	0.00	0.00	0.00
Division: 74100 - PLANNING & ZONING Total:		**614,199.92**	**161,317.85**	**806,598.00**	**358,877.83**	**1,053,651.00**

ECONOMIC DEVELOPMENT

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2025 YTD	FY 2026 PROPOSED
100-75100-511100	REGULAR SALARIES	146,280.12	47,538.08	153,595.00	168,599.67	278,160.14
100-75100-511300	OVERTIME	0.00	424.12	0.00	2,587.53	0.00
100-75100-512100	GRP INSRNC MEDICAL/DENTAL	40,409.07	17,525.65	40,409.00	26,189.65	60,930.91
100-75100-512110	GROUP INSURANCE LIFE	1,650.00	187.63	1,650.00	610.70	1,121.12
100-75100-512111	GROUP INSURANCE VISION	3,000.00	84.40	3,000.00	169.29	3,000.00
100-75100-512200	MEDICARE 1.45%	3,300.00	695.49	3,300.00	2,426.43	4,033.33
100-75100-512400	PENSION	30,900.00	12,572.15	30,900.00	24,528.51	30,900.00
100-75100-512600	UNEMPLOYMENT INSURANCE	6,000.00	0.00	6,000.00	0.00	6,000.00
100-75100-512700	WORKER'S COMPENSATION	6,000.00	1,543.24	0.00	0.00	0.00
100-75100-512851	HRA DEDUCTIBLE	6,000.00	0.00	6,000.00	0.00	6,000.00
100-75100-521200	PROFESSIONAL SERVICES	20,000.00	22,804.00	30,000.00	4,018.00	30,000.00
100-75100-521310	SOFTWARE	0.00	0.00	0.00	1,376.00	0.00
100-75100-522341	COPIER RENTAL	1,000.00	0.00	0.00	0.00	0.00
100-75100-523240	AT&T CLUB SERVICE	3,000.00	0.00	0.00	0.00	0.00
100-75100-523400	PRINTING & BINDING	1,000.00	0.00	500.00	0.00	500.00
100-75100-523500	TRAVEL	5,000.00	(173.64)	5,000.00	725.35	6,000.00
100-75100-523600	DUES & FEES	2,000.00	1,280.00	2,000.00	975.67	2,000.00
100-75100-523700	EDUCATION & TRAINING	5,000.00	0.00	5,000.00	60.00	5,000.00
100-75100-523708	ED INCENTIVES	50,000.00	0.00	25,000.00	0.00	35,000.00
100-75100-523851	INTERN HELP	4,500.00	2,081.25	3,500.00	0.00	3,500.00
100-75100-523940	POSTAGE	500.00	0.00	250.00	11.58	250.00
100-75100-531140	SUPPLIES & MATERIALS	1,500.00	427.47	1,500.00	1,296.11	1,500.00
100-75100-531701	HOSPITALITY/FOOD/BEVERAGE	3,000.00	443.50	2,500.00	881.92	2,500.00
100-75100-531750	UNIFORMS	250.00	0.00	250.00	0.00	250.00
100-75100-542400	COMPUTER SOFTWARE	10,200.00	5,256.00	10,200.00	6,445.50	10,200.00
Division: 75100 - ECONOMIC DEVELOPMENT Total:		**350,489.19**	**112,689.34**	**330,554.00**	**240,901.91**	**486,845.50**

Account Number	Account Description	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2025 YTD	FY 2026 PROPOSED
100-75500-511100	REGULAR SALARIES	127,083.51	33,622.21	133,438.00	77,833.36	133,438.00
100-75500-511300	OVERTIME	0.00	0.00	500.00	1,710.00	1,000.00
100-75500-512100	GRP INSRNC MEDICAL/DENTAL	26,939.38	12,112.73	26,939.00	17,327.62	26,939.00
100-75500-512110	GROUP INSURANCE LIFE	620.00	158.88	620.00	323.80	620.00
100-75500-512111	GROUP INSURANCE VISION	1,000.00	63.01	1,000.00	119.88	1,000.00
100-75500-512200	MEDICARE 1.45%	1,500.00	525.67	1,500.00	1,123.28	1,934.85
100-75500-512400	PENSION	20,000.00	8,137.30	20,000.00	15,876.00	20,000.00
100-75500-512600	UNEMPLOYMENT INSURANCE	600.00	0.00	600.00	0.00	600.00
100-75500-512700	WORKER'S COMPENSATION	1,200.00	308.63	0.00	0.00	0.00
100-75500-512851	HRA, DEDUCTIBLE	4,000.00	0.00	4,000.00	0.00	4,000.00
100-75500-521200	PROFESSIONAL FEES	5,000.00	2,056.89	5,000.00	7,715.00	6,000.00
100-75500-522341	COPIER RENTAL	1,700.00	1,671.00	0.00	0.00	0.00
100-75500-523240	AT&T CLUB SERVICE	3,000.00	2,592.47	0.00	0.00	0.00
100-75500-523400	PRINTING & BINDING	2,500.00	493.46	2,000.00	367.92	2,000.00
100-75500-523500	TRAVEL	5,000.00	282.75	5,500.00	4,538.82	7,000.00
100-75500-523520	MAIN STREET BOARD TRAVEL	3,500.00	309.00	3,500.00	0.00	2,000.00
100-75500-523600	DUES & FEES	1,300.00	0.00	1,300.00	869.88	1,300.00
100-75500-523700	EDUCATION & TRAINING	3,050.00	75.00	3,000.00	2,941.48	4,000.00
100-75500-523720	MAIN STREET BOARD EDUCATION & T	3,575.00	0.00	3,500.00	630.00	2,500.00
100-75500-523851	INTERN HELP	2,000.00	4,515.00	2,000.00	0.00	3,500.00
100-75500-523940	POSTAGE	200.00	0.00	200.00	0.00	100.00
100-75500-523945	WEB SITE	4,000.00	1,188.00	4,000.00	4,000.00	4,000.00
100-75500-531140	SUPPLIES & MATERIALS	2,000.00	186.57	2,000.00	59.64	1,000.00
100-75500-531227	GA PWR, MAIN STREET	5,000.00	2,528.50	6,000.00	4,871.06	0.00
100-75500-531701	HOSPITALITY/FOOD/BEVERAGE	3,500.00	471.53	3,000.00	646.22	3,000.00
100-75500-531707	ENTERTAINMENT	5,000.00	1,917.53	5,000.00	4,728.00	5,000.00
100-75500-531724	DOWNTOWN BEAUTIFICATION	2,000.00	0.00	2,000.00	185.00	8,000.00
100-75500-531725	PROMOTIONAL SUPPLIES	2,500.00	299.31	2,500.00	300.00	1,000.00
100-75500-531750	UNIFORMS	845.00	0.00	1,000.00	51.00	1,000.00
100-75500-542300	FURNITURE & FIXTURES	0.00	0.00	0.00	0.00	0.00
Division: 75500 - Main Street Program Total:		**238,612.89**	**73,515.44**	**240,097.00**	**146,217.96**	**240,931.85**

GIS PLANNING

Account Number	Account Description	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2025 YTD	FY 2026 PROPOSED
100-75700-511100	REGULAR EMPLOYEE SALARIES	58,801.23	68,393.00	24,989.80	71,813.00	44,468.46	75,404.00
100-75700-512100	GRP INSUR MEDICAL / DENTAL	11,018.99	13,469.69	5,793.91	13,470.00	5,843.66	0.00
100-75700-512110	GROUP INSURANCE LIFE	480.57	300.00	289.62	300.00	379.48	247.52
100-75700-512111	GROUP INSURANCE VISION	66.22	1,000.00	24.08	1,000.00	13.32	1,000.00
100-75700-512200	MEDICARE 1.45%	851.33	1,000.00	357.83	1,000.00	640.91	1,093.36
100-75700-512400	PENSION	4,896.24	6,500.00	2,644.60	6,500.00	5,159.70	6,500.00
100-75700-512600	UNEMPLOYMENT INSURANCE	0.00	700.00	0.00	700.00	0.00	0.00
100-75700-512700	WORKERS' COMPENSATION	252.69	500.00	128.59	0.00	0.00	0.00
100-75700-512851	HRA DEDUCTABLE	0.00	2,000.00	0.00	2,000.00	0.00	2,000.00
100-75700-521200	PROFESSIONAL SERVICES	(7,168.75)	0.00	0.00	10,000.00	0.00	15,000.00
100-75700-521300	Technical Services	5,380.00	5,700.00	0.00	0.00	1,883.33	0.00
100-75700-521310	SOFTWARE	0.00	4,235.00	4,235.00	8,000.00	8,690.58	15,000.00
100-75700-522341	COPIER RENTAL	1,609.44	1,700.00	1,610.00	0.00	0.00	0.00
100-75700-523400	PRINTING & BINDING	1,442.69	2,000.00	42.76	1,500.00	0.00	2,000.00
100-75700-523500	TRAVEL	0.00	1,200.00	0.00	1,500.00	823.30	3,000.00
100-75700-523600	DUES & FEES	0.00	250.00	0.00	700.00	0.00	700.00
100-75700-523700	EDUCATION & TRAINING	0.00	1,200.00	0.00	1,500.00	0.00	2,500.00
100-75700-531110	COMPUTER EXPENSE	22,941.00	0.00	0.00	0.00	0.00	0.00
100-75700-531140	SUPPLIES & MATERIALS	1,742.00	3,000.00	0.00	2,500.00	680.86	3,000.00
100-75700-531725	PROMOTIONAL ITEMS	0.00	0.00	0.00	300.00	0.00	300.00
100-75700-531750	UNIFORMS	20.49	200.00	0.00	300.00	0.00	8,000.00
100-75700-541100	LAND ACQUISITIONS / SITES	0.00	0.00	0.00	0.00	0.00	0.00
Division: 75700 - GIS/PLANNING Total:		**102,334.14**	**116,512.69**	**40,116.19**	**123,083.00**	**68,583.60**	**135,744.88**

Account Number	Account Description	FY 2022 BUDGET	FY 2022 ACTUAL	FY 2023 BUDGET
100-90000-611276	TRANSFER GF AND CEMETERY	20000.00	10775.89	10,000.00
100-90000-611300	TRANSFER GF AND SDDA	45000.00	0.00	90,000.00
100-90000-611650	TRANSFER TO/FROM URA	1205212.88	1205212.87	1,208,355.50
100-90000-612020	TRANSFER TO/FROM PFA FUND	188042.00	3014566.26	2,943,804.26
100-90000-612030	TRANSFER TO/FROM SPLOST V	0.00	0.00	0.00
100-90000-612040	TRANSFER TO/FROM AMPHITHEATER OPERATING	0.00	0.00	0.00
Division: 90000 - OTHER FINANCING USES Total:		**1,827,536.29**	**9,294,935.74**	**4,252,159.76**

variance

			2026 Payments	
PFA		***9,910,000.00***		
		1,030,000.00		
	Series C - Maturity Date 08/01/2036	14,865,000.00	1,265,000.00	
		25,805,000.00	1,265,000.00	632,500.00
URA	Series 2005B, 2006A and 2006C - Maturity Date 02/01/2031	17,125,000.00	1,055,033.00	14,458.50
	Tax Exempt Series 2006C - Maturity Date - 02/01/2031	5,000,000.00	311,812.25	45,487.75
	Tax Exempt Series 2005 - Maturity Date 02/01/2031	7,330,000.00	447,306.25	58,851.25
	Tax Exempt Series 2006A - Maturity Date - 02/01/2031	4,795,000.00	295,914.50	40,189.50
		34,250,000.00	2,110,066.00	158,987.00

Principal Payment Due every February 1
Interest Payment Due every August 1

FY 2023 ACTUAL	FY 2024 BUDGET	FY 2024 ACTUAL	FY 2025 APPROVED	FY 2025 YTD	FY 2026 PROPOSED
0.00	10000.00	0.00	10,000.00		10,000.00
0.00	90000.00	0.00	90,000.00		200,000.00
1,208,355.50	1204764.50	1039731.50	2,400,000.00		2,400,000.00
0.00	2943836.66	0.00	2,025,000.00		0.00
(2,946,323.50)	0.00	0.00	0.00		0.00
(500,000.00)	0.00	0.00	0.00		390,000.00
(2,737,968.00)	**4,248,601.16**	**1,039,731.50**	**4,525,000.00**		**3,000,000.00**
			276,398.84		

CONFISCATED ASSETS FUND

Account Number	Account Description	FY 2023 BUDGET	FY 2024 BUDGET	FY 2025 APPROVED	FY 2026 PROPOSED
210-15100-523901	BANK CHARGES	0.00	0.00	0.00	0.00
Division: 15100 - FINANCIAL ADMINISTRATION Total:		**0.00**	**0.00**	**0.00**	**0.00**
Fund: 210 - CONFISCATED ASSETS FUND Total:		**0.00**	**0.00**	**0.00**	0.00

PROPERTY EVIDENCE

Account Number	Account Description F	FY 2023 BUDGET	FY 2024 BUDGET	FY 2025 APPROVED	FY 2026 PROPOSED
211-15100-523901	BANK CHARGES	0.00	0.00	0.00	0.00
Division: 15100 - FINANCIAL ADMINISTRATION Total:		**0.00**	**0.00**	**0.00**	**0.00**
211-32100-573000	PROPERTY & EVIDENCE F	0.00	5,998.00	0.00	0.00
Division: 32100 - POLICE ADMINISTRATION Total:		**0.00**	**5,998.00**	**0.00**	0.00
Fund: 211 - PROPERTY AND EVIDENCE FUND Total:		**0.00**	**5,998.00**	**0.00**	0.00

ARPA FUND

Account Number	Account Description	FY 2023 BUDGET	FY 2024 BUDGET	FY 2025 APPROVED	FY 2026 PROPOSED
230-15100-512200	MEDICARE 1.45%	0.00	0.00	0.00	0.00
230-15100-512900	INCENTIVE PROGRAM	0.00	49,559.26	0.00	0.00
230-15100-512901	EMPLOYEE RETENTION PROGRAM	0.00	0.00	0.00	
230-15100-531110	COMPUTER EXPENSE	0.00	0.00	0.00	0.00
Division: 15100 - FINANCIAL ADMINISTRATION Total:		**0.00**	**49,559.26**	**0.00**	**0.00**
230-15650-531143	SECURITY UPGRADE	0.00	0.00	0.00	
230-15650-541143	FACILITIES SECURITY EQUIPMENT	0.00	0.00	0.00	0.00
230-15650-541200	SITE IMPROVEMENTS	0.00	27,585.94	0.00	
Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY Total:		**0.00**	**27,585.94**	**0.00**	**0.00**
230-32100-541492	POLICE BUILDING CONSTRUCTION	0.00	0.00	0.00	0.00
230-32100-541493	TECHNOLOGY	0.00	0.00	0.00	0.00
230-32100-542200	VEHICLES	0.00	0.00	0.00	0.00
230-32100-542500	EQUIPMENT	0.00	0.00	0.00	0.00
Division: 32100 - POLICE ADMINISTRATION Total:		**0.00**	**0.00**	**0.00**	**0.00**
230-42500-521230	ENGINEERING FEES - STORMWATER	0.00	0.00	0.00	0.00
230-42500-541490	STORMWATER CONSTRUCTION	0.00	41,354.72	0.00	0.00
230-42500-542510	STORMWATER REPAIR	0.00	0.00	0.00	0.00
Division: 42500 - STORMWATER Total:		**0.00**	**41,354.72**	**0.00**	
230-43300-521200	PROFESSIONAL SERVICES - SEWER	0.00	0.00	0.00	0.00
230-43300-521230	ENGINEERING FEES - SEWER	0.00	0.00	0.00	0.00
230-43300-541489	SEWER CONSTRUCTION	0.00	448,454.83	0.00	0.00
Division: 43300 - SEWER Total:		**0.00**	**448,454.83**	**0.00**	**0.00**
230-44200-521200	PROFESSIONAL SERVICES - WATER	0.00	0.00	0.00	0.00
230-44200-521230	ENGINEERING FEES - WATER	0.00	0.00	0.00	0.00
230-44200-541491	WATER CONSTRUCTION	0.00	79,870.00	0.00	0.00
Division: 44200 - WATER Total:		**0.00**	**79,870.00**	**0.00**	**0.00**
230-61900-522328	BLDG & FACILITY REPAIRS MMC	0.00	7,336.33		0.00
Division: 61900 - CITY EVENTS Total:		**0.00**	**7,336.33**	**0.00**	**0.00**
230-75100-523950	ED CITYWIDE MARKETING	46,231.35	2,500.00	0.00	0.00
230-75100-523951	ED 10X10 MARKETING/TRAVELING BOOTH	4,750.00	3,877.87	0.00	0.00
230-75100-523952	ED CONNECTION CENTER OUTFITTING & OPERATIONS	15,000.00	0.00	0.00	0.00

230-75100-523953	ED SB ENTREPRENEURSHIP PROGRAM	0.00	0.00	0.00	0.00
230-75100-523954	ED SB EVENTS & MEETINGS PROGRAM	15,000.00	0.00	0.00	0.00
230-75100-523955	ED WORKFORCE DEVELOPMENT	10,000.00	0.00	0.00	0.00
230-75100-523956	ED PUBLIC ARTS PROGRAM	20,000.00	4,500.00	0.00	0.00
230-75100-523957	ED DTWN RED & ED STRATEGY IMPLEMI	3,464.00	0.00	0.00	0.00
230-75100-523958	ED DTWN BANNER PROGRAM	5,270.00	0.00	0.00	0.00
230-75100-523959	ED RESTAURANT WEEK REWARDS PROG	10,000.00	0.00	0.00	0.00
230-75100-523961	ED DOWNTOWN BUSINESS ASSISTANCE	20,970.00	0.00	0.00	0.00
230-75100-523962	ED KEEP STOCKBRIDGE BEAUTIFUL	10,000.00	0.00	0.00	0.00
230-75100-523963	ED SB FACADE & BLDG IMP PROGRAM	30,000.00	21,050.00	0.00	0.00
230-75100-523964	ED STOCKBRIDGE BUSINESS PARTNERSH	10,000.00	0.00	0.00	0.00
230-75100-523965	ED STOCKBRIDGE WAYFINDING	551,104.00	0.00	0.00	0.00
Division: 75100 - ECONOMIC DEVELOPMENT Total:		**751,789.35**	**31,927.87**	**0.00**	**0.00**
Fund: 230 - ARPA - LOCAL FISCAL RECOVERY FUND Total:		**751,789.35**	**686,088.95**	**0.00**	0.00

GRANTS ADMINISTRATION

Account Number	Account Description	FY 2024 BUDGET	FY 2024 BUDGET	FY 2025 APPROVED	FY 2026 PROPOSED
255-15100-531700	MISCELLANEOUS EXPENSE	1,000,000.00	0.00	0.00	
Division: 15100 - FINANCIAL ADMINISTRATION Total:		**1,000,000.00**	**0.00**	**0.00**	**0.00**
255-32100-511100	REGULAR EMPL. SALARIES - POLICE GRANT	0.00	233,686.83	420,000.00	0.00
255-32100-512100	GRP INSRNC MEDICAL/DENTAL - POLICE GRANT	0.00	101,566.48	101,567.00	0.00
255-32100-512110	GROUP INSURANCE LIFE - POLICE GRANT	0.00	843.33	844.00	0.00
255-32100-512111	GROUP INSURANCE VISION - POLICE GRANT	0.00	534.25	535.00	0.00
255-32100-512200	MEDICARE 1.45% - POLICE GRANT	0.00	3,100.98	3,101.00	0.00
255-32100-512700	WORKER'S COMPENSATION - POLICE GRANT	0.00	0.00	0.00	
255-32100-521100	2022 LEMHWA CONSULTANT FEES	0.00	0.00	0.00	0.00
255-32100-521105	CONSULTANT FEES - JUSTICE ASSIST/MENTAL HLT GRANT	0.00	63,960.00	63,960.00	0.00
255-15110-521202	GRANTS MATCH	0.00	0.00	572,261.00	0.00
255-32100-523500	2022 LEMHWA TRAVEL	0.00	1,089.38	0.00	0.00
255-32100-523846	LEMHWA	0.00	0.00	0.00	0.00
255-32100-531140	2022 LEMHWA SUPPLIES & MATERIAL	0.00	0.00	0.00	0.00
255-32100-531145	SUPPLIES & MATERIALS JUSTICE ASSIST/MENTAL HLTH	0.00	2,999.00	0.00	0.00
255-32100-531150	SUPPLIES & MATRL. CRIMINAL JUSTICE COORD. CNCL PRG	0.00	0.00	0.00	0.00
255-32100-531155	SUPPLIES & MATRL - PUB. SFTY & VIOLENT CRIME GRANT	0.00	11,797.94	0.00	0.00
255-32100-531600	SMALL EQUIP - PUB. SFTY & VIOLENT CRIME GRANT	0.00	22,130.00	0.00	0.00
255-32100-531700	2022 LEMHWA MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00
255-32100-531750	UNIFORMS - BULLETPROOF VEST GRANT	0.00	0.00	0.00	0.00
255-32100-542500	EQUIPMENT - CRIMINAL JUSTICE COORD. CNCL PRG GRANT	0.00	12,161.00	0.00	0.00
255-32100-542505	EQUIPMENT - PUB. SFTY & VIOLENT CRIME GRANT	0.00	227,800.00	0.00	0.00
255-32100-551100	2022 DE MINIMIS 10% LEMHWA INDIRECT COST	0.00	1,800.00	0.00	0.00
Division: 32100 - POLICE ADMINISTRATION Total:		**0.00**	**683,469.19**	**1,162,268.00**	**900,000.00**
255-42200-522243	LMIG	0.00	373,698.20	0.00	500,000.00
255-42200-541490	LMIG 2024	0.00	0.00	0.00	0.00
255-42200-541491	LMIG 2025	0.00	0.00	305,815.00	0.00
Division: 42200 - PUBLIC WORKS Total:		**0.00**	**373,698.20**	**305,815.00**	**500,000.00**
255-43300-541489	CDBG FY20	0.00	0.00	0.00	0.00

Division: 43300 - SEWER Total:	**0.00**	**0.00**	**0.00**	**0.00**
255-74100-523847 LCI 2021 BICYCLE CONNECTIVITY	0.00	0.00	0.00	0.00
Division: 74100 - PLANNING & ZONING Total:	**0.00**	**0.00**	**0.00**	
Fund: 255 - GRANT FUND Total:	**1,000,000.00**	**1,057,167.39**	**1,468,083.00**	**1,400,000.00**

HOTEL/MOTEL

Account Number	Account Description	FY 2023 BUDGET	FY 2024 BUDGET	FY 2024 APPROVED	FY 2026 PROPOSED
275-15100-523300	ADVERTISING	0.00	0.00	0.00	0.00
275-15100-523310	PUBLIC NOTICES	0.00	800.00	0.00	800.00
275-15100-523400	PRINTING & BINDING	0.00	0.00	0.00	0.00
275-15100-523600	DUES & FEES	0.00	2,000.00	0.00	2,000.00
275-15100-531700	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00
275-15100-531709	CITY REBRANDING INITIATIVE	0.00	0.00	0.00	0.00
275-15100-531710	RSVP Program for Main Street	0.00	0.00	0.00	0.00
275-15100-531713	PROMOTIONAL SUPPLIES - MAIN STREE	7,719.11	7,000.00	0.00	5,000.00
275-15100-531714	PROMOTIONAL SUPPLIES - ECO DELVP	2,896.00	3,000.00	0.00	2,000.00
275-15100-531717	PROMOTIONAL SUPPLIES - MERLE	0.00	5,000.00	0.00	2,000.00
275-15100-531718	ADVERTISEMENT - MERLE	0.00	20,000.00	0.00	10,000.00
275-15100-531719	ADVERTISEMENT - TED	0.00	5,000.00	0.00	3,000.00
275-15100-531720	CITY QUARTERLY NEWSLETTER	12,765.01	20,000.00	0.00	10,000.00
275-15100-531726	CITY EVENT, Food Trucks	0.00	0.00	0.00	0.00
275-15100-531730	TOURISM	44,426.53	107,200.00	4,231.54	80,000.00
275-15100-531731	CITY EVENT SOUNDS OF SUMM	0.00	0.00	0.00	0.00
275-15100-531732	CITY EVENT, CITIES WEEK	0.00	0.00	0.00	0.00
275-15100-531733	CITY EVENT,MEMORIAL MARCH	0.00	0.00	0.00	0.00
275-15100-531736	CITY EVENT,STARS OVER STO	0.00	0.00	0.00	0.00
275-15100-531737	VETERAN'S DAY PARADE	0.00	0.00	0.00	0.00
275-15100-531738	VETERANS DAY DINNER	0.00	0.00	0.00	0.00
275-15100-531739	MAYORS BIKE RIDE	0.00	0.00	0.00	0.00
275-15100-531743	CITY EVENT, CIRCUS	0.00	0.00	0.00	0.00
275-15100-541495	BEAUTIFICATION	45,991.00	0.00	0.00	0.00
275-15100-542500	OTHER - WAYFINDING SIGNAGE	3,257.96	10,000.00	0.00	10,000.00
275-15100-572000	H.C. CHAMBER 2% / 3.5% 8/1/2015	444,532.16	195,000.00	74,906.51	300,000.00
275-15100-611251	TRANSFER TO/FROM GEN.FUND	0.00	0.00	0.00	0.00
Division: 15100 - FINANCIAL ADMINISTRATION Total:		**561,587.77**	**375,000.00**	**79,138.05**	**424,800.00**
275-90000-611251	TRANSFER TO/FROM GEN.FUND	-	-	-	
Division: 90000 - OTHER FINANCING USES Total:		**-**	**-**	**-**	**-**
Fund: 275 - HOTEL/MOTEL TAX Total:		**561,587.77**	**375,000.00**	**79,138.05**	**424,800.00**

SPLOST V

Account Number	Account Description	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 APPROVED	FY 2026 PROPOSED
320-15100-523901	BANK CHARGES	0.00	0.00	0.00	0.00
Division: 15100 - FINANCIAL ADMINISTRATION Total:		**0.00**	**0.00**	**0.00**	**0.00**
320-15650-542300	POLICE STATION - FURNITURE (	140,676.31	0.00	0.00	
Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY		**140,676.31**	**0.00**	**0.00**	**0.00**
320-42200-522241	LMIG ROAD PAVING	2,464,885.63	0.00	(29,556.35)	0.00
320-42200-541404	SIDEWALKS-SPLOST V	104,120.90	0.00	165,879.10	
Division: 42200 - PUBLIC WORKS Total:		**2,569,006.53**	**0.00**	**136,322.75**	**0.00**
320-43300-541108	WTP CAPACITY REVIEW	16,200.00	0.00	46,807.50	284,500.00
320-43300-541405	WALTER WAY LIFT STATION	0.00	0.00	0.00	0.00
320-43300-541483	WWTP IMPROVEMENTS	128,500.00	0.00	326,583.78	0.00
Division: 43300 - SEWER Total:		**144,700.00**	**0.00**	**373,391.28**	**284,500.00**
320-44200-523849	CONTRACT LABOR - WATER IN	0.00	0.00	272,282.50	180,900.00
320-44200-531140	SUPPLIES & MATERIALS - WATE	114,600.00	0.00	0.00	0.00
320-44200-542511	WATER METER REPLACEMENT	63,845.48	0.00	0.00	0.00
Division: 44200 - WATER Total:		**178,445.48**	**0.00**	**272,282.50**	**180,900.00**
320-62200-521220	PROFESSIONAL SERVICES	123,906.56	0.00	94,259.72	457,600.00
Division: 62200 - PARKS Total:		**123,906.56**	**0.00**	**94,259.72**	**457,600.00**
320-90000-612020	TRANSFER TO/FROM GENERAL	2,946,323.50	0.00	0.00	0.00
Division: 90000 - OTHER FINANCING USES Total:		**2,946,323.50**	**0.00**	**0.00**	**0.00**
Stormwater					77,000.00
Fund: 320 - SPLOST V FUND Total:		**6,103,058.38**	**0.00**	**876,256.25**	**1,000,000.00**

SPLOST VI

Account Number	Account Description	FY 2023 BUDGET	FY 2024 BUDGET	FY 2025 APPROVED	FY 2026 PROPOSED
321-15100-523901	BANK CHARGES	0.00	0.00	0.00	0.00
Division: 15100 - FINANCIAL ADMINISTRATION Total:		**0.00**	**0.00**	**0.00**	**0.00**
321-15650-542300	POLICE STATION - FURNITURI	0.00	0.00	0.00	0.00
Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY		**0.00**	**0.00**	**0.00**	**0.00**
321-42200-522241	LMIG ROAD PAVING	0.00	0.00	0.00	0.00
321-42200-541404	SIDEWALKS-SPLOST V	0.00	0.00	0.00	0.00
Division: 42200 - PUBLIC WORKS Total:		**0.00**	**0.00**	**0.00**	**0.00**
321-43300-541108	WTP CAPACITY REVIEW	0.00	0.00	0.00	0.00
321-43300-541405	WALTER WAY LIFT STATION	0.00	0.00	0.00	0.00
321-43300-541483	WWTP IMPROVEMENTS	0.00	0.00	0.00	0.00
Division: 43300 - SEWER Total:		**0.00**	**0.00**	**0.00**	**0.00**
321-44200-523849	CONTRACT LABOR - WATER I	0.00	0.00	0.00	0.00
321-44200-531140	SUPPLIES & MATERIALS - WAT	0.00	0.00	0.00	0.00
321-44200-542511	WATER METER REPLACEMENT	0.00	0.00	0.00	0.00
Division: 44200 - WATER Total:		**0.00**	**0.00**	**0.00**	**0.00**
321-62200-521220	PROFESSIONAL SERVICES	0.00	0.00	0.00	7,200,000.00
Division: 62200 - PARKS Total:		**0.00**	**0.00**	**0.00**	**0.00**
321-90000-612020	TRANSFER TO/FROM GENERA	0.00	0.00	0.00	0.00
Division: 90000 - OTHER FINANCING USES Total:		**0.00**	**0.00**	**0.00**	**0.00**
Fund: 321 - SPLOST VI FUND Total:		**0.00**	**0.00**	**0.00**	**7,200,000.00**

TSPLOST

Account Number	Account Description	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 APPROVED	FY 2026 PROPOSED
335-15100-523901	BANK CHARGES	286.26	0.00	0.00	0.00
Division: 15100 - FINANCIAL ADMINISTRATION Total		**286.26**	**0.00**	**0.00**	**0.00**
335-42200-521200	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00
335-42200-541404	SIDEWALKS	82,703.50	0.00	327,259.07	0.00
335-42200-541405	NEIGHBORHOOD PROJECT	0.00	0.00	0.00	0.00
335-42200-541406	TYE STREET SIDEWALK	0.00	0.00	0.00	0.00
335-42200-541407	COUNTRY CLUB DRIVE	0.00	0.00	0.00	0.00
335-42200-541436	ROADS	0.00	0.00	0.00	5,800,000.00
335-42200-541440	MLK SR HERITAGE TRAIL SPUR	0.00	0.00	0.00	0.00
335-42200-541441	MLK SR HERITAGE TRAIL I	0.00	0.00	0.00	0.00
335-42200-541442	TRAILHEAD	0.00	0.00	0.00	7,400,000.00
335-42200-541447	TRAILS	0.00	0.00	0.00	0.00
Division: 42200 - PUBLIC WORKS Total:		**82,703.50**	**0.00**	**327,259.07**	**13,200,000.00**
335-42500-541436	ROADS	50,415.00	0.00	0.00	0.00
Division: 42500 - STORMWATER Total:		**50,415.00**	**0.00**	**0.00**	**0.00**
Fund: 335 - TSPLOST 1 Total:		**133,404.76**	**0.00**	**327,259.07**	**13,200,000.00**

URBAN REDEVELOPMENT

Account	Account Description	FY 2023 BUDGET	FY 2024 BUDGET	FY 2025 APPROVED	FY 2026 PROPOSED
350-800(	PRINCIPAL-OTHER DEBT	820,000.00	1,039,731.50	0.00	1,039,731.00
350-800(	INTEREST-OTHER DEBT	388,355.50	165,033.00	0.00	165,035.00
350-800(	BOND ISSUANCE COST	0.00	0.00	0.00	0.00
Division: 80000 - DEBT SERVICES Total:		**1,208,355.50**	**1,204,764.50**	**0.00**	**1,204,766.00**
Fund: 350 - URBAN REDEVELOPMENT AGENCY Total:		**1,208,355.50**	**1,204,764.50**	**0.00**	**1,204,766.00**

URA Series 2005B, 2006A and 2006C - Maturity Date 02/01/2031
Tax Exempt Series 2006C - Maturity Date - 02/01/2031
Tax Exempt Series 2005 - Maturity Date 02/01/2031
Tax Exempt Series 2006A - Maturity Date - 02/01/2031

Principal Payment Due every February 1
Interest Payment Due every August 1

CITYWIDE PROJECTS FUND

Account Number	Account Description	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 APPROVED	FY 2026 PROPOSED
353-15650-541000	PROFESSIONAL FEES	770.50	11,693,818.70	0.00	0.00
353-15650-541100	LAND PURCHASE	22,000.00	0.00	0.00	0.00
353-15650-541301	COMMUNITY CENTER BLDG.	0.00	0.00	0.00	0.00
353-15650-541304	POLICE STATION RENOVATIONS	(18,425.71)	0.00	0.00	0.00
353-15650-541324	AMPHITHEATER FUND	6,226,671.70	0.00	1,097,565.65	0.00
353-15650-541326	TSW	0.00	0.00	0.00	0.00
353-15650-541327	MONUMENT SIGN	0.00	0.00	0.00	0.00
353-15650-541328	CULTURAL ART CENTER	0.00	0.00	(396,401.26)	0.00
353-15650-541330	CITY HALL INTERIOR OFFICE	8,495.84	0.00	0.00	0.00
353-15650-541332	BUILDING IMPROVEMENTS TSCC	31,339.33	0.00	0.00	0.00
353-15650-541336	114 MLK SR HT IMPROVEMENTS	0.00	0.00	0.00	0.00
Division: 15650 - GOVT BUILDINGS TOTALS:		**6,270,851.66**	**11,693,818.70**	**701,164.39**	**0.00**
353-32100-523710	POLICE CANINE PROGRAM	28,604.00	0.00	0.00	0.00
353-32100-531110	COMPUTER EXPENSE - POLICE DE	0.00	0.00	0.00	0.00
353-32100-531750	UNIFORMS - EXPENSE DEPT	61,717.02	0.00	(20,322.68)	0.00
353-32100-541332	BUILDING IMPROVEMENTS - POLI	0.00	0.00	0.00	0.00
353-32100-542200	VEHICLES - POLICE DEPT	322,777.31	0.00	0.00	0.00
353-32100-542500	EQUIPMENT POLICE DEPT	207,466.69	0.00	0.00	0.00
Division: 32100 - POLICE ADMINISTRATION Total:		**620,565.02**	**0.00**	**(20,322.68)**	**0.00**
Fund: 353 - CITYWIDE PROJECTS FUND Total:		**6,891,416.68**	**11,693,818.70**	**680,841.71**	**0.00**

DOWNTOWN DEVELOPMENT AUTHORITY

Account Number	Account Description	FY 2023 BUDGET	FY 2024 BUDGET	FY 2025 APPROVED	FY 2026 PROPOSED
355-15100-521201	PROFESSIONAL FEES	0.00	1,300.00	0.00	1,500.00
355-15100-521220	LEGAL	0.00	11,000.00	0.00	12,000.00
355-15100-523110	LIABILITY INSURANCE	0.00	2,000.00	0.00	4,000.00
355-15100-523310	PUBLIC NOTICES	168.00	200.00	0.00	100.00
355-15100-523400	PRINTING & BINDING	0.00	3,000.00	0.00	3,000.00
355-15100-523500	Travel	(918.00)	2,000.00	0.00	2,000.00
355-15100-523600	DUES AND FEES	0.00	500.00	0.00	1,000.00
355-15100-523700	Education and Training	0.00	3,000.00	0.00	3,000.00
355-15100-531130	OFFICE SUPPLIES	63.59	2,500.00	77.68	2,500.00
355-15100-531140	SUPPLIES & MATERIALS	24.00	1,000.00	0.00	2,000.00
355-15100-531700	MISCELLANEOUS EXPENSE	189.90	500.00	45,860.00	15,000.00
355-15100-531703	HOSPITALITY	0.00	3,000.00	0.00	10,000.00
355-15100-541101	FACADE GRANT	0.00	15,000.00	0.00	30,000.00
Division: 15100 - FINANCIAL ADMINISTRATION		**(472.51)**	**45,000.00**	**45,937.68**	**86,100.00**
355-90000-611355	OPERATING TRANS OUT	0.00	0.00	0.00	250,000.00
Division: 90000 - OTHER FINANCING USES Total		**0.00**	**0.00**	**0.00**	**250,000.00**
Fund: 355 - DOWNTOWN DEVELOPMENT AUTHORITY Total:		**(472.51)**	**45,000.00**	**45,937.68**	**336,100.00**

CITYWIDE DEVELOPMENT AUTHORITY

Account Number	Account Description	FY 2023 BUDGET	FY 2024 BUDGET	FY 2025 APPROVED	FY 2026 PROPOSED
357-15100-521201	PROFESSIONAL FEES	0.00	1,000.00	0.00	25,000.00
357-15100-521220	LEGAL	0.00	10,000.00	0.00	36,000.00
357-15100-523110	LIABILITY INSURANCE	0.00	2,000.00	0.00	1,500.00
357-15100-523310	PUBLIC NOTICES	0.00	1,000.00	0.00	150.00
357-15100-523400	PRINTING & BINDING	0.00	3,000.00	0.00	1,000.00
357-15100-523500	TRAVEL	0.00	2,000.00	104.00	4,500.00
357-15100-523600	DUES AND FEES	241.56	500.00	0.00	1,500.00
357-15100-523700	EDUCATION AND TRAINING	250.00	3,000.00	0.00	4,500.00
357-15100-523940	POSTAGE	0.00	500.00	0.00	182.00
357-15100-531130	OFFICE SUPPLIES	13.75	2,500.00	92.76	1,500.00
357-15100-531140	SUPPLIES AND MATERIALS	24.00	1,000.00	0.00	0.00
357-15100-531700	MISCELLANEOUS EXPENSE	0.00	500.00	250.00	1,000.00
357-15100-531703	HOSPITALITY	0.00	3,000.00	0.00	2,500.00
357-15100-541101	FACADE GRANT	0.00	15,000.00	0.00	25,000.00
357-15100-541105	LAND PURCHASE	0.00	0.00	0.00	0.00
Division: 15100 - FINANCIAL ADMINISTRATION Total:		**529.31**	**45,000.00**	**446.76**	**104,332.00**
357-90000-611275	TRANSFER TO/FROM GF	0.00	0.00	0.00	16,500.00
Division: 90000 - OTHER FINANCING USES Total:		**0.00**	**0.00**	**0.00**	16,500.00
Fund: 357 - CITYWIDE DEVELOPMENT AUTHORITY Tota		**529.31**	**45,000.00**	**446.76**	120,832.00
					(52,500.00)
					68,332.00

PUBLIC FACILITIES
AUTHORITY

Account Number	Account Description	FY 2023 BUDGET	FY 2024 BUDGET	FY 2025 APPROVED	FY 2026 PROPOSED
360-15100-523901	BANK CHARGES	59.75	0.00	46.84	0.00
Division: 15100 - FINANCIAL ADMINISTRATION Total:		**59.75**	**0.00**	**46.84**	**0.00**
360-32100-541492	POLICE BUILDING CONSTRUCTION	126,639.87	0.00	0.00	0.00
Division: 32100 - POLICE ADMINISTRATION Total:		**126,639.87**	**0.00**	**0.00**	**0.00**
360-80000-581300	PRINCIPAL-OTHER DEBT	3,915,000.00	2,720,000.00	0.00	773,676.00
360-80000-582300	INTEREST-OTHER DEBT	467,570.82	226,323.50	0.00	226,324.00
Division: 80000 - DEBT SERVICES Total:		**4,382,570.82**	**2,946,323.50**	**0.00**	**1,000,000.00**
360-90000-612025	TRANSFER TO/FROM SPLOST IV	0.00	0.00	0.00	0.00
Division: 90000 - OTHER FINANCING USES Total:		**0.00**	**0.00**	**0.00**	**0.00**
Fund: 360 - PUBLIC FACILITIES AUTHORITY PROJECT FUN		**4,509,270.44**	**2,946,323.50**	**46.84**	**1,000,000.00**

CEMETERY FUND

Account Number	Account Description	FY 2023 BUDGET	FY 2024 BUDGET	FY 2025 APPROVED	FY 2026 PROPOSED
495-15650-522220	MAINTENANCE & CLEANING	746.49	3,000.00	389.82	13,000.00
495-15650-531600	SMALL EQUIPMENT - NON-CAPITAL	44.34	1,600.00	0.00	1,600.00
495-15650-531700	MISC EXPENSE	624.00	400.00	0.00	400.00
495-15650-541200	SITE IMPROVEMENTS	0.00	5,000.00	0.00	5,000.00
Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY Total:		**1,414.83**	**10,000.00**	**389.82**	**20,000.00**
495-90000-611275	TRANSFER FROM G/F	0.00	0.00	0.00	0.00
495-90000-612007	TRANSFER TO/FROM GF	0.00	0.00	0.00	0.00
Division: 90000 - OTHER FINANCING USES Total:		**0.00**	**0.00**	**0.00**	**0.00**
Fund: 495 - CEMETERY FUND Total:		**1,414.83**	**10,000.00**	**389.82**	**20,000.00**

SEWER

Account Number	Account Description	FY 2022 BUDGET	FY 2023 BUDGET	FY 2024 BUDGET	FY 2025 APPROVED	FY 2026 PROPOSED
505-43300-511100	REGULAR EMPL. SALARIES	538,475.74	528,645.51	195,120.81	555,078.00	618,000.00
505-43300-511300	OVERTIME	48,527.00	50,000.00	21,479.36	50,000.00	55,000.00
505-43300-512100	GRP INSRNC MEDICAL/DENTAL	203,215.09	266,000.00	99,288.91	266,000.00	266,000.00
505-43300-512110	GROUP INSURANCE LIFE	1,645.54	3,000.00	949.76	3,000.00	3,000.00
505-43300-512111	GROUP INSURANCE VISION	1,013.28	1,000.00	481.35	1,000.00	1,000.00
505-43300-512200	MEDICARE 1.45%	7,812.84	8,000.00	3,048.63	8,000.00	8,000.00
505-43300-512401	RETIREMENT CONTRIBUTIONS	54,611.88	72,500.00	29,497.70	72,500.00	72,500.00
505-43300-512600	UNEMPLOYEMENT INSURANCE	0.00	4,000.00	0.00	4,000.00	0.00
505-43300-512700	WORKER'S COMPENSATION	12,917.09	25,000.00	6,430.14	0.00	0.00
505-43300-512850	HRA REIMBURSEMENT	4,023.79	9,200.00	0.00	9,200.00	8,000.00
505-43300-521201	PROFESSIONAL	5,477.50	15,000.00	5,500.00	15,000.00	15,000.00
505-43300-521222	IT Services for Sewer	0.00	10,000.00	0.00	10,000.00	0.00
505-43300-521230	ENGINEERING FEES	50,601.57	15,000.00	5,507.55	15,000.00	35,000.00
505-43300-521341	TESTING - ANALYTICAL COST	5,444.75	20,000.00	12,395.00	20,000.00	25,000.00
505-43300-522150	SURVEILLANCE CAMERAS	0.00	15,000.00	0.00	0.00	0.00
505-43300-522200	REPAIRS & MAINTENANCE	690.00	15,000.00	0.00	15,000.00	25,000.00
505-43300-522210	MAINTENANCE AGREEMENTS	3,844.55	25,000.00	1,111.39	25,000.00	20,000.00
505-43300-522211	DISPOSAL	0.00	3,000.00	0.00	3,000.00	0.00
505-43300-522220	MAINTENANCE & CLEANING	0.00	4,000.00	0.00	4,000.00	4,000.00
505-43300-522229	EQUIPMENT REPAIRS - PLANT	29,798.10	35,000.00	42,426.30	35,000.00	75,000.00
505-43300-522231	EQPMNT REPAIR PUMP STATIO	47,833.10	50,000.00	34,694.42	50,000.00	50,000.00
505-43300-522232	REPAIR, WWTP PLANT	47,988.00	35,000.00	17,298.77	35,000.00	75,000.00
505-43300-522233	PUMP STATION REPAIR(BLDG)	404.70	2,500.00	0.00	2,500.00	0.00
505-43300-522234	PUMP STATION ROADS REPAIR	0.00	2,500.00	853.75	2,500.00	2,500.00
505-43300-522235	VACCUM CLEAN SEWER LINES	10,394.00	35,000.00	6,022.50	35,000.00	55,000.00
505-43300-522240	STREET REPAIRS/MAINTENANC	2,480.00	15,000.00	500.00	15,000.00	15,000.00
505-43300-522250	AUTO & TRUCK REPAIR	31,915.20	15,000.00	2,642.33	15,000.00	30,000.00
505-43300-522255	DAMAGE TO PROPERTY	97.93	5,000.00	0.00	5,000.00	5,000.00
505-43300-522320	RENTAL OF EQUIP & VEHICLE	228.85	3,500.00	0.00	3,500.00	3,000.00
505-43300-522341	COPIER RENTAL	771.96	0.00	674.00	0.00	0.00
505-43300-523231	CELL PHONES	0.00	1,500.00	0.00	0.00	0.00
505-43300-523240	AT&T CLUB SERVICE	13,707.22	15,000.00	4,611.38	0.00	0.00
505-43300-523245	CBEYOND COMMUNICATIONS	6,056.41	6,800.00	2,591.06	0.00	0.00
505-43300-523310	PUBLIC NOTICES	484.00	3,500.00	1,674.00	3,500.00	5,000.00
505-43300-523400	PRINTING & BINDING	4,159.22	5,000.00	4,296.28	5,000.00	5,000.00
505-43300-523500	TRAVEL	7,479.38	5,500.00	518.00	5,500.00	7,500.00
505-43300-523600	DUES & FEES	1,495.40	3,500.00	203.80	3,500.00	4,000.00

SEWER

505-43300-523700	EDUCATION & TRAINING	3,219.07	8,500.00	1,241.66	8,500.00	12,000.00
505-43300-523849	CONTRACT LABOR	0.00	5,000.00	0.00	5,000.00	5,000.00
505-43300-523900	OTHER (PURCHASED SRVCS)	3,245.67	0.00	0.00	0.00	0.00
505-43300-523902	MERCHANT FEES CREDIT CARD	20,353.28	13,500.00	8,727.00	13,500.00	0.00
505-43300-523905	COLL. FEE HENRY COUNTY	8,546.88	10,000.00	2,801.22	10,000.00	10,000.00
505-43300-523930	DRUG TESTING, VACCINES	475.00	1,500.00	1,500.00	1,500.00	1,000.00
505-43300-523940	POSTAGE	7,541.59	8,000.00	12,600.00	8,000.00	15,000.00
505-43300-523990	LANDFILL FEES	29,660.22	35,000.00	35,000.00	35,000.00	65,000.00

505-43300-531110	COMPUTER EXPENSE	3,084.40	7,500.00	689.88	0.00	0.00
505-43300-531130	OFFICE SUPPLIES	570.70	2,500.00	374.00	2,500.00	2,500.00
505-43300-531140	SUPPLIES & MATERIALS	16,290.93	25,000.00	3,424.78	45,000.00	55,000.00
505-43300-531142	HAND TOOLS & SMALL EQUIP.	4,068.32	10,000.00	305.28	15,000.00	15,000.00
505-43300-531214	ENERGY - NATURAL GAS	734.56	2,000.00	46.97	2,000.00	2,000.00
505-43300-531221	SNAPPING SHOALS EMC	4,038.43	6,000.00	1,483.52	6,000.00	6,000.00
505-43300-531223	GA POWER LIFT STATIONS	46,461.15	45,000.00	16,466.48	45,000.00	60,000.00
505-43300-531229	GA POWER - WWTP	183,794.00	165,000.00	70,110.63	170,000.00	260,000.00
505-43300-531270	ENERGY-GASOLINE/DIESEL	21,364.92	25,000.00	8,153.03	25,000.00	25,000.00
505-43300-531510	PUMP STATION WATER PURCHASES	0.00	2,000.00	76.19	0.00	0.00
505-43300-531700	MISC EXPENSE	307.35	33,000.00	0.00	40,000.00	40,000.00
505-43300-531703	LAB SUPPLIES/OTHER	16,094.92	25,000.00	10,847.31	25,000.00	25,000.00
505-43300-531706	CHEMICALS	71,356.31	80,000.00	76,840.01	105,000.00	105,000.00
505-43300-531720	SIGNS	0.00	3,000.00	0.00	3,000.00	2,000.00
505-43300-531740	TIRE EXPENSE	3,731.94	5,000.00	1,462.83	5,000.00	6,000.00
505-43300-531750	UNIFORMS	3,706.61	8,500.00	6,718.24	8,500.00	10,000.00
505-43300-541462	S2180730 WWTP FCLTY IMP	1,729,884.84	25,000.00	392,366.72	25,000.00	50,000.00
505-43300-542200	VEHICLES	0.00	38,500.00	0.00	0.00	0.00
505-43300-542400	COMPUTER SOFTWARE	7,442.08	8,500.00	5,111.20	0.00	8,500.00
505-43300-542500	EQUIPMENT	125,737.75	100,000.00	0.00	0.00	0.00
505-43300-542513	CAMERA, FOR SEWER LINES	0.00	0.00	0.00		0.00
505-43300-542517	WATERSHED MONITORING I&II	27,676.00	28,500.00	18,000.00	28,500.00	25,000.00
505-43300-561000	DEPRECIATION	0.00	0.00	0.00	0.00	0.00
505-43300-573105	CONSENT ORDER - FINE	0.00	15,000.00	0.00	15,000.00	15,000.00
505-43300-573110	BAD DEBT EXP. W/S	7,960.34	15,000.00	0.00	15,000.00	15,000.00
505-43300-581300	PRINCIPAL-OTHER DEBT	0.00	0.00	0.00		0.00
505-43300-582300	INTEREST-OTHER DEBT	0.00	0.00	0.00		0.00
505-43300-611103	TRANSFER TO/FROM GEN.FUND	0.00	0.00	0.00		0.00
Division: 43300 - SEWER Total:		**3,490,941.35**	**2,085,145.51**	**1,174,164.14**	**1,953,778.00**	2,322,500.00

DEBT SERVICE

Account Number	Account Description	FY 2023 BUDGET	FY 2024 BUDGET	APPROVED ACTUAL	FY 2026 PROPOSED
505-80000-562000	AMORTIZATION	0.00	0.00	0.00	0.00
505-80000-581300	PRINCIPAL-OTHER DEBT	0.00	102,272.06	0.00	105,472.00
505-80000-582300	INTEREST-OTHER DEBT	27,987.00	24,968.14	4,498.75	25,000.00
Division: 80000 - DEBT SERVICES Total:		**27,987.00**	**127,240.20**	**4,498.75**	**130,472.00**
505-90000-611002	INVALID FOR THIS ENTITY	0.00	0.00	0.00	0.00
505-90000-611103	TRANSFER TO GEN.FUND	60,000.00	0.00	0.00	64,000.00
505-90000-611151	TRANS. W/S - SAN.	0.00	0.00	0.00	0.00
505-90000-611202	TRANSFER W&S	0.00	0.00	0.00	0.00
505-90000-611260	TRANSFER W&S - MMCC	0.00	0.00	0.00	0.00
505-90000-611500	TRANSFER TO SPLOST	0.00	0.00	0.00	0.00
505-90000-611602	TRANSFER TO/FROM CONF.CTR	0.00	0.00	0.00	0.00
505-90000-612002	WATER/SEWER - SPLOST III	0.00	0.00	0.00	0.00
Division: 90000 - OTHER FINANCING USES Total:		**60,000.00**	**127,240.20**	**0.00**	**64,000.00**
Fund: 505 - WATER & SEWER Total:		**6,451,386.22**	**4,592,402.21**	**1,923,729.48**	**194,472.00**

Account Number	Account Description	FY 2023 BUDGET	FY 2024 BUDGET	FY 2025 APPROVED	FY 2026 PROPOSED
510-42500-511100	REGULAR EMPL. SALARIES	175,749.05	264,308.15	83,871.13	400,000.00
510-42500-511300	OVERTIME	3,159.32	4,000.00	2,098.22	5,500.00
510-42500-512100	GRP INSRNC MEDICAL/DENTAL	56,945.69	83,000.00	34,509.20	83,000.00
510-42500-512110	GROUP INSURANCE LIFE	573.48	2,000.00	442.70	2,000.00
510-42500-512111	GROUP INSURANCE VISION	401.93	1,000.00	217.75	1,000.00
510-42500-512200	MEDICARE 1.45%	2,315.96	6,000.00	1,207.15	6,000.00
510-42500-512400	PENSION	48,962.28	65,000.00	26,446.25	65,000.00
510-42500-512600	UNEMPLOYMENT INSURANCE	0.00	5,000.00	0.00	0.00
510-42500-512700	WORKER'S COMPENSATION	16,048.30	27,000.00	6,944.54	0.00
510-42500-512850	HRA REIMBURSEMENT	0.00	10,000.00	0.00	8,000.00
510-42500-521201	PROFESSIONAL FEES	2,817.50	2,500.00	0.00	15,000.00
510-42500-521222	IT Services for Stormwater	0.00	5,500.00	0.00	0.00
510-42500-521230	ENGINEERING FEES	12,630.00	28,500.00	40,180.00	45,000.00
510-42500-522210	MAINTENANCE AGREEMENTS	0.00	7,000.00	0.00	0.00
510-42500-522230	EQUIPMENT REPAIRS	0.00	5,500.00	0.00	15,000.00
510-42500-522240	STREET REPAIRS/MAINTENANC	0.00	5,500.00	0.00	5,500.00
510-42500-522250	AUTO & TRUCK REPAIR	11,092.53	7,500.00	2,424.47	10,000.00
510-42500-523110	LIABILITY INSURANCE	0.00	2,500.00	0.00	0.00
510-42500-523304	PERMITS/ANNUAL REPORT	6,723.00	20,000.00	(139.32)	15,000.00
510-42500-523310	PUBLIC NOTICES	0.00	3,500.00	0.00	5,000.00
510-42500-523400	PRINTING & BINDING	49.00	5,000.00	0.00	5,000.00
510-42500-523500	TRAVEL	1,579.60	4,500.00	921.99	7,000.00
510-42500-523600	DUES & FEES	118.80	1,000.00	118.80	1,000.00
510-42500-523700	EDUCATION & TRAINING	3,428.06	7,000.00	1,970.66	7,000.00
510-42500-523852	NOI IMPLEMENTATION	0.00	4,000.00	0.00	4,000.00
510-42500-523901	BANK CHARGES	0.00	47,533.04	0.00	0.00
510-42500-523902	CREDIT CARD EXPENSES	7,157.74	4,000.00	1,556.30	0.00
510-42500-523930	DRUG TESTING, VACCINES	120.00	500.00	500.00	0.00
510-42500-523990	LANDFILL FEES	3,879.29	15,000.00	12,787.00	15,000.00
510-42500-531110	COMPUTER EXPENSE	435.27	5,500.00	0.00	0.00
510-42500-531130	OFFICE SUPPLIES	369.69	1,000.00	980.50	1,500.00
510-42500-531140	SUPPLIES & MATERIALS	4,085.12	10,000.00	783.79	7,500.00
510-42500-531142	HAND TOOLS & SMALL EQUIP.	227.82	2,982.00	222.28	3,500.00
510-42500-531270	ENERGY-GASOLINE/DIESEL	9,493.82	15,000.00	2,016.11	17,000.00
510-42500-531700	MISCELLANEOUS EXPENSE	8.74	3,000.00	8.78	3,500.00
510-42500-531740	TIRE EXPENSE	1,834.59	3,500.00	696.78	4,000.00
510-42500-531750	UNIFORMS	1,243.92	5,000.00	3,911.24	6,000.00
510-42500-541476	EASEMENTS	0.00	0.00	0.00	0.00

510-42500-542400	COMPUTER SOFTWARE	3,939.42	5,000.00	5,000.00	0.00
510-42500-542500	EQUIPMENT	0.00	55,000.00	0.00	350,000.00
510-42500-542515	STORMWATER REPAIR	170,561.38	400,000.00	642,500.00	300,000.00
510-42500-542518	WATERSHED ASSES. PHASE II	0.00	5,500.00	0.00	0.00
510-42500-561000	DEPRECIATION	141,582.53	65,000.00	0.00	65,000.00
510-42500-579000	CONTINGENCIES	0.00	0.00	0.00	0.00
Division: 42500 - STORMWATER Total:		**687,533.83**	**1,220,323.19**	**872,176.32**	**1,478,000.00**
510-90000-611402	TRANSFER TO SEWER	60,000.00	0.00	0.00	0.00
510-90000-611901	TRANSFER TO GF	0.00	0.00	0.00	0.00
Division: 90000 - OTHER FINANCING USES Total:		**60,000.00**	**0.00**	**0.00**	**0.00**
Fund: 510 - STORMWATER Total:		**747,533.83**	**1,220,323.19**	**872,176.32**	**1,478,000.00**

SANITATION

Account Number	Account Description	FY 2023 BUDGET	FY 2024 BUDGET	FY 2025 APPROVED	FY 2026 PROPOSED
540-45200-511100	REGULAR EMPL. SALARIES	53,613.74	44,209.84	16,539.60	53,764.00
540-45200-511300	OVERTIME	0.00	5,000.00	0.00	5,000.00
540-45200-512100	GRP INSRNC MEDICAL/DENTAL	39,240.12	45,000.00	17,005.25	45,000.00
540-45200-512110	GROUP INSURANCE LIFE	156.20	1,000.00	86.95	1,000.00
540-45200-512111	GROUP INSURANCE VISION	201.48	1,000.00	83.95	1,000.00
540-45200-512200	MEDICARE 1.45%	592.06	800.00	227.07	800.00
540-45200-512401	RETIREMENT CONTRIBUTIONS	8,135.28	10,800.00	4,394.15	10,800.00
540-45200-512700	WORKER'S COMPENSATION	1,026.41	2,000.00	514.40	0.00
540-45200-512850	HRA REIMBURSEMENT	0.00	2,000.00	0.00	2,000.00
540-45200-521222	IT TOTAL TECH	0.00	3,000.00	0.00	0.00
540-45200-521230	ENGINEERING FEES	3,450.00	6,000.00	4,700.00	6,000.00
540-45200-522210	MAINTENANCE AGREEMENTS	0.00	1,000.00	0.00	0.00
540-45200-522230	EQUIPMENT REPAIRS	0.00	15,000.00	0.00	0.00
540-45200-522246	KUBOTA SANI VEHICLES	0.00	2,000.00	0.00	0.00
540-45200-522250	AUTO & TRUCK REPAIR	0.00	5,000.00	0.00	6,000.00
540-45200-522252	DAMAGE TO CITIZEN ITEMS	0.00	1,000.00	0.00	1,000.00
540-45200-522254	SANITATION DISCOUNT	0.00	0.00	3,762.00	0.00
540-45200-523310	PUBLIC NOTICES	0.00	1,000.00	0.00	1,000.00
540-45200-523400	PRINTING & BINDING	3,414.81	1,000.00	187.44	5,000.00
540-45200-523700	EDUCATION & TRAINING	0.00	3,000.00	1,241.66	3,000.00
540-45200-523902	MERCHANT FEES CREDIT CARD	0.00	1,000.00	0.00	0.00
540-45200-523906	H. C. COLL. FEE	0.00	5,000.00	0.00	0.00
540-45200-523930	DRUG TESTING, VACCINES	0.00	500.00	500.00	0.00
540-45200-523940	POSTAGE	0.00	15,000.00	5,281.99	15,000.00
540-45200-523990	LANDFILL FEES	872,422.16	935,000.00	935,000.00	1,200,000.00
540-45200-523991	Sanitation Collections Outsourcing	1,124,421.68	1,700,000.00	1,700,000.00	1,700,000.00
540-45200-524000	SWMP COST JT. HC AND CITY	39,807.84	2,000.00	1,096.22	45,000.00
540-45200-531110	COMPUTER EXPENSE	0.00	6,500.00	0.00	0.00
540-45200-531130	OFFICE SUPPLIES	0.00	500.00	67.12	500.00
540-45200-531140	SUPPLIES & MATERIALS	0.00	2,000.00	0.00	3,000.00
540-45200-531240	ENERGY-BOTTLED GAS	0.00	4,000.00	0.00	0.00
540-45200-531270	ENERGY-GASOLINE/DIESEL	1,155.63	4,000.00	2,131.19	4,000.00
540-45200-531704	OTHER SUPPLIES	60.61	0.00	0.00	0.00
540-45200-531740	TIRE EXPENSE	0.00	3,000.00	0.00	3,000.00
540-45200-531750	UNIFORMS	0.00	2,000.00	1,218.39	0.00
540-45200-542400	COMPUTER SOFTWARE	3,939.42	5,000.00	5,000.00	0.00
540-45200-561000	DEPRECIATION	14,948.10	25,000.00	0.00	25,000.00
540-45200-611401	TRANSFER TO/FROM GF	0.00	0.00	0.00	0.00
Division: 45200 - SANITATION SOLID WASTE COLLECTION Total:		**2,166,585.54**	**2,860,309.84**	**2,699,037.38**	**3,136,864.00**
Division: 90000 - OTHER FINANCING USES Total:		**0.00**	**0.00**	**0.00**	
Fund: 540 - SANITATION SOLID WASTE COLLECTION Total:		**2,176,145.85**	**2,860,309.84**	**2,701,124.59**	**3,136,864.00**

MERLE MANDERS
CONFERENCE CENTER

Account Number	Account Description	FY 2023 BUDGET	FY 2024 BUDGET	FY 2025 APPROVED	FY 2026 PROPOSED
555-15650-511100	REGULAR EMPL. SALARIES	278,132.64	293,207.36	93,985.54	0.00
555-15650-511300	OVERTIME	3,520.30	2,000.00	1,522.21	0.00
555-15650-512100	GRP INSRNC MEDICAL/DENTAL	127,994.77	168,000.00	38,385.38	0.00
555-15650-512110	GROUP INSURANCE LIFE	1,025.22	3,500.00	456.25	0.00
555-15650-512111	GROUP INSURANCE VISION	572.69	1,000.00	168.79	0.00
555-15650-512200	MEDICARE 1.45%	3,858.97	4,500.00	1,338.11	0.00
555-15650-512401	RETIREMENT CONTRIBUTIONS	37,663.40	50,000.00	20,343.25	0.00
555-15650-512600	UNEMPLOYMENT INSURANCE	0.00	8,000.00	0.00	0.00
555-15650-512700	WORKER'S COMPENSATION	4,137.09	8,000.00	2,057.71	0.00
555-15650-512850	HRA REIMBURSEMENT	0.00	6,000.00	0.00	6,000.00
555-15650-521201	PROFESSIONAL FEES	3,250.00	1,550.00	450.00	1,550.00
555-15650-521340	WEB-SITE	900.00	0.00	0.00	0.00
555-15650-522200	REPAIRS & MAINTENANCE	2,693.13	3,500.00	1,610.00	3,500.00
555-15650-522210	MAINTENANCE AGREEMENTS	0.00	500.00	0.00	500.00
555-15650-522230	EQUIPMENT REPAIRS	100.00	0.00	219.99	0.00
555-15650-522251	AUTO EXPENSE	12,879.68	0.00	0.00	0.00
555-15650-522320	RENTAL OF EQUIP & VEHICLE	3,971.62	3,000.00	0.00	3,000.00
555-15650-522341	COPIER RENTAL	2,208.72	3,500.00	2,210.00	0.00
555-15650-523245	CBEYOND COMMUNICATIONS	10,965.77	11,000.00	4,743.62	0.00
555-15650-523300	Advertising	0.00	4,000.00	500.00	7,000.00
555-15650-523400	PRINTING & BINDING	1,442.74	3,500.00	1,102.26	3,500.00
555-15650-523500	TRAVEL	2,500.00	3,000.00	0.00	3,000.00
555-15650-523600	DUES & FEES	1,147.25	1,200.00	441.75	1,200.00
555-15650-523700	EDUCATION & TRAINING	150.00	3,500.00	0.00	3,500.00
555-15650-523850	Personnel Services	27,123.30	10,000.00	10,500.00	15,000.00
555-15650-523851	CLIENT EVENT ATTENDANT	16,032.33	3,000.00	3,000.00	2,000.00
555-15650-523902	MERCHANT FEES CREDIT CARD	358.07	2,550.00	0.00	2,550.00
555-15650-523933	LINEN	1,737.50	7,000.00	3,144.00	10,000.00
555-15650-523940	POSTAGE	84.96	500.00	20.00	250.00
555-15650-531130	OFFICE SUPPLIES	2,149.51	3,000.00	610.29	3,000.00
555-15650-531140	SUPPLIES & MATERIALS	4,210.02	2,000.00	389.54	2,000.00
555-15650-531142	HAND TOOLS & SMALL EQUIP.	3,505.32	5,000.00	36.91	5,000.00
555-15650-531213	NATURAL GAS	5,172.97	5,300.00	1,884.70	5,300.00
555-15650-531232	GEORGIA POWER	26,794.70	25,000.00	8,841.01	25,000.00
555-15650-531271	FUEL	5,589.23	4,000.00	1,175.83	4,000.00
555-15650-531708	FOOD AND BEVERAGE	309.60	500.00	0.00	500.00
555-15650-531710	CHRISTMAS DECORATIONS	7,260.00	5,000.00	0.00	5,000.00

555-15650-531720	SIGNS	0.00	1,500.00	0.00	1,500.00
555-15650-531740	TIRE EXPENSE	463.68	0.00	0.00	
555-15650-531750	UNIFORMS	1,202.80	1,300.00	800.00	1,300.00
555-15650-541200	SITE IMPROVEMENTS	38,482.00	0.00	12,260.86	0.00
555-15650-542200	VEHICLES	35,765.04	0.00	0.00	0.00
555-15650-542300	FURNITURE & FIXTURES	3,009.70	5,000.00	0.00	5,000.00
555-15650-542400	Computer Software	4,720.37	10,000.00	0.00	0.00
555-15650-542500	EQUIPMENT	346.97	2,250.00	0.00	2,250.00
555-15650-542502	MISCELLANEOUS	0.00	0.00	0.00	64,000.00
555-15650-561000	DEPRECIATION	83,600.07	56,766.78	0.00	0.00
555-15650-575000	LOSS ON DISPOSAL OF ASSETS	0.00	0.00	0.00	0.00
555-15650-611200	TRANSFER GF AND MMCC	0.00	0.00	0.00	0.00
Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY Tota		**767,032.13**	**732,124.14**	**212,198.00**	**186,400.00**
Fund: 555 - MERLE MANDERS CONFERENCE CENTER Total:		**767,032.13**	**732,124.14**	**212,198.00**	**186,400.00**

AMPHITHEATER

Account Number	Account Description	FY 2023 BUDGET	FY 2024 BUDGET	FY 2025 APPROVED	FY 2026 PROPOSED
565-61800-521100	CONSULTANT FEES	16,150.00	180,000.00	0.00	120,000.00
565-61800-521201	PROFESSIONAL FEES	12,031.75	30,000.00	0.00	150,000.00
565-61800-521204	ENTERTAINMENT/TALENT FEE	9,505.32	900,000.00	0.00	1,200,000.00
565-61800-521205	PRODUCTION SERVICES	122,021.44	250,000.00	0.00	500,000.00
565-61800-521206	SECURITY	0.00	0.00	0.00	120,000.00
565-61800-521207	USHER/BOX OFFICE	0.00	22,500.00	0.00	35,000.00
565-61800-521300	TECHNICAL SERVICES	11,870.00	30,000.00	12,000.00	2,000.00
565-61800-521310	SOFTWARE	0.00	0.00	0.00	5,000.00
565-61800-522210	MAINTENANCE AGREEMENTS	12,139.11	25,000.00	1,025.00	10,000.00
565-61800-522219	LANDSCAPING	74,220.00	75,000.00	74,220.00	10,000.00
565-61800-522220	MAINTENANCE & CLEANING	13,750.76	20,000.00	15,119.24	30,000.00
565-61800-522230	EQUIPMENT REPAIRS	3,779.93	10,000.00	423.49	10,000.00
565-61800-522320	RENTAL OF EQUIP & VEHICLE	80,092.59	40,000.00	0.00	100,000.00
565-61800-523240	AT&T CLUB SERVICE	10,371.07	10,000.00	3,839.01	0.00
565-61800-523300	ADVERTISING	60,352.25	40,000.00	0.00	200,000.00
565-61800-523310	PUBLIC NOTICE	0.00	0.00	0.00	0.00
565-61800-523850	PERSONNEL SERVICES	0.00	50,000.00	941.28	0.00
565-61800-531110	COMPUTER EXPENSE	0.00	0.00	0.00	0.00
565-61800-531140	SUPPLIES & MATERIALS	39,358.28	40,000.00	2,432.52	40,000.00
565-61800-531143	SECURITY UPGRADES	26,816.43	51,500.00	40,000.00	0.00
565-61800-531211	NATURAL GAS	1,312.68	1,000.00	123.03	1,000.00
565-61800-531222	GA POWER ELECTRICITY	101,969.00	50,000.00	29,613.01	85,000.00
565-61800-531233	STREET LIGHTS, OUTSIDE	0.00	10,000.00	0.00	10,000.00
565-61800-531270	ENERGY-GASOLINE/DIESEL	0.00	0.00	0.00	0.00
565-61800-531700	MISCELLANEOUS	0.00	0.00	0.00	0.00
565-61800-531701	HOSPITALITY/FOOD BEVERAGE	3,725.00	0.00	62.32	0.00
565-61800-531707	ENTERTAINMENT	3,285.00	0.00	0.00	0.00
565-61800-541300	BUILDING IMPROVEMENTS	33,643.49	50,000.00	6,895.00	100,000.00
565-61800-541416	CONSTRUCTION COSTS	0.00	50,000.00	0.00	0.00
565-61800-542300	FURNITURE & FIXTURES	1,888.34	5,000.00	0.00	20,000.00
565-61800-542500	EQUIPMENT	17,432.30	60,000.00	0.00	252,000.00
565-61800-561000	DEPRECIATION	618,135.95	0.00	0.00	0.00
Division: 61800 - AMPHITHEATER Total:		**1,273,850.69**	**2,000,000.00**	**186,693.90**	**3,000,000.00**
565-90000-611300	TRANSFER TO GENERAL FUND	500,000.00	0.00	0.00	0.00
565-90000-611500	TRANSFER TO SPLOST IV	0.00	0.00	0.00	0.00
Division: 90000 - OTHER FINANCING USES Total:		**500,000.00**	**0.00**	**0.00**	**0.00**
Fund: 565 - AMPHITHEATER COMPLEX Total:		**1,773,850.69**	**2,000,000.00**	**186,693.90**	**3,000,000.00**

Stockbridge
Where Community Connects

CAPITAL IMPROVEMENT PLAN

CAPITAL IMPROVEMENT SUMMARY

Expenditures For Planning Years

Department	Requested Item/Project	Justification	FY2024	FY2025	FY2026	FY2027	FY2028	Total	Funding Source
Public Works	LMIG	Resurface City Streets	$ 2,297,119	$ 2,200,000	$ 2,200,000	$ 2,200,000	$ 2,200,000	$ 11,097,119	SPLOST, TSPLOST, GDOT
Public Works	Sidewalk Maintenance Program	Maintain City Sidewalks	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 1,500,000	SPLOST/TSPLOST
Public Works	Old Atlanta Road Sidewalk	Install Sidewalks	$ 1,500,000	$ -	$ -	$ -	$ -	$ 1,500,000	TSPLOST
Public Works	Davidson PKWY Sidewalk	Install Sidewalks	$ 1,500,000	$ -	$ -	$ -	$ -	$ 1,500,000	TSPLOST
Public Works	Tye Street Sidewalk	Install Sidewalks	$ 2,200,000	$ -	$ -	$ -	$ -	$ 2,200,000	TSPLOST
Public Works	Peach Drive Sidewalk	Install Sidewalks	$ 300,000	$ -	$ -	$ -	$ -	$ 300,000	TSPLOST
Public Works	Neighborhood Project	Stormwater and Street Widening Project	$ -	$ 2,500,000	$ -	$ -	$ -	$ 2,500,000	TSPLOST
Public Works	Davis Road Sidewalk Project	Sidewalk and Curb and Gutter	$ -	$ -	$ 2,500,000	$ -	$ -	$ 2,500,000	TSPLOST
Public Works	Reeves Creek Trail Extension	Trail System Enhancement	$ -	$ 2,800,000	$ -	$ -	$ -	$ 2,800,000	TSPLOST
Public Works	Brush Creek Trail	Trail System Enhancement	$ -	$ -	$ 2,400,000	$ -	$ -	$ 2,400,000	TSPLOST
Public Works	MLK, SR Heritage Trail Spur Trail	Trail System Enhancement	$ -	$ -	$ -	$ 425,000	$ -	$ 425,000	TSPLOST
Public Works	MLK, SR Heritage Trail Green Front Café	Trail System Enhancement	$ -	$ -	$ -	$ 355,000	$ -	$ 355,000	TSPLOST
Public Works	Continuation of MLK, SR Heritage Trail	Trail System Enhancement	$ -	$ -	$ -	$ 625,000	$ -	$ 625,000	TSPLOST
Public Works	Trail Head Location With Reeves Creek Trail & MLK, SR	Trail System Enhancement	$ -	$ -	$ -	$ 500,000	$ -	$ 500,000	TSPLOST
Public Works	Country Club Drive	Traffic and Safety Enhancements	$ -	$ -	$ 1,000,000	$ -	$ -	$ 1,000,000	TSPLOST
Public Works	Burke Street Sidewalks/Pedestrain Improvements	Trail System Enhancement	$ -	$ -	$ -	$ 500,000	$ -	$ 500,000	TSPLOST
Public Works	Love Street Sidewalks/Pedestrain Improvements	Trail System Enhancement	$ -	$ -	$ -	$ 500,000	$ -	$ 500,000	TSPLOST
Public Works	Walt Stephens Trail	Trail System Enhancement	$ -	$ -	$ -	$ -	$ 3,000,000	$ 3,000,000	TSPLOST
Public Works	Downtown Pedestrain Bridge	Walkability	$ -	$ -	$ 800,000	$ -	$ -	$ 800,000	TSPLOST
Public Works	Campground Road Sidewalk	Install Sidewalks	$ -	$ -	$ -	$ 500,000	$ -	$ 500,000	TSPLOST
Public Works	Hudson Bridge RD/Eagle Landing PKWY	Road Resurfacing	$ -	$ 489,982	$ -	$ -	$ -	$ 489,982	TSPLOST
Public Works	Rock Quarry Road Extension	Road Enhancement	$ -	$ -	$ -	$ 2,000,000	$ -	$ 2,000,000	TSPLOST
Public Works	Rock Quarry Road Widening	Road Enhancement	$ -	$ -	$ 4,000,000	$ -	$ -	$ 4,000,000	TSPLOST
Gov Bldg & Prop	Maintenance Shop Renovation	Employee Safety and Health	$ -	$ 4,000,000	$ -	$ -	$ -	$ 4,000,000	SPLOST
Parks	Transfer Station Decommissioning	Additional Parking for Memorial Park	$ -	$ 50,000	$ -	$ -	$ -	$ 50,000	SPLOST
Parks	Gardner Park Land Acquisition	Increase Park Size for Parking	$ -	$ -	$ 395,000	$ -	$ -	$ 395,000	SPLOST
Parks	Reeves Creek Trail Restrooms	Add Restrooms	$ 575,842	$ -	$ -	$ -	$ -	$ 575,842	SPLOST
Parks	Eagles Landing Park Land Acquisition	New Park	$ -	$ -	$ -	$ 540,000	$ -	$ 540,000	SPLOST
Parks	Clark Park Stream Restoration	Repair Brush Creek Bank	$ 50,000	$ 125,000	$ 614,386	$ -	$ -	$ 789,386	SPLOST
Parks	Walt Stephens Area Land Acquisition	New Park	$ -	$ -	$ -	$ -	$ 390,000	$ 390,000	SPLOST
Park	Memorial Park Improvements	Reconfiguring park layout	$ 200,000						SPLOST
Parks	N Henry BLVD Land Acquisition	New Park	$ -	$ -	$ -	$ -	$ 390,000	$ 390,000	SPLOST
Water	SR 138/142 Utility Relocation GDOT	Utilities in Conflict With GDOT Widening	$ -	$ -	$ 735,000	$ -	$ -	$ 735,000	SPLOST
Water	Water System Improvements	Redundancy	$ 550,000	$ -	$ -	$ -	$ -	$ 550,000	SPLOST
Water	Water Service Line Replacement	Replace Defective Service Lines	$ -	$ 655,000	$ -	$ -	$ -	$ 655,000	SPLOST
Water	Lead & Copper Service Line Inventory/Replacement	Comply With Safe Drinking Water Act	$ 635,000	$ -	$ -	$ -	$ -	$ 635,000	SPLOST/Grant
Sewer	Clay Pipe Replacement	Reduce inflow and infiltration	$ 4,344,000	$ 1,677,000	$ 4,774,000	$ 3,569,000	$ 3,182,000	$ 17,546,000	SPLOST/Grants
Sewer	Pineview Liftstation and Walter Way Force Main	Replace Equipment that has Exceeded its Serviceable Life	$ 1,375,000	$ -	$ -	$ -	$ -	$ 1,375,000	SPLOST/Grants
Sewer	Walter Way and Memorial Park Liftstation Rehabilitation	Replace Equipment that has Exceeded its Serviceable Life	$ 1,235,000	$ -	$ -	$ -	$ -	$ 1,235,000	SPLOST/Grants
Sewer	Northbridge Station Sanitary Sewer Rehabilitation	Replace Equipment that has Exceeded its Serviceable Life	$ -	$ -	$ -	$ 2,030,100	$ -	$ 2,030,100	SPLOST/Grants
Storm Water	Stormwater Maintenance Program	MS-4 Permit Requirement	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 2,000,000	SPLOST
Courts	Court Renovation	Renovation of the Municipal Court Building's 1st floor to add workspace for add'l court staff, secure detention cell, modify judge's bench, modify existing work area for optimal efficiency	$ 94,736	$ -	$ -	$ -	$ -	$ 94,736	General Fund
Police	2023 Ford Interceptor	Vehicles	$ -	$ -	$ 748,000	$ 3,740,000	$ 972,400	$ 5,460,400	General Fund
Police	Gate Repairs		$ 100,000	$ -	$ -	$ -	$ -	$ 100,000	General Fund
Police	Flock Cameras		$ 87,500	$ -	$ -	$ -	$ -	$ 87,500	General Fund
Police	PD Roof Replacement		$ 70,000	$ -	$ -	$ -	$ -	$ 70,000	General Fund
Police	Technology Trailer		$ 80,000	$ -	$ -	$ -	$ -	$ 80,000	General Fund
Police	City-Wide Surveillance Cameras		$ 400,000	$ -	$ -	$ -	$ -	$ 400,000	General Fund
Police	Exterior Car Port/Storage Building for Police Headquarters	Exterior structure to hold and process vehicles in inclement weather and to store vehicles, equipment and other items that cannot be stored in the elements.	$ 120,000	$ -	$ -	$ -	$ -	$ 120,000	General Fund
		Total Proposed Capital	$ 18,414,197	$ 15,196,982	$ 20,866,386	$ 18,184,100	$ 10,834,400	$ 83,296,065	

Funding Source(s)

General Fund	$ 857,500	$ -	$ 748,000	$ 3,740,000	$ 972,400	$ 6,317,900
Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -
GDOT	$ -	$ -	$ -	$ -	$ -	$ -
TSPLOST	$ 5,500,000	$ 5,789,982	$ 10,700,000	$ 5,405,000	$ 3,000,000	$ 30,394,982
SPLOST	$ 1,175,842	$ 4,830,000	$ 1,744,386	$ 540,000	$ 780,000	$ 9,070,228
COMBINATION	$ 10,680,855	$ 4,577,000	$ 7,674,000	$ 8,499,100	$ 6,082,000	$ 37,512,955
Total Proposed	$ 18,214,197	$ 15,196,982	$ 20,866,386	$ 18,184,100	$ 10,834,400	$ 83,296,065

Police							Five Year	
Requested Item/Project	**Justification**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
2023 Ford Interceptor	Vehicles	$ -	$ -	$ 748,000	$ 3,740,000	$ 972,400	$ 5,460,400	**General Fund**
Gate Repairs		$ 100,000					$ 100,000	**General Fund**
Flock Cameras		$ 87,500					$ 87,500	**General Fund**
PD Roof Replacement		$ 70,000					$ 70,000	**General Fund**
Technology Trailer		$ 80,000					$ 80,000	**General Fund**
City-Wide Surveillance Cameras		$ 400,000					$ 400,000	**General Fund**
Exterior Car Port/Storage Building for Police Headquarters	Exterior structure to hold and process vehicles in inclement weather and to store vehicles, equipment and other items that cannot be stored in the elements.	$ 120,000					$ 120,000	**General Fund**
	Total Proposed Expenditures	**$ 857,500**	**$ -**	**$ 748,000**	**$ 3,740,000**	**$ 972,400**	**$ 6,317,900**	
Funding Source								
	General Fund	**$ 857,500**	**$ -**	**$ 748,000**	**$ 3,740,000**	**$ 972,400**	**$ 6,317,900**	
	Total Proposed Funding Source	**$ 857,500**	**$ -**	**$ 748,000**	**$ 3,740,000**	**$ 972,400**	**$ 6,317,900**	

Public Works							Five Year	
Requested Item/Project	**Justification**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
LMIG	Resurface City Streets	$ 2,297,119	$ 2,200,000	$ 2,200,000	$ 2,200,000	$ 2,200,000	$ 11,097,119	SPLOST, TSPLOST, GDOT
Sidewalk Maintenance Program	Maintain City Sidewalks	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 1,500,000	SPLOST/TSPLOST
Old Atlanta Road Sidewalk	Install Sidewalks	$ 1,500,000	$ -	$ -	$ -	$ -	$ 1,500,000	TSPLOST
Davidson PKWY Sidewalk	Install Sidewalks	$ 1,500,000	$ -	$ -	$ -	$ -	$ 1,500,000	TSPLOST
Tye Street Sidewalk	Install Sidewalks	$ 2,200,000	$ -	$ -	$ -	$ -	$ 2,200,000	TSPLOST
Peach Drive Sidewalk	Install Sidewalks	$ 300,000	$ -	$ -	$ -	$ -	$ 300,000	TSPLOST
Neighborhood Project	Stormwater and Street Widening Project	$ -	$ 2,500,000	$ -	$ -	$ -	$ 2,500,000	TSPLOST
Davis Road Sidewalk Project	Sidewalk and Curb and Gutter	$ -	$ -	$ 2,500,000	$ -	$ -	$ 2,500,000	TSPLOST
Reeves Creek Trail Extension	Trail System Enhancement	$ -	$ 2,800,000	$ -	$ -	$ -	$ 2,800,000	TSPLOST
Brush Creek Trail	Trail System Enhancement	$ -	$ -	$ 2,400,000	$ -	$ -	$ 2,400,000	TSPLOST
MLK, SR Heritage Trail Spur Trail	Trail System Enhancement	$ -	$ -	$ -	$ 425,000	$ -	$ 425,000	TSPLOST
MLK, SR Heritage Trail Green Front Café	Trail System Enhancement	$ -	$ -	$ -	$ 355,000	$ -	$ 355,000	TSPLOST
Continuation of MLK, SR Heritage Trail	Trail System Enhancement	$ -	$ -	$ -	$ 625,000	$ -	$ 625,000	TSPLOST
Trail Head Location With Reeves Creek Trail & MLK, SR	Trail System Enhancement	$ -	$ -	$ -	$ 500,000	$ -	$ 500,000	TSPLOST
Country Club Drive	Traffic and Safety Enhancements	$ -	$ -	$ 1,000,000	$ -	$ -	$ 1,000,000	TSPLOST
Burke Street Sidewalks/Pedestrain Improvements	Trail System Enhancement	$ -	$ -	$ -	$ 500,000	$ -	$ 500,000	TSPLOST
Love Street Sidewalks/Pedestrain Improvements	Trail System Enhancement	$ -	$ -	$ -	$ 500,000	$ -	$ 500,000	TSPLOST
Walt Stephens Trail	Trail System Enhancement	$ -	$ -	$ -	$ -	$ 3,000,000	$ 3,000,000	TSPLOST
Downtown Pedestrain Bridge	Walkability	$ -	$ -	$ 800,000	$ -	$ -	$ 800,000	TSPLOST
Campground Road Sidewalk	Install Sidewalks	$ -	$ -	$ -	$ 500,000	$ -	$ 500,000	TSPLOST
Hudson Bridge RD/Eagle Landing PKWY	Road Resurfacing	$ -	$ 489,982	$ -	$ -	$ -	$ 489,982	TSPLOST
Rock Quarry Road Extension	Road Enhancement	$ -	$ -	$ -	$ 2,000,000	$ -	$ 2,000,000	TSPLOST
Rock Quarry Road Widening	Road Enhancement	$ -	$ -	$ 4,000,000	$ -	$ -	$ 4,000,000	TSPLOST
	Total Proposed Expenditures	**$ 8,097,119**	**$ 8,289,982**	**$ 13,200,000**	**$ 7,905,000**	**$ 5,500,000**	**$ 42,992,101**	
Funding Source		**$ 2,297,119**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,297,119**	
		$ -	**$ 8,289,982**	**$ 13,200,000**	**$ 7,905,000**	**$ 5,500,000**	**$ 34,894,982**	
SPLOST, TSPLOST, GDOT	**Total Proposed Funding Source**	**$ 2,297,119**	**$ 8,289,982**	**$ 13,200,000**	**$ 7,905,000**	**$ 5,500,000**	**$ 37,192,101**	

Government Bldg & Property							Five Year	
Requested Item/Project	**Justification**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
Maintenance Shop Renovation	Employee Safety and Health		$ 4,000,000	$ -	$ -	$ -	$ 4,000,000	SPLOST
	Total Proposed Expenditures	**$ -**	**$4,000,000**	**$ -**	**$ -**	**$ -**	**$ 4,000,000**	
Funding Source		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
		$ -	**$4,000,000**	**$ -**	**$ -**	**$ -**	**$ 4,000,000**	
SPLOST	**Total Proposed Funding Source**	**$ -**	**$4,000,000**	**$ -**	**$ -**	**$ -**	**$ 4,000,000**	

Parks							Five Year
Requested Item/Project	**Justification**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
Transfer Station Decommissioning	Additional Parking for Memorial Park	$ -	$ 50,000	$ -	$ -	$ -	$ 50,000	SPLOST
Gardner Park Land Acquisition	Increase Park Size for Parking	$ -	$ -	$ 395,000	$ -	$ -	$ 395,000	SPLOST
Reeves Creek Trail Restrooms	Add Restrooms	$ 575,842	$ -	$ -	$ -	$ -	$ 575,842	SPLOST
Eagles Landing Park Land Acquisition	New Park	$ -	$ -	$ -	$ 540,000	$ -	$ 540,000	SPLOST
Clark Park Stream Restoration	Repair Brush Creek Bank	$ 50,000	$ 125,000	$ 614,385	$ -	$ -	$ 789,385	SPLOST
Walt Stephens Area Land Acquisition	New Park	$ -	$ -	$ -	$ -	$ 390,000	$ 390,000	SPLOST
Memorial Park Improvement	Reconfirguring Park Layout	$ 200,000						SPLOST
N Henry BLVD Land Acquisition	New Park	$ -	$ -	$ -	$ -	$ 390,000	$ 390,000	SPLOST
	Total Proposed Expenditures	**$ 825,842**	**$ 175,000**	**$ 1,009,385**	**$ 540,000**	**$ 780,000**	**$ 3,130,227**	
Funding Source		$ -	$ -	$ -	$ -	$ -	$ -	
		$ -	$ 175,000	$ 1,009,385	$ 540,000	$ 780,000	$ 2,504,385	
SPLOST	**Total Proposed Funding Source**	**$ -**	**$ 175,000**	**$ 1,009,385**	**$ 540,000**	**$ 780,000**	**$ 2,504,385**	

Water							Five Year	
Requested Item/Project	**Justification**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
SR 138/142 Utility Relocation GDOT	Utilities in Conflict With GDOT Widening Project	$ -	$ -	$ 735,000	$ -	$ -	$ 735,000	**SPLOST**
Water System Improvements	Redundancy	$ 550,000	$ -	$ -	$ -	$ -	$ 550,000	**SPLOST**
Water Service Line Replacement	Replace Defective Service Lines	$ -	$ 655,000	$ -	$ -	$ -	$ 655,000	**SPLOST**
Lead & Copper Service Line Inventory/Replacement	Comply With Safe Drinking Water Act	$ 635,000	$ -	$ -	$ -	$ -	$ 635,000	**SPLOST/Grant**
	Total Proposed Expenditures	**$ 1,185,000**	**$ 655,000**	**$ 735,000**	**$ -**	**$ -**	**$ 2,575,000**	
Funding Source		$ -	$ -	$ -	$ -	$ -	$ -	
		$ -	$ 655,000	$ 735,000	$ -	$ -	$ 1,390,000	
SPLOST/Grant	**Total Proposed Funding Source**	**$ -**	**$ 655,000**	**$ 735,000**	**$ -**	**$ -**	**$ 1,390,000**	

Sewer							Five Year	
Requested Item/Project	**Justification**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
Clay Pipe Replacement	Reduce inflow and infiltration	$ 4,344,000	$ 1,677,000	$ 4,774,000	$ 3,569,000	$ 3,182,000	$ 17,546,000	SPLOST/Grants/Budget
Pineview Liftstation and Walter Way Force Main	Replace Equipment that has Exceeded its Serviceable Life	$ 1,375,000	$ -	$ -	$ -	$ -	$ 1,375,000	SPLOST/Grants/Budget
Walter Way and Memorial Park Liftstation Rehabilitation	Replace Equipment that has Exceeded its Serviceable Life	$ 1,235,000	$ -	$ -	$ -	$ -	$ 1,235,000	SPLOST/Grants/Budget
Northbridge Station Sanitary Sewer Rehabilitation	Replace Equipment that has Exceeded its Serviceable Life	$ -	$ -	$ -	$ 2,030,100	$ -	$ 2,030,100	SPLOST/Grants/Budget
	Total Proposed Expenditures	**$ 6,954,000**	**$ 1,677,000**	**$ 4,774,000**	**$ 5,599,100**	**$ 3,182,000**	**$ 22,186,100**	
Funding Source		$ 4,344,000	$ -	$ -	$ -	$ -	$ 4,344,000	
SPLOST/Grants/Budget		$ -	$ 1,677,000	$ 4,774,000	$ 5,599,100	$ 3,182,000	$ 15,232,100	
	Total Proposed Funding Source	**$ 4,344,000**	**$ 1,677,000**	**$ 4,774,000**	**$ 5,599,100**	**$ 3,182,000**	**$ 19,576,100**	

Storm Water							Five Year	
Requested Item/Project	**Justification**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
Stormwater Maintenance Program	MS-4 Permit Requirement	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 2,000,000	**SPLOST/Budget**
	Total Proposed Expenditures	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 2,000,000**	
Funding Source		**$ 400,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 400,000**	
		$ -	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 1,600,000**	
SPLOST/Budget	**Total Proposed Funding Source**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 2,000,000**	

Courts							Five Year	
Requested Item/Project	**Justification**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
Court Renovation	Renovation of the Municipal Court building's 1st floor to add workspace for add'l court staff, secure detention cell, modify judge's bench, modify existing work area for optimal efficiency	$ 94,736					$ 94,736	
	Total Proposed Expenditures	**$ 94,736**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 94,736**	
Funding Source		**$ 94,736**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 94,736**	
		$ -	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
	Total Proposed Funding Source	**$ 94,736**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 94,736**	

Stockbridge

Where Community Connects

APPENDIX

CITY OF

Stockbridge

GEORGIA

STOCKBRIDGE/BURKE CEMETERY

Unauthorized Interment Penalty

1.04.080 - General penalty for code violations.

A. Whenever in this code or in any ordinance of the city any act is prohibited or is made or declared to be unlawful or an offense, or whenever in such code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, such violation of any such provision of this code or any ordinance shall be punishable by a fine not exceeding one thousand ($1000) dollars, by sentence of imprisonment not exceeding three hundred sixty-five (365) days and to work on the streets or public works for a period not exceeding three hundred sixty-five (365) days, any or all such penalties in the discretion of the recorder.

B. The imposition of any such punishment shall not prevent the forcible removal or abatement of unlawful conditions and the imposition of a lien on the subject property for the cost thereof.

(Amended during 1991 codification; Code 1971, Sec. 1-8)

Penalty (Unauthorized Interment): $1000.00

Effective January 1, 2023

Job Title: Building Permitting Inspections Manager

Job Summary: This position is responsible for overseeing the permitting process for construction projects, ensuring compliance with codes and regulations, managing staff and operations within the permitting, building, and planning division. Duties are performed with considerable initiative and independent judgment under the direction of the department head. The incumbent must ensure that best in class customer service is provided to both internal and external customers and embrace, support, and promote the City's core values, beliefs, and culture.

Class Characteristics: This is the full-performance non-exempt level classification level.

Major Duties:

- Manages, direct, and evaluate onboarding and assigned staff.
- Conducts performance evaluations and managing time management of assigned employees.
- Oversees employee work schedule to ensure adequate coverage and control
- Review and approves timesheets
- Assists and completes employee performance appraisals
- Analyzes performance metrics, monthly, quarterly and annual reports
- Developing and preparing budget reports and forecasts.
- Make recommendations for budget and technology upgrades
- Act as liaison for departments, divisions, senior management and employees
- Responds to inquiries, resolves complaints, and address any issues related to the permitting process.
- Manages the department's permit processing software system, ensuring its functionality and accuracy.
- Oversees the Citizen Self-Service online permitting portal, ensuring its accessibility and user-friendliness.
- Develop and update policies and procedures related to the permitting process, ensuring efficiency and compliance.
- Analyzes procedures and develop recommendations for process improvements.
- Complete monthly and quarterly auditing to ensure that building, fire, permitting, and planning has received all generated revenues

Job Title: Building Permitting Inspections Manager (continued)

- Billing and collection of permitting, building, and inspection fees
- Ensuring the timely and accurate maintenance and management of the department's property and inspection scheduling records.
- Collaborating with other departments and agencies to ensure coordination and efficiency.
- Facilitate meetings with developers, contractors, internal department directors and managers, and outside agencies to ensure coordination and efficiency of projects and permits

Knowledge Required by the Position:

- Knowledge of maintaining zoning, building and permitting files.
- Knowledge and ability to understand and interpret municipal laws, policies, codes, and regulations.
- Knowledge and ability to understand modern records management techniques
- Knowledge of the legal requirements related to keeping and preserving all official building and development records. Follow standardized procedures, building codes, and written/verbal instructions to accomplish assigned tasks.
- Ability to communicate clearly and effectively, orally and written
- Ability to read, analyze and interpret complex documents
- Ability to read and interpret construction blueprints, plans and specifications.
- Maintain confidentiality and exercise considerable skill in handling sensitive information and data.
- Establish and maintain effective working relationships with city officials, employees and the public.
- Provide information and answer questions pertaining to city planning and building procedures in a tactful and courteous manner to the general public.
- Consistently demonstrate ability to respond to changing situations in a flexible manner to meet current needs, such as reprioritizing work as necessary.
- Ability to take the initiative to make decisions/choices without direct supervision, determine when to escalate issues to supervisor when required.
- Knowledge of City ordinances, policies, and procedures.
- Ability to carry out oral and written instructions
- Ability to maintain an organized office environment
- Ability to exercise judgment to resolve constituent inquiries.

Supervisory Controls: Works under general supervision. Reports to

the Community Development Director or Supervisor/Manager designee.

Guidelines: Guidelines include state and federal laws and regulations governing municipal administration; City and departmental rules and regulations, and City zoning and development ordinances, policies and procedures.

Job Title: Building Permitting Inspections Manager (continued)

Complexity: Work consists of a variety of technical and administrative duties. Works independently with minimal supervision or in a team environment.

Personal Contacts: Contacts typically occur with co-workers, developers, builders, and the general public.

Purpose of Contacts: Contacts are typically to give and exchange information, resolve conflicts, solve problems, and provide services.

Physical Demands: This work is performed indoors in an office setting and involves occasional light lifting.

Work Environment: This work is performed indoors in an office setting.

Supervisory and Management Responsibility: Supervised staff in the permitting division and consultants.

Minimum Qualifications: High School Diploma supplemented by two (2) years responsible administrative experience at a building permit counter, or an equivalent combination of education, training, and experience.

Preferred Education & Experience: Associate degree or technical training in construction, building inspections or related fields. International Code Council (ICC) Permit Technician certification preferred. Must have a valid State of Georgia Driver's License, valid Notary Public.

Licensures and Certifications: International Code Council (ICC) Permit Technician certification must be obtained within six (6) months of employment.

Job Description Acknowledgement

I have received, reviewed, and fully understand the job description for this classification. I further understand that I am responsible for the satisfactory execution of the essential functions described therein, under all conditions as described.

Employee Name_____ Date_____

Employee Signature_____

Job Title: Building & Permit Coordinator

Job Summary: This position is responsible for providing administrative and technical support in one of the following areas: Permitting, Plan Review, Inspections, and general operations. The Permit Technician will work within assigned areas, support the office business, and provide customer service to both internal and external customers. Duties are performed with considerable initiative and independent judgment under the direction of the department head and/or division manager. The incumbent must ensure that best in class customer service is provided to both internal and external customers and also embrace, support, and promote the City's core values, beliefs, and culture.

Class Characteristics: This is the full-performance non-exempt level classification level.

Major Duties:

- Interviews and provides information to applicant regarding building permit and general requirement of the permit process.
- Reviews plan, permit applications, and other pertinent information at the public counter in order to verify accuracy and completeness and compliance with established codes, ordinances, policies and procedures.
- Routes plan to appropriate personnel for approval.
- Receives and assembles approved plans.
- Coordinates issuance of building, electrical, plumbing, mechanical and other related permits.
- Collaborate with customers to schedule inspections.
- Maintains computer files and other manual logs on all building permits and related documents; operate office equipment including computers and supporting spreadsheet, word documents and database applications.
- Updates and maintains contractor registration files for current state and local licensing requirements.
- Performs records research in order to document project history compliance; coordinates permit processes, with outside agencies to ensure that all permit requirements are met.
- Use architectural and engineering scale to determine dimensions and calculate areas and percentages as needed.
- Performs other related duties as assigned.

Job Title: Building & Permit Coordinator (continued)

Knowledge Required by the Position:

- Knowledge of maintaining zoning, building and permitting files.
- Knowledge of or ability to understand and interpret municipal laws, policies, codes, and regulations.
- Knowledge of or ability to understand modern records management techniques;
- Knowledge of or ability to learn the legal requirements related to keeping and preserving all official building and development records. Follow standardized procedures, building codes, and written/verbal instructions to accomplish assigned tasks.
- Must be able to navigate internet without assistance and have general knowledge of PC use/navigation.
- Ability to communicate clearly and effectively, orally and in writing;
- Ability to read, analyze and interpret complex documents;
- Ability to read and interpret construction blueprints, plans and specifications.
- Ability to maintain confidentiality and exercise considerable skill in handling sensitive information and data.
- Ability to establish and maintain effective working relationships with city officials, employees and the public.
- Ability to provide information and to answer questions pertaining to city planning procedures in a tactful and courteous manner to the general public.
- Consistently demonstrate ability to respond to changing situations in a flexible manner to meet current needs, such as reprioritizing work as necessary.
- Ability to take the initiative to make decisions/choices without direct supervision, determine when to escalate issues to supervisor when required.
- Knowledge of City ordinances, policies, and procedures.
- Ability to carry out oral and written instructions;
- Ability to maintain an organized office environment;
- Ability to exercise judgment to resolve constituent inquiries.

Supervisory Controls: Works under general supervision. Reports to the Community Development Director or Supervisor/Manager designee.

Guidelines: Guidelines include state and federal laws and regulations governing municipal administration; City and departmental rules and regulations, and City zoning and development ordinances, policies and procedures.

Job Title: Building & Permit Coordinator (continued)

Complexity: Work consists of a variety of technical and administrative duties. Works independently with minimal supervision or in a team environment.

Personal Contacts: Contacts typically occur with co-workers, developers, builders, and the general public.

Purpose of Contacts: Contacts are typically to give and exchange information, resolve conflicts, solve problems, and provide services.

Physical Demands: This work is performed indoors in an office setting and involves occasional light lifting.

Work Environment: This work is performed indoors in an office setting.

Supervisory and Management Responsibility: None.

Minimum Qualifications: High School Diploma supplemented by two (2) years responsible administrative experience at a building permit counter, or an equivalent combination of education, training, and experience.

Preferred Education & Experience: Associate degree or technical training in construction, building inspections or related fields. International Code Council (ICC) Permit Technician certification preferred. Must have a valid State of Georgia Driver's License, valid Notary Public.

Licensures and Certifications: International Code Council (ICC) Permit Technician certification must be obtained within six (6) months of employment.

Job Description Acknowledgement

I have received, reviewed, and fully understand the job description for this classification. I further understand that I am responsible for the satisfactory execution of the essential functions described therein, under all conditions as described.

Employee Name_____ Date_____

Employee Signature_____

Job Title: Senior Building Inspector
Department: Community Development / Building Division
Reports To: Chief Building Official
Location: City of Stockbridge, Georgia
FLSA Status: Non-Exempt / Full-Time

Position Summary:
The Senior Building Inspector plays a critical role in ensuring the safety, integrity, and compliance of construction projects within the City of Stockbridge. Under the direction of the Chief Building Official, this position conducts advanced inspections of residential, commercial, and industrial buildings, enforces building codes and ordinances, and provides technical guidance to junior inspectors and contractors.

Key Responsibilities:

- Perform detailed inspections of new construction, renovations, and repairs for compliance with applicable codes (IBC, IRC, NEC, etc.).
- Review building plans and permit applications for code compliance and completeness.
- Investigate complaints and violations related to building safety and code enforcement.
- Issue correction notices and stop-work orders when necessary.
- Provide mentorship and technical support to junior inspectors.
- Maintain accurate records of inspections, violations, and enforcement actions.
- Collaborate with Planning, Zoning, and Fire departments to ensure coordinated enforcement.
- Assist the Chief Building Official in developing policies, procedures, and training programs.
- Represent the Building Division in public meetings and hearings as needed.

Qualifications:

- High school diploma or GED required; associate degree or higher in construction management, engineering, or related field preferred.
- Minimum of 5 years of experience in building inspection or construction supervision.
- ICC certification(s) in building, electrical, plumbing, or mechanical inspection required.
- Valid Georgia driver's license with a clean driving record.
- Strong knowledge of Georgia building codes, local ordinances, and construction practices.
- Excellent communication, analytical, and problem-solving skills.
- Ability to work independently and manage multiple inspections daily.

Working Conditions:

- Fieldwork in various weather conditions and construction environments.
- Office work involving report writing, plan review, and meetings.
- May require occasional evening or weekend hours for emergency inspections or public meetings.

Job Title: Business License Inspector
Department: Fire Marshal's Office / Community Risk Reduction
Reports To: Fire Marshal
Location: City of Stockbridge, Georgia
FLSA Status: Non-Exempt / Full-Time

Position Summary:
The Business License Inspector ensures that all businesses operating within the City of Stockbridge are properly licensed and compliant with local ordinances, zoning regulations, and fire safety codes. Reporting to the Fire Marshal, this role supports public safety and economic integrity by conducting inspections, verifying documentation, and coordinating with other city departments to enforce business licensing requirements.

Key Responsibilities:

- Conduct field inspections of new and existing businesses to verify compliance with licensing, zoning, and fire safety regulations.
- Review business license applications for completeness and accuracy.
- Investigate complaints and potential violations related to unlicensed or non-compliant business operations.
- Issue notices of violation and assist in enforcement actions when necessary.
- Maintain detailed records of inspections, findings, and follow-up actions.
- Collaborate with Planning, Zoning, Code Enforcement, and Finance departments to ensure coordinated licensing processes.
- Educate business owners on licensing requirements and fire safety standards.
- Assist in emergency preparedness and hazard identification during inspections.
- Represent the Fire Marshal's Office in public outreach and community engagement efforts.

Qualifications:

- High school diploma or GED required; associate degree in public administration, fire science, or a related field preferred.
- Minimum of 2 years of experience in code enforcement, fire inspection, or business licensing.
- Knowledge of municipal codes, zoning regulations, and fire safety standards.
- Strong communication and customer service skills.
- Ability to work independently and manage multiple inspections daily.

- Proficiency in inspection software and Microsoft Office Suite.
- Valid Georgia driver's license with a clean driving record.

Working Conditions:

- Fieldwork in various weather conditions and business environments.
- Office work involving documentation, reporting, and coordination.
- May require occasional evening or weekend hours for special inspections or events.

CITY OF STOCKBRIDGE

BUDGET MANAGER JOB DESCRIPTION

General Description

The Budget Manager is responsible for developing, analyzing, and maintaining the City's annual budget. This role supports financial planning and decision-making by providing accurate budget data, revenue and expenditure forecasting, and financial analyses to ensure that City resources are allocated efficiently and align with strategic goals, policies, and procedures.

Duties and Responsibilities

The functions listed below are those that represent the majority of the time spent working in this position. Management may assign additional functions related to the type of work of the position as necessary.

- Develop, analyze, coordinate, and prepare the annual operating budget, annual capital budget, and five-year capital improvement plan.
- Work closely with departments to gather budget requests, analyze financial needs and consolidate data into a budget document.
- Monitor expenditures; review and propose budget transfers and amendments; coordinate/instruct departments on budget preparation, financial, and budgetary analysis.
- Works with departments to develop and update descriptions of services and programs.
- Evaluate departmental budget requests for alignment with City priorities and financial constraints, recommending adjustments where necessary.
- Consult with managers to ensure that budget adjustments are made in accordance with program changes. Monitor the city's financial trends and budgeted revenue streams to ensure fiscal responsibility and control.
- Prepare preliminary and final budget documents for presentation.
- Conduct financial analysis to project revenues and expenditures, identify trends, and recommend adjustments to maintain a balanced budget.
- Prepare regular reports on budget status, highlighting any variances or potential budget challenges, and provide updates to the City Treasurer/CFO and other relevant personnel.
- Analyze the financial impacts of proposed programs, projects, and policies to assist in decision-making processes.
- Monitor departmental spending to ensure compliance with approved budget allocations, policies, and financial guidelines for operating and grant budgets.
- Work with departments to resolve budget discrepancies and provide guidance on

This Class Description does not constitute an employment agreement between the City of Stockbridge and an employee and is subject to change as required through business necessity.

financial adjustments.

- Prepare financial reports to meet internal and external auditing requirements, ensuring data accuracy.
- Coordinates and facilitates production of the budget, Capital Improvement Program, and annual financial reporting documents.
- Identify opportunities to improve budgeting processes, streamline data collection, and increase efficiency and transparency.
- Examines budget estimates for completeness, accuracy, and conformance with procedures and regulations.
- Provide technical assistance to City departments on budgetary procedures, tools, and best practices.
- Review and update the budgeting policies and procedures with management changes.
- Conduct training for departmental staff on budget policies, systems, and updates.
- Performs other related duties as assigned.

Knowledge, Skills and Abilities

- Thorough knowledge of the principles and practices of management as applied to local government budget & financial management.
- Proficiency in financial analysis, forecasting, and budget management.
- Strong analytical skills with the ability to interpret complex financial data and prepare comprehensive reports.
- Knowledge of economic and accounting principles and practices.
- Knowledge of Governmental Accounting Standards Board rules applicable to fund accounting.
- Knowledge of arithmetic, algebra, statistics, and their applications in budgeting.
- Familiarity with Government Finance Officers Association best practices.
- A high level of professional self-confidence and the ability to earn the confidence of department heads, the mayor, and the council members.
- Excellent attention to detail, organizational, and time-management skills.
- Effective verbal and written communication skills for clear presentations and reporting.
- Proficient in Microsoft Excel, budgeting software, financial management systems, and others used in workplaces.

Additional Functions

- Performs other related duties as required.

Minimum Education and Experience Requirements:

Bachelor's degree in finance, Accounting, Business Administration, Public Administration, or a related field. Minimum of five (5) years of experience in budget analysis, financial planning management, and analysis, or a related role, preferably within a government setting or combination of education and experience.

This Class Description does not constitute an employment agreement between the City of Stockbridge and an employee and is subject to change as required through business necessity.

ADA Compliance

Physical Ability: Tasks require the ability to exert very moderate physical effort in light work, typically involving some combination of stooping, kneeling, crouching and crawling, and which may involve some lifting, carrying, pushing and/or pulling of objects and materials of moderate weight (12-20 pounds).

Sensory Requirements: Some tasks require the ability to perceive and discriminate colors or shades of colors, sounds, and visual cues or signals. Some tasks require the ability to communicate orally.

Environmental Factors: Essential functions are regularly performed without exposure to adverse environmental conditions.

I certify that the specific duties and responsibilities as described in this classification description accurately reflect the duties and responsibilities of the job.

Department Director Signature: _____

Director Name (Please Print): _____ Date: _____

I certify that I have received and read the attached classification description.

Employee Signature: _____

Employee Name (Please Print): _____ Date: _____

Human Resources Director signature: _____ Date: _____

This Class Description does not constitute an employment agreement between the City of Stockbridge and an employee and is subject to change as required through business necessity.

JOB SUMMARY:

This position requires preparation and the duties of maintaining the utility billing system and all records to track the City's billing revenue and other related financial activities.

POSITION CONTEXT:

This position also requires the employee to work a full-time work week with occasional late hours. This position routinely handles confidential information.

ESSENTIAL FUNCTIONS:

- Analyzing utility accounts for proper billing, researching problems, and resolving issues
- Answering billing and account questions, and responding to customer complaints or inquiries
- Oversight of meter read data, and coordinating meter re-checks and disconnections
- Processing billing cycles, and ensuring bills are processed in a timely manner
- Preparing financial reports and billing statements, and tracking and reporting monthly variances to plan
- Coordinating software upgrades with information technology staff
- Coordinating periodic audits with utility department staff
- Managing the workflow of administrative support personnel and field technicians
- Developing, implementing, and maintaining utility billing and meter work order standard operating procedures
- Train, supervise, evaluate, discipline, and direct responsible positions tasked with billing customers, collecting payments, resolving problems, and reading meters for utility accounts.
- Collect and process payment from customers over the counter, through the mail, and from other collection sites.
- Monitor the water meter reading equipment and process, and the actual performance of the water meters and effects on billing.
- Enter all meter inventory, meter exchanges, and new installs in the system.
- Generate schedules for multiple processes and activities and schedules staff accordingly.
- Participate in the development of goals and objectives as well as policies and procedures.
- Facilitate a good working relationship between the Public Works Department and Utility Billing.
- Communicate with others to maximize the effectiveness and efficiency of interdepartmental operations.
- Make courtesy phone calls to customers for abnormal meter readings.
- Prepare work orders for service connections, disconnects, and meter problems.
- Communicate with citizens and other City employees the necessary information regarding service, complaints, and other concerns.
- Perform a variety of clerical duties and Communicate closely with other City Departments and the Public.
- Perform data input on cycle billing, meter changes, and files maintenance.
- Post readings into the computer and make changes as are necessary to correct accounts. Q. Prepare an assortment of printouts as necessary for the City. Such reports include utility

OTHER JOB FUNCTIONS:

- May assist with related training and guidance to staff

KNOWLEDGE, SKILLS AND ABILITIES REQUIRED:

- Demonstrates ability to work independently with minimal supervision while exercising good judgment and initiative
- Requires the ability to evaluate, audit, and assess data using established criteria; includes exercising discretion in determining actual or probable consequences and in referencing such evaluation to identify and select alternatives
- Requires the ability to operate equipment, machinery, tools, and/or materials used in performing essential functions
- Ability to work effectively as a team player, take the initiative and make constructive recommendations to improve overall departmental efficiency

MINIMUM QUALIFICATIONS:

Education:

- Bachelor's degree in accounting or a related field; supplemented by 3-5 years of experience in performing utility billing and governmental accounting duties or any equivalent combination of education, training, and experience that provides the requisite knowledge, skills, and abilities for the job

WORKING CONDITIONS/PHYSICAL REQUIREMENTS:

- Duties are performed primarily in an office setting and will routinely transition from sitting to a standing position; tasks will involve extended periods of time at a keyboard and workstation

EQUIPMENT USED:

- General office equipment including computer, calculators, scanners, printers, copiers and telephone equipment

STATEMENT OF OTHER DUTIES DISCLAIMER:

The preceding job description does not constitute an employment contract. It has been designed to indicate the general nature and essential duties and responsibilities of work performed by employees within this position. It may not contain a comprehensive inventory of all duties, responsibilities, and qualifications required of employees to do this job. Incumbent will perform other duties as assigned by immediate supervisor.

Stockbridge

Where Community Connects

2026 City Wide Events Calendar

#	Event	Date	Time	Location	Description
1	**Job Fair**	Thursday, April 16	10:00 am - 2:00 pm	Amphitheater Parking Lot	Job Fair to include Stockbridge businesses and Goodwill. Food Trucks available.
2	**Food Truck Tasty Tuesdays**	Tuesdays: May 5 and 19; June 9 and 23; July 14 and 28	5:30 pm - 8:00 pm	Clark Park	Food Trucks, DJ, Vendors
3	**Memorial March**	Monday, May 25	9:00 am - 11:00 am	Merle Manders parking lot to Memorial Park	Honoring our Heroes that are gone but not forgotten.
4	**Juneteenth Celebration**	Friday, June 19	Gates open at 5:00 pm Concert from 7:00 pm - 11:00 pm	Amphitheater	Stockbridge celebrates Juneteenth. Cultural dance and music performances.
5	**Fourth of July Extravaganza**	Saturday, July 4	Gates open at 5:00 pm Concert from 7:00 pm - 11:00 pm	Amphitheater	Third annual event in Stockbridge with music, food trucks and fireworks.
6	**Back to School Kick Off**	Saturday, July 25	11:00 am - 1:00 pm	Amphitheater Parking Lot	Kicking off the new school year with rides, back pack and supply give away.

#	Event	Date	Time	Location	Description
7	**9/11 Ceremony**	Friday, September 11	8:00 am - 11:00 am	City Hall Steps	Honoring the Heroes of that infamous day. Mayor and special guests speak and remember.
8	**BridgeFest**	Saturday, September 26	Carnival opens at 3:00 pm. Gates open at 5:00 pm Concert from 7:00 pm - 11:00 pm	Stockbridge Ampitheater	Food Trucks, Vendors, Kids Rides, Rotating Acts on Stage
9	**Pretty in Pink Breast Cancer Awareness Lunch/Fashion Show**	Thursday, October 8	11:00 am - 2:00 pm	Merle Manders Conference Center	Dressy lunch, Fashion Show, Emcee/Music
10	**Pretty in Pink Breast Cancer Awareness "Love Walk"**	Saturday, October 10	10:00 am - 12:00 pm	Clark Park Walking Trail	Survivors celebrating other Survivors and their families in a walk
11	**Veterans Day Lunch**	Wednesday, November 11	11:00 am - 1:00 pm	Merle Manders Conference Center	Honoring our Local Heroes
12	**Turkey Giveaway**	Saturday, November 21	10:00 am - until supplies run out.	Amphitheater Parking Lot	The City of Stockbridge partners with local organizations to assist families with a FREE turkey give away for the holiday.
13	**Holiday Festival & Tree Lighting**	Friday, December 4	5:30 pm - 9:00 pm	Amphitheater Parking Lot	Santa & Mrs. Claus, rides and tree lighting to start the holiday season.
14	**Volunteer Appreciation Dinner**	Saturday, December 12	5:00 pm - 8:00 pm	MMCC Ballroom	City shows appreciation for all of the great volunteers with a dinner and entertainment

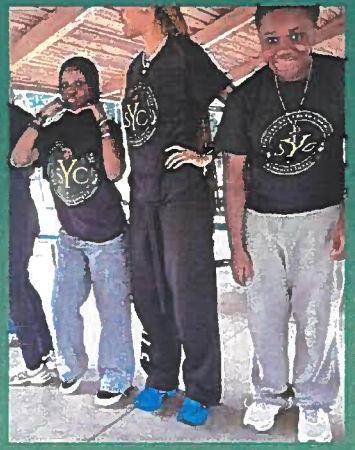
2025 Budget Usage

Line Item	Budget	Actual	Remaining
Meals	$1,500.00	$1,290.28	$209.72
Lodging	$3,000.00	$3,938.50	($938.50)
Training	$4,000.00	$3,450.00	$550.00
Advertising	$600.00	$112.00	$488.00
Transportation	$1,360.00	$1,582.96	($222.96)
Office Supplies	$360.00	150.12	$209.88
Apparel	$1,260.00	$537.65	$722.35
Beautification	$600.00	184.41	$415.59
Events	$7,840.00	$6,967.05	$872.95
MISC	$980.00	$573.98	$406.02
Total:	**$21,500.00**	**$18,786.95**	**$2,713.05**

2026 Budget Request & Allocations

Line Item	Budget
Meals	$2,500.00
Lodging	$4,000.00
Training	$5,000.00
Advertising	$1,000.00
Transportation	$2,000.00
Office Supplies	$360.00
Apparel	$1,500.00
Beautification	$750.00
Events	$10,000.00
Event Security	$3,640.00
MISC	$750.00
Total	**$31,500.00**

SYC 2026 Initiative and Focus



- **The Initiative for the SYC 2026 calender year is: Community Wellness**

- **Goals are to:**
  1. To promote mental, physical and emotional health within our community.
  2. Reduce stigmas surrounding mental health.
  3. Promote healthy habits through community activities.





SYC Projected 2026 Calender

- Jan: MLK Jr. Day of Service & “Let's Get Moving ” Skate Night”
- Feb: Mental Health Monday Series
- March: Youth Entrepreneur Expo
- April: SYC & SD Dinner & Discussion
- May: Teen Wellness pledge campaign & Mother’s Day Tea
- June: Summer Health and Safety

SYC Projected 2026 Calender

- July: Fill the Bus School Supply Drive
- August: Back to School Wellness Week
- September: Let's Get Physical @Bridgefest
- October: Fall Festival
- November: Stress Management
- December: Winter Wonderland

Youth Training & Development



- GMA Youth Symposium
- GA Cities Youth Forum
- NLC 2026 City Summit
- Youth Etiquette & Public Speaking







2025 Budget Usage

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City of Stockbridge

AGENDA ITEM

MEETING DATE

Nov. 18 & Dec. 8, 2025

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

TEXT AMENDMENT CASE #TX-2025-04 FOR FAÇADE BUILDING MATERIALS. (Citywide)
Consideration of an ordinance to revise Section 4.4.4 of the Unified Development Code (UDC) to establish updated requirements for building façade materials for non-residential and multi-family structures. The proposed ordinance outlines material standards to promote architectural consistency, durability, and neighborhood compatibility.

BACKGROUND INFORMATION:

This amendment supports the City's goal of enhancing visual quality and long-term resilience in commercial, institutional, and mixed-use developments. It reflects best practices in urban design and aligns with community expectations for high-quality construction and aesthetic standards

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880

CITY TREASURER eSigned via GovOS.com City Treasurer Key: 7ed53636-d898-4ade-b417-932d73311167

CITY TREASURER eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

000.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

Text Amendment Case #TX-2025-04 for Facade Building Materials

STAFF RECOMMENDATION:

APPROVAL AND ADOPTION.

eSigned via GovOS.com

R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. TX-2025-04

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA RELATING TO EXTERIOR (FAÇADE) BUILDING MATERIALS BY MAKING ADDITIONS AND CHANGES TO VARIOUS SECTIONS OF THE UNIFIED DEVELOPMENT CODE (UDC); TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and economic vitality to meet the needs of residents; 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 City Council is of the opinion and finds that such change should be adopted, would not be detrimental to public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Stockbridge, and as well, the owners and occupants thereof, and the City generally.

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

Section 1. Approval to Amend the Stockbridge, Code of Ordinances, Title 12, Unified Development Code, shall be amended to delete Section 4.4.4 and to add a new Section 4.4.4, which shall read as provided in the attached Exhibit A,

Section 2. Approval to amend the Unified Development Code, Title 12, Chapter 4, entitled "Development Standards", to include a new Section 4.4.4, entitled "Requirements for Buildings Not Exclusively Residential (includes mixed-use, commercial, institutional, industrial, etc.), which shall read as provided in Exhibit A.

Section 3: Intention of the Governing Body. It is the intention of the governing body, and it is hereby ordained that the provisions of this ordinance shall be come

DRAFT

and be made a part of the code of Ordinances, City of Stockbridge, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

Section 4. Severability. In the event that any section, subsection, sentence, clause, or phrase of this Ordinance is declared or adjudged to be invalid or unconstitutional, such adjudication shall in no manner affect the remaining portions of this Ordinance, which shall remain in full force and effect as if the invalid or unconstitutional section, subsection, sentence, clause, or phrase was not originally a part of this Ordinance.

Section 5. Repealer. All ordinances or parts of ordinances that are in conflict with this Ordinance is hereby repealed.

Section 6. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

Section 7. Authority to Amend. The City Attorney is granted the authority to amend or correct this ordinance, with the express consent of City Council, to reflect the intent of the Council and to ensure compliance with applicable laws.

Section 8. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council.

SO ORDAINED this _____ day of _____, 2025.

_____

ANTHONY S FORD, Mayor

ATTEST:

_____

VANESSA HOLIDAY, City Clerk (SEAL

APPROVED AS TO FORM:

_____

QUINTON G. WASHINGTON, City Attorney

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Exhibit A

4.4.4 - Requirements for buildings not exclusively residential (includes mixed-use, commercial, institutional, industrial, etc.)

This section shall apply to all buildings within the City of Stockbridge, excluding single-family detached homes, equipment, and agricultural buildings and structures. In general, the exterior design of buildings should be complementary with the prevalent architectural features of the surrounding neighborhood, especially in areas that have established and recurring architectural exterior patterns and features. Materials shall be selected for their suitability to the type of building and design for which they are used. Any piecemeal embellishment and frequent changes in material should be avoided. All sides of the building shall use materials that are consistent with those on the front façade, if they are visible from public streets or neighboring properties; and they shall be carefully designed with similar detailing, comparable quality, and compatible materials.

A. All buildings constructed within the CCR, MFR, PUD, C-1, C-2, C-3, OI, M-1, and M-2 zoning districts shall meet the development standards and the appearance standards set forth in this section. "Buildings" shall include all commercial, office, institutional, and industrial buildings; as well as all duplex, apartment, townhome, and condominium buildings.

B. Buildings in the CCR, MFR, PUD, C-1, C-2, C-3, OI, M-1, and M-2 zoning districts are required to be at least seventy-five percent (75%) brick or stone on all four (4) facades of the building. The remaining twenty-five percent (25%) shall be a combination of one or more of the following: glass, stucco, stone, wood, cementitious fiberboard, paneling, or metal, provided that a maximum of only ten percent (10%) of the facades are constructed of metal / steel. Vinyl siding is prohibited on all types of buildings and structures.

C. Other allowed building materials include:

1. Brick, or brick veneers, except that only natural brick may be used for residential buildings;

2. Stone. Natural stone such as, but not limited to, granite, limestone, acid marble is allowed for building materials. Terra cotta and/or cast stone, which simulate natural stone, are also acceptable. Painted stone and stone veneers are not allowed;

3. Split-face block/concrete masonry unit (CMU) is restricted to twenty percent (20%) of the surface area of the facade;

4. High-grade stucco;

5. Natural wood and/or cementitious fiberboard siding;

6. Glass;

7. Glazing shall be clear or slightly tinted glass (not opaque nor highly reflective). Metal screens or bars shall not cover window openings;

8. Exposed concrete block, metal, and tile are not allowed as building materials on a facade; and they must be covered with acceptable materials, even for prefabricated or custom-built buildings that are brought to the development site;

9. Vinyl or aluminum siding shall not be permitted, except for vinyl having a nominal thickness of forty-six one-thousandth (0.046) inches. Metal, or cementitious composite board siding, may be used in the eaves and soffits of a building.

D. All windows shall be consistent with the decorative facade design, considering materials and color.

E. Metal roofing, if utilized, shall consist of standing seam metal roofing with a minimum twenty-nine (29) gauge rating. However, the metal must be covered with acceptable materials, even for prefabricated or custom-built buildings that are brought to the development site;

F. Facade colors and materials shall be limited to three (3) per facade face. They shall either be complementary to the materials that are already being used in the neighborhood; or, if dissimilar materials are being proposed, other characteristics such as scale, proportion, form, architectural detailing, color, and texture shall be used to ensure that the building relates to the rest of the neighborhood. All facades that are visible from a public street or park/open space shall utilize high-quality finish materials.

G. Hotels shall be exempt from the brick percentage requirements set forth herein, but they hall meet all other standards set forth herein.

H. Each industrial building shall maintain a decorative facade on that portion of the building that faces on all public streets. The decorative facade shall consist of brick, masonry, and/or wood. Glass may be used in combination with brick, masonry, and/or wood. All windows shall be consistent with the decorative facade design, considering materials and color.

I. Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, shall be screened from public rights-of-way views through one (1) of the following methods:

J. Where equipment is at ground level, screening may be provided through landscaping sufficient to block the view from public rights-of-way.

K. Where brick, wood, or masonry materials are used to screen equipment or devices, the materials shall be the same as the predominant exterior building materials for the principal building on the site.

L. Street level retail uses with sidewalk frontage shall provide an entrance to the building from the sidewalk in addition to any other access that may be provided to the building.

M. All entrance and exit driveways shall be paved with asphalt, concrete, or pavers.

DRAFT



TX-2025-04: BUILDING FACADE MATERIALS

CITY COUNCIL MEETING
DECEMBER 8, 2025

RYAN ANDERSON, MPPA, CPM

DIRECTOR, COMMUNITY DEVELOPMENT



PURPOSE

Consideration of a text amendment to RELATING TO EXTERIOR (FAÇADE) BUILDING MATERIALS BY REVISING SECTION 4.4.4 of the unified development code.

KEY AMENDMENTS

Material Standards:

- Minimum **75% brick or stone** on all four facades for CCR, MFR, PUD, C-1, C-2, C-3, OI, M-1, and M-2 zoning districts.
- Remaining **25%** may include glass, stucco, wood, cementitious fiberboard, or metal (max 10%).

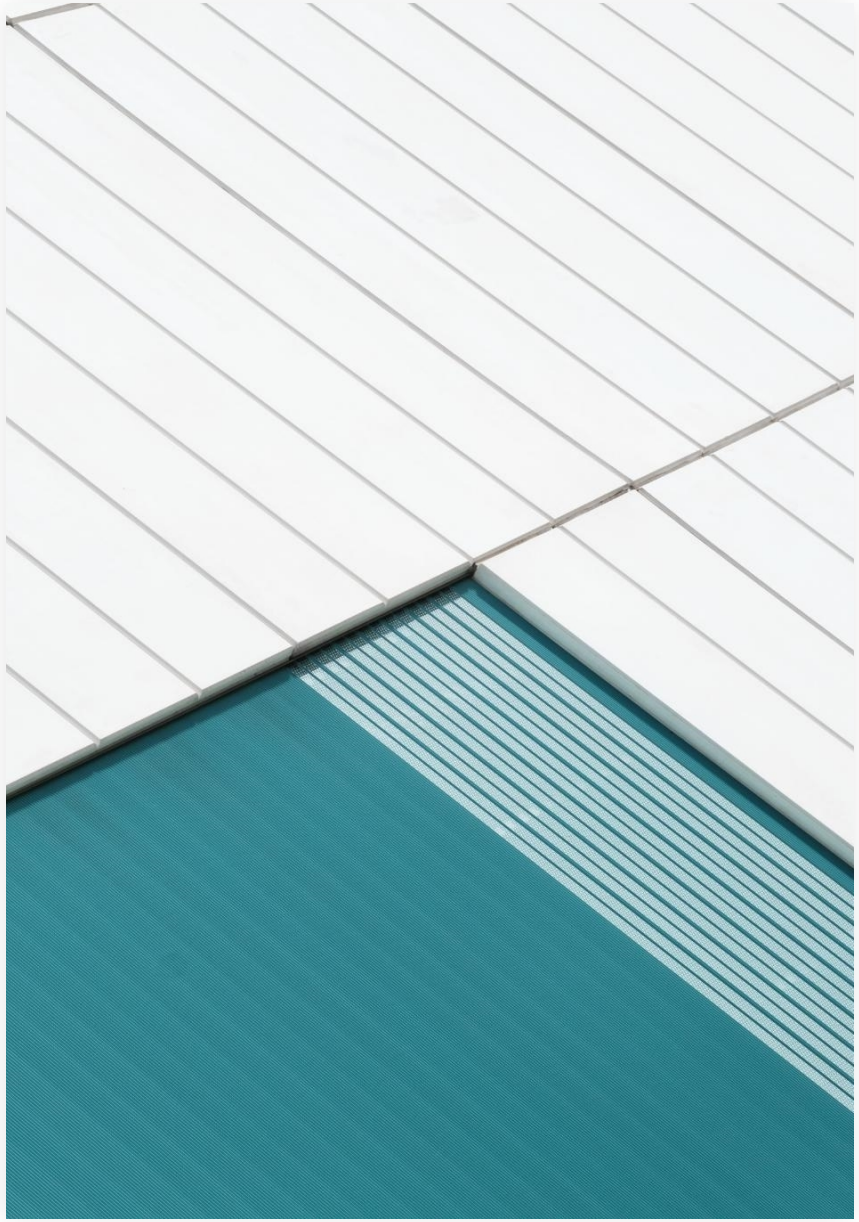
Vinyl siding prohibited; aluminum siding restricted to soffits/eaves only.

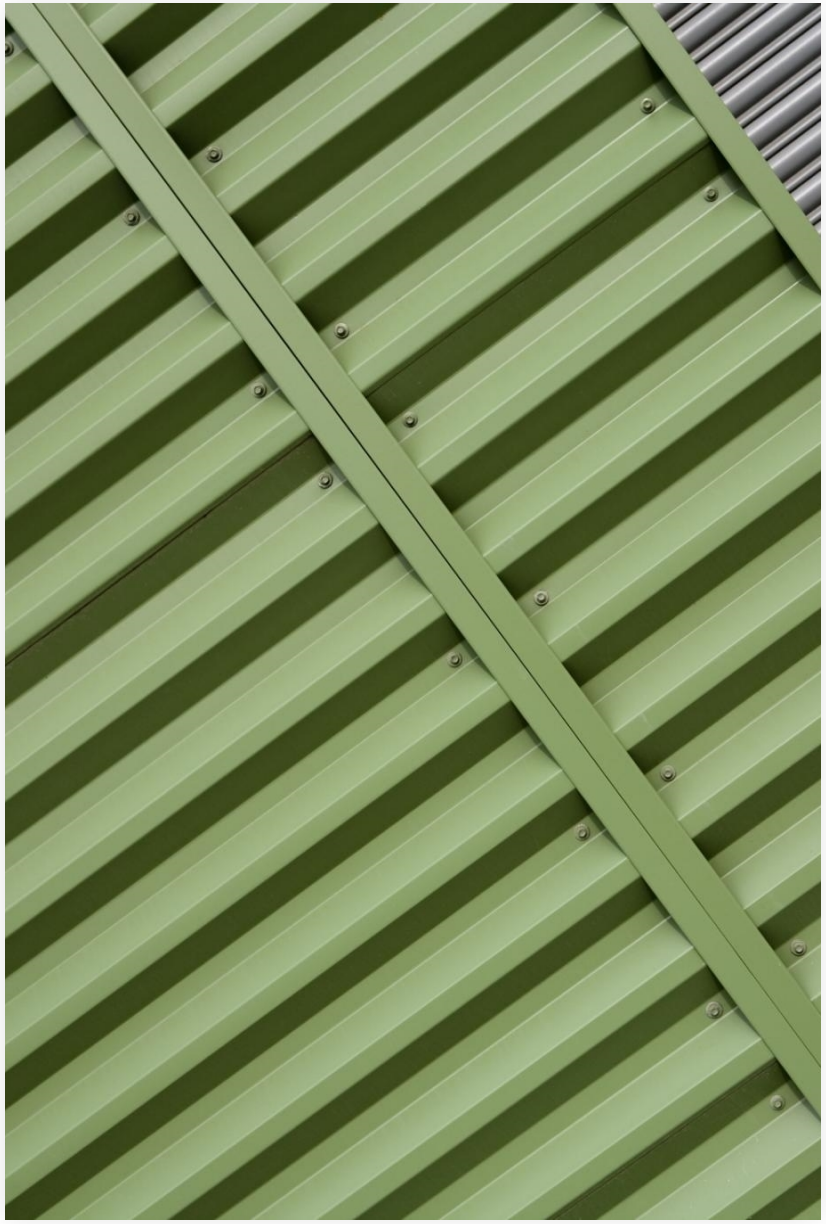
Design Consistency: All visible facades must use comparable quality and detailing.

Prohibited Materials: Exposed concrete block, metal, and tile unless covered with approved materials.

Additional Standards:

- Limit façade colors/materials to three per face.
- Hotels exempt from brick percentage but must meet all other standards.
- Industrial buildings must maintain decorative facades facing public streets.
- Screening of mechanical equipment required using landscaping or matching materials.





ADDITIONAL DESIGN STANDARDS

Consistent Window Design

Window designs must match the building's decorative style for a unified architectural appearance.

Standing Seam Metal Roofing

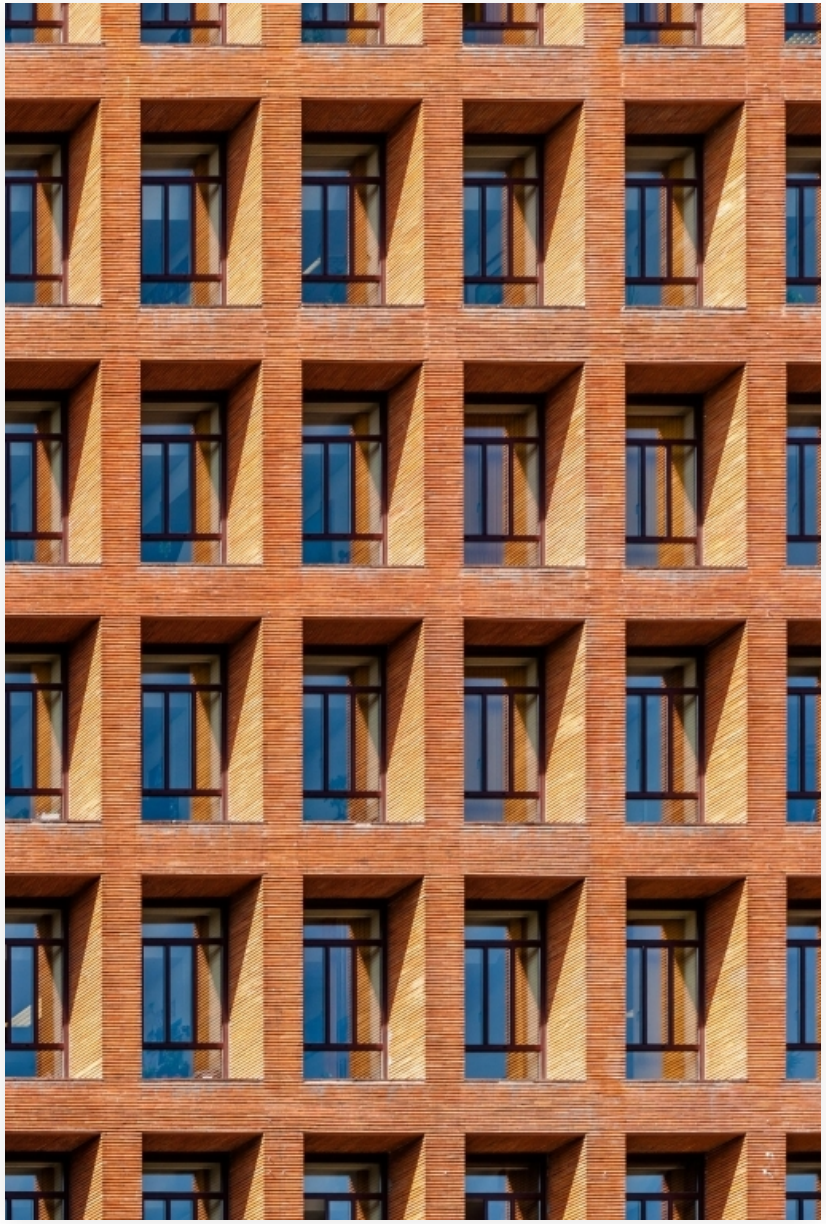
Metal roofing is allowed only if it is standing seam type with a thickness no less than 29 gauge, ensuring quality and durability.

Screening of Equipment

- Mechanical and electrical equipment must be hidden from public view using architectural or landscaping solutions.
- Where equipment is at ground level, screening may be provided through landscaping sufficient to block the view from public rights-of-way.
- Where brick, wood, or masonry materials are used to screen equipment or devices, the materials shall be the same as the predominant exterior building materials for the principal building on the site.

Access Management

- Street level retail uses with sidewalk frontage shall provide an entrance to the building from the sidewalk in addition to any other access that may be provided to the building.
- All entrance and exit driveways shall be paved with asphalt, concrete, or pavers.



PURPOSE OF THE ORDINANCE

Update Building Standards

The ordinance updates facade material standards to improve construction and renovation quality in the city.

Promote Architectural Consistency

It ensures architectural uniformity across developments to maintain neighborhood aesthetic character.

Support Sustainability and Durability

The ordinance aims to foster sustainable building designs that are durable and environmentally responsible.

Enhance Quality of Life

By improving the built environment, the ordinance enhances living conditions for residents and visitors.

UNIFIED DEVELOPMENT CODE

Current Text

4.4.4 Requirements for buildings not exclusively residential (includes mixed-use, commercial, institutional, industrial, etc.).

A. All buildings constructed within the C-1, C-2, C-3, OI, M-1 and M-2 zoning districts shall meet the development standards and the appearance standards set forth in this section.

B. Buildings in C-1, C-2, and C-3 are required to be a least fifty percent (50%) brick or stone on all four (4) facades of the building.

C. Other allowed building materials include:

1. Brick, or brick veneers;
2. Stone. Natural stone such as, but not limited to, granite, limestone, acid marble is allowed to building materials. Terra cotta and/or cast stone, which simulate natural stone, are also acceptable. Painted stone is not allowed;
3. Split-face block/concrete masonry unit (CMU) is restricted to twenty percent (20%) of the surface area of the facade;
4. High grade stucco;
5. Natural wood and/or cementitious fiberboard siding;
6. Glass;
7. Glazing shall be clear or slightly tinted glass (not opaque nor highly reflective). Metal screens or bars shall not cover window openings;
8. Exposed concrete block, metal and tile are not allowed as building materials on a facade;
9. Vinyl or aluminum siding shall not be permitted, except by vinyl having a nominal thickness of forty-six one-thousandth (0.046) inches, metal, or cementitious composite board siding may be used in the eaves and soffits of a building.

D. All windows shall be consistent with the decorative facade design, considering materials and color.

E. Metal roofing, if utilized, shall consist of standing seam metal roofing with a minimum twenty-nine (29) gauge rating.

F. Facade colors and materials shall be limited to three (3) per facade face.

G. Hotels shall be exempt from the brick percentage requirements set forth herein, but shall meet all other standards set forth herein.

H. Each industrial building shall maintain a decorative facade on that portion of the building that faces on all public streets. The decorative facade shall consist of brick, masonry, and/or wood. Glass may be used in combination with brick, masonry, and/or wood. All windows shall be consistent with the decorative facade design, considering materials and color.

I. Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, shall be screened from public rights-of-way views through one (1) of the following methods:

J. Where equipment is at ground level, screening may be provided through landscaping sufficient to block the view from public rights-of-way.

K. Where brick, wood, or masonry materials are used to screen equipment or devices, the materials shall be the same as the predominant exterior building materials for the principal building on the site.

Amended Text

4.4.4 Requirements for buildings not exclusively residential (includes mixed-use, commercial, institutional, industrial, etc.).

A. All buildings constructed within the C-1, C-2, C-3, OI, M-1 and M-2 zoning districts shall meet the development standards and the appearance standards set forth in this section.

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4.4.4 Requirements for buildings not exclusively residential (includes mixed-use, commercial, institutional, industrial, etc.).

A. All buildings constructed within the C-1, C-2, C-3, OI, M-1 and M-2 zoning districts shall meet the development standards and the appearance standards set forth in this section.

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ORDINANCE NO. TX-2025-04

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. TX-2025-04

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA RELATING TO EXTERIOR (FAÇADE) BUILDING MATERIALS BY MAKING ADDITIONS AND CHANGES TO VARIOUS SECTIONS OF THE UNIFIED DEVELOPMENT CODE (UDC); TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and economic vitality to meet the needs of residents; 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 City Council is of the opinion and finds that such change should be adopted, would not be detrimental to public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Stockbridge, and as well, the owners and occupants thereof, and the City generally.

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

Section 1. Approval to Amend the Stockbridge, Code of Ordinances, Title 12, Unified Development Code, shall be amended to delete Section 4.4.4 and to add a new Section 4.4.4, which shall read as provided in the attached Exhibit A,

Section 2. Approval to amend the Unified Development Code, Title 12, Chapter 4, entitled "Development Standards", to include a new Section 4.4.4, entitled "Requirements for Buildings Not Exclusively Residential (includes mixed-use, commercial, institutional, industrial, etc.), which shall read as provided in Exhibit A.

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

Section 4. Severability. In the event that any section, subsection, sentence, clause, or phrase of this Ordinance is declared or adjudged to be invalid or unconstitutional, such adjudication shall in no manner affect the remaining portions of this Ordinance, which shall remain in full force and effect as if the invalid or unconstitutional section, subsection, sentence, clause, or phrase was not originally a part of this Ordinance.

Section 5. Repealer. All ordinances or parts of ordinances that are in conflict with this Ordinance is hereby repealed.

Section 6. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

Section 7. Authority to Amend. The City Attorney is granted the authority to amend or correct this ordinance, with the express consent of City Council, to reflect the intent of the Council and to ensure compliance with applicable laws.

Section 8. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council.

SO ORDAINED this _____ day of _____, 2025.

_____
ANTHONY S FORD, Mayor

ATTEST:

_____
VANESSA HOLIDAY, City Clerk (SEAL

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney

DRAFT

EXHIBIT A 4.4.4 REQUIREMENTS FOR BUILDINGS NOT EXCLUSIVELY RESIDENTIAL

Exhibit A

4.4.4 - Requirements for buildings not exclusively residential (includes mixed-use, commercial, institutional, industrial, etc.)

This section shall apply to all buildings within the City of Stockbridge, excluding single-family detached homes, equipment, and agricultural buildings and structures. In general, the exterior design of buildings should be complementary with the prevalent architectural features of the surrounding neighborhood, especially in areas that have established and recurring architectural exterior patterns and features. Materials shall be selected for their suitability to the type of building and design for which they are used. Any piecemeal embellishment and frequent changes in material should be avoided. All sides of the building shall use materials that are consistent with those on the front façade, if they are visible from public streets or neighboring properties; and they shall be carefully designed with similar detailing, comparable quality, and compatible materials.

A. All buildings constructed within the CCR, MFR, PUD, C-1, C-2, C-3, OI, M-1, and M-2 zoning districts shall meet the development standards and the appearance standards set forth in this section. "Buildings" shall include all commercial, office, institutional, and industrial buildings; as well as all duplex, apartment, townhome, and condominium buildings.

B. Buildings in the CCR, MFR, PUD, C-1, C-2, C-3, OI, M-1, and M-2 zoning districts are required to be at least seventy-five percent (75%) brick or stone on all four (4) facades of the building. The remaining twenty-five percent (25%) shall be a combination of one or more of the following: glass, stucco, stone, wood, cementitious fiberboard, paneling, or metal, provided that a maximum of only ten percent (10%) of the facades are constructed of metal / steel. Vinyl siding is prohibited on all types of buildings and structures.

C. Other allowed building materials include:

1. Brick, or brick veneers, except that only natural brick may be used for residential buildings;

2. Stone. Natural stone such as, but not limited to, granite, limestone, acid marble is allowed for building materials. Terra cotta and/or cast stone, which simulate natural stone, are also acceptable. Painted stone and stone veneers are not allowed;

3. Split-face block/concrete masonry unit (CMU) is restricted to twenty percent (20%) of the surface area of the facade;

4. High-grade stucco;

5. Natural wood and/or cementitious fiberboard siding;

6. Glass;

7. Glazing shall be clear or slightly tinted glass (not opaque nor highly reflective). Metal screens or bars shall not cover window openings;

8. Exposed concrete block, metal, and tile are not allowed as building materials on a facade; and they must be covered with acceptable materials, even for prefabricated or custom-built buildings that are brought to the development site;

9. Vinyl or aluminum siding shall not be permitted, except for vinyl having a nominal thickness of forty-six one-thousandth (0.046) inches. Metal, or cementitious composite board siding, may be used in the eaves and soffits of a building.

D. All windows shall be consistent with the decorative facade design, considering materials and color.

E. Metal roofing, if utilized, shall consist of standing seam metal roofing with a minimum twenty-nine (29) gauge rating. However, the metal must be covered with acceptable materials, even for prefabricated or custom-built buildings that are brought to the development site;

F. Facade colors and materials shall be limited to three (3) per facade face. They shall either be complementary to the materials that are already being used in the neighborhood; or, if dissimilar materials are being proposed, other characteristics such as scale, proportion, form, architectural detailing, color, and texture shall be used to ensure that the building relates to the rest of the neighborhood. All facades that are visible from a public street or park/open space shall utilize high-quality finish materials.

G. Hotels shall be exempt from the brick percentage requirements set forth herein, but they hall meet all other standards set forth herein.

H. Each industrial building shall maintain a decorative facade on that portion of the building that faces on all public streets. The decorative facade shall consist of brick, masonry, and/or wood. Glass may be used in combination with brick, masonry, and/or wood. All windows shall be consistent with the decorative facade design, considering materials and color.

I. Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, shall be screened from public rights-of-way views through one (1) of the following methods:

J. Where equipment is at ground level, screening may be provided through landscaping sufficient to block the view from public rights-of-way.

K. Where brick, wood, or masonry materials are used to screen equipment or devices, the materials shall be the same as the predominant exterior building materials for the principal building on the site.

L. Street level retail uses with sidewalk frontage shall provide an entrance to the building from the sidewalk in addition to any other access that may be provided to the building.

M. All entrance and exit driveways shall be paved with asphalt, concrete, or pavers.

STAFF RECOMMENDATION



Based on research, the Community Development Staff recommend APPROVAL to amend Section 4.4.4 of the City of Stockbridge's Unified Development Code according to exhibit A of Ordinance No. TX 2025-04

Immediate Ordinance Effect

The ordinance takes effect immediately upon adoption by the City Council, impacting all new developments.

Compliance with Updated Standards

New development applications must meet the updated facade material standards as per Ordinance TX-2025-04.

Community Vision Alignment

The ordinance promotes consistent design principles that align developments with the community's vision.

Guidance for Developers

Developers and property owners are advised to review the ordinance and consult planning staff for compliance.

THANK YOU

RYAN ANDERSON, MPPA

DIRECTOR, COMMUNITY DEVELOPMENT

RANDERSON@STOCKBRIDGEGA.ORG

City of Stockbridge

AGENDA ITEM

MEETING DATE

Nov. 18 & Dec. 8, 2025

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

FUNDING SOURCE

- [ ] GENERAL FUND
- [ ] FUND BALANCE
- [ ] SPLOST
- [ ] TSPLOST
- [ ] CDBG GRANT
- [ ] GRANT FUNDING
- [ ] TRAFFIC CAMERA FUNDING
- [ ] PARTNER/SPONSOR
- [ ] DEPARTMENT FUND BALANCE
- [ ] BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

TEXT AMENDMENT CASE #TX-2025-05 FOR TWO-CAR GARAGES. (Citywide)
Consideration of an ordinance to amend Section 4.4.2(F)(2) of the Unified Development Code (UDC) to require two-car garages for all single-family homes, townhomes, and each unit within duplexes. This amendment updates the architectural standards to promote adequate off-street parking and consistent residential design.

BACKGROUND INFORMATION:

The proposed change supports the City's goal of enhancing neighborhood aesthetics and managing parking demand in residential developments. By aligning garage requirements across housing types, the ordinance ensures uniformity and better accommodates the needs of growing households.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880

CITY TREASURER eSigned via GovOS.com City Treasurer Key: 7ed53636-d898-4ade-b417-932d73311167

CITY ATTORNEY eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

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

AMOUNT:

000.00

ATTACHMENTS: [ ]

ITEM/PROJECT/EVENT:

Text Amendment Case #TX-2025-05 for Two-Car Garages

STAFF RECOMMENDATION:

APPROVAL AND ADOPTION.

eSigned via GovOS.com

R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. TX-2025-05

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE OF THE CITY OF STOCKBRIDGE, GEORGIA; TO MODIFY SECTION 4.4.2 – REQUIREMENTS FOR SINGLE-FAMILY DETACHED AND ATTACHED; TO REVISE GARAGE REQUIREMENTS FOR TOWNHOMES AND DUPLEXES; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and provide housing and care options that meet the needs of residents; 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 City of Stockbridge seeks to ensure that residential developments maintain a consistent architectural standard that promotes adequate off-street parking and enhanced neighborhood aesthetics; and

WHEREAS, the City Council finds it necessary to amend Section 4.4.2(F)(2) of the Unified Development Code to increase garage requirements for townhomes and duplexes; and

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

SECTION 1. Section 4.4.2 — Requirements for Single-Family Detached and Attached — of the Unified Development Code is hereby amended in subsection (F)(2) to read as follows:

F. Garages.

1. A minimum of two (2) car garages shall be required for all single-family detached residential structures. Side entry garages should always be considered and constructed when possible.
2. Two (2) car garages are required for townhomes and for each unit of a duplex.

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

SECTION 5. 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 6. Attorney Authorization. The City Attorney, backed by the City's charter and with the explicit endorsement of the City Council, is authorized to make necessary amendments to contracts, ordinances, resolutions, and documents to align them with the intent of the City Council and ensure compliance with all pertinent city laws and regulations.

SO ORDAINED this _____ day of _____ _____

_____
ANTHONY S. FORD, Mayor

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney



TX-2025-05
Two-Car Garage REQUIREMENT

Ryan Anderson, MPPA

Director, Community Development

City Council Meeting

December 8, 2025



This Photo by Unknown Author is licensed under CC BY-NC-ND

Purpose

Amendment Objectives

Consideration of a text amendment to the Unified Development Code to require two car garages for single family dwellings including townhomes and duplexes addressing community growth, housing needs, and architectural consistency through the proposed text amendment

.



Key Changes

Mandatory Two-Car Garages

Amendment requires two-car garages for single-family homes, townhomes, and duplex units for uniformity.

Side-Entry Garage Encouragement

Side-entry garages are encouraged to improve curb appeal and reduce street visual clutter.

Enhanced Neighborhood Appearance

Changes aim to improve housing functionality and aesthetics aligning with city planning goals.

Unified development code garage requirements

CURRENT TEXT

4.4.2 - Requirements for single-family detached and attached.

These requirements only pertain to buildings that are exclusively residential in nature.

A. Facades.

F. Garages.

A minimum of two (2) car garages shall be required for all single-family detached residential structures. Side entry garages should always be considered and constructed when possible.

a. Single car garages are required for townhomes and for each unit of a duplex.

Unified Development Code

AMENDED TEXT

- **4.4.2** — Requirements for Single-Family Detached and Attached

These requirements only pertain to buildings that are exclusively residential in nature.

A. Facades

F. Garages.

- A minimum of two (2) car garages shall be required for all single-family detached residential structures. Side entry garages should always be considered and constructed when possible.
- Two (2) car garages are required for townhomes and for each unit of a duplex.

Purpose of Amendment

Community Growth Facilitation

The amendment supports responsible community growth by addressing evolving resident needs through infrastructure.

Reducing Congestion

Adequate off-street parking reduces neighborhood congestion and improves overall street aesthetics.

Architectural Consistency

The amendment promotes uniform architectural standards across housing types for a cohesive urban look.

Supporting Modern Lifestyles

Mandating two-car garages accommodates families with multiple vehicles and ensures sustainable housing infrastructure.



Ordinance No. Tx-2025-05
Two car garage requirement

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. TX-2025-05

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE OF THE CITY OF STOCKBRIDGE, GEORGIA; TO MODIFY SECTION 4.4.2 – REQUIREMENTS FOR SINGLE-FAMILY DETACHED AND ATTACHED; TO REVISE GARAGE REQUIREMENTS FOR TOWNHOMES AND DUPLEXES; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and provide housing and care options that meet the needs of residents; 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 City of Stockbridge seeks to ensure that residential developments maintain a consistent architectural standard that promotes adequate off-street parking and enhanced neighborhood aesthetics; and

WHEREAS, the City Council finds it necessary to amend Section 4.4.2(F)(2) of the Unified Development Code to increase garage requirements for townhomes and duplexes; and

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

SECTION 1. Section 4.4.2 — Requirements for Single-Family Detached and Attached — of the Unified Development Code is hereby amended in subsection (F)(2) to read as follows (additions shown in underline and deletions shown in strikethrough):

F. Garages.

1. A minimum of two (2) car garages shall be required for all single-family detached residential structures. Side entry garages should always be considered and constructed when possible.
2. Two (2) car garages are required for townhomes and for each unit of a duplex.

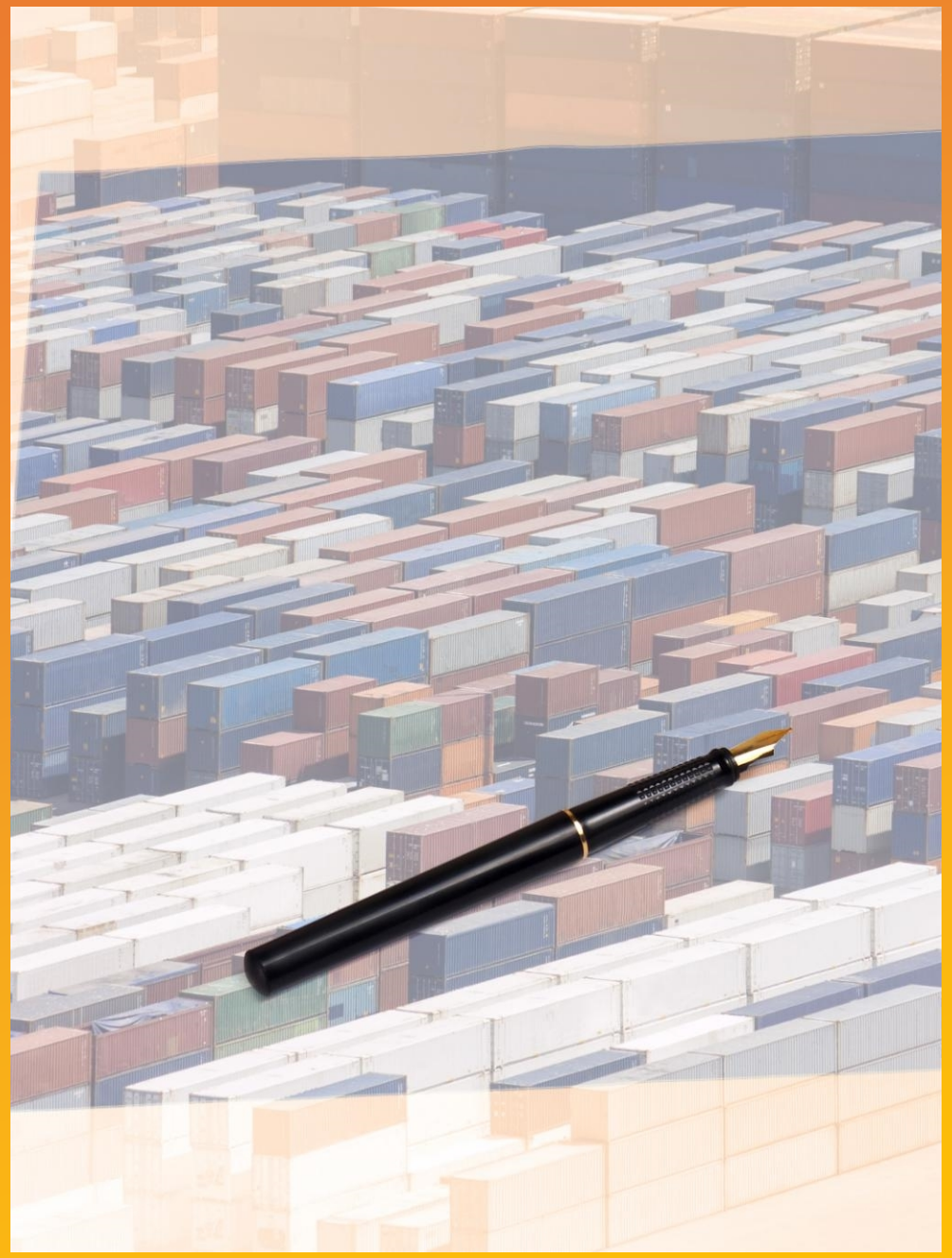
SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 3. 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 4. Repeal of Conflicting Provisions. All City Ordinances inconsistent with this Ordinances shall be repealed.

SECTION 5. 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 6. Attorney Authorization. The City Attorney, backed by the City's charter and with the explicit endorsement of the City Council, is authorized to make necessary amendments to contracts, ordinances, resolutions, and documents to align them with the intent of the City Council and ensure compliance with all pertinent city laws and regulations.



Staff recommendation

Based on research, the Community Development Staff recommends the **APPROVAL** to amend Section 4.4.2 of the Unified Development Code to require two car garages for single family dwellings, townhomes and duplexes

Ordinance Public Record

The ordinance will be maintained as a public record to ensure transparency and accessibility for all stakeholders.

Updating City Documents

Relevant city documents and planning guidelines will be updated to reflect the new amendment requirements.

Immediate Ordinance Effect

The ordinance will take effect immediately, demonstrating proactive urban development and regulatory enforcement.

Thank you

Ryan Anderson, MPPA

Director, Community Development

Randerson@stockbridgega.org

City of Stockbridge

AGENDA ITEM

MEETING DATE

Nov. 18 & Dec. 8, 2025

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

TEXT AMENDMENT CASE #TX-2025-06 FOR THE ENTERTAINMENT DISTRICT. (Council Districts 4 and 5) Consideration of an ordinance to adopt Title 9, Chapter 200 of the Municipal Code of Ordinance for the City of Stockbridge to establish regulations for Entertainment Districts within the City. The ordinance outlines operational standards, alcohol permitting, smoking establishment requirements, and enforcement provisions to support safe and vibrant public spaces.

BACKGROUND INFORMATION:

This ordinance supports the City's economic development goals by creating structured zones for outdoor alcohol consumption and entertainment activities. It ensures public safety and regulatory compliance while promoting tourism, local business growth, and community engagement.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880

CITY TREASURER eSigned via GovOS.com City Treasurer Key: 7ed53636-d898-4ade-b417-932d73311167

CITY ATTORNEY eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

000.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

Text Amendment Case #TX-2025-06 for the Entertainment District

STAFF RECOMMENDATION:

APPROVAL AND ADOPTION.

eSigned via GovOS.com

R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. TX-2025-06

AN ORDINANCE TO ADOPT TITLE 9 CHAPTER 200 (ENTERTAINMENT DISTRICT) TO THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA RELATING TO REQUIREMENTS FOR ISSUANCE; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and economic vitality to meet the needs of residents; 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 City of Stockbridge seeks to promote economic development, enhance tourism, and support local businesses through the establishment of designated Entertainment Districts;

WHEREAS, the City recognizes the need to regulate the consumption and sale of alcoholic beverages within these districts to ensure public safety, maintain community standards, and comply with applicable laws;

WHEREAS, the City of Stockbridge has adopted a Comprehensive Plan that emphasizes the importance of maintaining a positive community image and supporting the economic health of the city;

WHEREAS, the establishment of Entertainment Districts will provide a structured framework for outdoor alcohol consumption, smoking establishments, and related activities in a manner that is safe, controlled, and beneficial to the public;

WHEREAS, the City Council finds it necessary to define terms, set limitations, and establish operational requirements for businesses operating within Entertainment Districts, including smoking establishments, to ensure consistency and compliance;

WHEREAS, the ordinance provides for the issuance of permits, sets forth applicable fees, and outlines enforcement provisions to support the effective administration of Entertainment Districts;

SECTION 1. Ordinance. Adopt to Title 9, Chapter 200 to the Code of Ordinances, City of Stockbridge, Georgia, as read in Exhibit A.

SECTION 2. Repeal. The new requirement for issuance Title 9, Chapter 200, be added to the Code of Ordinances, city of Stockbridge, Georgia.

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

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

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

SECTION 6. Repeal of Conflicting Provision. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 8. Authority to Amend. The City Attorney is granted the authority to amend or correct this ordinance, with the express consent of the City Council, to reflect the intent of the Council and to ensure compliance with applicable laws.

SECTION 8. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council.

SO ORDAINED this ___ day of November 2025.

_____
ANTHONY S. FORD, Mayor

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney

9.200 – Entertainment District

9.200.010 - Definitions.

Open Container means any container of an alcoholic beverage which is immediately capable of being consumed from, or the seal of which has been broken.

Approved Container means a clear plastic cup, not to exceed 16 ounces, with the participating businesses logo on the exterior of the cup in the form of a sticker or similarly affixed, designating that it is authorized for outside consumption in the Entertainment District.

"Alcohol" means ethyl alcohol, hydrated oxide of the ethyl, or spirits of wine, from whatever source or by whatever process produced.

"Alcoholic beverages" means all alcohol, distilled spirits, beer, malt beverage, wine, or fortified wine.

"Applicant" means a person applying for any license authorized by this chapter.

"Application" means a form supplied by the city for the purpose of applying for any license authorized by this chapter.
"Church" means a permanent building where persons regularly assemble for religious worship.

"Distilled spirits" means any alcoholic beverage obtained by distillation or containing more than twenty-one percent (21%) alcohol by volume, including, but not limited to whiskey, rum, gin, brandy, vodka, tequila, and fortified wines.

"Family" means any person related to a licensee within the first degree of consanguinity or affinity as determined according to civil law.

"Fire department" means the agency designated by the mayor and council, by contract or otherwise, to provide fire protection services to city residents.

"License" means authorization granted by the city to operate as a retail consumption dealer, retail dealer or wholesale dealer.

"Licensee" means a person holding a license.

"Malt beverage" means any alcoholic beverage obtained by the fermentation of any infusion or decoction of barley, malt, hops or any other similar product, or any combination of such products in water, containing not more than fourteen percent (14%) alcohol by volume, and including ale, porter, brown, stout, lager beer, small beer and strong beer, but not including sake.

"Person" means any individual, firm, partnership, cooperative, nonprofit membership corporation, joint venture, association, company, corporation, agency, syndicate, estate, trust, business trust, receiver, fiduciary or other group or combination acting as a unit, body politic or political subdivision, whether public, private or quasi-public.

"Police department" means the agency designated by the mayor and council, by contract or otherwise, to provide law enforcement services to city residents.

"Premises" means the definite closed or partitioned-in locality, whether a room, shop or building.

"Restaurant" means:
1. Any public place kept, used, maintained, advertised and held out to the public as a place where at least one (1) meal per day is served five (5) days a week, excluding periods for holidays, vacations, and redecorating;
2. Having adequate and sanitary kitchen and dining room equipment and a minimum seating capacity of twenty (20); and
3. Wherein the principle business is the serving of such meals which, excluding the sale of alcoholic beverages, account for at least fifty-one percent (51%) of the gross revenue of the business.

"Retail consumption dealer" means any person who sells alcoholic beverages for consumption on the premises at retail only to consumers and not for resale.

"Retail dealer" means any person who sells unbroken packages, at retail, only to consumers and not for resale.

"Seating capacity" means the amount of individual seating which is located at tables for the purpose of serving the dining public, members and guests, but not including any seating located in a lounge, bar, or other area designated primarily for the serving of alcoholic beverages.

"Wine" means any alcoholic beverage containing not more than twenty-one percent (21%) alcohol by volume made from fruits, berries or grapes either by natural fermentation or by natural fermentation with brandy added, including, but not limited to, sparkling wine, champagne, combinations of such beverages, vermouth, special natural wine, rectified wine and like products, but not including cooking wine mixed with salt or other ingredients so as to render it unfit for human consumption as a beverage.
"Cigar" means a roll of tobacco wrapped in leaf tobacco or any substance containing tobacco, distinct from cigarettes because of its size, use of whole leaf wrapping, and often, flavor complexity.

"Cigar bar/lounge" means a designated area where customers purchase and smoke cigars. Such establishments often have walk-in humidors to keep cigars fresh and may offer a variety of related products and accessories.

"Hookah," often known as a waterpipe, means a traditional Middle Eastern device used for smoking flavored tobacco called "shisha." The smoke passes through a water basin before inhalation, which cools and humidifies the smoke.

"Retail tobacco store" means a commercial establishment where the primary business is the sale of tobacco products and accessories, emphasizing product variety, storage quality (like humidors for cigars), and expertise about products.

"Shisha/Maassel" means a blend of tobacco, molasses or honey, and fruits or flavorings, used specifically for smoking in a hookah. Unlike regular tobacco, it is moist and often sweetened.

"Smoking establishment" means a commercial facility where products derived from tobacco or other organic materials are offered for consumption on the premises. Such establishments prioritize providing an environment conducive to smoking or vaping as a primary activity.
"Tobacco" means a dried leaf plant traditionally used in cigarettes, cigars, pipes, and chew. When burned, it releases nicotine, a stimulant.

"Vaporizer/vaping device" means electronic devices that turn substances (usually liquid with nicotine, flavorings, and other chemicals) into an inhalable aerosol. It offers a similar sensation to inhaling tobacco smoke, sans the smoke.

9.200.020 – Smoking Establishments

Regulations

A. Purpose. This section distinguishes smoking establishments from retail tobacco outlets and standard retail due to inherent operational and functional differences. These rules aim to uphold the 2018 City of Stockbridge's Comprehensive Plan, focusing on the community's image and economic health.

B. Applicability. Encompasses hookah bars, cigar lounges, and restaurants with an ancillary smoking bar to exclude **vape shops** that are considered retail.

C. Location. Smoking establishments shall not operate within one thousand (500) feet of:

1. Any school or daycare.
2. Public parks or recreational areas.
3. Religious institutions.
4. Hours of operation: Permitted from twelve (12:00) p.m. to midnight daily.

D. Age Restrictions. Entry and employment are restricted to individuals aged eighteen (18) and above.

E. Intoxication. Intoxicated individuals shall be denied entry and service.

F. Outdoor Activity. Smoking establishments shall be allowed for outdoor activity in the entertainment district only.

G. Loitering. It is the establishment's responsibility to prevent loitering in and around its premises.

H. Ventilation. All smoking establishments must provide appropriate ventilation to prevent smoke migration, adhering to city, State, and Federal laws. A cigar lounge requires a **dedicated, high-capacity ventilation and air filtration system** that exhausts smoke to the outside and introduces fresh air, often with an exhaust fan, HEPA filters for particles, and activated carbon filters for odor. It is crucial to have a separate system that provides 100% outside air intake and is properly exhausted, and it is recommended to consult a professional HVAC designer for commercial spaces to ensure local building codes and proper design principles, like negative pressurization, are met. All requirements will be vetted by the Fire marshal doing review and inspections for the different in a Cigar lounge vs a hookah lounge.

I. Visibility. Interior must be visible from the outside during operational hours, ensuring transparency.

J. Warning. The establishment must post signage inside, outside, and on the windows regarding the dangers of smoking.

9.200.040 – Permit Requirements

The requirements are the same as 9.115.030.

9.200.050 – Fees

Smoking Establishment

An annual regulatory fee of one thousand five hundred dollars ($1,500.00) is required. Application and renewal should be made through the City of Stockbridge's Business Services Division. An Occupational Tax Certificate (OTC) is to be issued in addition along with an annual renewal, managed by the City of Stockbridge's Business Services Division. The city reserves the right to impose additional operational conditions as deemed necessary. OTCs can be revoked under similar conditions as smoking permits. Active OTCs are mandatory for operations.

Outdoor Temporary Alcohol Permit

1. For events where alcohol is served, applicable to non-profit organizations, the fee for a temporary alcohol license fee shall be $300.00-$500 per event in the Downtown Overlay District where alcohol (beer, wine, and/or distilled spirits) is served. Applications for such temporary permit must include a copy of an official document such as a nonprofit certification by the Internal Revenue Service, or constitution and bylaws of the organization, or corporate charter which clearly states the purpose of the organization as being charitable or nonprofit. The maximum number of temporary alcohol permits in any calendar year for any organization is four (4).

2. For all other applicants, the temporary alcohol license fee shall be $300.00 for beer, wine, and/or distilled spirits in the downtown overlay district and $500 for beer, wine, and/or distilled spirits citywide. The fees are per event where alcohol is served. The maximum number of events in any calendar year for any organization or individual is four (4).

3. A business in an entertainment district can pay an annual fee of $1000 for an unlimited outdoor pour license to have the ability to pour outside (calendar year with expiration on December 31). The business still must apply for a temporary alcohol permit at no additional cost at least 5 business days in advance.

4. The annual pour license is associated with their business and must be on the business' property, no more than 10 feet from the entrance. Any distance exceeding that will be subjected to the temporary outdoor pour fee of $300 dollars, regardless if they have the annual outdoor pour license.

5. All applications will be reviewed and approved by the Temporary Special Event Committee.

6. At any time when the business is applying for the annual outdoor pouring license, the fees associated must be paid without being prorated.

9.200.060 - Unlawful possession of open containers

(a) It shall be unlawful for any person to carry about on any street or public place in the city, either upon his/her person or in any vehicle operated or owned by him/her, or occupied by him/her, any open containers of alcoholic beverages or to possess such beverages in an open container on the premises but outside any establishment holding a permit for the sale thereof, except as otherwise provided hereunder including Section 9.04.

(b) Except as provided in Section 9.04, no alcoholic beverages shall be sold, possessed, or consumed by any person in any **city park**.

Provisions

(1) Two-drink on-street limit. Any establishment licensed to dispense alcoholic beverages by the drink for consumption on the premises is authorized to dispense beer or wine only (and not distilled spirits) in a paper or plastic cup, or other container other than a can, bottle, or glass, away from or for removal from the premises; provided, however, that no establishment shall dispense to any person more than two (2) such alcoholic beverages at a time away from or for removal from the premises, and no person shall possess or remove at one (1) time more than two (2) such alcoholic beverages from the licensed premises. Employees of licensed establishments, if on duty and not consuming alcoholic beverages, may exceed this limit during the performance of their duties, if allowed by the resolution.

(2) Size limited to sixteen ounces for single beverage. No container in which beer or wine is dispensed pursuant to this section shall exceed sixteen (16) fluid ounces in size for a single drink. No person shall hold in his or her possession on the streets and sidewalks, in parks and squares, or in other public places within the defined area any open alcoholic beverage container which exceeds the restrictions contained in this section.

(3) Drinking can, bottle, or glass is prohibited. It shall be unlawful for any person to drink or attempt to drink any alcoholic beverage from a can, bottle, or glass or to possess in an open can, bottle, or glass any alcoholic beverage on the streets, sidewalks, right-of-way, and parking lots, whether public or private.

Consumption of alcohol, entertainment districts.

(a) Except as provided in Section 9.04 and subsection (c) below, it shall be unlawful for any establishment licensed to sell or serve alcohol within the City of Stockbridge to dispense any alcoholic beverage in an Open Container for removal from the premises.

(b) Except as provided in Section 9.04 and subsection (c) below, it shall be unlawful for any person to remove from any establishment licensed to sell or serve alcohol within the City of Stockbridge any Open Container of alcoholic beverage or to drink or attempt to drink any

alcoholic beverage from any Open Container or to possess in any Open Container any alcoholic beverage on the streets, sidewalks, rights-of-way, and parking lots, whether public or private, within the corporate limits of the city.

(c) Within any area of the City of Stockbridge designated as an "Entertainment District," as depicted on the map attached and incorporated into this ordinance by reference hereto, the following regulations shall apply:

(1) Any establishment within the boundaries of an Entertainment District licensed to dispense alcoholic beverages by the drink for consumption on the premises is authorized to dispense an alcoholic beverage in an Approved Container, and in no other type of Open Container, for removal from the premises: provided, however, that no establishment shall dispense to any person more than two (2) such Approved Containers of alcoholic beverages at a time for removal from the premises.

(2) A person's display of an Approved Container does not relieve an establishment licensed to dispense alcoholic beverages by the drink for consumption of their responsibility to determine if a person has attained the age of 21 years before dispensing alcohol to that person in said Approved Container or otherwise.

(3) No person shall remove at one time more than two (2) Approved Containers of alcoholic beverages from the licensed premises.

(4) No Approved Container dispensed and removed from the licensed premises within an Entertainment District shall exceed 16 fluid ounces in size.

(5) No person shall hold in possession on the streets and sidewalks, in parks and squares, or in other public places within an Entertainment District an Approved Container of alcoholic beverage that exceeds 16 fluid ounces in size.

(6) Entertainment District two-drink on-street limit. Any establishment licensed to dispense alcoholic beverages by the drink for consumption on the premises and is 3 within the entertainment district boundaries is authorized to dispense, beer, wine, and distilled spirits in an Approved Container, away from or for removal from the premises; provided however, that no establishment shall dispense to any person more than two (2) such alcoholic beverages at a time away from or for removal from the premises, and no person shall possess or remove at one (1) time more than two (2) such alcoholic beverages from the licensed premises. Employees of licensed establishments, if on duty and not consuming alcoholic beverages, may exceed this limit during the performance of their duties.

(d) It shall be unlawful for any person to consume any alcoholic beverages while in the confines of a motor vehicle when the vehicle is parked on any city street, alleyway, or parking lot within the corporate limits of the city.

(e) It shall be unlawful for any person to carry about on any street or public place in the city upon his/her person any open containers of alcoholic beverages or to possess such beverages in an open container not purchased from a licensed premises within the established Entertainment District boundaries.

(f) No alcoholic beverage purchased pursuant to this provision may be consumed outside the boundaries of an Entertainment District or within an Entertainment District on any parcel used as a church, day care center, or school, as designated by such facility's certificate of occupancy.

(g) The distance requirements set forth in Section 9.04 shall not apply to establishments licensed to sell or serve alcohol within an Entertainment District as defined in this section.

(h) Establishments licensed to sell or serve alcohol in Approved Containers within an Entertainment District may allow the removal of such Approved Containers from the premises between the hours of 12:00 p.m. until 12:00 a.m. daily.

(i) Hours for consumption off premises shall be between the hours of 12:00 p.m. until 12:00 a.m. daily. No person shall consume or possess an alcoholic beverage in an Approved Container except between these hours.

(j) All establishments must sell alcoholic beverages inside of the business location or apply for a temporary alcohol permit.

(k) Any licensed establishment that allows patrons to leave the establishment with an alcoholic beverage in an Approved Container as provided in this section shall maintain posted inside an exit door for clear public view a map of the current boundaries of the Entertainment District and a sign of at least 11 inches by 8 1/2 inches, provided by the City, that states the following:

"All patrons leaving this establishment with an alcoholic beverage in an open container do hereby assume full responsibility to consume such alcoholic beverage only if it has been served in an Approved Container not to exceed 16 ounces in size and obtained from an establishment licensed to sell alcoholic beverages within the Entertainment District outlined on the map below. Any individual who leaves the Entertainment District with an alcoholic beverage in an open container is in violation of the Code of Ordinances, City of Stockbridge, Georgia and may be subject to a citation, arrest, incarceration, and/or fine."

(l) The provisions of this section shall not be deemed to abrogate or otherwise impact on any state law or local ordinance pertaining to public drunkenness, disorderly conduct, driving with an Open Container or under the influence of alcohol, or similar laws or ordinances.

(m) No establishment, including those licensed to sell or serve alcohol, within an Entertainment District will be required to offer Approved Containers of alcohol for sale to its customers or to allow patrons to enter the establishment with Open Containers and/or Approved Containers of alcohol purchased or obtained from outside the establishment.

(n) This ordinance and the privileges allowed pursuant to this ordinance will be applicable during city sponsored events unless prohibited by Council resolution.

(o) The boundaries of any Entertainment District within the City of Stockbridge shall be established by the Mayor and Council and may be amended from time to time by the Mayor and Council under the procedures set out in the City Charter for amending an ordinance.

9.200.070 - Permit quantity limitation.

Based on population, see 9.200.020.

9.200.080 - Zoning considerations.

Permissible zones include C-2, general commercial; C-3, heavy commercial; and DT, downtown district.

9.200.090 - Hours of operation.

Hookah parlors may operate between twelve (12:00) a.m. and midnight daily.

9.200.100 - Operational mandates.

Key mandates encompass age restrictions, intoxication controls, required literature, prescribed postings, ventilation standards, State law compliance, prohibition of admission charges, indoor-only operations, prescribed occupancy levels, parking provisions, and loitering controls.

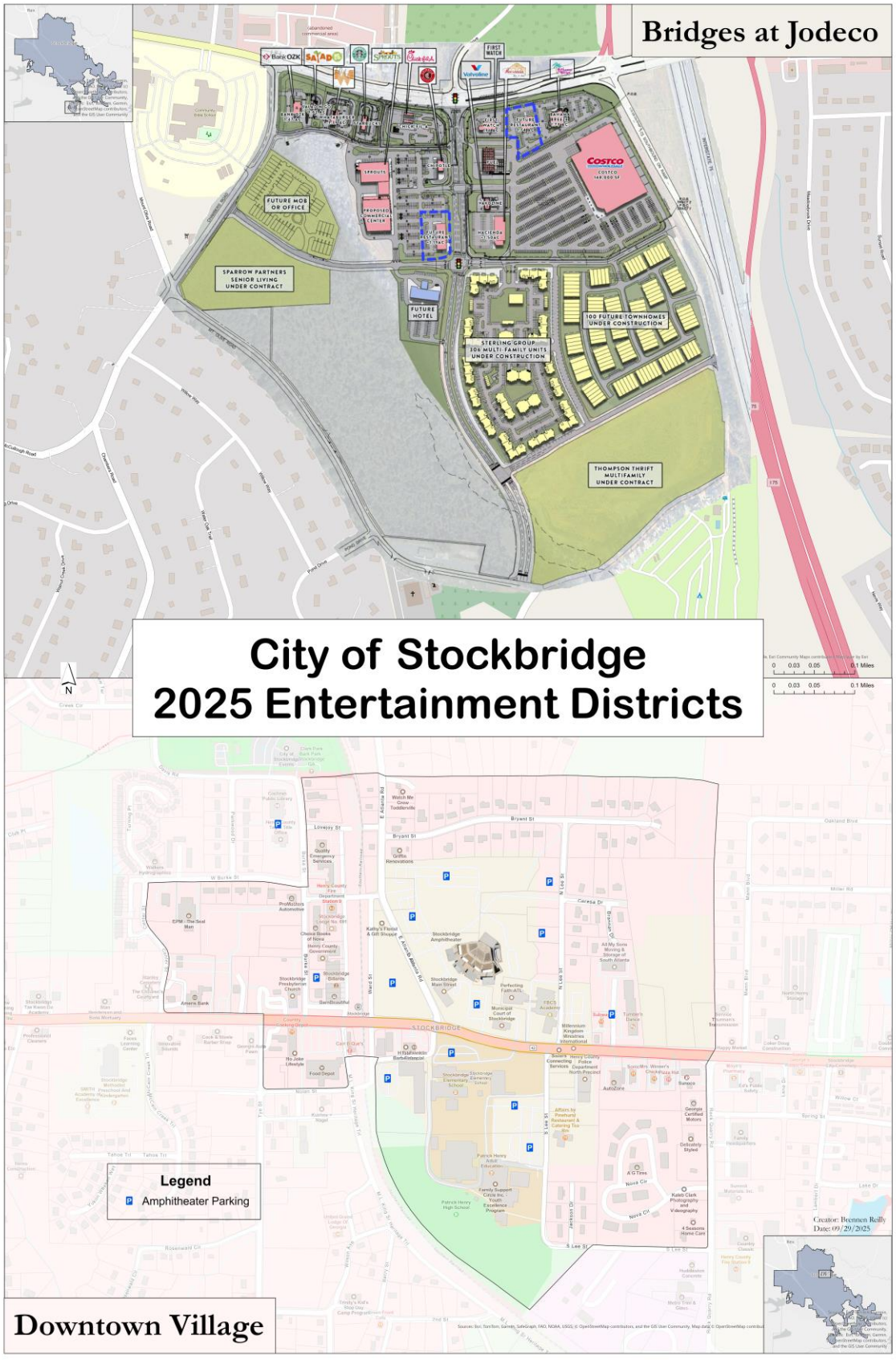
9.200.105 - Denial of applications.

Applications can be denied based on criminal record, age, misinformation, or non-adherence to stipulated conditions.

9.200.110 - Permit revocation.

Grounds for revocation include regulatory violations, felony convictions of the owner/operator, or non-compliance with permit conditions.

City of Stockbridge 2025 Entertainment Districts


Bridges at Jodeco
FUTURE MOB OR OFFICE
SPARROW PARTNERS SENIOR LIVING UNDER CONTRACT
FUTURE HOTEL
STERLING GROUP 106 MULTI-FAMILY UNITS UNDER CONSTRUCTION
100 FUTURE TOWNHOMES UNDER CONSTRUCTION
THOMPSON THRIFT MULTIFAMILY UNDER CONTRACT
City of Stockbridge
2025 Entertainment Districts
Legend
Amphitheater Parking
Creator: Brennen Reilly
Date: 09/29/2025
Downtown Village

Stockbridge

Where Community Connects

RYAN ANDERSON, MPPA
DIRECTOR,
COMMUNITY DEVELOPMENT
CITY OF STOCKBRIDGE

TX-2025-06
STOCKBRIDGE ENTERTAINMENT DISTRICT ORDINANCE OVERVIEW

PURPOSE AND OVERVIEW

Ordinance Objectives

The ordinance promotes economic growth, tourism, and community standards within designated entertainment areas.

Regulatory Framework

It defines key terms, limits entertainment districts, and regulates smoking, permits, and fees to ensure order.

Safety and Operations

The ordinance includes rules on open containers, alcohol consumption, and operational mandates to ensure public safety.



KEY DEFINITIONS

Open Container Definition

An Open Container is any alcohol container ready for immediate consumption, clarifying consumption rules.

Approved Container Standards

- a clear plastic cup
- up to 16 ounces,
- bearing the provider business logo.

Alcoholic Beverages Categories

- Beer
- Wine
- Distilled spirits
- Mixed alcoholic beverages

9.200.010 - Definitions.

Open Container means any container of an alcoholic beverage which is immediately capable of being consumed from, or the seal of which has been broken.

Approved Container means a clear plastic cup, not to exceed 16 ounces, with the participating businesses logo on the exterior of the cup in the form of a sticker or similarly affixed, designating that it is authorized for outside consumption in the Entertainment District.

KEY DEFINITIONS

Smoking Establishment Definitions

- Smoking Establishment is a venue where tobacco or hookah products are consumed, establishing designated areas.
- Cigar bar/lounge means a designated area where customers purchase and smoke cigars. Such establishments often have walk-in humidors to keep cigars fresh and may offer a variety of related products and accessories.
- Hookah, often known as a waterpipe, means a traditional Middle Eastern device used for smoking flavored tobacco called "shisha." The smoke passes through a water basin before inhalation, which cools and humidifies the smoke.
- Retail tobacco store means a commercial establishment where the primary business is the sale of tobacco products and accessories, emphasizing product variety, storage quality (like humidors for cigars), and expertise about products.
- "Vaporizer/vaping device" means electronic devices that turn substances (usually liquid with nicotine, flavorings, and other chemicals) into an inhalable aerosol. It offers a similar sensation to inhaling tobacco smoke, sans the smoke.

"Cigar bar/lounge" means a designated area where customers purchase and smoke cigars. Such establishments often have walk-in humidors to keep cigars fresh and may offer a variety of related products and accessories.

"Hookah," often known as a waterpipe, means a traditional Middle Eastern device used for smoking flavored tobacco called "shisha." The smoke passes through a water basin before inhalation, which cools and humidifies the smoke.

"Retail tobacco store" means a commercial establishment where the primary business is the sale of tobacco products and accessories, emphasizing product variety, storage quality (like humidors for cigars), and expertise about products.

"Shisha/Maassel" means a blend of tobacco, molasses or honey, and fruits or flavorings, used specifically for smoking in a hookah. Unlike regular tobacco, it is moist and often sweetened.
"Smoking establishment" means a commercial facility where products derived from tobacco or other organic materials are offered for consumption on the premises. Such establishments prioritize providing an environment conducive to smoking or vaping as a primary activity.
"Tobacco" means a dried leaf plant traditionally used in cigarettes, cigars, pipes, and chew. When burned, it releases nicotine, a stimulant.

"Vaporizer/vaping device" means electronic devices that turn substances (usually liquid with nicotine, flavorings, and other chemicals) into an inhalable aerosol. It offers a similar sensation to inhaling tobacco smoke, sans the smoke.



LIMITATIONS ON ENTERTAINMENT DISTRICTS

District Limits Based on Population

The city allows three entertainment districts for the first 35,000 residents, adding one more per 10,000 additional residents.

Balanced Urban Development

This approach balances entertainment district growth with community needs and urban development impacts.

Application and Public Input Process

New district applications are accepted during a 45-day public notice window to ensure transparency and community involvement.

REGULATORY REQUIREMENTS

Location Restrictions

Smoking venues must maintain a minimum distance of 1,000 feet from schools, parks, and religious sites to protect public health.

Operating Hours and Age Limit

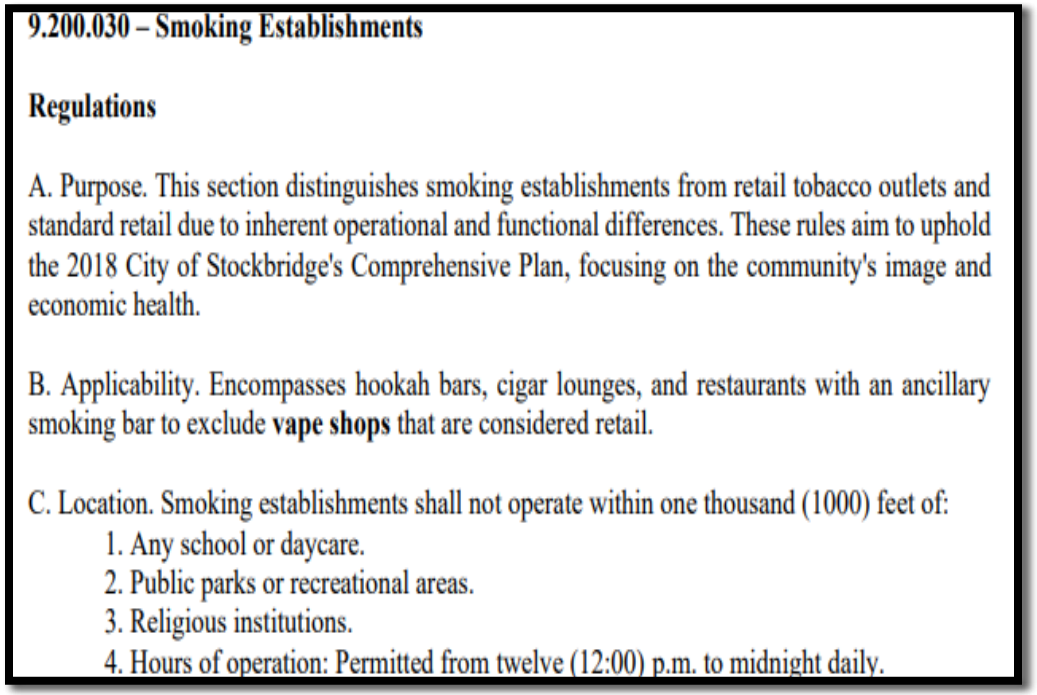
Establishments operate from 12 PM to midnight and admit only individuals aged 18 and older to ensure responsible use.

Safety and Compliance

Proper ventilation and Fire Marshal inspections are mandatory to minimize health risks and ensure regulatory compliance.

Warning Signage

Mandatory warning signs inform patrons about the dangers of smoking, supporting public awareness and health protection.



9.200.030 – Smoking Establishments

Regulations

A. Purpose. This section distinguishes smoking establishments from retail tobacco outlets and standard retail due to inherent operational and functional differences. These rules aim to uphold the 2018 City of Stockbridge's Comprehensive Plan, focusing on the community's image and economic health.

B. Applicability. Encompasses hookah bars, cigar lounges, and restaurants with an ancillary smoking bar to exclude **vape shops** that are considered retail.

C. Location. Smoking establishments shall not operate within one thousand (1000) feet of:

1. Any school or daycare.
2. Public parks or recreational areas.
3. Religious institutions.
4. Hours of operation: Permitted from twelve (12:00) p.m. to midnight daily.



PERMIT REQUIREMENTS

Permit Application Review

City officials carefully review permit applications to ensure compliance with all regulations and ordinances.

Safety and Compliance Verification

Verification includes confirming business operations meet safety standards and align with entertainment district goals.

Consequences of Non-Compliance

Failure to obtain or renew permits may lead to penalties or revocation of business operating privileges.

FEE STRUCTURE

Annual Smoking Establishment Fee

Smoking establishments must pay an annual fee of $1,500 to operate within entertainment districts.

Temporary Alcohol Permit Fees

Non-profits pay $250 for temporary alcohol permits; other entities pay $500 to $1,000 depending on the event.

Event Limitations

A maximum of four temporary alcohol events are allowed per year to regulate entertainment activity.

Fee Purpose

Collected fees support regulatory oversight and the maintenance and development of entertainment districts.

9.200.050 – Fees

Smoking Establishment

An annual regulatory fee of one thousand five hundred dollars ($1,500.00) is required. Application and renewal should be made through the City of Stockbridge's Business Services Division. An Occupational Tax Certificate (OTC) is to be issued in addition along with an annual renewal, managed by the City of Stockbridge's Business Services Division. The city reserves the right to impose additional operational conditions as deemed necessary. OTCs can be revoked under similar conditions as smoking permits. Active OTCs are mandatory for operations.

Outdoor Temporary Alcohol Permit

1. For events where alcohol is served, applicable to non-profit organizations, the fee for a temporary alcohol license fee shall be $250.00 per event where alcohol (beer, wine, and/or distilled spirits) is served. Applications for such temporary permit must include a copy of an official document such as a nonprofit certification by the Internal Revenue Service, or constitution and bylaws of the organization, or corporate charter which clearly states the purpose of the organization as being charitable or nonprofit. The maximum number of temporary alcohol permits in any calendar year for any organization is four (4).

2. For all other applicants, the temporary alcohol license fee shall be $500.00 for beer or wine; $500.00 for distilled spirits; and $1000.00 for beer, wine, and distilled spirits. The fees are per event where alcohol is served. The maximum number of events in any calendar year for any organization or individual is four (4).

OPEN CONTAINER RULES

9.200.060 - Unlawful possession of open containers

(a) It shall be unlawful for any person to carry about on any street or public place in the city, either upon his/her person or in any vehicle operated or owned by him/her, or occupied by him/her, any open containers of alcoholic beverages or to possess such beverages in an open container on the premises but outside any establishment holding a permit for the sale thereof, except as otherwise provided hereunder including Section 9.04.

(b) Except as provided in Section 9.04, no alcoholic beverages shall be sold, possessed, or consumed by any person in any **city park**.

Regulation of Open Containers

Strict laws prohibit carrying open alcohol containers outside licensed premises except in designated entertainment districts.

Purpose of the Rule

The rule aims to prevent public intoxication and maintain public order in community spaces.

Defined Exceptions

Exceptions to the rule are limited to ensure alcohol consumption stays controlled within designated areas.

Enforcement Importance

Enforcement is vital to ensure safety and success of entertainment districts under this ordinance.

(b) Except as provided in Section 9.04 and subsection (c) below, it shall be unlawful for any person to remove from any establishment licensed to sell or serve alcohol within the City of Stockbridge any Open Container of alcoholic beverage or to drink or attempt to drink any alcoholic beverage from any Open Container or to possess in any Open Container any alcoholic beverage on the streets, sidewalks, rights-of-way, and parking lots, whether public or private, within the corporate limits of the city.

(c) Within any area of the City of Stockbridge designated as an "Entertainment District," as depicted on the map attached and incorporated into this ordinance by reference hereto, the following regulations shall apply:

(1) Any establishment within the boundaries of an Entertainment District licensed to dispense alcoholic beverages by the drink for consumption on the premises is authorized to dispense an alcoholic beverage in an Approved Container, and in no other type of Open Container, for removal from the premises: provided, however, that no establishment shall dispense to any person more than two (2) such Approved Containers of alcoholic beverages at a time for removal from the premises.

(2) A person's display of an Approved Container does not relieve an establishment licensed to dispense alcoholic beverages by the drink for consumption of their responsibility to determine if a person has attained the age of 21 years before dispensing alcohol to that person in said Approved Container or otherwise.

(3) No person shall remove at one time more than two (2) Approved Containers of alcoholic beverages from the licensed premises.

(4) No Approved Container dispensed and removed from the licensed premises within an Entertainment District shall exceed 16 fluid ounces in size.

(5) No person shall hold in possession on the streets and sidewalks, in parks and squares, or in other public places within an Entertainment District an Approved Container of alcoholic beverage that exceeds 16 fluid ounces in size.

(6) Entertainment District two-drink on-street limit. Any establishment licensed to dispense alcoholic beverages by the drink for consumption on the premises and is 3 within the entertainment district boundaries is authorized to dispense, beer, wine, and distilled spirits in an Approved Container, away from or for removal from the premises; provided however, that no establishment shall dispense to any person more than two (2) such alcoholic beverages at a time away from or for removal from the premises, and no person shall possess or remove at one (1) time more than two (2) such alcoholic beverages from the licensed premises. Employees of licensed establishments, if on duty and not consuming alcoholic beverages, may exceed this limit during the performance of their duties.

(d) It shall be unlawful for any person to consume any alcoholic beverages while in the confines of a motor vehicle when the vehicle is parked on any city street, alleyway, or parking lot within the corporate limits of the city.

ALCOHOL PROVISIONS

Drink Limitations

Patrons are restricted to two drinks each, with a maximum of 16 ounces per drink to promote moderate alcohol consumption.

Container Restrictions

Glass, cans, and bottles are banned to minimize injury risks and litter within entertainment zones.

Enforcement and Safety

Businesses must strictly enforce these provisions to maintain permits and ensure a safe environment for all patrons.

CONSUMPTION RULES

Approved Containers Required

Alcohol consumption is only allowed in approved containers within entertainment district boundaries to ensure safety.

Designated Consumption Hours

Alcohol consumption is permitted from 12 PM to midnight to regulate drinking times and promote order.

Prohibition Outside Districts

Consuming alcohol in vehicles or outside designated districts is strictly prohibited to maintain public safety.

Safety and Compliance Importance

Following consumption rules ensures safe environments and supports continued operation of entertainment districts.

(f) No alcoholic beverage purchased pursuant to this provision may be consumed outside the boundaries of an Entertainment District or within an Entertainment District on any parcel used as a church, day care center, or school, as designated by such facility's certificate of occupancy.

(g) The distance requirements set forth in Section 9.04 shall not apply to establishments licensed to sell or serve alcohol within an Entertainment District as defined in this section.

(h) Establishments licensed to sell or serve alcohol in Approved Containers within an Entertainment District may allow the removal of such Approved Containers from the premises between the hours of 12:00 p.m. until 12:00 a.m. daily.

(i) Hours for consumption off premises shall be between the hours of 12:00 p.m. until 12:00 a.m. daily. No person shall consume or possess an alcoholic beverage in an Approved Container except between these hours.

(j) All establishments must sell alcoholic beverages inside of the business location or apply for a temporary alcohol permit.

(k) Any licensed establishment that allows patrons to leave the establishment with an alcoholic beverage in an Approved Container as provided in this section shall maintain posted inside an exit door for clear public view a map of the current boundaries of the Entertainment District and a sign of at least 11 inches by 8 1/2 inches, provided by the City, that states the following:

"All patrons leaving this establishment with an alcoholic beverage in an open container do hereby assume full responsibility to consume such alcoholic beverage only if it has been served in an Approved Container not to exceed 16 ounces in size and obtained from an establishment licensed to sell alcoholic beverages within the Entertainment District outlined on the map below. Any individual who leaves the Entertainment District with an alcoholic beverage in an open container is in violation of the Code of Ordinances, City of Stockbridge, Georgia and may be subject to a citation, arrest, incarceration, and/or fine."

(l) The provisions of this section shall not be deemed to abrogate or otherwise impact on any state law or local ordinance pertaining to public drunkenness, disorderly conduct, driving with an Open Container or under the influence of alcohol, or similar laws or ordinances.

(m) No establishment, including those licensed to sell or serve alcohol, within an Entertainment District will be required to offer Approved Containers of alcohol for sale to its customers or to allow patrons to enter the establishment with Open Containers and/or Approved Containers of alcohol purchased or obtained from outside the establishment.

(n) This ordinance and the privileges allowed pursuant to this ordinance will be applicable during city sponsored events unless prohibited by Council resolution.

(o) The boundaries of any Entertainment District within the City of Stockbridge shall be established by the Mayor and Council and may be amended from time to time by the Mayor and Council under the procedures set out in the City Charter for amending an ordinance.

OPERATIONAL STANDARDS

Safety and Compliance

Businesses enforce age restrictions and manage intoxication to ensure patron safety and legal compliance.

Regulatory Postings and Education

Required postings and educational materials about alcohol and smoking are provided to inform patrons.

Facility Standards

Establishments comply with ventilation, parking, and occupancy regulations to maintain a safe environment.

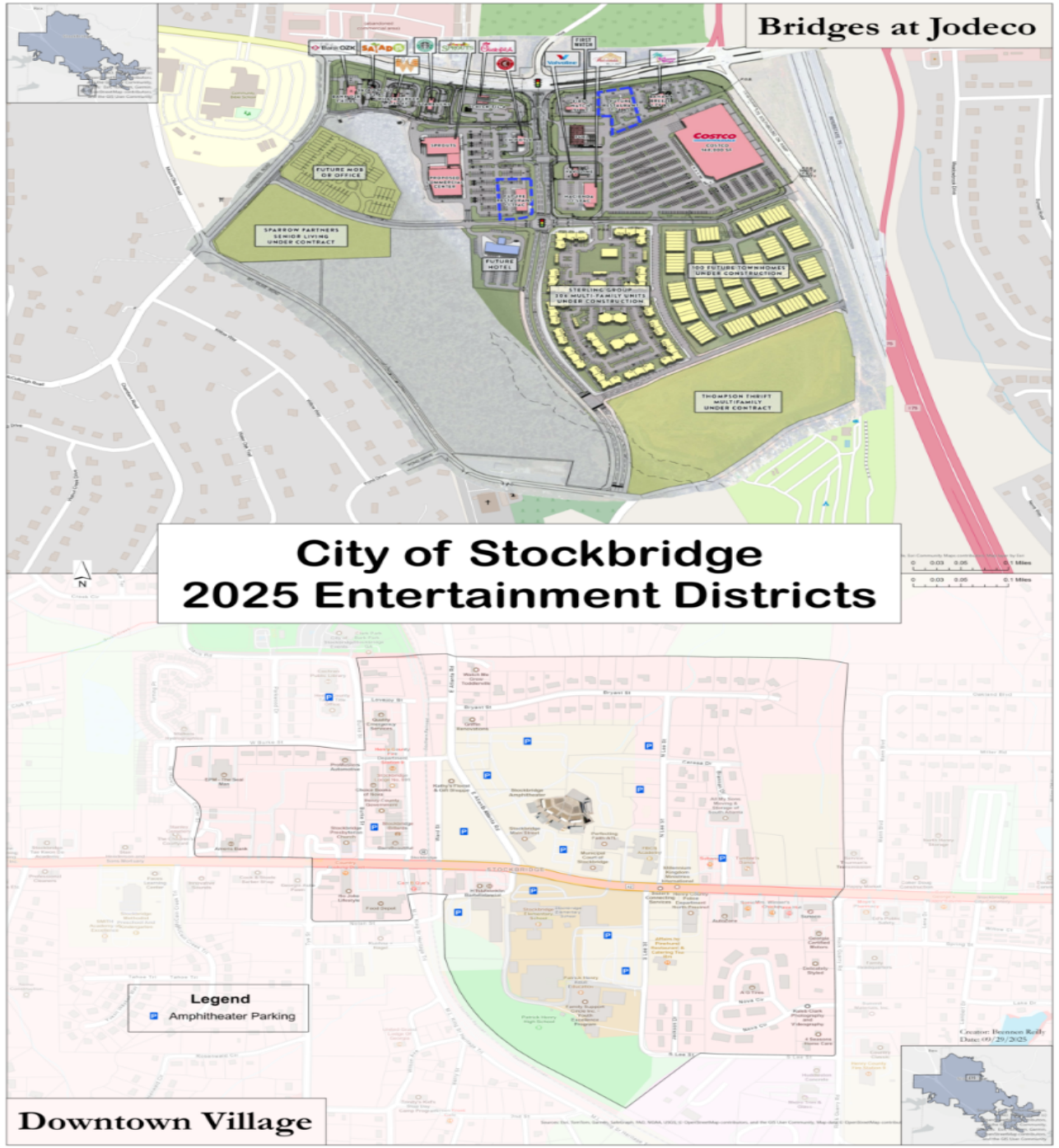
Environment Maintenance

Measures prevent loitering and keep the area clean and secure, enhancing patron experience.

9.200.100 - Operational mandates.

Key mandates encompass age restrictions, intoxication controls, required literature, prescribed postings, ventilation standards, State law compliance, prohibition of admission charges, indoor-only operations, prescribed occupancy levels, parking provisions, and loitering controls.

2025 ENTERTAINMENT DISTRICTS



ADDITIONAL RECOMMENDATIONS FROM COUNCIL FROM WORK SESSION ON NOVEMBER 18TH

Include a $1,000 fee for unlimited outdoor pour in the entertainment district presentation.

The annual pour license is associated with their business and must be on the businesses' property, no more than 10 feet from the entrance. Any distance exceeding that will be subjected to the temporary outdoor pour fee of 300 dollars, regardless of if they have the annual outdoor pour license

ADDITIONAL RECOMMENDATIONS FROM STAFF FROM WORK SESSION ON NOVEMBER 18TH

- Remove the population restriction on the number of entertainment districts
- Recommendation of Locations: Patrick Henry Parkway, Eagles Landing Parkway
- The applicant will still have to apply for the permit.

ORDINANCE NO TX-2025-06

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. TX-2025-06

AN ORDINANCE TO ADOPT TITLE 9 CHAPTER 200 (ENTERTAINMENT DISTRICT) TO THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA RELATING TO REQUIREMENTS FOR ISSUANCE; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and economic vitality to better serve the needs of the residents; 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 City of Stockbridge seeks to promote economic development, enhance tourism, and support local businesses through the establishment of designated Entertainment Districts;

WHEREAS, the City recognizes the need to regulate the consumption and sale of alcoholic beverages within these districts to ensure public safety, maintain community standards, and comply with applicable laws;

WHEREAS, the City of Stockbridge has adopted a Comprehensive Plan that emphasizes the importance of maintaining a positive community image and supporting the economic health of the city;

WHEREAS, the establishment of Entertainment Districts will provide a structured framework for outdoor alcohol consumption, smoking establishments, and related activities in a manner that is safe, controlled, and beneficial to the public;

WHEREAS, the City Council finds it necessary to define terms, set limitations, and establish operational requirements for businesses operating within Entertainment Districts, including smoking establishments, to ensure consistency and compliance;

WHEREAS, the ordinance provides for the issuance of permits, sets forth applicable fees, and outlines enforcement provisions to support the effective administration of Entertainment Districts;

SECTION 1. Ordinance. Adopt to Title 9, Chapter 200 to the Code of Ordinances, City of Stockbridge, Georgia, as read in Exhibit A.

SECTION 2. Repeal. The new requirement for issuance Title 9, Chapter 200, be added to the Code of Ordinances, city of Stockbridge, Georgia.

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

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

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

SECTION 6. Repeal of Conflicting Provision. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 7. Authority to Amend. The City Attorney is granted the authority to amend or correct this ordinance, with the express consent of the City Council, to reflect the intent of the Council and to ensure compliance with applicable laws.

SECTION 8. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council.

SO ORDAINED this ___ day of November 2025.

_____
ANTHONY S. FORD, Mayor

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney

REQUEST FOR ADOPTION



Formal Adoption Request
The presentation formally requests **Ordinance Number TX-2025-06** adoption by the Mayor and City Council of Stockbridge.

Promoting Public Safety
The ordinance aims to enhance public safety during outdoor festivals and special events.

Community Engagement and Management
Supports community engagement and responsible management of events for residents and visitors.

Legislative Authority and Framework
Grounded in legislative authority, providing an enforceable framework incorporated into city ordinances.

Stockbridge

Where Community Connects

THANK YOU

RYAN ANDERSON, MPPA
DIRECTOR, COMMUNITY DEVELOPMENT
CITY OF STOCKBRDIGE
RANDERSON@STOCKBRIDGEGA.ORG

City of Stockbridge

AGENDA ITEM

MEETING DATE

Nov. 18 & Dec. 8, 2025

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

TEXT AMENDMENT CASE #TX-2025-07 FOR OUTDOOR FESTIVALS. (Citywide)
Consideration of an ordinance to revise Title 9, Chapter 28, Section 040 of the Municipal Code of Ordinances for the City of Stockbridge to establish updated permitting requirements for outdoor festivals and temporary special events within the City. The proposed ordinance outlines application procedures, public safety measures, and fee structures to ensure responsible event management.

BACKGROUND INFORMATION:

This amendment supports the City's efforts to promote cultural and economic vitality through well-regulated public events. It provides a clear framework for organizers, enhances coordination among city departments, and ensures community safety and compliance with local laws.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880

CITY TREASURER eSigned via GovOS.com City Treasurer Key: 7ed53636-d898-4ade-b417-932d73311167

CITY ATTORNEY eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

000.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

Text Amendment Case #TX-2025-07 for Outdoor Festivals

STAFF RECOMMENDATION:

APPROVAL AND ADOPTION.

eSigned via GovOS.com

R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. TX-2025-07

AN ORDINANCE TO AMEND TITLE 9 CHAPTER 9 SECTION 28.02 TO THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA RELATING TO REQUIREMENTS FOR ISSUANCE; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and economic vitality to meet the needs of residents; 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 City of Stockbridge recognizes the value of outdoor festivals and temporary special events in promoting community engagement, cultural enrichment, and economic development;

WHEREAS, such events, when held on public or private property, may impact public safety, traffic flow, noise levels, and city services, and therefore require regulation to ensure the health, safety, and welfare of residents and visitors;

WHEREAS, the City seeks to establish a clear and consistent permitting process for outdoor festivals and temporary special events, including requirements for applications, fees, public safety measures, and compliance with applicable laws;

WHEREAS, the ordinance provides for the involvement of the Business Services Division, the Fire Chief, and the Temporary Special Events Committee in the review and approval of event permits;

WHEREAS, the ordinance includes provisions for the sale of food, beverages, and alcohol at permitted events, subject to health and safety regulations and city code;

WHEREAS, the ordinance requires uniformed police presence at events serving alcohol or expecting large attendance to ensure public safety;

WHEREAS, the ordinance establishes reasonable permit fees to offset the cost of city services required to support such events;

WHEREAS, the City Council finds it necessary to amend Title 9, Chapter 28, Section 040 of the Code of Ordinances to provide a comprehensive framework for the regulation of outdoor festivals and temporary special events;

SECTION 1. Ordinance. a new Title 9, Chapter 28, Section 040 to the Code of Ordinances, City of Stockbridge, Georgia, as read in Exhibit A:

SECTION 2. Repeal. The new requirement for issuance Title 9, Chapter 04, section 595.1 be added to the Code of Ordinances, city of Stockbridge, Georgia.

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

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

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

SECTION 6. Repeal of Conflicting Provision. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 7. Effective Date.

SO ORDAINED this ___ day of December 2025.

_____
ANTHONY S. FORD, Mayor

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney

Exhibit A

9.28.040 – <u>Outdoor Festivals and Temporary Special Event Permits</u>

A. An outdoor festival or temporary special event permit is an outdoor public celebration or gathering which lasts for greater than one (1) hour and that occurs on a one (1) day basis (or on two (2) or more consecutive days), which is temporary in nature, and which is reasonably expected to have more than twenty-five (25) people gather or congregate in a public park, street, or right of way, or is reasonably expected to have more than two hundred fifty (250) people gather on privately owned property. Outdoor festivals falling outside of this definition may be treated as separate outdoor festivals and regulated under this ordinance, or may be treated as parades or demonstrations under city code Section 9.28.020 as the facts dictate and as determined by the temporary special events committee and city manager. Properly permitted outdoor festivals can be held on a temporary basis, in whole or in part, on public property such as streets, sidewalks, and parks, provided that all applicable ordinances are followed with the direction of the City of Stockbridge Fire Chief.

B. It is unlawful for any person or entity to use the city streets or sidewalks, or any real property belonging to the city for the purpose of an outdoor festival or temporary special event without having obtained a written permit from the city to do so. In determining whether to grant a permit, the temporary special event committee may consider the event hours, the noise generated, the size, the traffic conditions prevailing in the city at the time, and the likely hazards and inconvenience to citizens and traffic because of the proposed outdoor festival or temporary special event permit. Outdoor festivals or temporary special events held or officially sponsored by the city are exempted from the permit requirement.

C. Persons desiring to hold an outdoor festival or temporary special event must apply to the city for an outdoor festival or temporary special event permit at least forty-five (45) days prior to the first date of the outdoor festival or temporary special event permit for which a permit is sought. The application shall be made on a form provided by the city, which shall specify the name, address, telephone number, and electronic mail address of all of the organizers and sponsors; describe the nature and purpose of the festival; describe in detail the gathering area (including a drawing with all areas reasonably anticipated to be impacted by the event itself and parking, traffic, and noise therefrom); provide the date(s) and time(s) for the festival or event; describe and identify in detail the production area, vending area, parking area, and gathering area for attendees; and provide justification for why the permit should be granted.

D. Any person submitting an application for an outdoor festival permit shall pay an outdoor festival permit fee, in an amount determined by the city to reasonably approximate the cost to the city of processing the application and providing all necessary services to the festival (including police and emergency services and trash pickup) if the permit is granted. The fee amount shall be determined by the city manager and published in a fee schedule available to applicants.

E. Outdoor festivals that are properly permitted by the city shall be permitted to allow vending of food and beverages within a defined portion of the festival gathering area (which should be identified in detail on the outdoor festival permit application if food and/or beverages are to be sold), provided that all laws of the State of Georgia pertaining to health and safety are observed.

F. Any outdoor event with the intent to sell alcohol must adhere to **9.04.595.1 – Temporary Alcohol Permits**

G. The Business Services Division will handle all applications and forward the application to the Fire Chief and the Stockbridge Police Department for initial review. Once approved by the Fire Chief and the Stockbridge Police Department the application will be reviewed by the Temporary Special Events Committee for recommendation.

H. The city shall require that uniformed off-duty police officer(s) from the Stockbridge Police Department provide safety and security at all outdoor festivals at which alcohol is served, and at any outdoor festival expected to attract more than two hundred fifty (250) attendees at any one time during the festival. The number of officers and their fee will be determined by the Stockbridge Police Department.

I. To the extent that subsection F above conflicts with any of the provisions of Title 9, Chapter 9.04 of the city code relating to alcoholic beverages, subsection F shall control. However, nothing herein shall otherwise exempt a vendor of alcoholic beverages from abiding by Title 9, Chapter 9.04 of the city code or Georgia law relating to the retail sale of alcoholic beverages.

J. The fee for an outdoor festival and temporary special event permit is $200 per event. The temporary special event permit for music only events in the park (must still adhere to the noise ordinance 11.26.070) is $100.

K. The organizer or business can only have 4 events annually. The organizer or business can apply for a waiver with an additional fee of $500 per event for up to 2 more events and it must be approved through the Temporary Special Event Committee.

Stockbridge

Where Community Connects

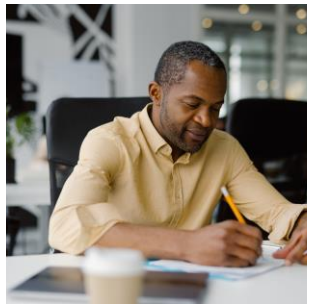
TX-2025-07
Outdoor Festival and Temporary Special Event Ordinance Adoption

Ryan Anderson, MPPA, CPM

Director, Community Development

City of Stockbridge

Purpose of the Ordinance



Structured Permitting Process

The ordinance establishes a clear and organized permitting process for public festivals and events in Stockbridge.



Public Safety and Compliance

Ensures events are conducted safely, following laws to protect attendees and the community.



Community Engagement and Growth

Supports community involvement and responsible growth through well-managed cultural and social gatherings.

Application Requirements and Timeline



Early Application Submission

Organizers must submit a permit application at least 45 days before the festival to allow sufficient review time.

Detailed Application Requirements

Applications must include contact details, event description, site plan, and proposed dates and times.

Comprehensive Review Process

Multiple city departments review the application for feasibility, safety, and regulation compliance.

Collaborative Approval

The Business Services Division, Fire Chief, Police, and Events Committee collaborate to approve or deny the permit.

Ordinance Provisions



Attendee Requirements

Events exceeding 25 attendees in public or 250 in private spaces must obtain a permit 45 days in advance.

Food and Beverage Sales

Sale of food, beverages, and alcohol is allowed if health and safety regulations are fully followed.

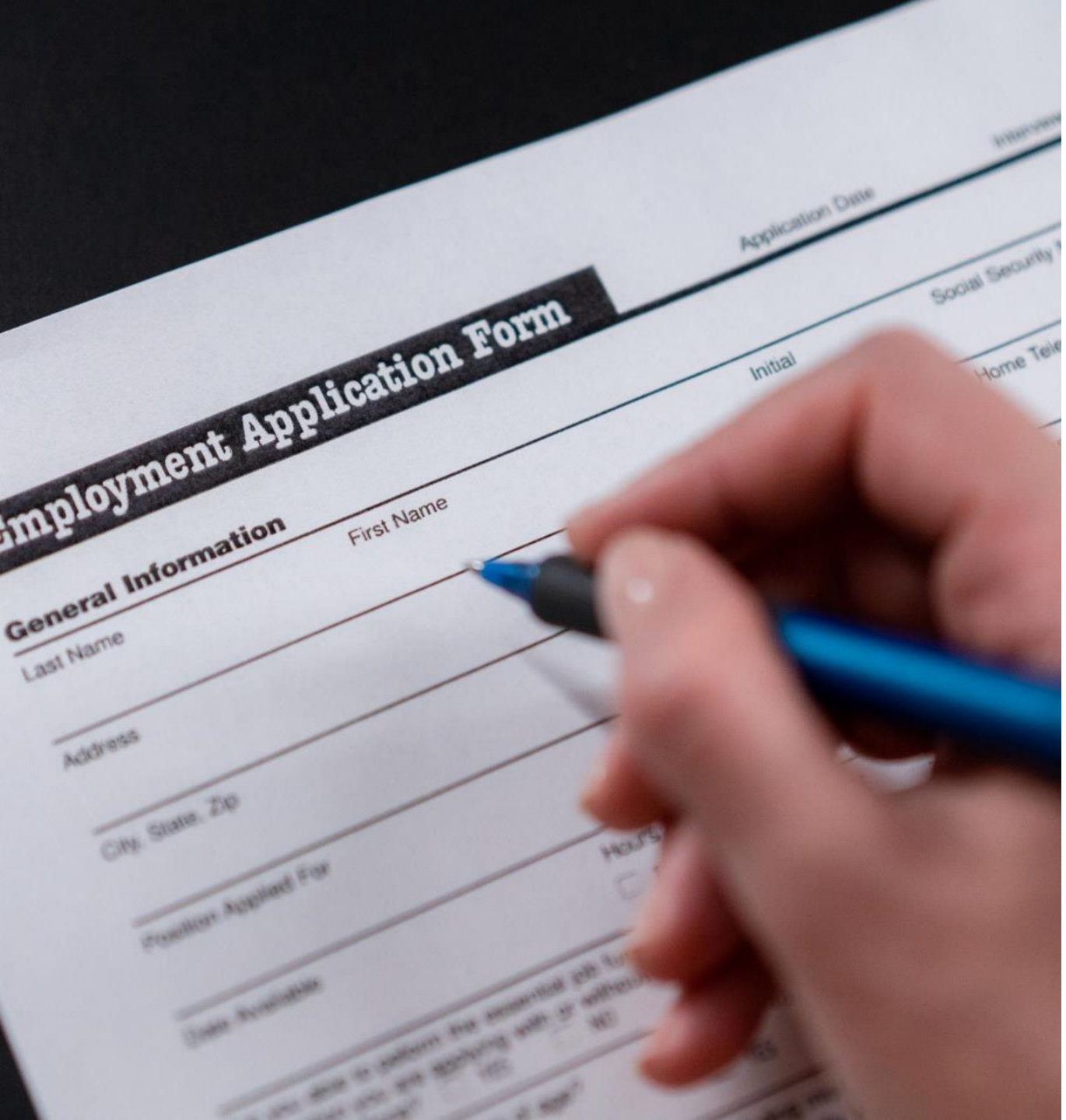
Security Requirements

Uniformed police presence is required at events serving alcohol or expecting large crowds for safety.

Key Terms

Outdoor Festival: An outdoor public celebration lasting more than 1 hour, expected to have >25 people in public spaces or >250 on private property.

Temporary Special Event: A short-term event requiring a permit, subject to city regulations and safety measures.



Permit Fees and Application Process

Permit Fee Structure

Outdoor festival permits cost $200, while music-only park events require a $75 fee.

Police & Security costs

Police and security fees vary based on event size and nature, essential for public safety during festivals.

Safety Protocols and Oversight



Law Enforcement Presence

Events with over 250 attendees or alcohol require uniformed police officers to maintain public order and safety.

Fire Chief Oversight

The Fire Chief oversees public property use and ensures adherence to all safety protocols during events.

Health and Safety Compliance

Food and beverage vendors must comply with health laws to prevent public health risks during festivals.

Coordinated Safety Approach

Multiple city departments collaborate to ensure a safe, orderly, and successful festival environment.



Enforcement and Compliance Measures

Adherence to Laws and Codes

Events must comply with city codes and state laws ensuring health, safety, and proper alcohol sales.

Permit Denial and Revocation

Violations of permit conditions result in denial or revocation to maintain public order and safety.

Resolution of Regulation Conflicts

New ordinance supersedes existing alcohol regulations in case of conflicting provisions.

Suspension Restrictions

Suspended alcohol license holders cannot receive temporary permits during suspension periods.

Legislative Justification



Legislative Intent

Whereas statements clarify the ordinance purpose emphasizing responsible growth, economic development, and public safety.

Constitutional Authority

References Georgia Constitution empowering municipalities to adopt zoning and planning regulations for community management.

Community and Cultural Value

Recognizes outdoor festivals and special events as important for cultural enrichment and community engagement.

Regulation and Safety

Highlights regulations to mitigate impacts on safety, traffic, noise, and city services ensuring health standards compliance.

Request for Adoption



Formal Adoption Request

The presentation formally requests ordinance adoption by the Mayor and City Council of Stockbridge.

Promoting Public Safety

The ordinance aims to enhance public safety during outdoor festivals and special events.

Community Engagement and Management

Supports community engagement and responsible management of events for residents and visitors.

Legislative Authority and Framework

Grounded in legislative authority, providing an enforceable framework incorporated into city ordinances.

Stockbridge

Where Community Connects

Ryan Anderson, MPPA, CPM
Director, Community Development
Randerson@stockbridgega.org

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 8, 2025

☐	RESOLUTION
☐	ORDINANCE
☐	CONTRACT APPROVAL/RENEWAL
☑	PUBLIC HEARING
☐	PRESENTATION
☐	BID SELECTION/AWARD
☐	TASK ORDER
☐	CHANGE ORDER
☐	BUDGET AMENDMENT
☐	BUDGET TRANSFER
☐	PAYMENT APPROVAL
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FUNDING SOURCE

☐	GENERAL FUND
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☐	SPLOST
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☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

TEXT AMENDMENT CASE #TX-2025-08 FOR TEMPORARY ALCOHOL LICENSES. (Citywide)
Consideration of an amendment to Chapter 9.04, Section 595.1 of the Municipal Code of Ordinances for the City of Stockbridge to establish a permitting process for temporary alcohol sales at outdoor events and special events within the City. The ordinance outlines application procedures, fee structures, and eligibility criteria for both nonprofit and commercial applicants.

BACKGROUND INFORMATION:

This amendment supports the City's goal of regulating alcohol service at temporary events to ensure public safety and compliance with local and state laws. It provides clear guidelines for permit issuance, limits on frequency, and coordination with city departments for enforcement and oversight.

SIGNATURES:

eSigned via GovOS.com
Shawn Edmondson
Key: 3268d159-4d63-438f-940b-014ea0428880

CITY MANAGER eSigned via GovOS.com Frank S. Milazi Key: 7ed53636-d898-4ade-b417-932d73311167

CITY TREASURER eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

0.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

TEXT AMENDMENT CASE #TX-2025-08 FOR TEMPORARY ALCOHOL LICENSES. (Citywide)

STAFF RECOMMENDATION:

APPROVAL AND ADOPTION.

eSigned via GovOS.com

R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. TX-2025-08

AN ORDINANCE TO ADOPT A NEW ORDINANCE AMENDMENT TO CHAPTER 9.04 (ALCOHOL) SECTION 595.1 TO THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA RELATING TO REQUIREMENTS FOR ISSUANCE; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and economic vitality to meet the needs of residents; 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 City of Stockbridge recognizes the importance of outdoor festivals and temporary special events in fostering community engagement, cultural expression, and economic activity;

WHEREAS, such events, when held on public or private property, may impact public safety, traffic flow, noise levels, and city services, and therefore require regulation to ensure the health, safety, and welfare of the public;

WHEREAS, the City of Stockbridge seeks to establish clear guidelines and procedures for the permitting of outdoor festivals and temporary special events, including requirements for application, fees, public safety, and compliance with state and local laws;

WHEREAS, the governing body finds it necessary to amend Title 9, Chapter 28, Section 040 of the Code of Ordinances to provide a comprehensive framework for the regulation of outdoor festivals and temporary special events;

WHEREAS, the ordinance provides for the involvement of the Business Services Division, the Fire Chief, and the Temporary Special Events Committee in the review and approval process of such events;

WHEREAS, the ordinance includes provisions for the sale of food, beverages, and alcohol, subject to applicable health and safety regulations and city code and establishes permit fees to reasonably approximate the cost of city services required to support such events;

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

SECTION 1. Ordinance. a new Title 9, Chapter 04, section 595.1 to the Code of Ordinances, City of Stockbridge, Georgia, as read in Exhibit A:

SECTION 2. Repeal. The new requirement for issuance Title 9, Chapter 04, section 595.1 be added to the Code of Ordinances, city of Stockbridge, Georgia.

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

SEECTION 4. Severability. In the event that any section, subsection, sentence, clause, or phrase of this Ordinance is declared or adjudged to be invalid or unconstitutional, such adjudication shall in no manner affect the remaining portions of this Ordinance, which shall remain in full force and effect as if the invalid or unconstitutional section, subsection, sentence, clause, or phrase was not originally a part of this Ordinance.

SECTION 5. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Ordinance.

SECTION 6. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 7. Repeal of Conflicting Provision. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 8. Authority to Amend. The City Attorney is granted the authority to amend or correct this ordinance, with the express consent of City Council, to reflect the intent of the Council and to ensure compliance with applicable laws.

SECTION 9. Effective Date.

SO ORDAINED this ___ day of December 2025.

_____
ANTHONY S. FORD, Mayor

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney

Exhibit A

9.04.595.1 – <u>Temporary Alcohol Permits</u>

(a) Outdoor or special events

1. No alcohol may be served and/or sold outdoor or outside of an owner's business unless the owner or operator of the location has an alcohol license, unless the event host receives a temporary alcohol license, or an annual outside pour permit (only in the Entertainment Districts).

2. The Temporary Alcohol Permit application and Temporary Event Permit application must be submitted at least 45 days in advance of the event.

3. The Occupational Tax Division will handle all applications and forward the application to the Temporary Special Events Committee for review, recommendation, and/or approval.

(b) Fees, duration, and other requirements

1. For events where alcohol is served applicable to non-profit organizations, the fee for a temporary alcohol license fee shall be $300-$500.00 per event where alcohol (beer, wine, and/or distilled spirits) is served. Applications for such temporary permit must include a copy of an official document such as a nonprofit certification by the Internal Revenue Service, or constitution and bylaws of the organization, or corporate charter which clearly states the purpose of the organization as being charitable or nonprofit. The maximum number of temporary alcohol permits in any calendar year for any organization is four (4).

2. For all other applicants, the temporary alcohol license fee shall be $300.00 for beer, wine, and distilled spirits in the Downtown Overly District and $500.00 for beer, wine, and/or distilled spirits citywide. The fees are per event where alcohol is served. The maximum number of events in any calendar year for any organization or individual is four (4).

3. The maximum number of temporary alcohol licenses for any one location is four (4) and must be spaced 60 days apart. The owner of any one location desiring additional alcohol licenses will be required to obtain a regular alcohol license and pay the associated fees. The business can apply for a waiver that will include a waiver fee of $500 for the number of temporary licenses to be issued for up to 2 more events. The additional waivers would allow up to 6 annually (January to December of each year).

4. The applicant must obtain a license to serve alcohol at the outdoor or special event from the State of Georgia and must supply the City of Stockbridge with a copy of said license no later than five business days prior to the outdoor event.

5. No location that has had an alcoholic beverage sales license suspended shall be approved as a permitted location under the provisions of this ordinance during the period of such suspension.

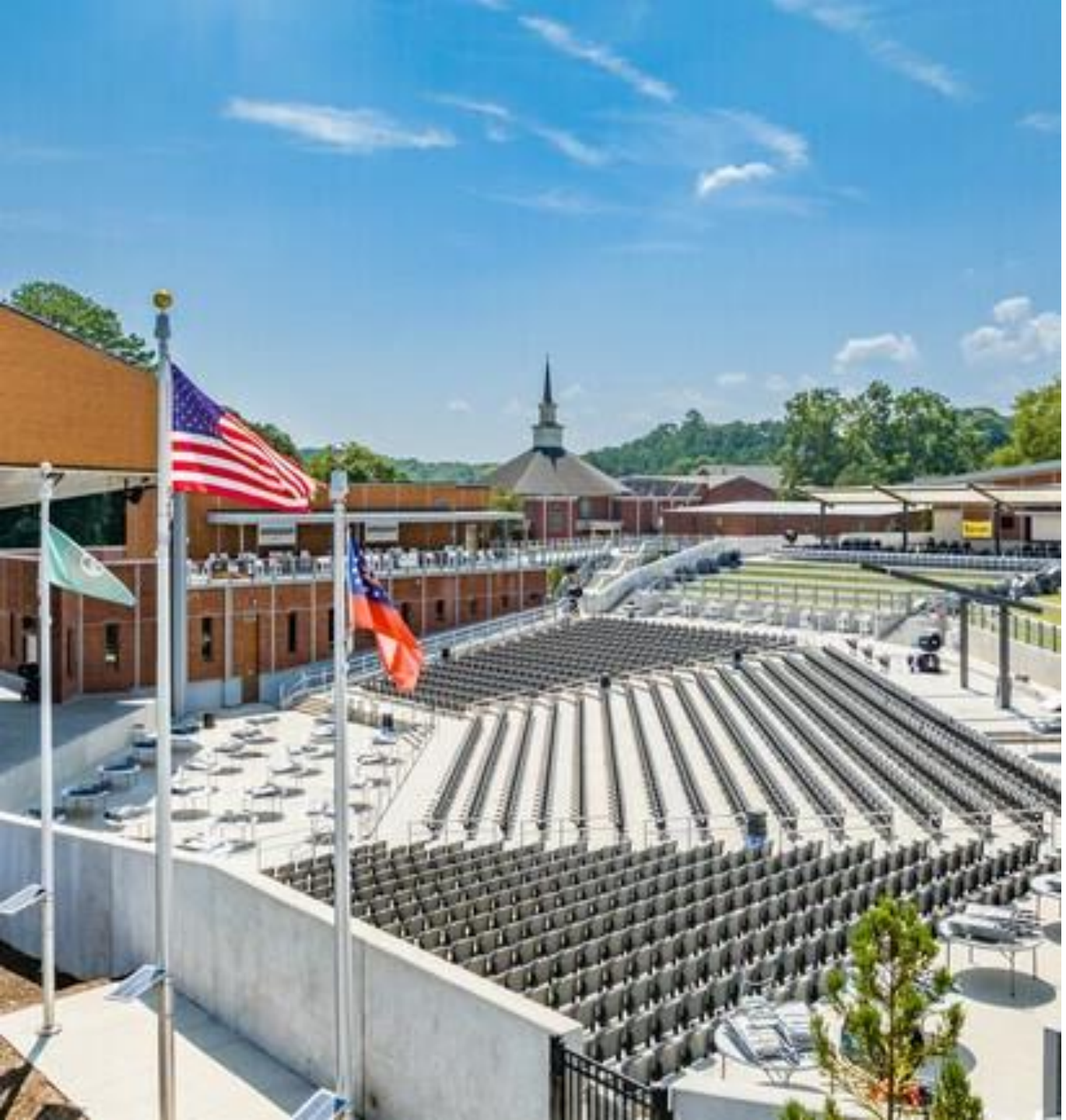
6. No organization or individual that has had an alcoholic beverage sales license suspended shall be approved for a temporary alcoholic beverage permit under the provisions of this ordinance during the period of such suspension.

TX-2025-08 Temporary Alcohol Permit Ordinance

Stockbridge

Where Community Connects

Ryan Anderson
Director, Community Development, MPPA, CPM
City of Stockbridge
Randerson@stockbridgega.org



Purpose of the Ordinance

Regulatory Framework

The ordinance creates a structured process for issuing temporary alcohol permits for outdoor and special events in Stockbridge.

Ensuring Responsible Service

Guidelines aim to maintain responsible alcohol service and uphold public safety during community events.

Supporting Community & Economy

The ordinance encourages community engagement and economic growth by regulating alcohol at local events effectively.

Permit Requirements



Outdoor Alcohol Restrictions

Alcohol cannot be served or sold outdoors or outside licensed businesses without a temporary alcohol license.

Application Deadlines

Applications for Temporary Alcohol and Event Permits must be submitted at least 30 days before the event.

Licensing and Review Process

The Occupational Tax Division processes applications and forwards them to the Special Events Committee for review.

State Licensing Requirement

Applicants must obtain a State of Georgia alcohol license and submit it to the City five business days before the event.

Fee Structure and Event Limits

Fees for Non-Profit Organizations

Non-profits pay $250 per alcohol-serving event and must provide proof of status.

Fees for Other Applicants

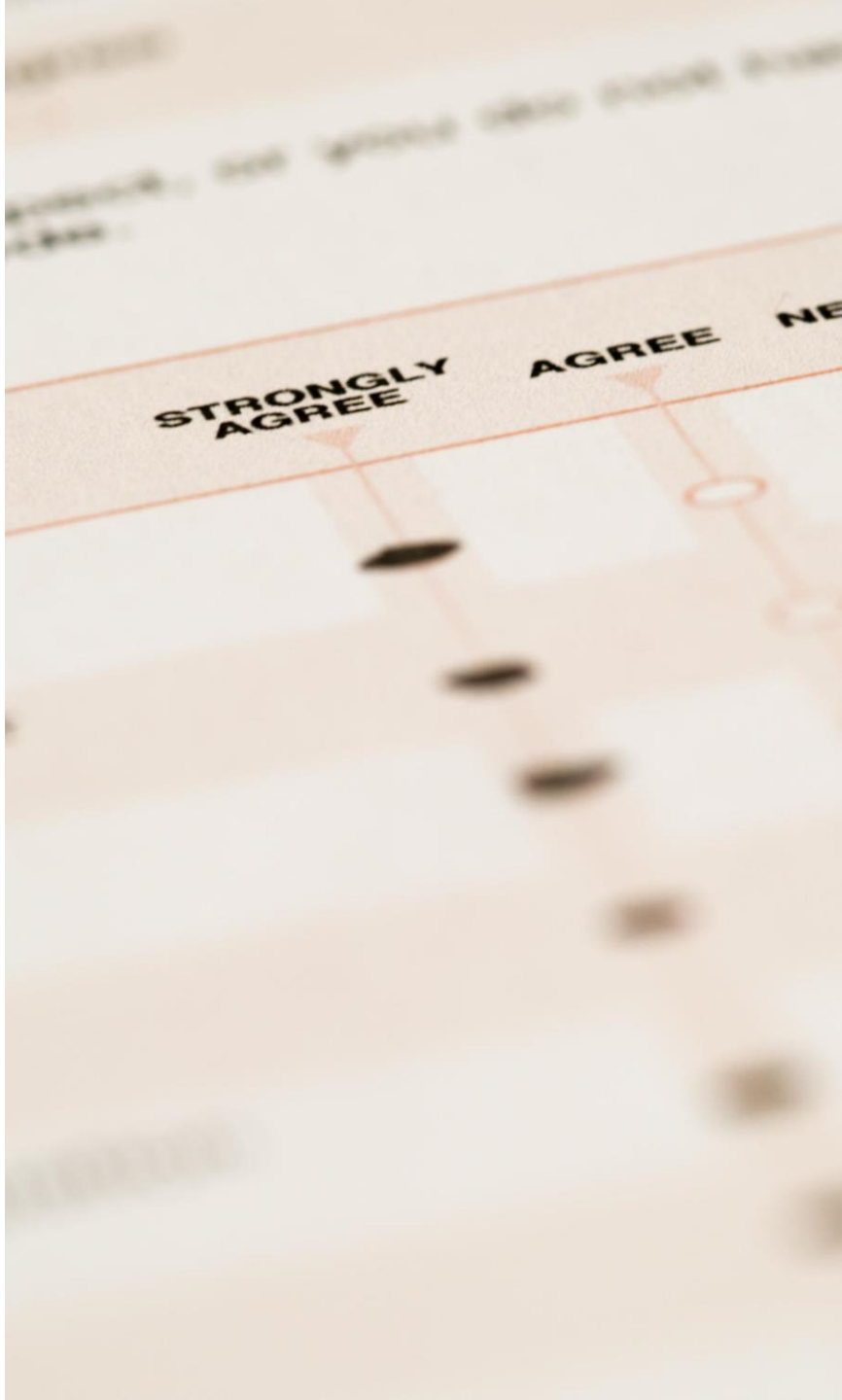
Fees vary by alcohol type: $500 for beer/wine or spirits, $1000 for all types.

Event and Location Limits

Each applicant and location are limited to four events yearly with minimum 60-day intervals.

Purpose of Fee Structure

Fees recover city costs and encourage regular alcohol licensing for frequent events.





Compliance & Enforcement Provisions

License Suspension Impact

Suspended alcoholic beverage sales licenses prevent receiving temporary alcohol permits during suspension periods.

Permit Eligibility Restrictions

Individuals and organizations with suspended licenses are ineligible for temporary permits while suspensions are active.

Promoting Compliance and Safety

Enforcement provisions uphold permit integrity, deter violations, and promote public safety and responsible alcohol service.

ORDINANCE NO. TX-2025-07

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO.TX-2025-08

AN ORDINANCE TO AMEND TO CHAPTER 9.04 (ALCOHOL) SECTION 595.1 TO THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA RELATING TO REQUIREMENTS FOR ISSUANCE; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and economic vitality to meet the needs of residents; 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 City of Stockbridge recognizes the importance of outdoor festivals and temporary special events in fostering community engagement, cultural expression, and economic activity;

WHEREAS, such events, when held on public or private property, may impact public safety, traffic flow, noise levels, and city services, and therefore require regulation to ensure the health, safety, and welfare of the public;

WHEREAS, the City of Stockbridge seeks to establish clear guidelines and procedures for the permitting of outdoor festivals and temporary special events, including requirements for application, fees, public safety, and compliance with state and local laws;

WHEREAS, the governing body finds it necessary to amend Title 9, Chapter 28, Section 040 of the City of Stockbridge Code of Ordinances to provide a comprehensive framework for the regulation of outdoor festivals and temporary special events;

WHEREAS, the ordinance provides for the involvement of the Business Services Division, the Fire Chief, and the Temporary Special Events Committee in the review and approval process of such events;

WHEREAS, the ordinance includes provisions for the sale of food, beverages, and alcohol, subject to applicable health and safety regulations and city code and establishes permit fees to reasonably approximate the cost of city services required to support such events;

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

SECTION 1. Ordinance. a new Title 9, Chapter 04, section 595.1 to the Code of Ordinances, City of Stockbridge, Georgia, to read as follows:

9.01.595.1 – Temporary Alcohol Permits

(a) Outdoor or special events

1. No alcohol may be served and/or sold outdoors or outside of an owner's business unless the owner or operator of the location has an alcohol license or unless the event host receives a temporary alcohol license.

2. The Temporary Alcohol Permit application and Temporary Event Permit application must be submitted at least 45 days in advance of the event.

3. The Occupational Tax Division will handle all applications and forward the application to the Temporary Special Events Committee for review and recommendation.

(b) Fees, duration, and other requirements

1. For events where alcohol is served, applicable to non-profit organizations, the fee for a temporary alcohol license shall be $250.00 per event where alcohol (beer, wine, and/or distilled spirits) is served. Applications for such temporary permits must include a copy of an official document such as a nonprofit certification by the Internal Revenue Service, or constitution and bylaws of the organization, or corporate charter which clearly states the purpose of the organization as being charitable or nonprofit. The maximum number of temporary alcohol permits in any calendar year for any organization is four (4).

2. For all other applicants, the temporary alcohol license fee shall be $500.00 for beer or wine; $500.00 for distilled spirits; and $1000.00 for beer, wine, and distilled spirits. The fees are per event where alcohol is served. The maximum number of events in any calendar year for any organization or individual is four (4).

3. The maximum number of temporary alcohol licenses for one location is four (4) per calendar year and must be spaced 60 days apart. The owner of any one location desiring additional alcohol licenses will be required to obtain a regular alcohol license and pay the associated fees.

4. The applicant must obtain a license to serve alcohol at the outdoor or special event from the State of Georgia and must supply the City of Stockbridge with a copy of said license no later than five business days prior to the outdoor event.

5. No location that has had an alcoholic beverage sales license suspended shall be approved as a permitted location under the provisions of this ordinance during the period of such suspension.

6. No organization or individual that has had an alcoholic beverage sales license suspended shall be approved for a temporary alcoholic beverage permit under the provisions of this ordinance during the period of such suspension.

SECTION 2. Repeal. The new requirement for issuance Title 9, Chapter 04, section 595.1 be added to the Code of Ordinances, city of Stockbridge, Georgia.

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

SEECTION 4. Severability. In the event that any section, subsection, sentence, clause, or phrase of this Ordinance is declared or adjudged to be invalid or unconstitutional, such adjudication shall in no manner affect the remaining portions of this Ordinance, which shall remain in full force and effect as if the invalid or unconstitutional section, subsection, sentence, clause, or phrase was not originally a part of this Ordinance.

SECTION 5. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Ordinance.

SECTION 6. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 7. Repeal of Conflicting Provision. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 8. Authority to Amend. The City Attorney is granted the authority to amend or correct this ordinance, with the express consent of City Council, to reflect the intent of the Council and to ensure compliance with applicable laws.

SECTION 9. Effective Date.

SO ORDAINED this ___ day of Month 2025.

_____
ANTHONY S. FORD, Mayor

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney



Legislative Justification

City Council Authority

The City Council's legal authority is grounded in the Georgia Constitution enabling zoning and planning regulations.

Community Growth and Economy

The ordinance supports community growth and economic vitality through regulation of outdoor festivals and events.

Public Safety and Regulation

Regulations ensure public safety, manage traffic and noise, and provide city services effectively during events.

Permitting Guidelines

Clear permitting guidelines specify application requirements, fees, and compliance with health and safety laws.

Request for Adoption

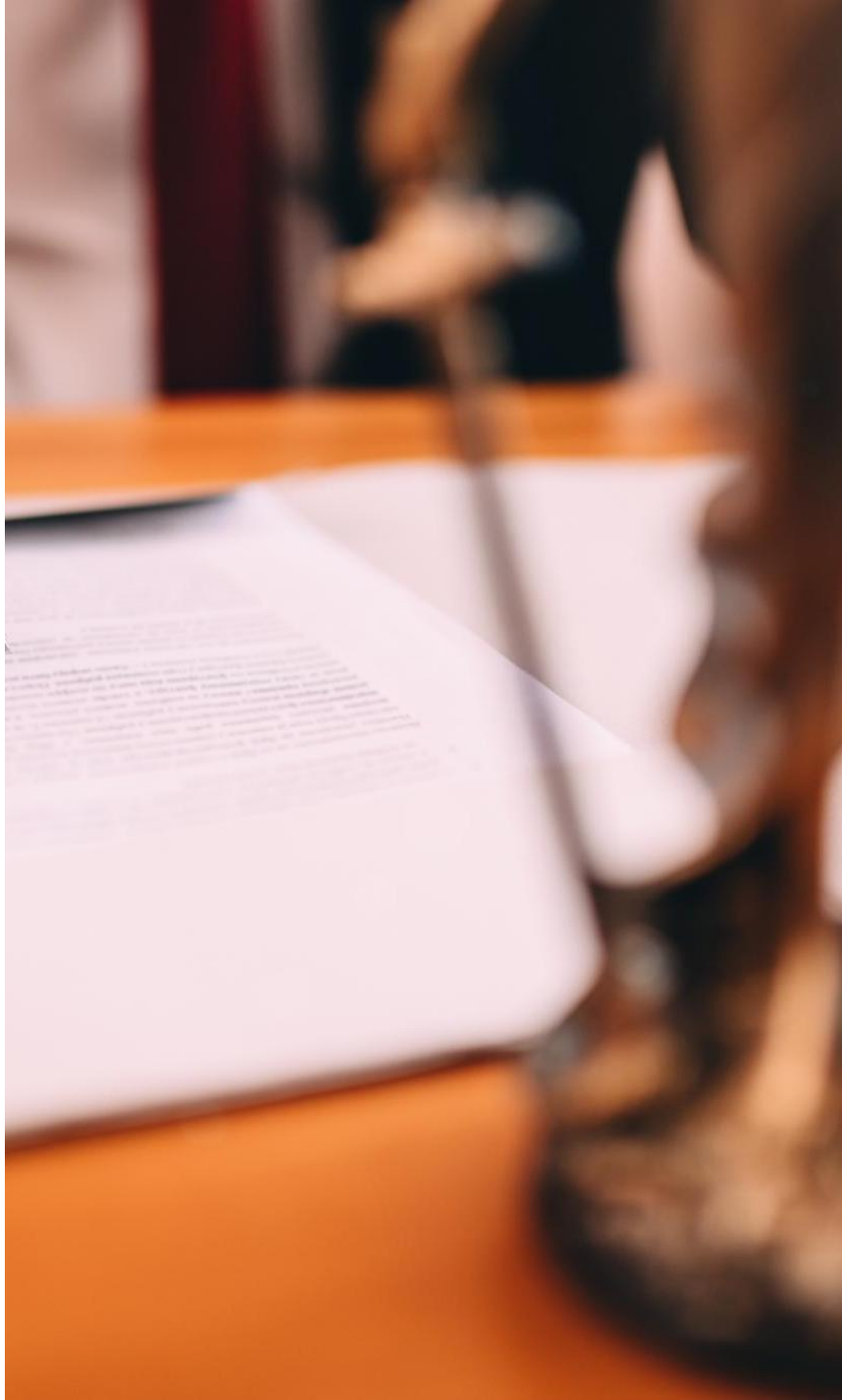
In alignment with the City of Stockbridge's commitment to responsible governance, public safety, and community development, we respectfully request the Mayor and City Council to adopt the proposed text amendment (TX-2025-08) to Chapter 9.04, Section 595.1 of the Code of Ordinances.

This ordinance establishes a clear framework for issuing Temporary Alcohol Permits for outdoor and special events, ensuring:

- Compliance with state and local laws
- Proper oversight of alcohol service
- Protection of public health and safety
- Support for nonprofit and community-based events

Adoption of this ordinance will enhance the City's ability to manage events effectively while promoting economic and cultural vitality.

We urge the Council to approve this amendment and authorize its inclusion in the City's Code of Ordinances.



Stockbridge

Where Community Connects

Ryan Anderson, MPPA, CPM

Director, Community Development

City of Stockbridge

Randerson@stockbridgega.org

City of Stockbridge

AGENDA ITEM

MEETING DATE

DECEMBER 8, 2025

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

TEXT AMENDMENT CASE #TX-2025-10 FOR CONTAINER-BASED COMMERCIAL BUILDINGS. (District 4) Consideration of an ordinance to amend Sections 2.5.3(E) and 2.5.3(H) of the Stockbridge Unified Development Code (UDC) to allow container-based commercial buildings as a type of "Special Use" within the Downtown Village Overlay District.

BACKGROUND INFORMATION:

Container-based construction in Stockbridge is being introduced as a cost-effective and environmentally-friendly building method.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Frank S. Milazi Key: 7ed53636-d898-4ade-b417-932d73311167

eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880

CITY TREASURER eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

0.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

TEXT AMENDMENT CASE #TX-2025-10 FOR CONTAINER-BASED COMMERCIAL BUILDINGS. (Citywide)

STAFF RECOMMENDATION:

APPROVAL AND ADOPTION.

eSigned via GovOS.com

R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. TX-2025-10

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA AMENDMENT TO SECTION 2.4.10 TO ALLOW CONTAINER-BASED COMMERCIAL BUILDINGS, RAILCAR BASED CONSTRUCTION VIA SPECIAL USE PERMIT IN THE DOWNTOWN VILLAGE OVERLAY DISTRICT AND CREATE TITLE 12, CHAPTER 2, SECTION 2.4.10 – DOWNTOWN VILLAGE (DV) OVERLAY DISTRICT TO ADD A SUBSECTION (E) - CONTAINER-BASED CONSTRUCTION STANDARDS

WHEREAS, the City Council of the City of Stockbridge desires
to facilitate responsible community growth and economic vitality to meet the needs of residents; 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 City of Stockbridge seeks to promote sustainable development, architectural innovation, and economic revitalization within its Downtown Village (DV) zoning district; and

WHEREAS, container-based construction and rail-based commercial structures offer a cost-effective and environmentally friendly building method that aligns with the City's goals for creative urban design; and

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

Section 1. Approval to Amend the Unified Development Code. Title 12 · Unified Development Code**,** Chapter 2**,** Section 2.5.3 (E) & 2.5.3 (H) of the Stockbridge to allow container-based and rail-based commercial buildings as a special use within the Downtown Village Overlay District, as read in Exhibit A:

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

SECTION 4. Severability. In the event that any section, subsection, sentence, clause, or phrase of this Ordinance is declared or adjudged to be invalid or unconstitutional, such adjudication shall in no manner affect the remaining portions of this Ordinance, which shall remain in full force and effect as if the invalid or unconstitutional section, subsection, sentence, clause, or phrase was not originally a part of this Ordinance.

SECTION 5. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Ordinance.

SECTION 6. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 7. Repeal of Conflicting Provision. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 8. Authority to Amend. The City Attorney is granted the authority to amend or correct this ordinance, with the express consent of the City Council, to reflect the intent of the Council and to ensure compliance with applicable laws.

SECTION 9. Effective Date.

SO ORDAINED this ___ day of (Month) 2025.

_____
ANTHONY S. FORD, Mayor

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney

Exhibit A

2.5.3(E) – Special Use Standards

- Container-based commercial buildings and rail-based commercial structures shall be allowed as a special use within the DV Overlay District, subject to Planning and Zoning Commission review and City Council approval.
- Applications must demonstrate compatibility with surrounding development, adherence to City of Stockbridge design guidelines, and incorporation of pedestrian-friendly features.

2.5.3(H) – Use Limitations

- Container-based and rail-based buildings must meet all applicable building codes and safety standards.
- Architectural treatments shall be required to ensure visual harmony with adjacent structures and the overall character of the Downtown Village.
- Landscaping, screening, and façade enhancements shall be incorporated to mitigate visual impact and promote aesthetic quality.

Section 2. Approval to amend the Unified Development Code. Title 12, Chapter 2, Section 2.4.10 – Downtown Village (DV) Overlay District to add a subsection (E) -Container-based Construction Standards and rail-based structures, which shall read as follows:

2.4.10(E) – Container-Based Construction Standards

1. **Definitions:**
   - *Container-based Buildings* are structures primarily constructed using repurposed intermodal shipping containers that are modified to serve as commercial business facilities. These containers must be adapted to meet all applicable building, safety, and aesthetic standards.
   - *Rail-Based Buildings* are structures created from repurposed rail cars or locomotives, adapted for use as commercial business facilities.
2. **Permitted Use:** Container-based buildings shall be permitted within the Downtown Village Overlay District by Special Use Permit, subject to compliance with all applicable building codes, design guidelines, and site plan review requirements.
3. **Design Requirements:** All container-based and rail-based structures must incorporate architectural treatments that complement the surrounding architectural context, including façade enhancements, landscaping, and pedestrian-oriented design features.
4. **Safety Standards:** The use of shipping containers, rail cars and locomotives must be structurally sound, weather-resistant, and modified to meet all safety, accessibility, and aesthetic standards established by the City.
   - Container-based buildings and rail-based buildings shall not exceed the height or density limits prescribed for the DV Overlay District and must maintain compatibility with adjacent uses.
   - Be structurally engineered to meet the International Building Code (IBC) and Georgia State Minimum Standard Codes.
   - Include fire-resistant insulation and interior finishes that comply with NFPA standards.
   - Be equipped with proper ventilation, electrical, plumbing, and HVAC systems installed by licensed professionals.

- Pass inspection for wind resistance, load-bearing capacity, and emergency egress.
- Be free of hazardous materials, including residual chemicals or coatings from prior container use.

5. **Compatibility:** Container-based buildings and rail-based buildings shall not exceed the height or density limits prescribed for the DV Overlay District and must maintain compatibility with adjacent uses.
6. The Planning and Zoning Department shall review and approve all container-based and rail-based construction proposals before issuing permits. Container-based buildings and rail-based buildings shall be permitted within the Downtown Village Overlay District subject to compliance with all applicable building codes, design guidelines, and site plan review requirements.

2.4.10(F) – Fire Safety Requirements

1. All container-based and rail-based buildings must include fire-resistant insulation and interior finishes that comply with National Fire Protection Association (NFPA) standards.
2. Buildings must be equipped with automatic fire suppression systems, such as sprinklers, in accordance with local fire codes and the International Building Code (IBC).
3. Emergency egress routes must be clearly marked and accessible, including doors and windows that meet fire safety and accessibility standards.
4. Smoke detectors, fire alarms, and extinguishers must be installed and maintained in accordance with local fire department regulations.
5. All fire safety systems must be inspected and approved by the City of Stockbridge Fire Marshal prior to occupancy.

Amendment TX-2025-10- Container-based construction and Railcar-based construction in the downtown overlay

City Council Meeting

December 8, 2025

RYAN ANDERSON, MPPA

DIRECTOR, COMMUNITY DEVELOPMENT

CITY OF STOCKBRIDGE

Purpose of Amendment

Amendment Purpose

In accordance with the approval of Downtown Container Project at the October 26, 2025 Work Session, Community Development proposes an amendment to the Unified Development Code allowing container and railcar-based buildings in the Downtown Village Overlay District via Special Use Permit.

Sustainable Urban Development

The amendment promotes sustainable development by allowing eco-friendly container and railcar buildings in the district.

Economic and Community Growth

Facilitating responsible community growth and economic vitality through innovative building methods and special permits.

Architectural Innovation

Encourages unique architectural styles that enhance visual appeal and functionality in the downtown area.

Pedestrian-Friendly Vision

Supports a vibrant, walkable downtown district with flexible commercial spaces and urban design principles.



Key Provisions of Amendment

Special Use Permit Requirement

Container and railcar buildings require a Special Use Permit after thorough review by Planning & Zoning Commission and City Council approval.

2.5.3(E) – Special Use Standards

- Container-based commercial buildings and rail-based commercial structures shall be allowed as a special use within the DV Overlay District, subject to Planning and Zoning Commission review and City Council approval.

Design Guidelines Compliance

Amendment mandates adherence to design guidelines that promote pedestrian-friendly features and architectural harmony.

Integration with Urban Fabric

Proposed buildings must blend with the existing urban environment, preserving district character while allowing innovative designs.



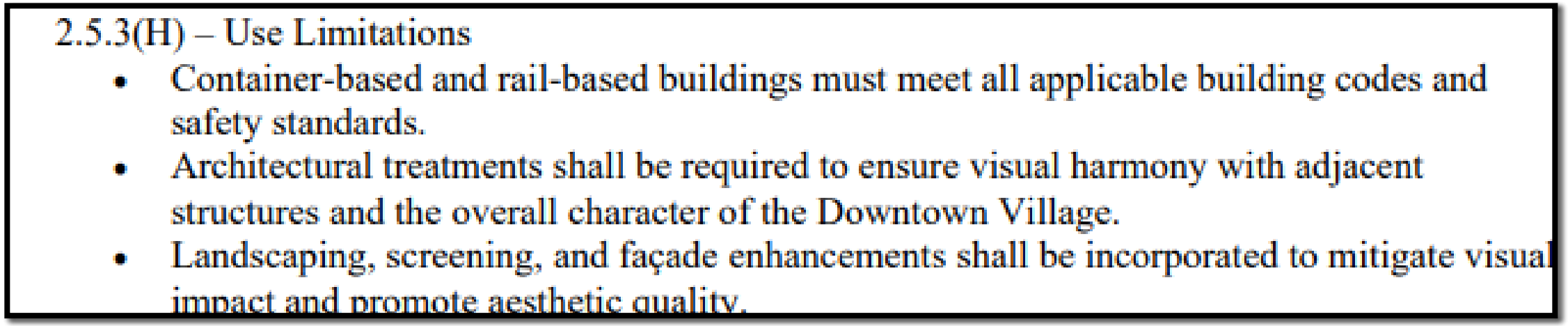
DESIGN & SAFETY CODES

Compliance with Building Codes

- All buildings must follow International Building Code and Georgia State Codes for safety and structural integrity.

Architectural and Landscaping Standards

- Standards promote architectural treatments and landscaping to enhance visual harmony and curb appeal of buildings.



2.5.3(H) – Use Limitations

- Container-based and rail-based buildings must meet all applicable building codes and safety standards.
- Architectural treatments shall be required to ensure visual harmony with adjacent structures and the overall character of the Downtown Village.
- Landscaping, screening, and façade enhancements shall be incorporated to mitigate visual impact and promote aesthetic quality.

Design & Safety Standards

Fire Safety and Accessibility

Fire safety follows NFPA standards, including ventilation and accessibility to ensure occupant safety.

2.4.10(F) – Fire Safety Requirements

1. All container-based and rail-based buildings must include fire-resistant insulation and interior finishes that comply with National Fire Protection Association (NFPA) standards.
2. Buildings must be equipped with automatic fire suppression systems, such as sprinklers, in accordance with local fire codes and the International Building Code (IBC).
3. Emergency egress routes must be clearly marked and accessible, including doors and windows that meet fire safety and accessibility standards.
4. Smoke detectors, fire alarms, and extinguishers must be installed and maintained in accordance with local fire department regulations.
5. All fire safety systems must be inspected and approved by the City of Stockbridge Fire Marshal prior to occupancy.





Definitions of Terms

Container-Based Building

Structures made from repurposed shipping containers modified for habitable or functional use.

Downtown Village Overlay District

Zoning area promoting mixed-use development and pedestrian-friendly urban design within Stockbridge.

Special Use Permit

Permit allowing specific land uses subject to City Council review and approval.

Architectural Treatments & Pedestrian Design

Design elements enhance building visuals and prioritize pedestrian access, safety, and comfort.



Compatibility and Review Process

Height and Density Limits

Container-based buildings must comply with height and density limits set by the Downtown Village Overlay District to ensure urban compatibility.

Visual and Functional Harmony

Buildings should maintain harmony with surrounding uses, ensuring both visual appeal and functional integration within the neighborhood.

Planning and Zoning Review

The Planning and Zoning Department reviews container construction proposals to ensure compliance with design, safety, and community standards.

Support for Responsible Development

The review process promotes responsible development that aligns with community goals and district regulations.

Benefits to Community

Cost-Effective Construction

Container and railcar buildings offer affordable, eco-friendly construction by reusing materials and reducing waste.

Support for Local Businesses

These structures provide flexible commercial spaces that stimulate economic growth in the Stockbridge community.

Innovative Urban Design

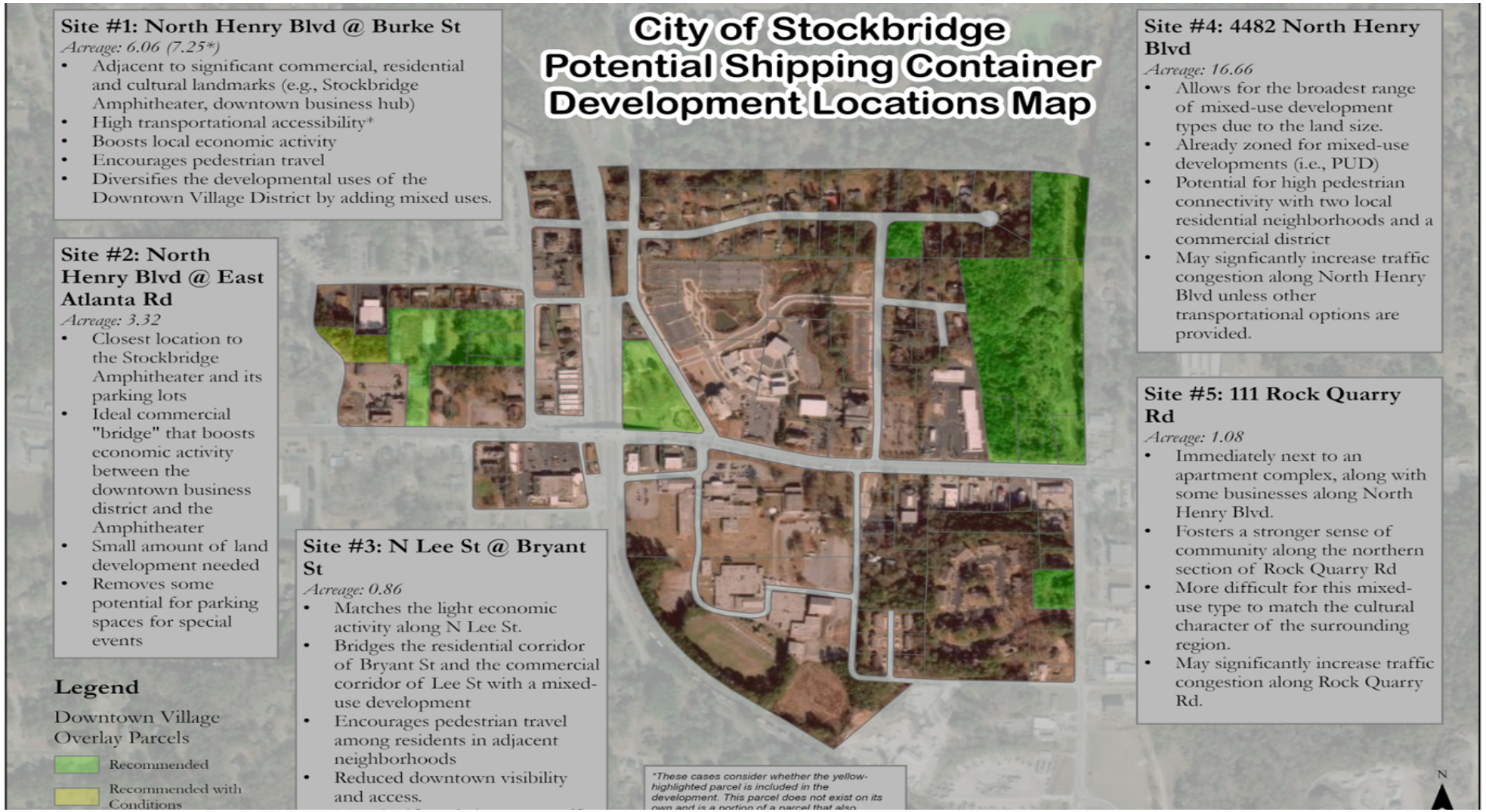
The amendment fosters dynamic, engaging downtown environments through innovative and alternative building approaches.

Enhanced Community Experience

Improved walkability and a strong sense of place attract new enterprises and enrich life for residents and visitors.



Proposed Site Locations



ORDINANCE NO. TX-2025-10

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. __TX-2025-10_____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA AMENDMENT TO SECTION 2.4.10 TO ALLOW CONTAINER-BASED COMMERCIAL BUILDINGS, RAILCAR BASED CONSTRUCTION VIA SPECIAL USE PERMIT IN THE DOWNTOWN VILLAGE OVERLAY DISTRICT AND CREATE TITLE 12, CHAPTER 2, SECTION 2.4.10 - DOWNTOWN VILLAGE (DV) OVERLAY DISTRICT TO ADD A SUBSECTION (E) CONTAINER-BASED CONSTRUCTION STANDARDS

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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 City of Stockbridge seeks to promote sustainable development, architectural innovation, and economic revitalization within its Downtown Village (DV) zoning district;

WHEREAS, container-based construction and rail-based commercial structures offer a cost-effective and environmentally friendly building method that aligns with the City's goals for creative urban design;

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

Section 1. Approval to Amend the Unified Development Code. Title 12 · Unified Development Code, Chapter 2, Section 2.5.3 (E) & 2.5.3 (H) of the Stockbridge to allow container-based and rail-based commercial buildings as a special use within the Downtown Village Overlay District, which shall read as follows:

2.5.3(E) – Special Use Standards

- Container-based commercial buildings and rail-based commercial structures shall be allowed as a special use within the DV Overlay District, subject to Planning and Zoning Commission review and City Council approval.
- Applications must demonstrate compatibility with surrounding development, adherence to City of Stockbridge design guidelines, and incorporation of pedestrian-friendly features.

2.5.3(H) – Use Limitations

- Container-based and rail-based buildings must meet all applicable building codes and safety standards.
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   - Be equipped with proper ventilation, electrical, plumbing, and HVAC systems installed by licensed professionals.
   - Pass inspection for wind resistance, load-bearing capacity, and emergency egress.
   - Be free of hazardous materials, including residual chemicals or coatings from prior container use.

ORDINANCE NO. TX-2025-10

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2.5.3(H) – Use Limitations

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   - Be equipped with proper ventilation, electrical, plumbing, and HVAC systems installed by licensed professionals.
   - Pass inspection for wind resistance, load-bearing capacity, and emergency egress.
   - Be free of hazardous materials, including residual chemicals or coatings from prior container use.
5. **Compatibility:** Container-based buildings and rail-based buildings shall not exceed the height or density limits prescribed for the DV Overlay District and must maintain compatibility with adjacent uses.
6. The Planning and Zoning Department shall review and approve all container-based and rail-based construction proposals before issuing permits. Container-based buildings and rail-based buildings shall be permitted within the Downtown Village Overlay District subject to compliance with all applicable building codes, design guidelines, and site plan review requirements.

2.4.10(F) – Fire Safety Requirements

1. All container-based and rail-based buildings must include fire-resistant insulation and interior finishes that comply with National Fire Protection Association (NFPA) standards.
2. Buildings must be equipped with automatic fire suppression systems, such as sprinklers, in accordance with local fire codes and the International Building Code (IBC).
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SECTION 3. Intention of the Governing Body. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall be come and be made a part of the Code of Ordinances, City of Stockbridge, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

SECTION 4. Severability. In the event that any section, subsection, sentence, clause, or phrase of this Ordinance is declared or adjudged to be invalid or unconstitutional, such adjudication shall in no manner affect the remaining portions of this Ordinance, which shall remain in full force and effect as if the invalid or unconstitutional section, subsection, sentence, clause, or phrase was not originally a part of this Ordinance.

SECTION 5. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Ordinance.

SECTION 6. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 7. Repeal of Conflicting Provision. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Approval Request & Next Steps

Formal Approval Request

Staff recommends **APPROVAL** **of** Amendment TX-2025-10 to permit container-based construction and railcar-based construction in the Downtown Overlay District by Special Use permit and the creation of subsection E & F in Title 12, Chapter 2, Section 2.4.10 of the Unified Development Code.

Execution of Documents

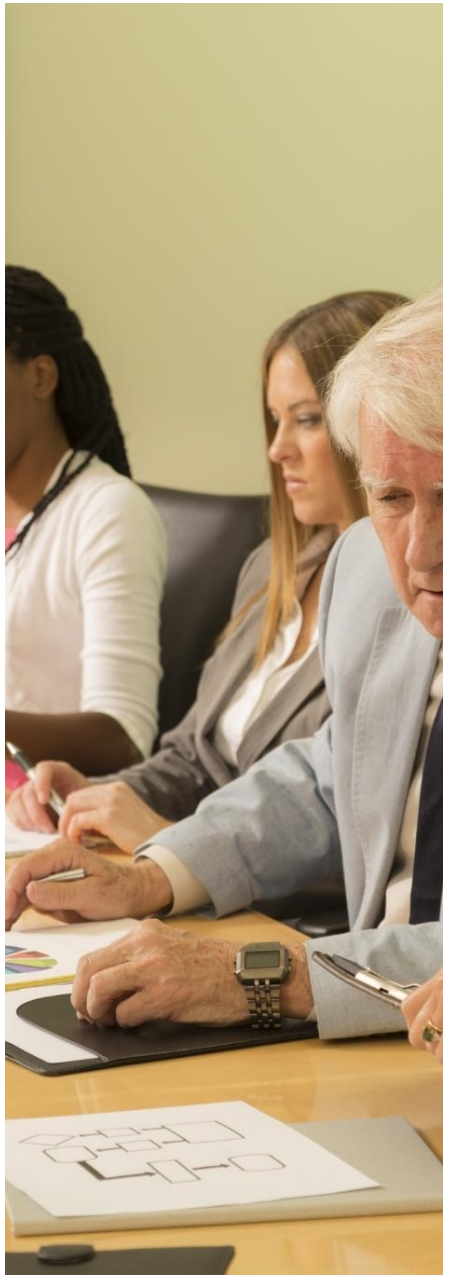
Mayor and City Clerk will be authorized to sign all necessary documents to enact the amendment.

Implementation and Review

Planning & Zoning Commission will implement new standards and review Special Use Permit applications.

Strategic Urban Growth

Approval promotes innovation and growth aligned with Downtown Village Overlay District vision.



Thank You

RYAN ANDERSON, MPPA, CPM

DIRECTOR, COMMUNITY DEVELOPMENT

CITY OF STOCKBRIDGE

RANDERSON@STOCKBRIDGEGA.ORG

City of Stockbridge

AGENDA ITEM

MEETING DATE

December 8, 2025

☑	RESOLUTION
☐	ORDINANCE
☐	CONTRACT APPROVAL/RENEWAL
☐	PUBLIC HEARING
☐	PRESENTATION
☐	BID SELECTION/AWARD
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FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☑	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works

ITEM/PROJECT/EVENT:

Public Works staff is requesting Council approval of the buildout proposal for Prime Contractors to construct the new Public Works Maintenance Shop.

BACKGROUND INFORMATION:

Prime Contractors will be constructing a new Maintenance Shop for Public Works staff.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880 / eSigned via GovOS.com Frank S. Milazi Key: 7ed53636-d898-4ade-b417-932d73311167

CITY TREASURER eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☑ FINANCIAL IMPACT ☐ N/A

AMOUNT:

$2,241,455.00

ATTACHMENTS: ☑

ITEM/PROJECT/EVENT:

Decius T. Aaron

STAFF RECOMMENDATION:

Public Works staff recommends approval.

eSigned via GovOS.com

Decius T. Aaron

Key: 7cb6a9e3-7863-4556-a458-502734485a99

Work Order Signature Document

EZIQC Contract No.: GA-ST02-040820-PCI

[ ] **New Work Order** [X] **Modify an Existing Work Order**

Work Order Number: 139242.01 Work Order Date: 11/06/2025

Work Order Title: COS - PEMB & Buildout PH2

Owner Name:	City of Stockbridge	Contractor Name:	Prime Contractors, Inc.
Contact:	Al Barnes	Contact:	Gary Frantz
Phone:	678-225-9439	Phone:	813-205-9762

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No GA-ST02-040820-PCI.

Brief Work Order Description:

Time of Performance ***See Schedule Section of the Detailed Scope of Work***

Liquidated Damages Will apply: [ ] Will not apply: [X]

Work Order Firm Fixed Price: $2,241,455.00

Owner Purchase Order Number:

Approvals

Owner Date

Contractor Date

Detailed Scope of Work

To: Gary Frantz
Prime Contractors, Inc.
3406 Florence Circle
Powder Springs, GA 30127
813-205-9762

From: Al Barnes
City of Stockbridge
4640 N. Henry Blvd
Stockbridge, GA 30281
678-225-9439

Date Printed: November 06, 2025

Work Order Number: 139242.01

Work Order Title: COS - PEMB & Buildout PH2

Brief Scope:

☐ **Preliminary**	☐ **Revised**	☒ **Final**

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

see attached DSOW

Contractor _____ Date _____

Owner _____ Date _____

Contractor's Price Proposal - Summary

Date: November 06, 2025

IQC Master Contract #: GA-ST02-040820-PCI
Work Order Number: 139242.01
Owner PO #:
Work Order Title: COS - PEMB & Buildout PH2
Contractor: Prime Contractors, Inc.
Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

Base	**-$2,489.59**
Bath Hardware/Toilet Partitions/Lockers	**$52,773.92**
Car Wash Lean-To	**$32,858.65**
Electric	**$537,969.59**
Fire Alarm	**$34,141.24**
Fire Sprinkler	**$122,955.74**
Flooring	**$133,782.18**
Frame/Drywall/ACT/Insulate	**$233,490.14**
HVAC	**$476,063.19**
Interior Doors/Door Hardware	**$87,660.71**
Millwork/Countertops	**$57,759.02**
Paint	**$70,607.96**
Plumbing	**$328,259.41**
Plywood Shop Walls	**$17,991.01**
Standing Seam Roof Upgrade	**$32,514.00**
Storefront	**$25,117.83**
Proposal Total	**$2,241,455.00**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Contractor's Price Proposal - Detail

Date: November 06, 2025

IQC Master Contract #: GA-ST02-040820-PCI
Work Order Number: 139242.01
Owner PO #:
Work Order Title: COS - PEMB & Buildout PH2
Contractor: Prime Contractors, Inc.
Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			

Base

1 01 22 16 00 0002 EA — Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal. — -$2,489.59

	Quantity		Unit Price		Factor	=	Total
Installation	-2,489.59	x	1.00	x	1.0000	=	-2,489.59

Customer Credit w Bond Included

Subtotal for Base **-$2,489.59**

Bath Hardware/Toilet Partitions/Lockers

2 10 21 13 19 0004 EA — 36" x 60", Overhead Braced, Recycled Solid Plastic (HDPE), One Compartment Corner Unit, Complete Toilet Partition — $7,950.74

	Quantity		Unit Price		Factor	=	Total
Installation	4.00	x	1,815.90	x	1.0946	=	7,950.74

3 10 21 13 19 0005 EA — 60" x 60", Overhead Braced, Recycled Solid Plastic (HDPE), One Compartment Corner Unit, Complete ADA Compliant Toilet Partition — $9,902.28

	Quantity		Unit Price		Factor	=	Total
Installation	4.00	x	2,261.62	x	1.0946	=	9,902.28

4 10 21 13 19 0018 EA — 24" x 42" x 1", Wall Hung, Recycled Solid Plastic (HDPE), Urinal Screen — $446.79

	Quantity		Unit Price		Factor	=	Total
Installation	1.00	x	408.18	x	1.0946	=	446.79

5 10 21 13 19 0025 EA — 36" x 55" x 1", Wall Hung And Overhead Braced, Recycled Solid Plastic (HDPE), Urinal Screen — $727.00

	Quantity		Unit Price		Factor	=	Total
Installation	1.00	x	664.17	x	1.0946	=	727.00

6 10 21 13 19 0031 EA — 30" x 55" x 1", Recycled Solid Plastic (HDPE), Toilet Partition Door — $2,312.63

	Quantity		Unit Price		Factor	=	Total
Installation	4.00	x	528.19	x	1.0946	=	2,312.63

7 10 21 13 19 0033 EA — 36" x 55" x 1", Recycled Solid Plastic (HDPE), ADA Compliant Toilet Partition Door — $2,734.92

	Quantity		Unit Price		Factor	=	Total
Installation	4.00	x	624.64	x	1.0946	=	2,734.92

8 10 21 13 19 0054 EA — 12" x 82" x 1", Recycled Solid Plastic (HDPE), Toilet Partition Pilaster — $2,788.69

	Quantity		Unit Price		Factor	=	Total
Installation	8.00	x	318.46	x	1.0946	=	2,788.69

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			

Bath Hardware/Toilet Partitions/Lockers

9	10 28 13	13 0049		EA	Single Jumbo Roll, Surface Mounted, Stainless Steel Toilet Tissue Dispenser (Bobrick B-2890)	$876.67
				Installation	Quantity 10.00 x Unit Price 80.09 x Factor 1.0946 = Total 876.67	
10	10 28 13	13 0068		EA	40 Fluid Ounce, Surface Mounted, Stainless Steel Soap Dispenser (Bobrick Classic B-2111/2112)	$526.66
				Installation	Quantity 6.00 x Unit Price 80.19 x Factor 1.0946 = Total 526.66	
11	10 28 13	13 0133		EA	2 Gallon, Recess Mounted, Stainless Steel Combination Folded Paper Towel Dispenser/Waste Receptacle (Bobrick Classic B-3944)	$3,067.79
				Installation	Quantity 6.00 x Unit Price 467.11 x Factor 1.0946 = Total 3,067.79	
12	10 28 13	13 0142		EA	Surface Mounted, Stainless Steel Sanitary Napkin/Tampon Disposal (Bobrick Contura B-270)	$457.89
				Installation	Quantity 6.00 x Unit Price 69.72 x Factor 1.0946 = Total 457.89	
13	10 28 13	13 0165		EA	36" Length, 1-1/2" Diameter, Stainless Steel Grab Bar (Bobrick B-6806x36)	$643.82
				Installation	Quantity 6.00 x Unit Price 98.03 x Factor 1.0946 = Total 643.82	
14	10 28 13	13 0166		EA	42" Length, 1-1/2" Diameter, Stainless Steel Grab Bar (Bobrick B-6806x42)	$660.57
				Installation	Quantity 6.00 x Unit Price 100.58 x Factor 1.0946 = Total 660.57	
15	10 28 13	13 0211		EA	Stainless Steel Shower Curtain Hook (Bobrick B-204-1)	$27.85
				Installation	Quantity 12.00 x Unit Price 2.12 x Factor 1.0946 = Total 27.85	
16	10 28 13	13 0212		EA	42" Width x 72" Height, Vinyl Shower Curtain (Bobrick B-204-2)Requires 7 curtain hooks.	$134.50
				Installation	Quantity 3.00 x Unit Price 40.96 x Factor 1.0946 = Total 134.50	
17	10 28 13	13 0218		EA	36" Length, 20-Gauge, 1" Diameter, Stainless Steel Shower Rod (Bobrick B-6107x36)	$187.21
				Installation	Quantity 3.00 x Unit Price 57.01 x Factor 1.0946 = Total 187.21	
18	10 28 13	13 0323		EA	Stainless Steel Towel Pin (Bobrick B-677)	$152.14
				Installation	Quantity 3.00 x Unit Price 46.33 x Factor 1.0946 = Total 152.14	
19	10 28 13	13 0342		EA	18" x 36", Surface Mounted, Stainless Steel Channel Frame Glass Mirror (Bobrick B-165 1836)	$817.73
				Installation	Quantity 6.00 x Unit Price 124.51 x Factor 1.0946 = Total 817.73	
20	10 28 13	13 0344		EA	24" x 36", Surface Mounted, Stainless Steel Channel Frame Glass Mirror (Bobrick B-165 2436)	$321.64
				Installation	Quantity 2.00 x Unit Price 146.92 x Factor 1.0946 = Total 321.64	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			

Bath Hardware/Toilet Partitions/Lockers

21	10 44 16	13 0004		EA	10 Lb. Carbon Dioxide, Type BC Portable Fire Extinguisher	$967.21
				Installation	Quantity 3.00 x Unit Price 294.54 x Factor 1.0946 = Total 967.21	
22	10 51 13	00 0074		EA	12" x 18" x 72" Two Tier Athletic Locker	$15,751.73
				Installation	Quantity 30.00 x Unit Price 479.68 x Factor 1.0946 = Total 15,751.73	
23	10 51 13	00 0176		EA	18" Wide, 6" High Closed Front Base	$663.98
				Installation	Quantity 30.00 x Unit Price 20.22 x Factor 1.0946 = Total 663.98	
24	10 51 13	00 0179		EA	12" Deep, 6" High Closed End Base	$653.48
				Installation	Quantity 30.00 x Unit Price 19.90 x Factor 1.0946 = Total 653.48	

Subtotal for Bath Hardware/Toilet Partitions/Lockers **$52,773.92**

Car Wash Lean-To

25	01 22 23	00 1079		WK	10,000 Lb. Capacity, Telescopic Boom, Hi-Reach, Rough Terrain Construction Forklift With Full-Time Operator	$9,346.64
				Installation	Quantity 2.00 x Unit Price 4,269.43 x Factor 1.0946 = Total 9,346.64	
26	13 34 19	00 0015		GSF	16' Eave Height, >30' To 50' Wide Clear Span Rigid Frame Building With 26 Gauge Roofing And Siding	$20,990.05
				Installation	Quantity 800.00 x Unit Price 23.97 x Factor 1.0946 = Total 20,990.05	
27	13 34 19	00 0015	0009		For 20 PSF Live Load And 30 PSF (110 MPH) Wind Load, Add	$2,521.96
				Installation	Quantity 800.00 x Unit Price 2.88 x Factor 1.0946 = Total 2,521.96	

Subtotal for Car Wash Lean-To **$32,858.65**

Electric

28	26 05 33	13 0017		CLF	3/4" Electrical Metallic Tubing (EMT) Conduit Assembly With 5 #10 Copper THHN And 1 #12 Copper Insulated Grounding ConductorIncludes conduit, set screw connectors, set screw couplings, straps, wire as indicated. Not for use where detail is available.	$46,411.04
				Installation	Quantity 50.00 x Unit Price 848.00 x Factor 1.0946 = Total 46,411.04	
29	26 24 16	00 0054		EA	225 Ampere Rating, 120/208 Volt, 4 Wire, 3 Phase, Main Lugs, 42 Circuit Capacity Assembled Panelboard With Thirty-Two 20 Ampere Breakers	$10,701.35
				Installation	Quantity 3.00 x Unit Price 3,258.83 x Factor 1.0946 = Total 10,701.35	
30	26 24 16	00 0060		EA	400 Ampere Rating, 120/208 Volt, 4 Wire, 3 Phase, Main Lugs, 42 Circuit Capacity Assembled Panelboard With Thirty-Two 20 Ampere Breakers	$4,466.29
				Installation	Quantity 1.00 x Unit Price 4,080.29 x Factor 1.0946 = Total 4,466.29	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			
Electric						
31	26 24 19	00 0624		EA	1,200 Amperes, Fusible Main Disconnect Section	$29,454.21
				Installation	Quantity 1.00 x Unit Price 26,908.65 x Factor 1.0946 = Total 29,454.21	
32	26 27 13	00 0075		EA	3 Meters And Main, 120/208 Volt, 1,200 Amperes Bus, 5 Jaw Sockets, 42,000 Amperes Interrupting Capacity	$2,908.79
				Installation	Quantity 1.00 x Unit Price 2,657.40 x Factor 1.0946 = Total 2,908.79	
33	26 27 26	00 0005		EA	20 Amperes, 1 Gang, NEMA 5-20, Duplex Receptacle Assembly	$8,028.89
				Installation	Quantity 125.00 x Unit Price 58.68 x Factor 1.0946 = Total 8,028.89	
34	26 27 26	00 0009		EA	20 Amperes, 1 Gang, GFI, Duplex Receptacle Assembly	$1,583.23
				Installation	Quantity 20.00 x Unit Price 72.32 x Factor 1.0946 = Total 1,583.23	
35	26 27 26	00 0139		EA	1 Gang, 20 Amperes, 120/277 Volt, SPST, Switch Assembly	$2,389.07
				Installation	Quantity 35.00 x Unit Price 62.36 x Factor 1.0946 = Total 2,389.07	
36	26 32 13	19 0018		EA	350 KW Natural Gas Generator Set, 3 Phase (Cummins GFEB)	$199,707.88
				Installation	Quantity 1.00 x Unit Price 182,448.27 x Factor 1.0946 = Total 199,707.88	
37	26 32 13	19 0018	0352	MOD	For Weather Resistant Steel Natural Gas Generator Enclosure, Add	$49,667.33
				Installation	Quantity 1.00 x Unit Price 45,374.87 x Factor 1.0946 = Total 49,667.33	
38	26 51 19	00 0038		EA	2' x 2', 3,300 Lumens, Prismatic Lensed, Lay-In/ Troffer LED Fixture (Lithonia 2TL2)	$63,390.02
				Installation	Quantity 193.00 x Unit Price 300.06 x Factor 1.0946 = Total 63,390.02	
39	26 51 19	00 0038	0639	MOD	For >100 To 250, Deduct	-$3,350.55
				Installation	Quantity 193.00 x Unit Price -15.86 x Factor 1.0946 = Total -3,350.55	
40	26 51 19	00 0343		EA	24,000 Median Lumens, Universal Mount, LED High Bay Fixture (Cree® CXB-A-UV-H-40K-8-UL-ML)	$30,344.76
				Installation	Quantity 28.00 x Unit Price 990.08 x Factor 1.0946 = Total 30,344.76	
41	26 52 13	13 0005		EA	18 Max Wattage At 90 Minutes, 6 Volt, Polycarbonate Housing, Krypton Lamps, Commercial Emergency Light (Lithonia ELM618)	$1,898.54
				Installation	Quantity 7.00 x Unit Price 247.78 x Factor 1.0946 = Total 1,898.54	
42	26 52 13	16 0008		EA	Single Face, Die-Cast Aluminum Housing, LED Exit Sign With Battery Back-Up (Lithonia LQC-W-1-R-EL-N)	$7,927.60
				Installation	Quantity 29.00 x Unit Price 249.74 x Factor 1.0946 = Total 7,927.60	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			

Electric

43 26 56 19 00 0012 — EA — 100 LEDs, 111 Watt, Wall Mount, Full Cutoff, LED Wall Pack (CREE® BetaLED® Edge® SEC-EDG) — $80,253.45

	Quantity		Unit Price		Factor	=	Total
Installation	34.00	x	2,156.40	x	1.0946	=	80,253.44

44 26 56 19 00 0190 — EA — 20 LEDs, 47 Watt, 4000K CCT, Wall Mount, LED Architectural Area Fixture (Lithonia DSXW2 LED) — $2,187.69

	Quantity		Unit Price		Factor	=	Total
Installation	2.00	x	999.31	x	1.0946	=	2,187.69

Subtotal for Electric **$537,969.59**

Fire Alarm

45 01 22 23 00 0063 — MO — 30' Electric, Scissor Platform Lift — $1,596.23

	Quantity		Unit Price		Factor	=	Total
Installation	1.00	x	1,458.28	x	1.0946	=	1,596.23

46 01 71 13 00 0002 — EA — Equipment Delivery, Pickup, Mobilization And Demobilization Using A Rollback Flatbed TruckIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as trenchers, skid-steer loaders (bobcats), industrial warehouse forklifts, sweepers, scissor platform lifts, telescoping and articulating boom man lifts with up to 40' boom lengths, etc. — $371.54

	Quantity		Unit Price		Factor	=	Total
Installation	1.00	x	339.43	x	1.0946	=	371.54

47 26 05 33 13 0009 — CLF — 1/2" Electrical Metallic Tubing (EMT) Conduit Assembly With 2 #8 Copper THHN And 1 #10 Copper Insulated Grounding ConductorIncludes conduit, set screw connectors, set screw couplings, straps, wire as indicated. Not for use where detail is available. — $21,575.22

	Quantity		Unit Price		Factor	=	Total
Installation	30.00	x	657.02	x	1.0946	=	21,575.22

48 28 46 13 31 0044 — EA — 10 Amperes Hours, 12 Volt DC, Sealed Lead Acid Battery (EST3 12V10A (11 Ampere Hours)) — $473.92

	Quantity		Unit Price		Factor	=	Total
Installation	2.00	x	216.48	x	1.0946	=	473.92

49 28 46 13 31 0068 — EA — Intelligent Photoelectric Smoke Detector (EST3 SIGA2-PS) — $268.55

	Quantity		Unit Price		Factor	=	Total
Installation	1.00	x	245.34	x	1.0946	=	268.55

50 28 46 13 31 0084 — EA — Class B Dual Input UIO (Plug In) Module (EST3 SIGA-MCT2) — $433.42

	Quantity		Unit Price		Factor	=	Total
Installation	2.00	x	197.98	x	1.0946	=	433.42

51 28 46 13 31 0103 — EA — One Stage Fire Alarm Station, English Markings (EST3 SIGA-270) — $236.51

	Quantity		Unit Price		Factor	=	Total
Installation	1.00	x	216.07	x	1.0946	=	236.51

52 28 46 13 31 0123 — EA — Detector Base With Isolator - For 4" Square Box, With TS4 Skirt (EST3 SIGA-IB4) — $116.44

	Quantity		Unit Price		Factor	=	Total
Installation	1.00	x	106.38	x	1.0946	=	116.44

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			

Fire Alarm

53	28 46 13	31 0139		EA	Horn-Strobe (15, 30, 75, Or 110 cd Output, High Or Low dB Output), White (EST3 G1-HDVM)	$1,257.30
				Installation	Quantity 8.00 x Unit Price 143.58 x Factor 1.0946 = Total 1,257.30	
54	28 46 13	31 0157		EA	Genesis Ceiling Strobe, 95-177 Multi-cd, FIRE Marking, Mounts To 4" Square x 2-1/8" Box (EST GCF-VMH)	$2,955.93
				Installation	Quantity 19.00 x Unit Price 142.13 x Factor 1.0946 = Total 2,955.93	
55	28 46 13	31 0183		EA	110 Candela Synchronized, 24 Volt DC, Red, Outdoor Listed, Strobe (EST3 CS405-8A-T)	$170.16
				Installation	Quantity 1.00 x Unit Price 155.45 x Factor 1.0946 = Total 170.16	
56	28 46 13	31 0309		EA	FACP, 1 Intelligent Loop Supporting 125 Detectors/125 Modules, 2nd Loop Optional, 4 Class B NAC's, 6.5 Amperes Power Supply, Gray Door, 115 Volt AC, Capacity For Up (2) 18 Amp/hour Batteries, With Dual Line Dialer/Modem, English (EST3 iO500GD)	$3,449.22
				Installation	Quantity 1.00 x Unit Price 3,151.12 x Factor 1.0946 = Total 3,449.22	
57	28 46 13	31 0317		EA	Dialer/Modem, Two Telephone Line Connections, RJ31, Mounts To Base Plate (EST3 SA-DACT)	$457.77
				Installation	Quantity 1.00 x Unit Price 418.21 x Factor 1.0946 = Total 457.77	
58	28 46 13	31 0381		EA	Eight Input Remote Serial Interface Module, Accepts Dry Contact Interface To Control Up To 8 Messages, Message Recording Included With Module, For Industrial Signaling Only, Not UL Listed For Fire Alarm / Life Safety Applications (GE ANSRSI8)	$779.03
				Installation	Quantity 1.00 x Unit Price 711.70 x Factor 1.0946 = Total 779.03	

Subtotal for Fire Alarm **$34,141.24**

Fire Sprinkler

59	01 22 23	00 0063		MO	30' Electric, Scissor Platform Lift	$1,596.23
				Installation	Quantity 1.00 x Unit Price 1,458.28 x Factor 1.0946 = Total 1,596.23	
60	01 71 13	00 0002		EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Rollback Flatbed TruckIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as trenchers, skid-steer loaders (bobcats), industrial warehouse forklifts, sweepers, scissor platform lifts, telescoping and articulating boom man lifts with up to 40' boom lengths, etc.	$371.54
				Installation	Quantity 1.00 x Unit Price 339.43 x Factor 1.0946 = Total 371.54	
61	21 05 19	00 0006		EA	4" Diameter Dial, 0-300 PSI, Water Pressure GaugeFor fire sprinkler systems	$64.63
				Installation	Quantity 1.00 x Unit Price 59.04 x Factor 1.0946 = Total 64.63	

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			
Fire Sprinkler						
62	21 05 23	00 0014		EA	6" Butterfly Valve, Grooved, With Standard Trim (Nibco GD-4765-8N)	$908.04
				Installation	Quantity 1.00 x Unit Price 829.56 x Factor 1.0946 = Total 908.04	
63	21 05 23	00 0036		EA	6" Flanged, Iron Body, Bronze Trim, Swing Check Valves (Kennedy 126)	$3,008.37
				Installation	Quantity 1.00 x Unit Price 2,748.37 x Factor 1.0946 = Total 3,008.37	
64	21 05 23	00 0044		EA	6" Check Valve, Twin Disc, Iron Body Wafer Type (Nibco KW-900-W)	$2,094.20
				Installation	Quantity 1.00 x Unit Price 1,913.21 x Factor 1.0946 = Total 2,094.20	
65	21 05 23	00 0059		EA	2" Threaded, Bronze Gate Valve (Crane 459)	$1,396.93
				Installation	Quantity 1.00 x Unit Price 1,276.20 x Factor 1.0946 = Total 1,396.93	
66	21 05 23	00 0064		EA	6" Outside Stem And Yoke, Flanged, Cast Iron Body, Bronze Trim Gate Valve (Crane 467)	$4,365.60
				Installation	Quantity 1.00 x Unit Price 3,988.31 x Factor 1.0946 = Total 4,365.60	
67	21 05 23	00 0088		EA	2" Threaded, 125 Lb., Full Port, Stainless Steel Trim, Brass Body, Ball Valves (Victaulic FireLock® 728)	$752.76
				Installation	Quantity 1.00 x Unit Price 687.70 x Factor 1.0946 = Total 752.76	
68	21 05 23	00 0094		EA	2" Threaded TESTanDRAIN® Valve (AGF 1000)	$570.30
				Installation	Quantity 1.00 x Unit Price 521.01 x Factor 1.0946 = Total 570.30	
69	21 11 19	00 0005		EA	6" x 3" x 3" Siamese Connection, Polished Brass	$2,037.30
				Installation	Quantity 1.00 x Unit Price 1,861.23 x Factor 1.0946 = Total 2,037.30	
70	21 11 19	00 0007		EA	Sidewalk Type Connection With Plug And Chain, Polished Brass	$1,827.54
				Installation	Quantity 1.00 x Unit Price 1,669.60 x Factor 1.0946 = Total 1,827.54	
71	21 11 19	00 0014		EA	4" IPS x 10" Outside Diameter Polished Brass Fire Department Connection Wall Plate	$167.62
				Installation	Quantity 1.00 x Unit Price 153.13 x Factor 1.0946 = Total 167.62	
72	21 13 13	00 0006		EA	Exposed Piping, Ordinary Hazard, Per Head, Complete Wet-Pipe Sprinkler System AssemblyIncludes branch pipe and fittings, supports and sprinkler heads.	$4,273.67
				Installation	Quantity 6.00 x Unit Price 650.72 x Factor 1.0946 = Total 4,273.67	
73	21 13 13	00 0006	0008		For >5 To 10, Add	$1,092.19
				Installation	Quantity 6.00 x Unit Price 166.30 x Factor 1.0946 = Total 1,092.19	

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			
Fire Sprinkler						
74	21 13 13	00 0007		EA	Concealed Piping, Ordinary Hazard, Per Head, Complete Wet-Pipe Sprinkler System AssemblyIncludes branch pipe and fittings, supports and sprinkler heads with flat or conical escutcheon.	$104,277.73
				Installation	Quantity 120.00 x Unit Price 793.88 x Factor 1.0946 = Total 104,277.73	
75	21 13 13	00 0007	0011		For >100 To 150, Deduct	-$10,428.04
				Installation	Quantity 120.00 x Unit Price -79.39 x Factor 1.0946 = Total -10,428.04	
76	21 13 13	00 0016		EA	6" Wet Pipe Alarm Check Valve	$2,091.87
				Installation	Quantity 1.00 x Unit Price 1,911.08 x Factor 1.0946 = Total 2,091.87	
77	21 13 13	00 0022		EA	6" Wet Pipe Valve Trim	$2,487.26
				Installation	Quantity 1.00 x Unit Price 2,272.30 x Factor 1.0946 = Total 2,487.26	
Subtotal for Fire Sprinkler						**$122,955.74**
Flooring						
78	03 35 43	00 0011		SF	Apply 1 Coat Of Concrete Densifier For Concrete Floor Polishing	$4,653.31
				Installation	Quantity 9,045.00 x Unit Price 0.47 x Factor 1.0946 = Total 4,653.31	
79	03 35 43	00 0011	0140	MOD	For >8,000 To 15,000, Deduct	-$396.03
				Installation	Quantity 9,045.00 x Unit Price -0.04 x Factor 1.0946 = Total -396.03	
80	03 35 43	00 0013		SF	Concrete Floor Polishing Final Clean Up	$891.06
				Installation	Quantity 9,045.00 x Unit Price 0.09 x Factor 1.0946 = Total 891.06	
81	03 35 43	00 0013	0140	MOD	For >8,000 To 15,000, Deduct	-$198.01
				Installation	Quantity 9,045.00 x Unit Price -0.02 x Factor 1.0946 = Total -198.01	
82	09 01 60	91 0012		SY	Grinding Of Existing Concrete Floor Prior To Installation Of FlooringUp to 1/8" of material per pass	$5,676.38
				Installation	Quantity 1,005.00 x Unit Price 5.16 x Factor 1.0946 = Total 5,676.38	
83	09 01 60	91 0013		LF	Up To 6" Wide, Hand Detail Work/Grinding At Wall Of Existing Concrete Floor Prior To Installation Of FlooringUp to 1/4" of material per pass	$6,934.16
				Installation	Quantity 578.00 x Unit Price 10.96 x Factor 1.0946 = Total 6,934.16	
84	09 01 60	91 0014		SY	Chemical Prepare Existing Concrete Floor Prior To Installation Of Flooring	$4,469.38
				Installation	Quantity 954.00 x Unit Price 4.28 x Factor 1.0946 = Total 4,469.38	

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			

Flooring

85	09 01 60	91 0017		SF	Water-Based, Clear Acrylic, Concrete Floor Sealant/Finish, Per CoatFor interior/exterior concrete surfaces.	$9,603.64
				Installation	Quantity 9,045.00 x Unit Price 0.97 x Factor 1.0946 = Total 9,603.64	
86	09 65 13	13 0010		LF	4" High, 1/8" Thick, Type TP Thermoplastic Rubber Wall Base, All Colors	$14,012.63
				Installation	Quantity 2,520.00 x Unit Price 5.08 x Factor 1.0946 = Total 14,012.63	
87	09 65 13	13 0010	0456		For >960, Deduct	-$1,792.95
				Installation	Quantity 2,520.00 x Unit Price -0.65 x Factor 1.0946 = Total -1,792.95	
88	09 65 13	36 0011		LF	1/4" To 1/8" Material x 4", Vinyl, Wheeled Traffic Transition (Johnsonite CTA-XX-HL)	$3,111.29
				Installation	Quantity 380.00 x Unit Price 7.48 x Factor 1.0946 = Total 3,111.29	
89	09 65 13	36 0011	0144		For >240 To 960, Deduct	-$287.00
				Installation	Quantity 380.00 x Unit Price -0.69 x Factor 1.0946 = Total -287.00	
90	09 65 19	19 0012		SF	1/8" Thick, Class 2 Through Pattern, Vinyl Composition Tile (VCT) (Mannington® Colorpoint®)	$38,266.78
				Installation	Quantity 4,680.00 x Unit Price 7.47 x Factor 1.0946 = Total 38,266.78	
91	09 65 19	19 0012	0147		For >3,000 To 6,000, Deduct	-$1,741.73
				Installation	Quantity 4,680.00 x Unit Price -0.34 x Factor 1.0946 = Total -1,741.73	
92	09 65 66	00 0007		SF	3/8" Height, Black Hammered Surface, Closed Cell, 100 Percent Virgin Rubber, Hidden Interlocking Athletic Tile (Pawling HL-155)	$21,962.05
				Installation	Quantity 480.00 x Unit Price 41.80 x Factor 1.0946 = Total 21,962.05	
93	09 68 13	00 0015		SY	42 Ounce, Non-Patterned, Nylon Carpet Tile	$29,124.68
				Installation	Quantity 380.00 x Unit Price 70.02 x Factor 1.0946 = Total 29,124.68	
94	09 68 13	00 0015	0409		For >200 To 400, Deduct	-$507.46
				Installation	Quantity 380.00 x Unit Price -1.22 x Factor 1.0946 = Total -507.46	

Subtotal for Flooring **$133,782.18**

Frame/Drywall/ACT/Insulate

95	09 22 16	13 0010		SF	3-5/8" Width, 16" On Center, 20 Gauge, Non-Load Bearing, Non-Structural, Galvanized Steel Stud Framing With Tracks And Runners	$34,697.81
				Installation	Quantity 10,782.00 x Unit Price 2.94 x Factor 1.0946 = Total 34,697.81	

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			

Frame/Drywall/ACT/Insulate

96	09 22 16	13 0010	0012		For >1,000, Deduct									-$3,776.63
				Installation		Quantity 10,782.00	x	Unit Price -0.32	x	Factor 1.0946	=	Total -3,776.63		
97	09 22 16	13 0012		SF	6" Width, 16" On Center, 20 Gauge, Non-Load Bearing, Non-Structural, Galvanized Steel Stud Framing With Tracks And Runners									$14,848.03
				Installation		Quantity 2,880.00	x	Unit Price 4.71	x	Factor 1.0946	=	Total 14,848.03		
98	09 22 16	13 0012	0012		For >1,000, Deduct									-$1,828.42
				Installation		Quantity 2,880.00	x	Unit Price -0.58	x	Factor 1.0946	=	Total -1,828.42		
99	09 29 10	00 0009		SF	5/8" Type X Fire Rated Gypsum Board									$37,685.15
				Installation		Quantity 27,324.00	x	Unit Price 1.26	x	Factor 1.0946	=	Total 37,685.15		
100	09 29 10	00 0009	0052		For Walls >10' High, Add									$441.34
				Installation		Quantity 5,760.00	x	Unit Price 0.07	x	Factor 1.0946	=	Total 441.34		
101	09 29 10	00 0009	0055	MOD	For >1,536, Deduct									-$3,289.97
				Installation		Quantity 27,324.00	x	Unit Price -0.11	x	Factor 1.0946	=	Total -3,289.97		
102	09 29 10	00 0038		SF	Up To 10' High, Walls, Tape, Spackle And Finish Gypsum Board									$15,253.51
				Installation		Quantity 27,324.00	x	Unit Price 0.51	x	Factor 1.0946	=	Total 15,253.51		
103	09 29 10	00 0038	0044		For >5,400, Deduct									-$1,495.44
				Installation		Quantity 27,324.00	x	Unit Price -0.05	x	Factor 1.0946	=	Total -1,495.44		
104	09 29 10	00 0039		SF	>10' High, Walls, Tape, Spackle And Finish Gypsum BoardUse this task for the entire wall area when the wall is >10' high.									$2,112.14
				Installation		Quantity 2,880.00	x	Unit Price 0.67	x	Factor 1.0946	=	Total 2,112.14		
105	09 29 10	00 0044		LF	Up To 10' High, Vertical Corners, Tape, Spackle And Finish Gypsum Board									$1,724.98
				Installation		Quantity 1,530.00	x	Unit Price 1.03	x	Factor 1.0946	=	Total 1,724.98		
106	09 29 10	00 0045		LF	>10' High, Vertical Corners, Tape, Spackle And Finish Gypsum BoardUse this task for the entire wall area when the wall is >10' high.									$170.93
				Installation		Quantity 128.00	x	Unit Price 1.22	x	Factor 1.0946	=	Total 170.93		
107	09 29 10	00 0047		LF	Up To 10' High, Horizontal Corners, Tape, Spackle And Finish Gypsum Board									$3,120.97
				Installation		Quantity 2,396.00	x	Unit Price 1.19	x	Factor 1.0946	=	Total 3,120.97		
108	09 29 10	00 0048		LF	>10' High, Horizontal Corners, Tape, Spackle And Finish Gypsum BoardUse this task for the entire wall area when the wall is >10' high.									$555.62
				Installation		Quantity 360.00	x	Unit Price 1.41	x	Factor 1.0946	=	Total 555.62		

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			

Frame/Drywall/ACT/Insulate

109	09 29 10	00 0050		LF	Casing, Galvanized Steel J-Bead For Gypsum Board									$7,722.80
						Quantity		Unit Price		Factor	=	Total		
				Installation		2,756.00	x	2.56	x	1.0946	=	7,722.80		
110	09 29 10	00 0050	0014		For >500, Deduct									-$392.17
						Quantity		Unit Price		Factor	=	Total		
				Installation		2,756.00	x	-0.13	x	1.0946	=	-392.17		
111	09 29 10	00 0051		LF	Corner Bead, Galvanized Steel For Gypsum Board									$4,482.67
						Quantity		Unit Price		Factor	=	Total		
				Installation		1,658.00	x	2.47	x	1.0946	=	4,482.67		
112	09 29 10	00 0051	0014		For >500, Deduct									-$217.78
						Quantity		Unit Price		Factor	=	Total		
				Installation		1,658.00	x	-0.12	x	1.0946	=	-217.78		
113	09 51 13	00 0005		SF	2' x 2' x 1" Thick, Square Edge, Fiberglass Acoustical Ceiling Panel (Armstrong Optima®)									$78,393.50
						Quantity		Unit Price		Factor	=	Total		
				Installation		8,820.00	x	8.12	x	1.0946	=	78,393.50		
114	09 51 13	00 0005	0098		For >5,000, Deduct									-$6,082.25
						Quantity		Unit Price		Factor	=	Total		
				Installation		8,820.00	x	-0.63	x	1.0946	=	-6,082.25		
115	09 53 23	00 0004		SF	2' x 2' Grid, Hot Dipped Galvanized Steel, 15/16" T Bar Ceiling Suspension System									$22,591.23
						Quantity		Unit Price		Factor	=	Total		
				Installation		8,820.00	x	2.34	x	1.0946	=	22,591.23		
116	09 53 23	00 0004	0125		For >5,000, Deduct									-$1,255.07
						Quantity		Unit Price		Factor	=	Total		
				Installation		8,820.00	x	-0.13	x	1.0946	=	-1,255.07		
117	09 53 23	00 0010		LF	Pencil Rod Support For Suspended Ceiling with Accessories									$2,430.01
						Quantity		Unit Price		Factor	=	Total		
				Installation		2,000.00	x	1.11	x	1.0946	=	2,430.01		
118	09 53 23	00 0013		LF	1-1/2" x 1/4" Flat Bar Bracing For Suspended Ceiling									$5,867.06
						Quantity		Unit Price		Factor	=	Total		
				Installation		1,000.00	x	5.36	x	1.0946	=	5,867.06		
119	09 81 16	00 0016		SF	3-1/2" Thick, Kraft Faced Sound Attenuation Batt									$19,292.98
						Quantity		Unit Price		Factor	=	Total		
				Installation		11,016.00	x	1.60	x	1.0946	=	19,292.98		
				Includes ceilings and walls										
120	09 81 16	00 0018		SF	5-1/2" Thick, Kraft Faced Sound Attenuation Batt									$437.14
						Quantity		Unit Price		Factor	=	Total		
				Installation		192.00	x	2.08	x	1.0946	=	437.14		
				Wall only										

Subtotal for Frame/Drywall/ACT/Insulate **$233,490.14**

Contractor's Price Proposal - Detail Continues..

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			
HVAC						
121	01 22 23	00 0063		MO	30' Electric, Scissor Platform Lift	$1,596.23
				Installation	Quantity 1.00 x Unit Price 1,458.28 x Factor 1.0946 = Total 1,596.23	
122	01 71 13	00 0002		EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Rollback Flatbed TruckIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as trenchers, skid-steer loaders (bobcats), industrial warehouse forklifts, sweepers, scissor platform lifts, telescoping and articulating boom man lifts with up to 40' boom lengths, etc.	$371.54
				Installation	Quantity 1.00 x Unit Price 339.43 x Factor 1.0946 = Total 371.54	
123	23 07 13	00 0005		SF	2" Thick, Type 75, 0.75 Lb./CF, FSK Fiber Glass Duct Wrap Insulation	$19,912.96
				Installation	Quantity 4,800.00 x Unit Price 3.79 x Factor 1.0946 = Total 19,912.96	
124	23 09 23	27 0021		EA	3 Heating Stage, 2 Cooling Stage Programmable Thermostat (Peco T12532-001)	$2,718.02
				Installation	Quantity 8.00 x Unit Price 310.39 x Factor 1.0946 = Total 2,718.02	
125	23 31 13	13 0005		LB	Seal Class A, Rectangular Or Square, Galvanized Steel Sheet Metal Ductwork	$316,908.59
				Installation	Quantity 28,000.00 x Unit Price 10.34 x Factor 1.0946 = Total 316,908.59	
126	23 34 16	00 0263		EA	80 CFM, Ceiling/Wall Mounted, Metal Intake Grille, Heavy-Duty/Continuous Operation Exhaust Fan (Broan® HD80)	$483.81
				Installation	Quantity 2.00 x Unit Price 221.00 x Factor 1.0946 = Total 483.81	
127	23 34 16	00 0266		EA	210 CFM, Ceiling/Wall Mounted, Metal Intake Grille, Heavy-Duty/Continuous Operation Exhaust Fan (Broan® LoSone® Ventilator L200MG)	$2,189.33
				Installation	Quantity 4.00 x Unit Price 500.03 x Factor 1.0946 = Total 2,189.33	
128	23 34 23	00 0036		EA	3/4 HP, 3,646 CFM At 1/4" Static Pressure, Belt Drive, Aluminum, Centrifugal Sidewall Exhauster	$7,013.93
				Installation	Quantity 2.00 x Unit Price 3,203.88 x Factor 1.0946 = Total 7,013.93	
129	23 34 39	00 0013		EA	12' Diameter, 8 Airfoil Blades, Variable Speed Ceiling Fan With Controller (Big Ass Fans® Powerfoil® 8, PF8-12)	$24,140.02
				Installation	Quantity 2.00 x Unit Price 11,026.87 x Factor 1.0946 = Total 24,140.02	
130	23 37 13	13 0022		EA	24" x 24" Ceiling Diffuser, Louver Face, Adjustable Pattern, Surface Mounted, Aluminum Construction With Damper	$16,157.08
				Installation	Quantity 52.00 x Unit Price 283.86 x Factor 1.0946 = Total 16,157.08	
131	23 37 13	13 0022	0281	MOD	For Lay-In Mount, Add	$2,383.78
				Installation	Quantity 52.00 x Unit Price 41.88 x Factor 1.0946 = Total 2,383.78	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			
HVAC						
132	23 37 13	13 0102		EA	16" x 16" Double Deflection Return/Exhaust Register, Aluminum, Opposed Blade Damper, Wall/Ceiling	$1,421.14
				Installation	Quantity 4.00 x Unit Price 324.58 x Factor 1.0946 = Total 1,421.14	
133	23 37 13	13 0153		EA	24" x 24" Aluminum Eggcrate Ceiling Return Air And Exhaust Grille	$4,080.49
				Installation	Quantity 23.00 x Unit Price 162.08 x Factor 1.0946 = Total 4,080.49	
134	23 55 33	00 0020		EA	121.5 MBH Output, 150 MBH Input, 2,400 CFM Gas Fired Unit Heater Fan Propelled, Horizontal, 115 Volt	$8,854.13
				Installation	Quantity 2.00 x Unit Price 4,044.46 x Factor 1.0946 = Total 8,854.13	
135	23 55 33	00 0020		EA	121.5 MBH Output, 150 MBH Input, 2,400 CFM Gas Fired Unit Heater Fan Propelled, Horizontal, 115 Volt	$1,399.21
				Installation	Quantity 2.00 x Unit Price 426.08 x Factor 1.0946 = Total 932.77	
			X	Installation	Quantity 2.00 x Unit Price 426.08 x Factor 1.0946 = Total 932.77	
			X	Demolition Existing	Quantity 2.00 x Unit Price 213.06 x Factor 1.0946 = Total 466.43	
136	23 81 49	00 0005		EA	3 Ton, 14 SEER, Outdoor Heat Pump UnitPrecharged with refrigerant capable of charging the system with a 20' length of piping.	$5,350.77
				Installation	Quantity 1.00 x Unit Price 4,888.33 x Factor 1.0946 = Total 5,350.77	
137	23 81 49	00 0007		EA	4 Ton, 14 SEER, Outdoor Heat Pump UnitPrecharged with refrigerant capable of charging the system with a 20' length of piping.	$30,699.26
				Installation	Quantity 5.00 x Unit Price 5,609.22 x Factor 1.0946 = Total 30,699.26	
138	23 81 49	00 0008		EA	5 Ton, 14 SEER, Outdoor Heat Pump UnitPrecharged with refrigerant capable of charging the system with a 20' length of piping.	$14,014.05
				Installation	Quantity 2.00 x Unit Price 6,401.45 x Factor 1.0946 = Total 14,014.05	
139	23 81 49	00 0016		EA	3 Ton Indoor Section Split Heat Pump Packaged Unit, Horizontal Upflow With 5 KW Electric Heat	$1,483.26
				Installation	Quantity 1.00 x Unit Price 1,355.07 x Factor 1.0946 = Total 1,483.26	
140	23 81 49	00 0018		EA	4 Ton Indoor Section Split Heat Pump Packaged Unit, Horizontal Upflow With 10 KW Electric Heat	$10,322.57
				Installation	Quantity 5.00 x Unit Price 1,886.09 x Factor 1.0946 = Total 10,322.57	
141	23 81 49	00 0019		EA	5 Ton Indoor Section Split Heat Pump Packaged Unit, Horizontal Upflow With 10 KW Electric Heat	$4,563.02
				Installation	Quantity 2.00 x Unit Price 2,084.33 x Factor 1.0946 = Total 4,563.02	
Subtotal for HVAC						**$476,063.19**
Interior Doors/Door Hardware						

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			

Interior Doors/Door Hardware

142	08 12 13	13 0008		EA	3' x 6'-8" Through 7'-2" High, 4-3/4" Deep, 16 Gauge, Knock Down Hollow Metal Door Frame	$31,313.53
				Installation	Quantity 39.00 x Unit Price 733.52 x Factor 1.0946 = Total 31,313.53	
143	08 12 13	13 0008	0075		For Galvanized Frames, Add	$3,121.88
				Installation	Quantity 39.00 x Unit Price 73.13 x Factor 1.0946 = Total 3,121.88	
144	08 12 13	13 0015		EA	6' x 6'-8" Through 7'-2" High, 4-3/4" Deep, 16 Gauge, Knock Down Hollow Metal Door Frame	$965.88
				Installation	Quantity 1.00 x Unit Price 882.40 x Factor 1.0946 = Total 965.88	
145	08 12 13	13 0015	0075		For Galvanized Frames, Add	$94.72
				Installation	Quantity 1.00 x Unit Price 86.53 x Factor 1.0946 = Total 94.72	
146	08 13 13	13 0018		EA	3' x 7' x 1-3/4", 20 Gauge, Level 1 Standard Duty, Honeycomb Core, Hollow Metal Door	$6,980.70
				Installation	Quantity 12.00 x Unit Price 531.45 x Factor 1.0946 = Total 6,980.70	
				13		
147	08 13 13	13 0018	0101	MOD	For 45 Minute Fire Rated Door, Add	$135.95
				Installation	Quantity 3.00 x Unit Price 41.40 x Factor 1.0946 = Total 135.95	
148	08 13 13	13 0018	0108		For Polystyrene Core, Add	$600.28
				Installation	Quantity 12.00 x Unit Price 45.70 x Factor 1.0946 = Total 600.28	
149	08 14 16	00 0144		EA	3'-0" x 7' x 1-3/4" Thick, 5 Ply, Hollow Core (HC), Birch Faced Wood Door	$7,778.67
				Installation	Quantity 28.00 x Unit Price 253.80 x Factor 1.0946 = Total 7,778.67	
150	08 71 11	00 0009		PR	4" x 4" Standard Duty, Full Mortise, Ball Bearing, Brass/Bronze, Satin Chrome Finish Hinge	$5,083.95
				Installation	Quantity 51.00 x Unit Price 91.07 x Factor 1.0946 = Total 5,083.95	
151	08 71 11	00 0494		EA	3-3/4" Projection, Rigid Type, Dark Bronze Finish, Brass Wall Stop (Ives WS11)	$2,463.61
				Installation	Quantity 29.00 x Unit Price 77.61 x Factor 1.0946 = Total 2,463.61	
152	08 71 11	00 0519		EA	Satin Bronze Finish, Brass Hinge Pin Door Stop (Ives 70)	$110.96
				Installation	Quantity 3.00 x Unit Price 33.79 x Factor 1.0946 = Total 110.96	
153	08 71 11	00 0621		EA	8" Length, Bright Brass Finish, Brass Surface Bolt With Strike (Ives SB1640)	$418.95
				Installation	Quantity 2.00 x Unit Price 191.37 x Factor 1.0946 = Total 418.95	

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			

Interior Doors/Door Hardware

154	08 71 11	00 0790		EA	8" x 34", 0.050" Thick, Satin Aluminum Finish, Aluminum Kick Plate	$276.32
				Installation	Quantity 4.00 x Unit Price 63.11 x Factor 1.0946 = Total 276.32	
155	08 71 11	00 2050		EA	3/4" Diameter, 10" Center to Center, Aluminum Door Pulls (Ives 8102HD-10)	$116.62
				Installation	Quantity 2.00 x Unit Price 53.27 x Factor 1.0946 = Total 116.62	
156	08 71 11	00 2063		EA	4" x 16" Aluminum Pull Plate Door Hardware (Ives 8302)	$192.63
				Installation	Quantity 2.00 x Unit Price 87.99 x Factor 1.0946 = Total 192.63	
157	08 71 11	00 2075		EA	4" x 16", Clear Anodized Finish, Aluminum Push Plate Door Hardware	$72.48
				Installation	Quantity 2.00 x Unit Price 33.11 x Factor 1.0946 = Total 72.48	
158	08 71 11	00 2110		EA	3' Push Bar, Rim Type, Exit Device (Von Duprin Series 22)Anodized finish: aluminum or dark brown.	$2,036.78
				Installation	Quantity 3.00 x Unit Price 620.25 x Factor 1.0946 = Total 2,036.78	
159	08 71 11	00 2244		EA	Surface Mounted Heavy-Duty Door Closer (LCN 4040XP/4041 Series)	$7,543.79
				Installation	Quantity 13.00 x Unit Price 530.14 x Factor 1.0946 = Total 7,543.79	
160	08 71 11	00 2285		EA	Heavy-Duty Cylindrical, F76 Privacy Bath/Bedroom LocksetSatin chrome plated US26D (BHMA 626) - BHMA 156.2-1989, Grade 1(Corbin Russwin CL 3600).	$3,069.75
				Installation	Quantity 5.00 x Unit Price 560.89 x Factor 1.0946 = Total 3,069.75	
161	08 71 11	00 2286		EA	Heavy-Duty Cylindrical, F82 Entrance LocksetSatin chrome plated US26D (BHMA 626) - BHMA 156.2-1989, Grade 1(Corbin Russwin CL 3600).	$14,971.28
				Installation	Quantity 22.00 x Unit Price 621.70 x Factor 1.0946 = Total 14,971.28	
162	08 71 11	00 2441		EA	Single Cylinder Deadbolt, Key One Side, Knob One SideCylindrical, ANSI Grade 2, interchangeable core, bright brass or satin chromium finish.	$311.98
				Installation	Quantity 2.00 x Unit Price 142.51 x Factor 1.0946 = Total 311.98	

Subtotal for Interior Doors/Door Hardware **$87,660.71**

Millwork/Countertops

163	05 56 00	00 0002		LB	Up To 150 Lb., Miscellaneous Castings, Light Section	$2,175.19
				Installation	Quantity 360.00 x Unit Price 5.52 x Factor 1.0946 = Total 2,175.19	
					Metal Ctop Brackets	
164	06 16 33	00 0030		SF	3/4" Thick Plywood Underlayment BC Grade	$780.19
				Installation	Quantity 412.00 x Unit Price 1.73 x Factor 1.0946 = Total 780.19	

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			

Millwork/Countertops

165	06 41 13	00 0333		EA	15" Wide, 35" High x 23-3/4" Deep, Single Drawer and Single Door, Solid Wood Face Frame, Decorative Laminate Veneer Door and Drawer Front, Base Cabinet	$399.11
				Installation	Quantity 1.00 x Unit Price 364.62 x Factor 1.0946 = Total 399.11	
166	06 41 13	00 0333	0125		For Solid Wood Drawers, Dovetail Joints And Full Extension Drawer Guides, Add	$137.34
				Installation	Quantity 1.00 x Unit Price 125.47 x Factor 1.0946 = Total 137.34	
167	06 41 13	00 0341		EA	48" Wide, 35" High x 23-3/4" Deep, Double Drawer and Double Door, Solid Wood Face Frame, Decorative Laminate Veneer Door and Drawer Front, Base Cabinet	$718.62
				Installation	Quantity 1.00 x Unit Price 656.51 x Factor 1.0946 = Total 718.62	
168	06 41 13	00 0341	0126		For Solid Wood Drawers, Dovetail Joints And Full Extension Drawer Guides, Add	$274.68
				Installation	Quantity 1.00 x Unit Price 250.94 x Factor 1.0946 = Total 274.68	
169	06 41 13	00 0342		EA	30" Wide, 35" High x 23-3/4" Deep, Double Drawer with False Panel Drawer Front, Solid Wood Face Frame and Decorative Laminate Veneer Drawer Fronts, Base Cabinet	$12,092.27
				Installation	Quantity 15.00 x Unit Price 736.48 x Factor 1.0946 = Total 12,092.27	
170	06 41 13	00 0342	0126		For Solid Wood Drawers, Dovetail Joints And Full Extension Drawer Guides, Add	$4,120.18
				Installation	Quantity 15.00 x Unit Price 250.94 x Factor 1.0946 = Total 4,120.18	
171	06 41 13	00 0347		EA	15" Wide, 35" High x 23-3/4" Deep, Three Drawer Base, Solid Wood Face Frame and Decorative Laminate Veneer Drawer Fronts, Base Cabinet	$1,559.19
				Installation	Quantity 4.00 x Unit Price 356.11 x Factor 1.0946 = Total 1,559.19	
172	06 41 13	00 0347	0127		For Solid Wood Drawers, Dovetail Joints And Full Extension Drawer Guides, Add	$1,648.12
				Installation	Quantity 4.00 x Unit Price 376.42 x Factor 1.0946 = Total 1,648.12	
173	06 41 93	00 0012		EA	3" Long, Finger Cabinet Pull	$1,932.49
				Installation	Quantity 76.00 x Unit Price 23.23 x Factor 1.0946 = Total 1,932.49	
174	06 42 19	00 0002		SF	1/16" Plastic Laminate Faced PanelIncludes cutting to fit.	$387.05
				Installation	Quantity 40.00 x Unit Price 8.84 x Factor 1.0946 = Total 387.05	
175	12 36 61	19 0004		SF	3/4" Thick, Quartz Agglomerate Countertop With Backsplash	$30,694.07
				Installation	Quantity 372.00 x Unit Price 75.38 x Factor 1.0946 = Total 30,694.07	

Work Order Number: 139242.01
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Millwork/Countertops

176	12 36 61	19 0006		LF	Quartz Agglomerate Countertop End Splash For Quartz Agglomerate Countertops	$433.46
				Installation	Quantity 30.00 x Unit Price 13.20 x Factor 1.0946 = Total 433.46	
177	12 36 61	19 0007		EA	Cutout For Sink And/or Faucet In Quartz Agglomerate Countertop	$407.06
				Installation	Quantity 4.00 x Unit Price 92.97 x Factor 1.0946 = Total 407.06	

Subtotal for Millwork/Countertops **$57,759.02**

Paint

178	09 01 90	52 0014		SF	Hand Wash, Minor Repair And Light Sanding Drywall Surfaces, Surface Preparation	$14,057.16
				Installation	Quantity 27,324.00 x Unit Price 0.47 x Factor 1.0946 = Total 14,057.16	
179	09 01 90	52 0018		SF	Chemical Clean, Brush And Wash, Metal Surfaces, Surface Preparation	$667.62
				Installation	Quantity 953.00 x Unit Price 0.64 x Factor 1.0946 = Total 667.62	
180	09 91 23	00 0066		SF	1 Coat Primer, Brush/Roller Work, Paint Interior Plaster/Drywall Walls	$18,543.49
				Installation	Quantity 27,324.00 x Unit Price 0.62 x Factor 1.0946 = Total 18,543.49	
181	09 91 23	00 0066	0285	MOD	For >20,000, Deduct	-$3,589.06
				Installation	Quantity 27,324.00 x Unit Price -0.12 x Factor 1.0946 = Total -3,589.06	
182	09 91 23	00 0068		SF	2 Coats Paint, Brush/Roller Work, Paint Interior Plaster/Drywall Walls	$37,386.06
				Installation	Quantity 27,324.00 x Unit Price 1.25 x Factor 1.0946 = Total 37,386.06	
183	09 91 23	00 0068	0285		For >20,000, Deduct	-$7,477.21
				Installation	Quantity 27,324.00 x Unit Price -0.25 x Factor 1.0946 = Total -7,477.21	
184	09 91 23	00 0252		LF	2 Coats Paint, Brush/Roller Work, Paint Interior Metal Door Frame And Trim	$1,548.20
				Installation	Quantity 680.00 x Unit Price 2.08 x Factor 1.0946 = Total 1,548.20	
				(40) x 17		
185	09 91 23	00 0252	0289		For Oil Based Paint, Add	$89.32
				Installation	Quantity 680.00 x Unit Price 0.12 x Factor 1.0946 = Total 89.32	
186	09 91 23	00 0257		EA	1 Coat Primer, Brush/Roller Work, Both Faces, Paint Interior Metal Door	$1,347.70
				Installation	Quantity 13.00 x Unit Price 94.71 x Factor 1.0946 = Total 1,347.70	

Work Order Number: 139242.01
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Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			
Paint						
187	09 91	23 00 0257	0289		For Oil Based Paint, Add	$100.89
				Installation	Quantity 13.00 x Unit Price 7.09 x Factor 1.0946 = Total 100.89	
188	09 91	23 00 0257	0292		For >10 To 25, Deduct	-$134.76
				Installation	Quantity 13.00 x Unit Price -9.47 x Factor 1.0946 = Total -134.76	
189	09 91	23 00 0259		EA	2 Coats Paint, Brush/Roller Work, Both Faces, Paint Interior Metal Door	$2,486.80
				Installation	Quantity 13.00 x Unit Price 174.76 x Factor 1.0946 = Total 2,486.80	
190	09 91	23 00 0259	0289		For Oil Based Paint, Add	$191.25
				Installation	Quantity 13.00 x Unit Price 13.44 x Factor 1.0946 = Total 191.25	
191	09 91	23 00 0259	0292		For >10 To 25, Deduct	-$248.74
				Installation	Quantity 13.00 x Unit Price -17.48 x Factor 1.0946 = Total -248.74	
192	09 91	23 00 0270		EA	1 Coat Primer, Brush/Roller Work, Both Faces, Paint Interior Wood Door	$2,356.06
				Installation	Quantity 27.00 x Unit Price 79.72 x Factor 1.0946 = Total 2,356.06	
193	09 91	23 00 0270	0298		For >25, Deduct	-$353.47
				Installation	Quantity 27.00 x Unit Price -11.96 x Factor 1.0946 = Total -353.47	
194	09 91	23 00 0272		EA	2 Coats Paint, Brush/Roller Work, Both Faces, Paint Interior Wood Door	$4,278.27
				Installation	Quantity 27.00 x Unit Price 144.76 x Factor 1.0946 = Total 4,278.27	
195	09 91	23 00 0272	0298		For >25, Deduct	-$641.62
				Installation	Quantity 27.00 x Unit Price -21.71 x Factor 1.0946 = Total -641.62	
Subtotal for Paint						**$70,607.96**
Plumbing						
196	01 22	23 00 0298		MO	3,200 To 3,500 Lb. Capacity, 78" Wide, Tracked Skid-Steer Loader With Full-Time Operator	$16,105.69
				Installation	Quantity 1.00 x Unit Price 14,713.77 x Factor 1.0946 = Total 16,105.69	
197	01 22	23 00 0430		MO	11,000 Lb. Capacity, Mini-Excavator With Full-Time Operator	$13,764.65
				Installation	Quantity 1.00 x Unit Price 12,575.05 x Factor 1.0946 = Total 13,764.65	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			
Plumbing						
198	01 71 13	00 0002		EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Rollback Flatbed TruckIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as trenchers, skid-steer loaders (bobcats), industrial warehouse forklifts, sweepers, scissor platform lifts, telescoping and articulating boom man lifts with up to 40' boom lengths, etc.	$371.54
				Installation	Quantity 1.00 x Unit Price 339.43 x Factor 1.0946 = Total 371.54	
199	01 71 13	00 0003		EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' BedIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy-duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc.	$1,435.64
				Installation	Quantity 1.00 x Unit Price 1,311.57 x Factor 1.0946 = Total 1,435.64	
200	22 11 16	00 0005		LF	1-1/4" Schedule 40 Threaded Galvanized Steel Pipe With 150 Lb. Malleable Iron Fitting AssemblyIncludes all hangers and all galvanized malleable iron fittings (couplings, elbows, tees and reducer fittings). All hangers are complete assemblies. Not for use where detail is available.	$4,689.27
				Installation	Quantity 180.00 x Unit Price 23.80 x Factor 1.0946 = Total 4,689.27	
				Gas Pipe		
201	22 11 16	00 0009		LF	3" Schedule 40 Threaded Galvanized Steel Pipe With 150 Lb. Malleable Iron Fitting AssemblyIncludes all hangers and all galvanized malleable iron fittings (couplings, elbows, tees and reducer fittings). All hangers are complete assemblies. Not for use where detail is available.	$20,953.27
				Installation	Quantity 320.00 x Unit Price 59.82 x Factor 1.0946 = Total 20,953.27	
				Gas Pipe		
202	22 11 16	00 0915		LF	1/2" Inside Diameter, Type L, Copper Pipe/Tubing With Fittings AssemblyIncludes all hangers and couplings, elbow, tee, reducer fittings. All hangers are complete assemblies. Not for use where detail is available.	$3,712.88
				Installation	Quantity 200.00 x Unit Price 16.96 x Factor 1.0946 = Total 3,712.88	
				Compressed Air		
203	22 11 16	00 0916		LF	3/4" Inside Diameter, Type L, Copper Pipe/Tubing With Fittings AssemblyIncludes all hangers and couplings, elbow, tee, reducer fittings. All hangers are complete assemblies. Not for use where detail is available.	$4,295.21
				Installation	Quantity 200.00 x Unit Price 19.62 x Factor 1.0946 = Total 4,295.21	
				Compressed Air		
204	22 11 16	00 0916		LF	3/4" Inside Diameter, Type L, Copper Pipe/Tubing With Fittings AssemblyIncludes all hangers and couplings, elbow, tee, reducer fittings. All hangers are complete assemblies. Not for use where detail is available.	$7,731.38
				Installation	Quantity 360.00 x Unit Price 19.62 x Factor 1.0946 = Total 7,731.38	

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

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Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			
Plumbing						
205	22 11 16	00 0918		LF	1-1/4" Inside Diameter, Type L, Copper Pipe/Tubing With Fittings AssemblyIncludes all hangers and couplings, elbow, tee, reducer fittings. All hangers are complete assemblies. Not for use where detail is available.	$12,782.19
				Installation	Quantity 450.00 x Unit Price 25.95 x Factor 1.0946 = Total 12,782.19	
206	22 11 16	00 0919		LF	1-1/2" Inside Diameter, Type L, Copper Pipe/Tubing With Fittings AssemblyIncludes all hangers and couplings, elbow, tee, reducer fittings. All hangers are complete assemblies. Not for use where detail is available.	$8,009.74
				Installation	Quantity 250.00 x Unit Price 29.27 x Factor 1.0946 = Total 8,009.74	
207	22 11 16	00 0920		LF	2" Inside Diameter, Type L, Copper Pipe/Tubing With Fittings AssemblyIncludes all hangers and couplings, elbow, tee, reducer fittings. All hangers are complete assemblies. Not for use where detail is available.	$27,065.08
				Installation	Quantity 650.00 x Unit Price 38.04 x Factor 1.0946 = Total 27,065.08	
208	22 11 19	00 0043		EA	1/2" Inlet/Outlet, Automatic Trap Primer, Up To Four Floor Drains (PPP PO-500)	$814.82
				Installation	Quantity 4.00 x Unit Price 186.10 x Factor 1.0946 = Total 814.82	
209	22 11 19	00 0049		EA	Four Outlet Trap Primer Manifold	$1,711.82
				Installation	Quantity 4.00 x Unit Price 390.97 x Factor 1.0946 = Total 1,711.82	
210	22 11 19	00 0087		EA	Up To 11 Fixture Unit Capacity, 3/4" Nipple, Stainless Steel, Hydrotrol Water Hammer Arrestor (Jay R. Smith® 5005)	$451.35
				Installation	Quantity 2.00 x Unit Price 206.17 x Factor 1.0946 = Total 451.35	
211	22 11 19	00 0088		EA	>11 To 32 Fixture Unit Capacity, 1" Nipple, Stainless Steel, Hydrotrol Water Hammer Arrestor (Jay R. Smith® 5010)	$888.57
				Installation	Quantity 2.00 x Unit Price 405.89 x Factor 1.0946 = Total 888.57	
212	22 11 19	00 0089		EA	>32 To 60 Fixture Unit Capacity, 1" Nipple, Stainless Steel, Hydrotrol Water Hammer Arrestor (Jay R. Smith® 5020)	$652.13
				Installation	Quantity 1.00 x Unit Price 595.77 x Factor 1.0946 = Total 652.13	
213	22 11 19	00 0090		EA	>60 To 113 Fixture Unit Capacity, 1" Nipple, Stainless Steel, Hydrotrol Water Hammer Arrestor (Jay R. Smith® 5030)	$1,600.94
				Installation	Quantity 1.00 x Unit Price 1,462.58 x Factor 1.0946 = Total 1,600.94	
214	22 11 19	00 0191		EA	6" Thick Wall, Cast Bronze, Non-Freeze, Stainless Steel Box, Integral Vacuum Breaker Wall Hydrant	$6,381.68
				Installation	Quantity 5.00 x Unit Price 1,166.03 x Factor 1.0946 = Total 6,381.68	
215	22 11 19	00 0463		EA	2-1/2" To 3" Diameter Air Gap For Backflow Preventer	$336.85
				Installation	Quantity 1.00 x Unit Price 307.74 x Factor 1.0946 = Total 336.85	

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

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Proposal Value: $2,241,455.00

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Plumbing

216	22 11 19	00 0553		EA	8" x 8" x 8" Stainless Steel, Keyed, Recessed Valve Box	$538.87
				Installation	Quantity 1.00 x Unit Price 492.30 x Factor 1.0946 = Total 538.87	
217	22 11 23	23 0007		EA	1/6 HP, 2" Flanges, Bronze In-Line Centrifugal Domestic Water Booster Pump (B&G 2AB)	$2,755.94
				Installation	Quantity 1.00 x Unit Price 2,517.76 x Factor 1.0946 = Total 2,755.94	
218	22 13 13	00 0042		EA	Single Fixture Rough-In, Polyvinyl Chloride (PVC) Waste And Vent Pipe, Floor Mounted, Water ClosetIncludes polyvinyl chloride (PVC) waste and vent pipe and copper domestic supply. Excludes fixture and flush valve.	$4,151.25
				Installation	Quantity 8.00 x Unit Price 474.06 x Factor 1.0946 = Total 4,151.25	
219	22 13 13	00 0045		EA	Single Fixture Rough-In, Polyvinyl Chloride (PVC) Waste And Vent Pipe, Wall Mounted, UrinalIncludes polyvinyl chloride (PVC) waste and vent pipe and copper domestic supply. Excludes fixture, carrier and flush valve.	$605.31
				Installation	Quantity 2.00 x Unit Price 276.50 x Factor 1.0946 = Total 605.31	
220	22 13 13	00 0046		EA	Single Fixture Rough-In, Polyvinyl Chloride (PVC) Waste And Vent Pipe, Wall Mounted, LavatoryIncludes polyvinyl chloride (PVC) waste and vent pipe and copper domestic supply. Excludes fixture, carrier and faucet.	$2,135.98
				Installation	Quantity 6.00 x Unit Price 325.23 x Factor 1.0946 = Total 2,135.98	
221	22 13 13	00 0047		EA	Single Fixture Rough-In, Polyvinyl Chloride (PVC) Waste And Vent Pipe, Countertop, Kitchen SinkIncludes polyvinyl chloride (PVC) waste and vent pipe and copper domestic supply. Excludes fixture and faucet.	$929.49
				Installation	Quantity 2.00 x Unit Price 424.58 x Factor 1.0946 = Total 929.49	
222	22 13 13	00 0049		EA	Single Fixture Rough-In, Polyvinyl Chloride (PVC) Waste And Vent Pipe, Free Standing, Water CoolerIncludes polyvinyl chloride (PVC) waste and vent pipe and copper domestic supply. Excludes fixture.	$295.07
				Installation	Quantity 1.00 x Unit Price 269.57 x Factor 1.0946 = Total 295.07	
223	22 13 13	00 0050		EA	Single Fixture Rough-In, Polyvinyl Chloride (PVC) Waste And Vent Pipe, Floor Mounted, Service SinkIncludes polyvinyl chloride (PVC) waste and vent pipe and copper domestic supply. Excludes fixture and faucet.	$959.68
				Installation	Quantity 2.00 x Unit Price 438.37 x Factor 1.0946 = Total 959.68	
224	22 13 13	00 0052		EA	Shower, Single Fixture Rough-In, Polyvinyl Chloride (PVC) Waste And Vent PipeIncludes polyvinyl chloride (PVC) waste and vent pipe and copper domestic supply. Excludes fixture, shower head and faucet.	$1,403.43
				Installation	Quantity 3.00 x Unit Price 427.38 x Factor 1.0946 = Total 1,403.43	
225	22 13 16	00 0400		EA	3" No Hub Cast Iron Cleanout Tee	$145.41
				Installation	Quantity 2.00 x Unit Price 66.42 x Factor 1.0946 = Total 145.41	

Work Order Number: 139242.01
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Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			
Plumbing						
226	22 13 16	00 0401		EA	4" No Hub Cast Iron Cleanout Tee	$224.57
				Installation	Quantity 2.00 x Unit Price 102.58 x Factor 1.0946 = Total 224.57	
227	22 13 16	00 0408		EA	3" No Hub Cast Iron Cleanout Plug	$102.10
				Installation	Quantity 2.00 x Unit Price 46.64 x Factor 1.0946 = Total 102.10	
228	22 13 16	00 0409		EA	4" No Hub Cast Iron Cleanout Plug	$152.78
				Installation	Quantity 2.00 x Unit Price 69.79 x Factor 1.0946 = Total 152.78	
229	22 13 16	00 0510		LF	4" Underground Schedule 40 Polyvinyl Chloride (PVC) DWV Pipe AssemblyIncludes all fittings and couplings. Fittings are assumed every 20'. Excludes earthwork excavation, backfill and compaction. Not for use where detail is available.	$18,218.52
				Installation	Quantity 600.00 x Unit Price 27.74 x Factor 1.0946 = Total 18,218.52	
230	22 13 16	00 0516		LF	2" Aboveground Schedule 40 Polyvinyl Chloride (PVC) DWV Pipe AssemblyIncludes all fittings, couplings and hangers. Fittings are assumed every 10'. Not for use where detail is available.	$8,543.35
				Installation	Quantity 350.00 x Unit Price 22.30 x Factor 1.0946 = Total 8,543.35	
231	22 13 16	00 0517		LF	3" Aboveground Schedule 40 Polyvinyl Chloride (PVC) DWV Pipe AssemblyIncludes all fittings, couplings and hangers. Fittings are assumed every 10'. Not for use where detail is available.	$16,377.95
				Installation	Quantity 450.00 x Unit Price 33.25 x Factor 1.0946 = Total 16,377.95	
232	22 13 19	13 0004		EA	Bronze Top, 6" Round Top Floor Drain With 3" Outlet	$5,967.86
				Installation	Quantity 7.00 x Unit Price 778.87 x Factor 1.0946 = Total 5,967.86	
233	22 13 19	13 0107		EA	4" Chrome Finish, Threaded Brass Shower Drain And GasketFor 2" pipe. Kohler K-9132.	$452.87
				Installation	Quantity 3.00 x Unit Price 137.91 x Factor 1.0946 = Total 452.87	
234	22 14 26	16 0016		EA	16" x 16" Floor Drain With 4" Bottom Outlet, Nikaloy Top, Medium Duty Loose-Set Cast Iron Grate And Secondary Strainer	$7,048.79
				Installation	Quantity 1.00 x Unit Price 6,439.60 x Factor 1.0946 = Total 7,048.79	
235	22 14 26	19 0009		EA	6" Wide Trench Drain x 9" Outlet Section With 3" Bottom Outlet, Bronze Top, Heavy-Duty Body Sections, Heavy-Duty Loose Set Grate With Perimeter Drainage Slots	$33,010.07
				Installation	Quantity 30.00 x Unit Price 1,005.24 x Factor 1.0946 = Total 33,010.07	
236	22 15 13	00 0073		EA	1/2" Combination Steel And Brass Disconnect Valve, Single Seated With Arm Ball And Bracket	$43.35
				Installation	Quantity 1.00 x Unit Price 39.60 x Factor 1.0946 = Total 43.35	

Work Order Number: 139242.01
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Labor	Equip.	Material	(Excluded if marked with an X)			

Plumbing

237	22	15	13	00 0074		EA	3/4" Combination Steel And Brass Disconnect Valve, Single Seated With Arm Ball And Bracket							$49.02
						Installation	Quantity 1.00	x	Unit Price 44.78	x	Factor 1.0946	=	Total 49.02	
238	22	15	13	00 0092		EA	200 SCFM Capacity Refrigerated Air Dryers With Ambient Air Filters							$11,319.69
						Installation	Quantity 1.00	x	Unit Price 10,341.39	x	Factor 1.0946	=	Total 11,319.69	
239	22	15	13	00 0106		EA	700 SCFM Oil/Water Separator							$3,949.68
						Installation	Quantity 1.00	x	Unit Price 3,608.33	x	Factor 1.0946	=	Total 3,949.68	
240	22	15	13	00 0109		EA	1/2" Pressure Regulator, Max 300 PSI Input, 2-125 PSI Output							$166.11
						Installation	Quantity 1.00	x	Unit Price 151.75	x	Factor 1.0946	=	Total 166.11	
241	22	15	13	00 0110		EA	3/4" Pressure Regulator, Max 300 PSI Input, 2-125 PSI Output							$303.81
						Installation	Quantity 1.00	x	Unit Price 277.55	x	Factor 1.0946	=	Total 303.81	
242	22	15	13	00 0181		EA	200 Gallon Horizontal Compressed Air Storage Tank, ASME							$3,342.35
						Installation	Quantity 1.00	x	Unit Price 3,053.49	x	Factor 1.0946	=	Total 3,342.35	
243	22	33	30	16 0020		EA	4.4 Gallon, Expansion Pressure Tank For Water Heaters							$334.99
						Installation	Quantity 2.00	x	Unit Price 153.02	x	Factor 1.0946	=	Total 334.99	
244	22	33	30	16 0030		EA	28" Diameter, 2-1/2" Deep, Polyethylene Water Heater Drain Pan							$110.69
						Installation	Quantity 2.00	x	Unit Price 50.56	x	Factor 1.0946	=	Total 110.69	
245	22	33	33	00 0019		EA	6 KW, 30 Gallon, Heavy-Duty Electric Commercial Water Heater (DSE-30-6)							$14,109.71
						Installation	Quantity 1.00	x	Unit Price 12,890.29	x	Factor 1.0946	=	Total 14,109.71	
246	22	34	36	13 0004		EA	180 MBH Input, 81 Gallon, 80% Efficiency, Gas Fired Commercial Water Heater (A.O. Smith BTR-180)							$9,855.43
						Installation	Quantity 1.00	x	Unit Price 9,003.68	x	Factor 1.0946	=	Total 9,855.43	
247	22	42	13	13 0023		EA	Flush Valve Type, Siphon Jet, Floor Mounted, Wall Outlet, Handicap Accessible, Elongated Vitreous China Water Closet (American Standard Huron)							$5,642.27
						Installation	Quantity 8.00	x	Unit Price 644.33	x	Factor 1.0946	=	Total 5,642.27	
248	22	42	13	16 0006		EA	Wall Hung Siphon Jet, Vitreous China Urinal (American Standard Trimbrook™)							$1,188.85
						Installation	Quantity 2.00	x	Unit Price 543.05	x	Factor 1.0946	=	Total 1,188.85	
249	22	42	13	16 0031		EA	Floor Mounted Hanger Plate Type, Single Urinal Carrier							$1,204.37
						Installation	Quantity 2.00	x	Unit Price 550.14	x	Factor 1.0946	=	Total 1,204.37	

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			

Plumbing

250	22 42 16	13 0010		EA	20" x 18" Vitreous China Wall Hung Lavatory (American Standard Roxalyn™)	$2,756.95
				Installation	Quantity 6.00 x Unit Price 419.78 x Factor 1.0946 = Total 2,756.95	
251	22 42 16	13 0016		EA	19" x 16" Enameled Cast Iron Countertop Lavatory (Kohler® Ellington™)	$530.66
				Installation	Quantity 1.00 x Unit Price 484.80 x Factor 1.0946 = Total 530.66	
252	22 42 16	13 0085		EA	Wall Mounted Adjustable Plate Type, Single Lavatory Carrier With Concealed Arms	$3,287.54
				Installation	Quantity 6.00 x Unit Price 500.57 x Factor 1.0946 = Total 3,287.54	
253	22 42 16	16 0016		EA	33" x 22" x 8" Stainless Steel Kitchen Sink, Double Bowl, 18 Gauge (Elkay LR3322)	$3,352.83
				Installation	Quantity 2.00 x Unit Price 1,531.53 x Factor 1.0946 = Total 3,352.83	
254	22 42 16	16 0032		EA	23" x 21" Molded Stone Single Laundry Sink, Floor Mounted With Enamel Steel Legs (Fiat Products FL-1)	$513.59
				Installation	Quantity 1.00 x Unit Price 469.20 x Factor 1.0946 = Total 513.59	
255	22 42 16	16 0044		EA	24" x 24" x 10" Plastic Composite Mop Service Sink With Combination Dome Strainer And Stainless Steel Lint Basket (Fiat Products MSB2424)	$560.51
				Installation	Quantity 1.00 x Unit Price 512.07 x Factor 1.0946 = Total 560.51	
256	22 42 23	00 0009		EA	36" x 36" x 82" Single Opening Solid Plastic Shower Enclosure (General Partitions)	$9,195.69
				Installation	Quantity 3.00 x Unit Price 2,800.32 x Factor 1.0946 = Total 9,195.69	
257	22 42 23	00 0023		EA	36" x 36" Acrylic Shower Receptor	$1,337.20
				Installation	Quantity 3.00 x Unit Price 407.21 x Factor 1.0946 = Total 1,337.20	
258	22 42 39	00 0018		EA	Chrome Single Handle Kitchen Faucet With Integrated Spray (Elkay LKGT1041CR)	$1,581.43
				Installation	Quantity 2.00 x Unit Price 722.38 x Factor 1.0946 = Total 1,581.43	
259	22 42 39	00 0041		EA	Single Hole, Chrome, Single Handle Lavatory Faucet (Moen 8417)	$2,498.18
				Installation	Quantity 6.00 x Unit Price 380.38 x Factor 1.0946 = Total 2,498.18	
260	22 42 39	00 0054		EA	Concealed Thermostatic/Pressure Balancing Control Valve With Chrome Plated Shower Head (Chicago Faucet 2502-600CP)	$948.48
				Installation	Quantity 1.00 x Unit Price 866.51 x Factor 1.0946 = Total 948.48	
261	22 42 39	00 0084		EA	11" Spout With Bottom Fork Brace, Stops In Integral Arm, Wall Mount Service Sink Faucet With Wrist Blade Handles (American Standard 8345.115)	$1,431.01
				Installation	Quantity 2.00 x Unit Price 653.67 x Factor 1.0946 = Total 1,431.01	

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			
Plumbing						
262	22 42 39	00 0089		EA	Stainless Steel Mop Hanger (Fiat 889-CC)	$137.53
				Installation	Quantity 1.00 x Unit Price 125.64 x Factor 1.0946 = Total 137.53	
263	22 42 43	00 0006		EA	Top Spud, Concealed Nanual Water Closet Flush Valve (Sloan Royal-142)	$4,694.35
				Installation	Quantity 8.00 x Unit Price 536.08 x Factor 1.0946 = Total 4,694.35	
264	22 42 43	00 0035		EA	Top Spud, Concealed Manual Urinal Flush Valve (Sloan Royal 197)1.0 or 1.5 GPF.	$1,023.80
				Installation	Quantity 2.00 x Unit Price 467.66 x Factor 1.0946 = Total 1,023.80	
265	22 47 13	00 0055		EA	Two Station, Stainless Steel, Indoor Drinking Fountains With Bubbler And Built In Backsplash, With Bottom Cover Plate (Halsey-Taylor 7020)	$5,015.35
				Installation	Quantity 1.00 x Unit Price 4,581.90 x Factor 1.0946 = Total 5,015.35	
Subtotal for Plumbing						**$328,259.41**
Plywood Shop Walls						
266	06 11 16	00 0057		SF	2" x 4" At 12" On Center, Wood Wall Framing Assembly	$6,802.98
				Installation	Quantity 3,744.00 x Unit Price 1.66 x Factor 1.0946 = Total 6,802.98	
267	06 16 33	00 0013		SF	5/8" Interior BC Plywood Wall SheathingApplied to wall studs.	$8,401.27
				Installation	Quantity 3,744.00 x Unit Price 2.05 x Factor 1.0946 = Total 8,401.27	
268	06 16 33	00 0013	0012		For Fire Retardant Treatment, Add	$3,155.60
				Installation	Quantity 3,744.00 x Unit Price 0.77 x Factor 1.0946 = Total 3,155.60	
269	06 16 33	00 0013	0028		For >3,200 To 6,400, Deduct	-$368.84
				Installation	Quantity 3,744.00 x Unit Price -0.09 x Factor 1.0946 = Total -368.84	
Subtotal for Plywood Shop Walls						**$17,991.01**
Standing Seam Roof Upgrade						
270	13 34 19	00 0125		SF	Upgrade To 24 Gauge Galvanized Steel Standing Seam Roof	$32,514.00
				Installation	Quantity 18,800.00 x Unit Price 1.58 x Factor 1.0946 = Total 32,514.00	
Subtotal for Standing Seam Roof Upgrade						**$32,514.00**
Storefront						

Contractor's Price Proposal - Detail Continues..

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			

Storefront

271	08 42 13	00 0002		EA	3' x 7' x 1-3/4" Medium Stile, Clear Anodized Finish, Aluminum Framed Entrance DoorsIncluding Glazing, Trim And Hardware	$6,282.60
				Installation	Quantity 1.00 x Unit Price 5,739.63 x Factor 1.0946 = Total 6,282.60	
272	08 42 13	00 0002	0479		For 1" Insulated Glazing, Add	$172.32
				Installation	Quantity 1.00 x Unit Price 157.43 x Factor 1.0946 = Total 172.32	
273	08 43 13	00 0052		SF	9' High With Two Horizontal Mullions, 2" x 4-1/2" Frame, Vertical Mullions 4' On Center, Aluminum Storefront Framing Assembly	$2,755.73
				Installation	Quantity 99.00 x Unit Price 25.43 x Factor 1.0946 = Total 2,755.73	
274	08 43 13	00 0086		LF	For 1-7/16" x 4-5/8" x 1/4" Steel Reinforcing, Storefront Framing	$1,828.42
				Installation	Quantity 29.00 x Unit Price 57.60 x Factor 1.0946 = Total 1,828.42	
275	08 56 59	00 0003		EA	Electronic Two-Way Audio Communicator (Haven SC-300)Communicator is designed for application where a cutout in the barrier is impractical. Two-way communication is accomplished through the use of speakers and microphones located on each side of the partition. The master unit is equipped with a 20" gooseneck microphone, power on/off switch, power-on LED, and external volume controls. The Remote unit is vandal-resistant with all controls located within the housing.	$2,361.01
				Installation	Quantity 1.00 x Unit Price 2,156.96 x Factor 1.0946 = Total 2,361.01	
276	08 71 11	00 0067		EA	Painted Finish, 200 Lb. Max Door Weight, Top Header Mount, 3/4" Offset Pivot Hinge (Ives 7212 Top)	$445.51
				Installation	Quantity 3.00 x Unit Price 135.67 x Factor 1.0946 = Total 445.51	
277	08 71 11	00 2129		EA	3' Push Bar, Concealed Vertical Rods, Narrow Stile Exit Device (Von Duprin Series 3347/3547)Aluminum anodized finish.	$2,229.73
				Installation	Quantity 1.00 x Unit Price 2,037.03 x Factor 1.0946 = Total 2,229.73	
278	08 71 11	00 2244		EA	Surface Mounted Heavy-Duty Door Closer (LCN 4040XP/4041 Series)	$580.29
				Installation	Quantity 1.00 x Unit Price 530.14 x Factor 1.0946 = Total 580.29	
279	08 71 11	00 2273		EA	Entrance/Office F41 Pre-Assembled Lockset (Corbin Russwin UT5261)Locked with key outside and push button inside.	$2,397.20
				Installation	Quantity 1.00 x Unit Price 2,190.02 x Factor 1.0946 = Total 2,397.20	
280	08 81 23	23 0015		SF	1/4" Thick, Tempered, Clear Float Field Installed Glass	$803.87
				Installation	Quantity 30.00 x Unit Price 24.48 x Factor 1.0946 = Total 803.87	
281	08 81 23	23 0067		SF	1" Thick, Insulated Field Installed GlassTwo 5/16" lites with 3/8" air space.	$4,539.43
				Installation	Quantity 99.00 x Unit Price 41.89 x Factor 1.0946 = Total 4,539.43	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 139242.01
Work Order Title: COS - PEMB & Buildout PH2

Proposal Name: COS - PEMB & Buildout PH2
Proposal Value: $2,241,455.00

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	**Equip.**	**Material**	**(Excluded if marked with an X)**			
Storefront						
282	08 81 23	23 0067	0060		For Low-E Coated Glass, Add	$820.33
				Installation	Quantity 99.00 x Unit Price 7.57 x Factor 1.0946 = Total 820.33	
283	08 81 23	23 0067	0275		For >50 To 200, Deduct	-$98.61
				Installation	Quantity 99.00 x Unit Price -0.91 x Factor 1.0946 = Total -98.61	
Subtotal for Storefront						**$25,117.83**

Proposal Total **$2,241,455.00**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: **%**

Sourcewell

GORDIAN®

Client - City of Stockbridge

Detailed Scope of Work

Print Date: November 06, 2025

Work Order Number: 139242.01

Work Order Title: COS - PEMB & Buildout PH2

Contractor: GA-ST02-040820-PCI - Prime Contractors, Inc.

Brief Scope:

To: Gary Frantz
Prime Contractors, Inc.
3406 Florence Circle
Powder Springs, GA 30127
813-205-9762

From: Al Barnes
City of Stockbridge
4640 N. Henry Blvd
Stockbridge, GA 30281
678-225-9439

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Detailed Scope:

see attached DSOW

Owner _____ Date _____

Contractor _____ **Date** _____

PRIME CONTRACTORS
Est. 1979
Excellence At Every Level

Stockbridge – Maintenance Building Phase 2 – Interior Buildout
321 Taylor Dr.
Stockbridge, GA 30281

Scope of Work

Summary Scope (October 31st, 2025)

This work order consists of; Frame/Drywall/Insulate/ACT, Paint, Mechanical, Electric, Plumbing, Fire Alarm, Fire Sprinkler, Doors/Door Hardware, Millwork/Countertops, Bath Hardware/Partitions/Lockers, Flooring, Car Wash Lean-To, Standing Seam Roof Upgrade, and Storefront per detailed Scope of Work below.

1. Drawings and Specifications

Referenced and attached hereto;

1.1 Specifications created from Permit Set plans from Petra Architecture dated 11/4/25.

2. Detailed Scope of Work

The Contractor shall perform all work as described below per any and all attached specifications and drawings:

2.1 Frame/Drywall/Insulate/ACT

- Furnish and install all 3 5/8” and 6”, 20 guage Metal studs, 16” O.C. with 5/8” Gypsum Board per plans 10’ high and braced to deck.
- Includes Furring exterior walls at Offices, Restrooms, and Breakroom.
- Includes framing fire walls to deck as noted on plans.
- Includes wood blocking at bathroom walls as needed.
- Includes fire caulking as needed at fire walls
- Includes R-13 unfaced insulation in Office walls and R-19 unfaced insulation above offices as noted on plans.
- Furnish and install 2X2, 15/16, Dune style, Armstrong Ceiling Tiles per plans.
- Furnish and install Fire Rated 5/8” plywood, 8’ high at Truck Bay, Mechanics Bay, and Storage Room.

2.2 Paint

- Prime and (2) coat paint all interior gypsum walls per plans.

- Prime and (2) coat paint all doors and door jambs per plans.

2.3 Mechanical

- Provide and install (8) Split Systems marked FN/CU-1,2,3,4,5,6,7,8. To include flue piping through the roof, auxiliary drain pans with high water safety switches, drain piping, freon lines, fresh air duct with manual damper and motorized damper, vibration isolators, and start-up per plans.
- Provide and install thermostats with locking covers per plans.
- Provide and install insulated fresh air duct as specified. To include roof caps and manual dampers and motorized dampers per plans.
- Provide and install 2 Big ass fans. (F-9,10) To include controller per plans.
- Provide and install 4 gas unit heaters. (Two of which are existing to be reinstalled) To include flue piping and thermostat per plans.
- Provide and install 4 ceiling mounted exhaust fans and associated ducting through the roof. (EF-1,2,3,4,5,6) To include speed controller per plans.
- Provide and install 2 wall mounted propeller exhaust fans. (EF-7,8) per plans.
- Provide and install insulated sheet metal duct as specified per plans.
- Provide certified independent test and balance report.
- Provide equipment needed for HVAC scope of work.

2.4 Electric

- Provide and install (1) 350 KW Natural Gas Generator with Transfer Switch per plans.
- Provide and install all Panels, Main Distribution, and Sub-Feed Panels per plans.
- Provide and install wiring per plans.
- Provide and install lighting, switches, and outlets per plans.

2.5 Plumbing

- Provide and install all slab rough in per plans to 5 LF outside slab only. City of Stockbridge to provide all main supply piping and connections to water and sewer at 5 LF outside slab areas.
- Provide and install piping rough in for sewer, water, gas, and compressed air per plans of interior.
- Provide and install all plumbing fixtures with manual valves per VE of plans noted as equal.
- Provide and install all compressed air equipment per plans.
- Provide and install Oil Water Seperator and piping ouside of building per plans.
- Gas piping will be changed from low pressure to high pressure with regulators per VE of plans.

2.6 Fire Alarm

- Provide permit plans to City fire Marshall for approval.
- Provide and install a complete Edwards Fire Alarm System that includes:
- (1) FACP, 1-2 Loop, 1000pt max, 4 Cl B NACs, red, 120v
- (1) Dual Line Dialer

- (2) 11 AH Battery
- (1) Multi-criteria optical smoke detector (UL268 Compliant)
- (1) Standard Detector Base for 4" square box
- (1) Single Action, Single Stage Fire Alarm Station
- (2) Dual Input Module
- (1) Synchronized Signal Module /w 1 Riser in, 1 Output Ckt, Cl 'B'
- (19) Ceiling Temporal Horn-Strobe, Fire, white, 15, 30, 75, 115 cd
- (1) Outdoor Horn/Strobe, red, Fire
- (8) Ceiling Strobe, 15-115cd, White, FIRE Marking.
- **Annunciator is not included.**
- **Duct detectors are not included.**
- **Additional devices will be at an additional charge.**

2.7 Fire Sprinkler

- Provide Permit Set of designed wet-sprinkler fire system plans to City Fire Marshall.
- Provide and install a complete Wet Fire Sprinkler system for entire building per codes provided in plans starting 1' above slab.
- Provide FDC and Backflow only 1' above slab.
- **City of Stockbridge to provide 6" fire main to 1' above slab per Civil plans.**

2.8 Doors/Door Hardware

- Furnish and install all interior metal door jambs, metal doors, and wood doors per door schedule on plans. Includes glass for glazing for any interior doors per plans.
- Furnish and install all interior door hardware per door schedule on plans.

2.9 Millwork/Countertops

- Furnish and install Solid Surface Countertop with splash at Rms 121 and 122 Womens/Mens Restroom with ADA Laminate Sink base per plans.
- Furnish and install Solid Surface Countertop with splash at Rm 101 Training with Rakks metal countertop brackets per plans.
- Furnish and install Solid Surface Countertop with splash at Rms 102 Conference with Rakks metal countertop brackets per plans.
- Furnish and install Solid Surface Countertop with splash at Rm 134 Breakroom with Laminate Base cabinet, doors, drawers & 1-A/S and ADA Sink Base per plans.
- Furnish and install Solid Surface Countertop with splash at Rm 126 Breakroom with Laminate Base cabinet, doors, drawers & 1-A/S and ADA Sink Base per plans.
- Furnish and install Solid Surface Countertop with splash at Rm 126 Breakroom with Rakks metal countertop brackets per plans.
- Furnish and install Solid Surface Countertop with splash at Rm 118 Reception with Laminate Base cabinets, with hidden support brackets per plans.
- **Price includes Solid Surface color allowance for Groups 1-3 of Corian/Wilsonart only.**

2.10 Bath Hardware/Partitions/Lockers

- Furnish and install ASI/Global Partitions, Floor mounted, Overhead braced, Solid Plymer HDPE toilet partitions and urinal screens all standard colors with aluminum hinges, continuous aluminum brackets per plans.
- Furnish and install (6) Bobrick B394 Paper Towel/Waste units.
- Furnish and install (2) Bobrick B165 24”x36” Mirrors.
- Furnish and install (6) Bobrick B165 18”x36” Mirrors.
- Furnish and install (6) Bobrick B2111 Soap Dispensers.
- Furnish and install (6) Bobrick 6806 36” Grab Bars.
- Furnish and install (6) Bobrick 6806 42” Grab Bars.
- Furnish and install (10) Bobrick B2890 Jumbo Toilet Paper Holders.
- Furnish and install (6) Bobrick B270 Napkin Disposals.
- Furnish and install (3) Bobrick B#204-2/204-1 Shower Curtains and Hooks.
- Furnish and install (3) Bobrick B6777 Towel Pins.
- Furnish and install (3) Cosmic 10E Fire extinguisher 4A80BC w/ standard brackets and (3) DRFA F.E. signs.
- Furnish and install (30) Penco #6235R Double Tier, Metal Lockers, 12”x18”X36/72”, Vanguard style, closed base, louvered door, flat tops, number plates, end panels, standard colors.
- Furnish and install (4) Wood Locker Benches with steel tube pedestals, 72” X 12”.

2.11 Flooring

- Furnish and install CPT-1 Carpet Tile, Single Color, Straight Lay per plans.
- Furnish and install VCT-1 VCT, Single Color, Straight Lay per plans.
- Furnish and install RFT-1 Rubber Floor Tile, Single Color, Straight Lay per plans.
- Furnish and install RB-1 Johnsonite 4” Cove Base. Premolded corners not included per plans.
- Furnish and install PCONC Polish and Seal Concrete w/Natural Finish at Mechanics Bay, Storage, and Truck Bay per plans.
- Includes standard transitions as needed.
- Includes minor floor prep as needed.
- **Note: All flooring has been priced with a mid-grade allowance price as colors/specs have not been chosen.**

2.12 Car Wash Lean-To

- Furnish and install (1) 20’X40’ Lean-To Shelter at Car Wash area. Includes 20’X40’X8” Slab with recommended Piers and footings needed.

2.13 Standing Seam Roof Upgrade

- Upgrade to 24 guage Galvalume Standing Seam Roof to entire building.

2.14 Storefront

- Furnish and install (1) Front Entry Storefront Entrance Door with medium stile with manufacturer standard hardware with a standard panic. Includes 2” X 4

½" Thermal storefront per Elevation C of plans. Includes 1" insulated Low E glazing.
- Furnish and install (1) interior Transaction Window with ¼" clear tempered glass per plans.
- Finish is clear anodized. **All other colors is additional.**
- Includes perimeter sealants of standard colors and 2-beads.

3. Details that Apply to All Work Areas

3.1 Contractor shall utilize the latest issue of the Sourcewell Specifications for all work.

3.2 Contractor and all of their subcontractors on site will adhere to the security requirements of the campus including background checks and orientation classes

3.3 Contractor and subcontractors will at all times wear shirts identifying the company they are employed with, accompanied by a badge when deemed necessary.

3.4 Contractor shall perform work, schedule deliveries and have access to areas of work during and after normal business hours as agreed upon and coordinated with Owners contact for this project: **Gary Frantz**

3.5 Contractor shall work with administrators to coordinate around scheduling conflicts with the occupation in the building

3.6 Contractor shall be responsible for all safety code compliance pertaining to their portion of work

3.7 Contractor shall maintain clean work areas at all times, remove and dispose of all demolished materials and construction debris, rubbish, and waste material from the property of the Owner on a daily basis unless noted otherwise

3.8 No tobacco or alcohol will be permitted on the property of the Owner or in the vehicles of the contractor or their subcontractors

3.9 No radios are permitted

3.10 All measurements and quantities supplied in this scope of work are approximate in nature and are supplied as a convenience for the contractor. The contractor is responsible for field verification of all measurements and quantities.

3.11 Contractor shall verify all new and existing conditions and dimensions at job site.

3.12 Parking and staging areas will be made available for the Contractor by the Owner and will be coordinated with the Owner prior to beginning work.

3.13 Contractor is responsible for protection of all surfaces including those not in the scope of work from construction dust, debris or damage during construction up until final acceptance. The methods of protection including plastic, paper, sealing doors or windows, etc.

3.14 Contractor shall install and maintain 48" orange safety fencing around all staging areas or temporary facilities

3.15 Contractor shall not be required to pay Davis Bacon wage rates

4. Warranty

4.1 The Contractor shall provide all extended manufacturers warranties to the owner prior to project closeout.

4.2 All documents necessary, will be addressed to the appropriate Owner Representative for energy rebates when applicable.

5. Permitting:

5.1 At the time of issuance of a Purchase Order for this work, it is understood that a permit is required at no cost to General Contractor. Prime Contractors Inc. will be responsible for obtaining such applicable permits and the Owner will be responsible for ensuring no cost to contractor.

6. Submittals

6.1 The Contractor shall submit for approval the manufacturer's cut sheets for materials and equipment utilized for this project prior to commencing any work.

6.2 All finishes and other standard submittals are to be provided to the Owner prior to installation by the contractor.

7. Project Schedule

7.1 Majority of work shall be completed during normal working hours 8:00 am – 5:00 pm Monday thru Friday. After hours and weekends when needed will be coordinated with the Owner at no additional cost. Total project duration is expected to be **4 months** after PEMB is completed.

8. Clarifications

8.1 The following items are specifically excluded by Contractor and are not part of this agreement. If at any time during work a hazardous material or unknown condition is uncovered, work will cease until the appropriate scope of work is agreed upon and executed as a supplemental work order package or remedied by the Owner:

8.1.1 Any item not included in the specifications or contract.
8.1.2 Permitting and any associated fees
8.1.3 Hazardous materials not in this scope of work

9. Owner Responsibilities

9.1 Coordinate any State/Local Fire Marshal approvals as necessary.

9.2 Provide access to the worksite during scheduled working hours.

9.3 Provide a staging area for project related materials.

9.4 Owner shall be responsible for re-routing employee and student traffic as necessary

CITY OF STOCKBRIDGE
2025 LMIG PROGRAM
ITB NO.: 2024-0006

CHANGE ORDER NO. 2

Date of Issuance: November 7, 2025

Effective Date: November 7, 2025

Owner: City of Stockbridge, Georgia

Owner's Contract No.: ITB NO.: 2024-0006

Project: 2025 LMIG Program

Notice to Proceed: January 13, 2025

Contractor: Blount Construction Company, Inc.

Engineer's Project No.: N/A

The Contract Documents are modified as follows upon execution of this Change Order:
Final balancing change to complete the project.

Attachments (list documents supporting change): None

CHANGE IN CONTRACT PRICE:

Original Contract Price:

$ 2,874,956.02

Change from previously approved Change Orders No.: **N/A**

$ 0.00

Contract Price prior to this Change Order:

$ 2,874,956.02

INCREASE of this Change Order:

$ 109,689.20

Contract Price incorporating this Change Order:

$ 2,984,645.22

CHANGE IN CONTRACT TIMES:

Original Contract Times: 90 Calendar days
Substantial completion days: 75 Calendar days
Ready for final payment days: 90 Calendar days

Change from previously approved Change Orders No.: **N/A**
Substantial completion (days): **N/A**
Ready for final payment (days): **N/A**

Contract Times prior to this Change Order:
Substantial completion days: **75 DAYS**
Ready for final payment days: **90 DAYS**

Additional Contract Time Change for this Change Order:
Substantial completion (days or date): **N/A**
Ready for final payment (days or date): **N/A**

Contract Times with all approved Change Orders:
Substantial completion (days or date): **75 DAYS**
Ready for final payment (days or date): **90 DAYS**

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____	By: _____	By: _____
Falcon Design Consultants, LLC	City of Stockbridge, GA	Blount Construction Co., Inc.
Date: _____	Date: _____	Date: 11/19/25

Change Order

Instructions

A. GENERAL INFORMATION

This document was developed to provide a uniform format for handling contract changes that affect Contract Price or Contract Times. Changes that have been initiated by a Work Change Directive must be incorporated into a subsequent Change Order if they affect Price or Times.

Changes that affect Contract Price or Contract Times should be promptly covered by a Change Order. The practice of accumulating Change Orders to reduce the administrative burden may lead to unnecessary disputes.

If Milestones have been listed in the Agreement, any effect of a Change Order thereon should be addressed.

For supplemental instructions and minor changes not involving a change in the Contract Price or Contract Times, a Field Order should be used.

B. COMPLETING THE CHANGE ORDER FORM

Engineer normally initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by Contractor, or requests from Owner, or both.

Once Engineer has completed and signed the form, all copies should be sent to Owner or Contractor for approval, depending on whether the Change Order is a true order to the Contractor or the formalization of a negotiated agreement for a previously performed change. After approval by one contracting party, all copies should be sent to the other party for approval. Engineer should make distribution of executed copies after approval by both parties.

If a change only applies to price or to times, cross out the part of the tabulation that does not apply.

CITY OF STOCKBRIDGE
2025 LMIG PROGRAM
ITB NO.: 2024-0006

CHANGE ORDER NO. 1

Date of Issuance: January 7, 2025

Effective Date: November 12, 2024

Owner: City of Stockbridge, Georgia

Owner's Contract No.: ITB NO.: 2024-0006

Project: 2025 LMIG Program

Notice to Proceed: January 13, 2025

Contractor: Blount Construction Company, Inc.

Engineer's Project No.: N/A

The Contract Documents are modified as follows upon execution of this Change Order:
Removal of proposed work on Amicolola Way from Serene Waters Trail to City Limits consisting of approximately 140 linear feet of roadway, edge milling, permaflex 100%, 12.5 MM superpave surface 100%, and thermoplastic striping. Funds initially allocated for this work will be held in contingency.

Attachments (list documents supporting change): None

CHANGE IN CONTRACT PRICE:

Original Contract Price:

$ 2,874,956.02

Change from previously approved Change Orders No.: **N/A**

$ 0.00

Contract Price prior to this Change Order:

$ 2,874,956.02

DECREASE of this Change Order:

$ 0.00

Contract Price incorporating this Change Order:

$ 2,874,956.02

CHANGE IN CONTRACT TIMES:

Original Contract Times: 90 Calendar days
Substantial completion days: 75 Calendar days
Ready for final payment days: 90 Calendar days

Change from previously approved Change Orders No.: **N/A**
Substantial completion (days): **N/A**
Ready for final payment (days): **N/A**

Contract Times prior to this Change Order:
Substantial completion days: **75 DAYS**
Ready for final payment days: **90 DAYS**

Additional Contract Time Change for this Change Order:
Substantial completion (days or date): **N/A**
Ready for final payment (days or date): **N/A**

Contract Times with all approved Change Orders:
Substantial completion (days or date): **75 DAYS**
Ready for final payment (days or date): **90 DAYS**

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____	By: _____	By: _____
Falcon Design Consultants, LLC	City of Stockbridge, GA	Blount Construction Company, Inc.
Date: 01/09/2025	Date: _____	Date: 1/9/25

Change Order

Instructions

A. GENERAL INFORMATION

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If a change only applies to price or to times, cross out the part of the tabulation that does not apply.

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. R24-1747

A RESOLUTION AWARDING INVITATION TO BID (ITB-2024-0006) FOR THE 2025 LMIG PROGRAM TO BLOUNT CONSTRUCTION COMPANY

WHEREAS, the City of Stockbridge ("City") desires to facilitate responsible community growth and 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

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

WHEREAS, the City solicited bids for qualified contractors under Invitation to Bid (ITB 2024-0006) for the 2025 LMIG Program and the Public Works Department is requesting Council approval to award said contract to Blount Construction Company ("Blount Construction"); and

WHEREAS, upon the completion of review and evaluation, the City and Falcon Design found Blount Construction to be the most qualified and lowest bidder based upon factors outlined within the specs of the ITB, as detailed in Exhibit A attached; and

WHEREAS, funds for the 2025 LMIG Program will be sourced from SPLOST, TSPLOST, and grant funding for the contract amount of $2,874,956.02; and

WHEREAS, having considered the ITB, all specs and qualifications, Council approves the Bid Award to Blount Construction;

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

SECTION 1. Approval of ITB 2024-0006 Contract to Blount Construction. Council hereby approves the award of ITB 2024-0006 to Blount Construction for the 2025 LMIG Program, in the amount of $2,874,956.02; as detailed in Exhibit A Attached.

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

SECTION 3. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney.

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

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

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

SECTION 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 RESOLVED this 12th day of November 2024.

ANTHONY S. FORD, Mayor

ATTEST:

VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:

QUINTON G. WASHINGTON, City Attorney

City of Stockbridge

AGENDA ITEM

MEETING DATE

November 12, 2024

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
■	SPLOST
■	TSPLOST
☐	CDBG
■	GRANT FUNDING
☐	COUNCIL INITIATIVE
☐	PARTNER/SPONSOR
☐	DEPARTMENT BUDGET
☐	BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

Invitation To Bid (ITB) 2024-0006, City of Stockbridge 2025 LMIG Program.

BACKGROUND INFORMATION:

The City of Stockbridge, Procurement Department solicited bids from qualified contractors for the 2025 LMIG Program. Upon completion of the review and evaluation, Falcon Design and City Staff deemed Blount Construction Company's bid to be the lowest and deemed the vendor to be responsible based on the factors outlined in the specs of the Invitation to Bid (ITB).

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

■ FINANCIAL IMPACT ☐ N/A

AMOUNT **$2,874,956.02**

ATTACHMENTS: ■

An Invitation to Bid (ITB) is awarded to the qualified bidder whose bid substantially conforms to the requirements outlined in the solicitation and is elevated with the lowest cost. Seven contractors submitted bids which ranked as follows:

NAME OF BIDDER	Total Cost
Blount Construction Company Inc.	$2,874,956.02
East Coast Grading, Inc	$2,938,396.00
Stewart Brothers, Inc	$2,948,733.50
Atlanta Paving and Concrete Construction	$2,971,335.38
C.W. Matthews Contracting Co., Inc.	$3,090,331.54
McLeRoy, Inc.	$3,171,323.00
Summit Construction and Development	$3,220,552.00

The work consists of leveling, milling, patching, and resurfacing approximately 6.80 miles of road.

STAFF RECOMMENDATION:

The Public Works Department is requesting approval to award the contract to Blount Construction Company in the amount of $2,874,956.02.

ATTACHMENTS:

- 2024-0006, LMIG Program Solicitation w/Blount Construction Company Response.
- Recommendation of Award
- Bid Tab
- Intent to Award

Fiscal Impact: Funds will be provided from:

TSPLOST	$1,319,360.95
SPLOST III	$1,139,779.89
GDOT	$305,815.18
Henry County	$110,000.00
Total	**$2,874,956.02**

CITY OF STOCKBRIDGE
PROCUREMENT DIVISION

SPECIFICATIONS AND CONTRACT DOCUMENTS

2025 LMIG PROGRAM
ITB NO: 2024-0006

Tuesday, September 17, 2024
2:30P.M. EST

FALCON DESIGN

*ENGINEERING * LAND PLANNING * SURVEYING *
*CONSTRUCTION MANAGEMENT * LANDSCAPE ARCHITECTURE*
WWW.FDC-LLC.COM

STOCKBRIDGE OFFICE: 235 Corporate Center Dr., Suite 200, Stockbridge, GA 30281 / Phone: 770.389.8666
CUMMING OFFICE: 500 Pirkle Ferry Road, Suite C, Cumming, GA 30040 / Phone: 678.807.7100
NEWNAN OFFICE: 40 Greenway Court, Suite A, Newnan, GA 30265 / Phone: 770.755.7978

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ITB NO: 2024-0006

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III. BID FORM

IV. BID BOND

V. CONTRACTOR FURNISHED DOCUMENTS

VI. CONTRACTOR AFFIDAVIT AND AGREEMENT

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SECTION I
INSTRUCTIONS TO BIDDERS

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SECTION I

ARTICLE 1 – DEFINED TERMS

1.01 Terms used in these Instructions to Bidders have the meanings indicated in the General Conditions and Supplementary Conditions. Additional terms used in these Instructions to Bidders have the meanings indicated below:

A. *Issuing Office (City of Stockbridge, GA)* – All potential Bidders can obtain a copy of the Bid and Specifications located on the City's website at **https://cityofstockbridge-ga.bonfirehub.com/portal/?tab=openOpportunities** and Georgia Procurement Registry website **https://ssl.doas.state.ga.us/PRSapp/PR_index.jsp**. Bid is administered by the City of Stockbridge, Procurement Division. The City of Stockbridge's Procurement Department will oversee all bidding for this project.

B. *Plan Holders List* - The project Contract Documents are available completely online as listed above and therefore a Plan Holders List will not be maintained for this project. The City of Stockbridge's Procurement Department will oversee all bidding for this project.

C. *Owner's Representative* – Falcon Design Consultants, LLC, an independent consulting engineering firm, is the City of Stockbridge's appointed Owner's Representative for this project.

ARTICLE 2 – COPIES OF BIDDING DOCUMENTS

A. All potential Bidders can obtain a copy of the Bid and Specifications located on the City's website at **https://cityofstockbridge-ga.bonfirehub.com/portal/?tab=openOpportunities** and Georgia Procurement Registry website **https://ssl.doas.state.ga.us/PRSapp/PR_index.jsp** Bid is administered by the City of Stockbridge, Procurement Division. The City of Stockbridge's Procurement Department will oversee all bidding for this project.

B. All potential Bidders are solely responsible for assuring they have all required bid documents including any Addendums that are issued prior to bidding.

C. All bid documents will be posted online at the sites shown in Article 2 – A.

2.02 Complete sets of Bidding Documents shall be used in preparing Bids; neither Owner nor Engineer assumes any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.

2.03 Owner and Engineer, in making copies of Bidding Documents available on the above terms, do so only for the purpose of obtaining Bids for the Work and do not authorize or confer a license for any other use.

SECTION I

ARTICLE 3 – QUALIFICATIONS OF BIDDERS AND PROJECT REQUIREMENTS

3.01 To demonstrate Bidder's qualifications to perform the Work, Bidder shall submit written evidence with bid such as financial data, previous experience, present commitments, and such other data as may be called for below.

A. Required Bidder Qualification Statement with Supporting Data (Business License, Corporate Resolution to Bid, Financial Statement, Current Workload)

B. Required Bidder current Georgia Department of Transportation Prequalification Certificate for roadway construction.

ARTICLE 4 – EXAMINATION OF BIDDING DOCUMENTS, OTHER RELATED DATA, AND SITE

4.01 *Subsurface and Physical Conditions*

A. The Supplementary Conditions identify:

1. Those reports known to Owner of explorations and tests of subsurface conditions at or contiguous to the Site.

2. Those drawings known to Owner of physical conditions relating to existing surface or subsurface structures at the Site (except Underground Facilities).

B. Copies of reports and drawings, if any, referenced in Paragraph 4.01.A will be made available by Owner to any Bidder upon written request. Those reports and drawings are not part of the Contract Documents, but the "technical data" contained therein as provided in Paragraph 4.02 of the General Conditions has been identified and established in Paragraph 4.02 of the Supplementary Conditions. Bidder is responsible for any interpretation or conclusion Bidder draws from any "technical data" or any other data, interpretations, opinions, or information contained in such reports or shown or indicated in such drawings.

4.02 *Underground Facilities*

A. Information and data shown or indicated in the Bidding Documents with respect to existing Underground Facilities at or contiguous to the Site is based upon information and data furnished to Owner and Engineer by owners of such Underground Facilities, including Owner, or others.

4.03 *Hazardous Environmental Condition*

A. The Supplementary Conditions identify any reports and drawings known to Owner relating to a Hazardous Environmental Condition identified at the Site.

B. Copies of reports and drawings referenced in Paragraph 4.03.A will be made available by Owner to any Bidder on request. Those reports and drawings are not part of the Contract Documents, but the "technical data" contained therein as provided in Paragraph 4.06 of the General Conditions has been identified and established in Paragraph 4.06 of the Supplementary Conditions. Bidder is responsible for any interpretation or conclusion Bidder draws from any

"technical data" or any other data, interpretations, opinions, or information contained in such reports or shown or indicated in such drawings.

4.04 Provisions concerning responsibilities for the adequacy of data furnished to prospective Bidders with respect to subsurface conditions, other physical conditions, and Underground Facilities, and possible changes in the Bidding Documents due to differing or unanticipated subsurface or physical conditions appear in Paragraphs 4.02, 4.03, and 4.04 of the General Conditions. Provisions concerning responsibilities for the adequacy of data furnished to prospective Bidders with respect to a Hazardous Environmental Condition at the Site, if any, and possible changes in the Contract Documents due to any Hazardous Environmental Condition uncovered or revealed at the Site which was not shown or indicated in the Drawings or Specifications or identified in the Contract Documents to be within the scope of the Work, appear in Paragraph 4.06 of the General Conditions. On request, Owner will provide Bidder access to the Site to conduct such examinations, investigations, explorations, tests, and studies as Bidder deems necessary for submission of a Bid. Bidder shall fill all holes and clean up and restore the Site to its former condition upon completion of such explorations, investigations, tests, and studies. Bidder shall comply with all applicable Laws and Regulations relative to excavation and utility locates.

4.05 It is the responsibility of each Bidder before submitting a Bid to:

A. examine and carefully study the Bidding Documents, and the other related data identified in the Bidding Documents;

B. visit the Site and become familiar with and satisfy Bidder as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work;

C. become familiar with and satisfy Bidder as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work;

D. consider the information known to Bidder; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents; and (3) Bidder's safety precautions and programs;

E. agree at the time of submitting its Bid that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of its Bid for performance of the Work at the price(s) bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents;

F. become aware of the general nature of the work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents;

G. promptly give Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder discovers in the Bidding Documents and confirm that the written resolution thereof by Engineer is acceptable to Bidder; and

H. determine that the Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work.

4.06 The submission of a Bid will constitute an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article 4, that without exception the Bid is premised upon performing and furnishing the Work required by the Bidding Documents and applying any specific means, methods, techniques, sequences, and procedures of construction that may be shown or indicated or expressly required by the Bidding Documents, that Bidder has given Engineer written notice of all conflicts, errors, ambiguities, and discrepancies that Bidder has discovered in the Bidding Documents and the written resolutions thereof by Engineer are acceptable to Bidder, and that the Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work.

ARTICLE 5 – NON-MANDATORY PRE-BID CONFERENCE

5.01 A Non-Mandatory Prebid Conference will be held online at **https://cityofstockbridgega.webex.com/cityofstockbridgega/j.php?MTID=m5ca514995f5e09d8ae028a1e1435a024** "Click Join Meeting" on **Tuesday, August 20, 2024 at 10:00 AM EST** via Cisco WebEx (meeting number: 26303 813 217 / password: Procurement24). Bidders attendance and participation in the conference is recommended.

ARTICLE 6 – SITE AND OTHER AREAS

6.01 The Site is identified in the Bidding Documents. Easements for permanent structures or permanent changes in existing facilities are to be obtained and paid for by Owner unless otherwise provided in the Bidding Documents. All additional lands and access thereto required for temporary construction facilities, construction equipment, or storage of materials and equipment to be incorporated in the Work are to be obtained and paid for by Contractor.

ARTICLE 7 – INTERPRETATIONS AND ADDENDA

7.01 All questions pertaining to the requirements of the Contract Documents and Technical Specifications, either procedural or technical, shall be in writing and are to be submitted to the City of Stockbridge via Bonfire online portal: https://cityofstockbridge-ga.bonfirehub.com/portal/?tab=openOpportunities. Interpretations or clarifications considered necessary by the City in response to such questions will be issued by online addenda in the Bonfire portal to all parties recorded by Issuing Office as having received the Bidding Documents. Questions received after **4:00 PM EST on Tuesday, August 27, 2024,** may not be

answered. Only questions answered by addenda will be binding. Oral and other interpretations or clarifications shall be without legal effect.

7.02 Addenda may be issued to clarify, correct, or change the Bidding Documents as deemed advisable by Owner or Engineer and all Addenda will be transmitted to all bidders listed on the Plan Holders List.

ARTICLE 8 – BID SECURITY

8.01 A Bid must be accompanied by Bid security made payable to Owner in an amount of 5 percent of Bidder's maximum Bid price and in the form of a certified check, bank money order, or a Bid bond (on the form attached) issued by a surety meeting the requirements of Paragraphs 5.01 and 5.02 of the General Conditions.

8.02 The Bid security of the Successful Bidder will be retained until such Bidder has executed the Contract Documents, furnished the required contract security and met the other conditions of the Notice of Award, whereupon the Bid security will be returned. If the Successful Bidder fails to execute and deliver the Contract Documents and furnish the required contract security within 15 days after the Notice of Award, Owner may consider Bidder to be in default, annul the Notice of Award, and the Bid security of that Bidder will be forfeited. Such forfeiture shall be Owner's exclusive remedy if Bidder defaults. The Bid security of other Bidders whom Owner believes to have a reasonable chance of receiving the award may be retained by Owner until the earlier of even days after the Effective Date of Section VIII – Form of Agreement or 61 days after the Bid opening, whereupon Bid security furnished by such Bidders will be returned.

8.03 Bid security of other Bidders whom Owner believes do not have a reasonable chance of receiving the award will be returned within seven days after the Bid opening.

ARTICLE 9 – CONTRACT TIMES

9.01 The number of days within which, or the dates by which, the Work is to be substantially completed and ready for final payment are set forth in the Section III - Bid Form and Section VIII – Form of Agreement.

ARTICLE 10 – LIQUIDATED DAMAGES

10.01 Provisions for liquidated damages, if any, are set forth in Section VIII – Form of Agreement.

SECTION I

ARTICLE 11 – SUBSTITUTE AND "OR-EQUAL" ITEMS

11.01 The Contract, if awarded, will be on the basis of materials and equipment specified or described in the Bidding Documents, or those substitutes or "or-equal" materials and equipment approved by Engineer and identified by Addendum. The materials and equipment described in the Bidding Documents establish a standard of required type, function and quality to be met by any proposed substitute or "or-equal" item. No item of material or equipment will be considered by Engineer as a substitute or "or-equal" unless written request for approval has been submitted by Bidder and has been received by Engineer at least 10 days prior to the date for receipt of Bids. Each such request shall conform to the requirements of Paragraph 6.05 of the General Conditions. The burden of proof of the merit of the proposed item is upon Bidder. Engineer's decision of approval or disapproval of a proposed item will be final. If Engineer approves any proposed item, such approval will be set forth in an Addendum issued to all prospective Bidders. Bidders shall not rely upon approvals made in any other manner.

ARTICLE 12 – SUBCONTRACTORS, SUPPLIERS AND OTHERS

12.01 If the Supplementary Conditions require the identity of certain Subcontractors, Suppliers, individuals, or entities to be submitted to Owner in advance of a specified date prior to the Effective Date of Section VIII – Form of Agreement, the apparent Successful Bidder, and any other Bidder so requested, shall within five days after Bid opening, submit to Owner a list of all such Subcontractors, Suppliers, individuals, or entities proposed for those portions of the Work for which such identification is required. Such list shall be accompanied by an experience statement with pertinent information regarding similar projects and other evidence of qualification for each such Subcontractor, Supplier, individual, or entity if requested by Owner. If Owner or Engineer, after due investigation, has reasonable objection to any proposed Subcontractor, Supplier, individual, or entity, Owner may, before the Notice of Award is given, request apparent Successful Bidder to submit a substitute, without an increase in the Bid.

12.02 If apparent Successful Bidder declines to make any such substitution, Owner may award the Contract to the next lowest Bidder that proposes to use acceptable Subcontractors, Suppliers, individuals, or entities. Declining to make requested substitutions will not constitute grounds for forfeiture of the Bid security of any Bidder. Any Subcontractor, Supplier, individual, or entity so listed and against which Owner or Engineer makes no written objection prior to the giving of the Notice of Award will be deemed acceptable to Owner and Engineer subject to revocation of such acceptance after the Effective Date of Section VIII – Form of Agreement as provided in Paragraph 6.06 of the General Conditions.

12.03 Contractor shall not be required to employ any Subcontractor, Supplier, individual, or entity against whom Contractor has reasonable objection.

ARTICLE 13 – PREPARATION OF BID (CONTINUED ON NEXT PAGE)

SECTION I

ARTICLE 13 – PREPARATION OF BID

13.01 The Bid Form is included with the Bidding Documents. Additional copies may be obtained from Engineer.

13.02 All blanks on the Bid Form shall be completed in ink and the Bid Form signed in ink. Erasures or alterations shall be initialed in ink by the person signing the Bid Form. A Bid price shall be indicated for each section listed therein.

13.03 A Bid by a corporation shall be executed in the corporate name by the president or a vice-president or other corporate officer accompanied by evidence of authority to sign. The corporate seal shall be affixed and attested by the secretary or an assistant secretary. The corporate address and state of incorporation shall be shown.

13.04 A Bid by a partnership shall be executed in the partnership name and signed by a partner (whose title must appear under the signature), accompanied by evidence of authority to sign. The official address of the partnership shall be shown.

13.05 A Bid by a limited liability company shall be executed in the name of the firm by a member and accompanied by evidence of authority to sign. The state of formation of the firm and the official address of the firm shall be shown.

13.06 A Bid by an individual shall show the Bidder's name and official address.

13.07 A Bid by a joint venture shall be executed by each joint venturer in the manner indicated on the Bid Form. The official address of the joint venture shall be shown.

13.08 All names shall be printed in ink below the signatures.

13.09 The Bid shall contain an acknowledgment of receipt of all Addenda, the numbers of which shall be filled in on the Bid Form.

13.10 Postal and e-mail addresses and telephone number for communications regarding the Bid shall be shown.

13.11 The Bid shall contain evidence of Bidder's authority and qualification to do business in the state where the Project is located, or Bidder shall covenant in writing to obtain such authority and qualification prior to award of the Contract and attach such covenant to the Bid. Bidder's state contractor license number, if any, shall also be shown on the Bid Form.

ARTICLE 14 – BASIS OF BID; COMPARISON OF BIDS

14.01 *Unit Price*

A. Bidders shall submit a Bid on a unit price basis for each item of Work listed in the Bid schedule.

B. The value of items required by the Contract Documents but not show in the line items on the Bid Form shall be included in the unit price of the line item that relates to this work.

C. The total of all estimated prices will be the sum of the products of the estimated quantity of each item and the corresponding unit price. The final quantities and Contract Price will be determined in accordance with Paragraph 11.03 of the General Conditions.

D. Discrepancies between the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.

14.02 *Allowances*

A. In the amount bid on the Bid Form submitted, the Bidder shall include a **$330,000.00** Contingency Allowance. This allowance is for additional work as directed by the Owner. Monies not utilized by the Owner for this project will be removed from the final contract price at the completion of the project by use of a Change Order.

ARTICLE 15 – SUBMITTAL OF BID

15.01 With each copy of the Bidding Documents, a Bidder is furnished a PDF copy of the Bid Form, and, if required, the Bid Bond Form. The unbound copy of the Bid Form is to be completed and submitted with the Bid security and the following documents:

A. Required Bid security;

B. List of Proposed Subcontractors (if known);

C. List of Proposed Suppliers (if known);

D. List of 5 Project References (Stockbridge reference forms attached – **SECTION XVII. – REFERENCE VERIFICATION AND RELEASE FORM**);

E. Required Bidder Qualification Statement with Supporting Data (Business License, Corporate Resolution to Bid, Financial Statement, Current Workload);

F. Georgia GDOT Prequalification Certificate for roadway construction;

G. Certificate of Insurance (City of Stockbridge listed as Certificate Holder);

H. Contractor Affidavit and Agreement;

I. Subcontractor Affidavit and Agreement (if known);

15.02 A Bid shall be submitted no later than the date and time prescribed and at the place indicated in the advertisement or invitation to bid and shall be submit in Bonfire.

ARTICLE 16 – MODIFICATION AND WITHDRAWAL OF BID

16.01 A Bid may be modified or withdrawn by an appropriate document duly executed in the same manner that a Bid must be executed and delivered to the place where Bids are to be submitted prior to the date and time for the opening of Bids.

16.02 If within 24 hours after Bids are opened any Bidder files a duly signed written notice with Owner and promptly thereafter demonstrates to the reasonable satisfaction of Owner that there was a material and substantial mistake in the preparation of its Bid, that Bidder may withdraw its Bid, and the Bid security will be returned. Thereafter, if the Work is rebid, that Bidder will be disqualified from further bidding on the Work.

ARTICLE 17 – OPENING OF BIDS

17.01 **For your convenience, this Public Bid Opening meeting will be live streamed on Tuesday, September 17, 2024 at 3:00 PM EST via Cisco WebEx. Joining the WebEx meeting will allow you to view the vendors responding to each bid and the bid amount submitted from each vendor. This will replace in-person Bid Openings. To view the Public Bid Opening, please use the following link to access the Cisco WebEx virtual meeting: https://cityofstockbridgega.webex.com/cityofstockbridgega/j.php?MTID=m30e2ce5b2e2c2315559e29d9507886cb and click Join Meeting (meeting number 2634 437 4035 / password: Procurement24).**

ARTICLE 18 – BIDS TO REMAIN SUBJECT TO ACCEPTANCE

18.01 All Bids will remain subject to acceptance for the period of time stated in the Bid Form, but Owner may, in its sole discretion, release any Bid and return the Bid security prior to the end of this period.

ARTICLE 19 – EVALUATION OF BIDS AND AWARD OF CONTRACT (CONTINUED ON NEXT PAGE)

ARTICLE 19 – EVALUATION OF BIDS AND AWARD OF CONTRACT

19.01 Owner reserves the right to reject any or all Bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional Bids. Owner further reserves the right to reject the Bid of any Bidder whom it finds, after reasonable inquiry and evaluation, to not be responsible.

19.02 More than one Bid for the same Work from an individual or entity under the same or different names will not be considered. Reasonable grounds for believing that any Bidder has an interest in more than one Bid for the Work may be cause for disqualification of that Bidder and the rejection of all Bids in which that Bidder has an interest.

19.03 In evaluating Bids, Owner will consider whether or not the Bids comply with the prescribed requirements, and such alternates, unit prices and other data, as may be requested in the Bid Form or prior to the Notice of Award.

19.04 In evaluating Bidders, Owner will consider the qualifications of Bidders and may consider the qualifications and experience of Subcontractors, Suppliers, and other individuals or entities proposed for those portions of the Work for which the identity of Subcontractors, Suppliers, and other individuals or entities must be submitted as provided in the Supplementary Conditions.

19.05 Owner may conduct such investigations as Owner deems necessary to establish the responsibility, qualifications, and financial ability of Bidders, proposed Subcontractors, Suppliers, individuals, or entities proposed for those portions of the Work in accordance with the Contract Documents.

19.06 If the Contract is to be awarded, Owner will award the Contract to the Bidder whose Bid is in the best interests of the Owner.

ARTICLE 20 – CONTRACT SECURITY AND INSURANCE

20.01 Article 5 of the General Conditions, as may be modified by the Supplementary Conditions, sets forth Owner's requirements as to performance and payment bonds and insurance. When the Successful Bidder delivers the executed Agreement to Owner, it shall be accompanied by such bonds.

ARTICLE 21 – SIGNING OF AGREEMENT

21.01 When Owner issues a Notice to Proceed to the Successful Bidder, it shall be accompanied by the required six (6) complete legal sets of the Contract Documents and Technical Specifications with unsigned counterparts of Section VIII – Form of Agreement along with the other Contract Documents which are identified in Section VIII – Form of Agreement as attached thereto. Within fifteen (15) calendar days thereafter, Successful Bidder shall sign and deliver all five (5) complete legal sets of the Contract Documents and Technical Specifications with signed and sealed counterparts of Section VIII – Form of Agreement along with the other Contract Documents which are identified in Section VIII – Form of Agreement to Owner. Within thirty (30) calendar days thereafter, a project Preconstruction Conference will be scheduled and at that meeting the Owner shall deliver two fully signed counterparts to Successful Bidder with a complete set of the Drawings with appropriate identification if required.

INVITATION TO BID

CITY OF STOCKBRIDGE – PROCUREMENT DIVISION
BID ISSUED TO THE PUBLIC: AUGUST 14, 2024

ITB NO: 2024-0006
2025 LMIG PROGRAM

BID DUE DATE: Tuesday, September 17, 2024, at 2:30 PM EST

A Non-Mandatory Prebid Conference:
Tuesday, August 20, 2024, at 10:00 AM EST
via Cisco WebEx online at
https://cityofstockbridgega.webex.com/cityofstockbridgega/j.php?MTID=m5ca514995f5e09d8ae028a1e1435a024 **"Click Join Meeting"**
(Password: Procurement24).

Bids shall only be accepted online through the Bonfire Portal at:
2024 LMIG Program (bonfirehub.com)

Any bid submitted in any other format (email, paper, fax, mail, etc.) will not be accepted.

Sealed unit price bids will be received by the City of Stockbridge, Georgia from prospective contractors for the City of Stockbridge, Georgia's "2025 LMIG PROGRAM" project. The Work includes the furnishing of all necessary machinery, equipment, tools, labor and other construction means, and all materials and equipment required to perform the Work and Specifications and including the placing of the Work into satisfactory operation. The work consists of furnishing and installing all materials, labor, tools, equipment, and related services required for a complete project. This project includes but is not limited to the repair and resurfacing of approximately 6.8 miles of local roadways in accordance with the Contract Documents for the City of Stockbridge's **ITB#2024-0006 "2025 LMIG Program" project.**

The activity is proposed to be funded or partially funded with Georgia Department of Transportation – Local Maintenance & Improvement Grant (LMIG) funds. Bidders must possess a current GDOT Prequalification Certificate. The City of Stockbridge in accordance with Title VI of the Civil Rights Act of 1964 and 78 Stat. 252, 42 USC 2000d—42 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21, Nondiscrimination in federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, or national origin in consideration for an award.

Instructions to Bidders:

1. All communications regarding this solicitation must be with the Purchasing Manager, Shakera Hall, shall@stockbridgega.org .

2. All potential Bidders can obtain a copy of the Bid and Specifications located on the City's website City of Stockbridge, GA | Official Website (stockbridgega.org) under bid opportunities. The City of Stockbridge, Procurement Division administers bids.

3. All questions or requests for clarification must be sent via Bonfire under Message - Opportunity Q&A: 2024 LMIG Program (bonfirehub.com). Questions are due no later than **Tuesday, August 27, 2024, at 4:00 p.m. EST**. Questions received after this date and time may not be answered.

4. Questions and clarifications will be answered in the form of an addendum. Any addenda, schedule changes, and other important information regarding the solicitation related to this solicitation will be posted on the Bonfire website at 2024 LMIG Program (bonfirehub.com) and it is the Offeror's responsibility to check the Bonfire portal for any addendum or other communications related to this solicitation.

5. The Public Bid Opening will be **Tuesday, September 17, 2024, at 3:00 PM EST**. via Cisco WebEx at: https://cityofstockbridgega.webex.com/cityofstockbridgega/j.php?MTID=m30e2ce5b2e2c2315559e29d9507886cb Password: Procurement24

6. The City of Stockbridge reserves the right to reject all bids and to waive technicalities and informalities, and to make award in the best interest of the City of Stockbridge.

7. The City of Stockbridge is not responsible for any technical difficulties. It is highly recommended that all potential contractors submit their bid responses prior to the due date of this solicitation.

Note: For more information, please refer to the Instruction to Bidders and the Contract Documents, which govern and supersede this Invitation to Bid.

SECTION III

BID FORM

CITY OF STOCKBRIDGE

CITY OF STOCKBRIDGE
PROCUREMENT DIVISION

2025 LMIG PROGRAM

ITB NO: 2024-0006

TUESDAY, SEPTEMBER 17, 2024 - 2:30 PM EST

SECTION III
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SECTION III

ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to:

City of Stockbridge, Georgia

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER'S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER'S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, other related data identified in the Bidding Documents, and the following Addenda, receipt of which is hereby acknowledged:

Addendum No.	Addendum Date
1	8/30/2024

B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Bidder has considered the information known to Bidder; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific

means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents; and (3) Bidder's safety precautions and programs.

E. Based on the information and observations referred to in Paragraph 3.01.D above, Bidder does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.

F. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

G. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Engineer is acceptable to Bidder.

1. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;

B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;

C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and

D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and

4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following unit price(s) :

LINE ITEM BID FORM

ITEM NO.:	ESTIMATED QUANTITY	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1.	1	L.S	MOBILIZATION, BONDS AND TRAFFIC CONTROL	$168,121.12	$ 168,121.12
2.	77,940	L.F.	6' MIN. WIDTH EDGE MILLING, 2 ½" DEPTH @ EDGE OF PAVEMENT, FEATHERED TO 0" (INCLUDES REMOVAL OF ANY PAVEMENT INSIDE THE GUTTER AT DRIVEWAYS)	$ 2.61	$ 203,423.40
3.	40	TON	4" RECYCLED ASPHALTIC CONC. PATCH -19.0 MM SUPERPAVE INCL. BITUMINOUS MATERIAL & H LIME	$ 284.79	$ 11,391.60
4.	5,900	TON	ASPHALTIC CONCRETE OPEN GRADED CRACKED RELIEF INTERLAYER, GP BLEND, INCLUDING BITUMINOUS MATERIAL & H LIME (PERMAFLEX)1" RECYCLED ASPHALTIC CONC. OR EQUIVALENT	$ 147.63	$ 871,017.00
5.	9,560	TON	1.5" RECYCLED ASPHALTIC CONC. - 12.5 MM SUPERPAVE INCL. BITUMINOUS MATERIAL & H LIME	$ 124.84	$ 1,193,470.40

SECTION III

6.	60	TON	RECYCLED ASPHALTIC CONC. LEVELING INCL. BITUMINOUS MATERIAL & H LIME	$ 194.90	$ 11,694.00
7.	2,400	GAL	BITUMINOUS TACK COAT @ 0.10 GAL/SQ.YD.	$ 3.24	$ 7,776.00
8.	100	EA.	ADJUST MANHOLE FRAME AND COVER TO FINISHED GRADE W/ APPROVED ADJUSTABLE STEEL EXTENSION RING	$ 566.40	$ 56,640.00
9.	1	EA.	ADJUST WATER/GAS VALVE BOX AND COVER TO FINISHED GRADE W/ APPROVED ADJUSTABLE STEEL EXTENSION RING	$ 513.60	$ 513.60
10.	552	L.F.	GDOT THERMOPLASTIC STOP BAR, 24" WIDE; WHITE	$ 10.30	$ 5,685.60
11.	110	L.F.	GDOT THERMOPLACTIC CROSSWALK STRIPING; WHITE	$ 15.45	$ 1,699.50
12.	11,345	L.F.	GDOT THERMOPLASTIC SOLID LANE EDGE (FOG) LINE 5" WIDE; WHITE	$ 0.52	$ 5,899.40
13.	11,345	L.F.	GDOT THERMOPLASTIC SOLID CENTERLINE 5" WIDE; YELLOW	$ 0.52	$ 5,899.40
14.	3	L.S.	REINSTALLATION OF EXISTING SPEED LIMITING CONTROL DEVICES	$ 575.00	$ 1,725.00
15.	1	L.S.	PROJECT CONTINGENCY ALLOWANCE (FOR USE BY CITY ONLY)	$330,000.00	$330,000.00

Total Base Bid in Words:

Two-million, eight-hundred seventy four thousand, nine-hundred fifty-six dollars, and two cents.

Dollars

In Numbers: $ 2,874,956.02

SECTION III

Unit Prices have been computed in accordance with Paragraph 11.03.B of the General Conditions.

Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

Unit Prices have been computed in accordance with Paragraph 11.03.B of the General Conditions.

Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

ARTICLE 6 – TIME OF COMPLETION

6.01 Bidder agrees that the Work will be substantially complete within **75** calendar days after the date when the Contract Times commence to run as provided in Paragraph 2.03 of the General Conditions, and will be completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions within **90** calendar days after the date when the Contract Times commence to run.

6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 – DEFINED TERMS

7.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 8 – BID SUBMITTAL

9.01 This Bid is submitted by:

If Bidder is:

An Individual

Name (typed or printed): _____

By: _____
(Individual's signature)

Doing business as: _____

A Partnership

Partnership Name: _____

SECTION III

By: _____
(Signature of general partner -- attach evidence of authority to sign)

Name (typed or printed): _____

A Corporation

Corporation Name: Blount Construction Company, Inc.

(SEAL)

State of Incorporation: Georgia

Type (General Business, Professional, Service, Limited Liability): _____

By: _____
(Signature -- attach evidence of authority to sign)

Name (typed or printed): David Faust

Title: President
(CORPORATE SEAL)

Attest _____
Shawn England, Vice President/Secretary

Date of Qualification to do business in Georgia is 8 / 19 /1956.

A Joint Venture

Name of Joint Venture: _____

First Joint Venturer Name: _____
(SEAL)

By: _____
(Signature of first joint venture partner -- attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

SECTION III

Second Joint Venturer Name: _____
_____(SEAL)

By: _____
(Signature of second joint venture partner -- attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

(Each joint venturer must sign. The manner of signing for each individual, partnership, and corporation that is a party to the joint venture should be in the manner indicated above.)

Bidder's Business Address 1730 Sands Place

Marietta, Georgia 30067

Phone No. 770-541-7333 Fax No. 770-541-7340

E-mail David.Faust@blountconstruction.com

SUBMITTED on September 17th, 20 24.

GDOT Prequalification Certificate No. 2BL590.

CORPORATE CERTIFICATE

I, Shawn England, certify that I am the Secretary of the Corporation named as Contractor in the foregoing bid: that David Faust who signed said bid was the President of said Corporation: that said bid was duly signed for and on behalf of said Corporation by authority of its Board of Directors and is within the scope of its corporate powers; that said Corporation is organized under the laws of the State of Georgia.

This 17 *day of* August, *2024*

BLOUNT CONSTRUCTION CO., INC. CORPORATE SEAL 1946 GEORGIA

(Seal)

Shawn England, Secretary

BLOUNT Construction Company, Inc.

1730 Sands Place
Marietta, GA 30067
Phone: 770-541-7333
Fax: 770-541-7340

Subcontractor List

Tidwell Traffic Solutions - Striping

SECTION IV
BID BOND

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

BIDDER *(Name and Address)*:
Blount Construction Company, Inc.
1730 Sands Place, Marietta, GA 30067

SURETY *(Name and Address of Principal Place of Business)*:
Travelers Casualty and Surety Company of America
One Tower Square, Hartford, CT 06183

OWNER *(Name and Address)*:
City of Stockbridge
4640 North Henry Boulevard, Stockbridge, GA, 30281

BID
Bid Due Date: **SEPTEMBER 17, 2024**
Description *(Project Name and Include Location)*:
CITY OF STOCKBRIDGE – 2025 LMIG PROGRAM
ITB NO. 2024-0006

BOND
Bond Number: N/A Bid Bond
Date *(Not earlier than Bid due date)*: September 17th, 2025
Penal sum Five Percent (5%) of Amount Bid (Words) $ (Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

BIDDER	**SURETY**
Blount Construction Company, Inc. (Seal)	Travelers Casualty and Surety Company of America (Seal)
Bidder's Name and Corporate Seal	Surety's Name and Corporate Seal
By: Signature	By: Signature (Attach Power of Attorney)
David Faust	Daniel Yates
Print Name	Print Name
President	Attorney-in-Fact
Title	Title
Attest: Signature	Attest: Signature
Shawn England, Vice President	Elizabeth White
Title	Title

BLOUNT CONSTRUCTION CORPORATION SEAL 1946 GEORGIA

SECTION IV

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond shall be Owner's sole and exclusive remedy upon default of Bidder.

2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.

3. This obligation shall be null and void if:

3.1 Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or

3.2 All Bids are rejected by Owner, or

3.3 Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).

4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.

5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from Bid due date without Surety's written consent.

6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after Bid due date.

7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.

8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.

9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.

10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.

11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Daniel Yates** of **ATLANTA**, **Georgia**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April, 2021**.

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April, 2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**

_____
Anna P. Novik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **17th** day of **September**, **2024**.

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

SECTION IV

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond shall be Owner's sole and exclusive remedy upon default of Bidder.

2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.

3. This obligation shall be null and void if:

3.1 Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or

3.2 All Bids are rejected by Owner, or

3.3 Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).

4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.

5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from Bid due date without Surety's written consent.

6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after Bid due date.

7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.

8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.

9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.

10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.

11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

SECTION V
CONTRACTOR FURNISHED DOCUMENTS

SECTION VI

CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm or corporation that is contracting with the City of Stockbridge, Georgia, has registered with and is participating in a federal work authorization program* [any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603], in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

The undersigned further agrees that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to this contract with City of Stockbridge, Georgia, contractor will secure from each subcontractor(s) similar verification of compliance with O.C.G.A. 13-10-91 on the Subcontractor Affidavit provided in Rule 300-10-01-.08 or a substantially similar form. Contractor further agrees to maintain records of such compliance and provide a copy of each verification to City of Stockbridge, Georgia at the time the subcontractor(s) is retained to perform such service.

129210
EEV/Basic Pilot Program* User Identification Number

BY: Authorized Officer or Agent
(Contractor Name)

9/17/2024
Date

President
Title of Authorized Officer of Contractor

David Faust
Printed Name of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON
THIS THE 17 DAY OF September, 2024

Notary Public I
My Commission Expires: 9-16-2025

KELLEY M RAINE NOTARY PUBLIC CHEROKEE COUNTY GEORGIA MY COMMISSION EXPIRES SEPTEMBER 16, 2025

*As of the effective date of O.C.G.A. 13-10-91, the applicable federal work authorization program is the "EEV/Basic Pilot Program" operated by the U.S. Citizenship and Immigration Services Bureau of the U.S. Department of Homeland Security, in conjunction with the Social Security Administration (SSA).

RETURN THIS FORM WITH PROPOSAL DOCUMENTS

SECTION XVII

REFERENCE VERIFICATION AND RELEASE FORM

SOLICITATION NUMBER: ITB NO.: 2024-0006

PROJECT TITLE: STOCKBRIDGE - 2025 LMIG PROGRAM

BIDDER: Blount Construction Company, Inc.
(List name exactly as provided in Bid Form)

Provide at least five (5) references for the Bidder listed above of work similar to the current project being completed within the last five (5) years. Provide the information requested in the form below for the contact person who will verify the Bidder's experience and ability to perform the type of services listed in the ITB.

REFERENCE NO. 1:

Name of Company/Entity: Forsyth County Procurement Department

Mailing Address: 514 West Maple Street, Suite 104,

City/State/Zip Code: Cumming, GA 30040

Contact Person Name: Tim Allen

Contact Person Title: Assistant Director of Engineering

Contract Person Phone No.: 770-888-8872

Contract Person Email: tallen@forsythco.com

Date Work Performed: various projects 2020-2024

Brief Description of Work Performed: LMIG,Rodway resurfacing, Patching, Milling, Crack Filling/Sealing, Striping, Traffic Control

SECTION XVII

REFERENCE NO. 2:

Name of Company/Entity: City of Dunwoody

Mailing Address: 4800 Ashford Dunwoody Road.

City/State/Zip Code: Dunwoody, GA 30338

Contact Person Name: David Ayers

Contact Person Title: Senior Construction Manager

Contract Person Phone No.: 678-382-6854

Contract Person Email: David.Avers@dunwoodyga.gov

Date Work Performed: various projects 2020-2024

Brief Description of Work Performed: Milling, Asphalt Paving, FDR,Resurfacing, Patching Milling, Traffic Control, Curb&Gutter, Sidewalk

REFERENCE NO. 3:

Name of Company/Entity: Coweta County

Mailing Address: 21 East Washington Street,

City/State/Zip Code: Newnan, GA 30263

Contact Person Name: Todd Handley

Contact Person Title: Public Works Director

Contract Person Phone No.: 770-254-3775

Contract Person Email: thandley@coweta.ga.us

Date Work Performed: various 2021-2024

Brief Description of Work Performed: Roadway Resurfacing, FDR, Patching, Milling, Resurfacing, Shoulder Paving/Reconstruction,

SECTION XVII

REFERENCE NO. 4:

Name of Company/Entity: City of Milton

Mailing Address: 2006 Heritage Walk

City/State/Zip Code: Milton, GA 30004

Contact Person Name: Matthew Fallstrom

Contact Person Title: Public Works Director

Contract Person Phone No.: 678-242-2558

Contract Person Email: Matthew.Fallstrom@cityofmiltonga.us

Date Work Performed: various projects 2020-2024

Brief Description of Work Performed: Reclamation, Milling, Resurfacing, Curb&Gutter, Sidewalks, Traffic Signals, Traffic Control, Paving

REFERENCE NO. 5:

Name of Company/Entity: Henry County

Mailing Address: 140 Henry Parkway,

City/State/Zip Code: McDonough, Georgia 30253

Contact Person Name: Donna Holder

Contact Person Title: Assistant Director

Contract Person Phone No.: 770-288-6264

Contract Person Email: djholder@co.henry.ga.us

Date Work Performed: various projects 2021-2023

Brief Description of Work Performed: Resurfacing, Patching, Crack Filling, Milling, Striping, Traffic Control

SECTION XVII

REFERENCE VERIFICATION RELEASE STATEMENT

The Bidder listed below hereby authorizes the City of Stockbridge and its Representatives to contact the references provided for this bid and any additional parties that may be encountered/discovered during the reference conformation process.

BIDDER: Blount Construction Company, Inc.
(List name exactly as provided in Bid Form)

SIGNED BY: David Faust, President
(Printed name and title)

AUTHORIZED SIGNATURE: _____ **DATE:** 9/17/2024

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/14/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Yates, LLC 2800 Century Parkway NE Suite 300 Atlanta GA 30345-	**CONTACT NAME:** **PHONE (A/C, No, Ext):** 404-633-4321 **FAX (A/C, No):** 404-633-1312 **E-MAIL ADDRESS:** certs@yatesins.com
INSURED BLOUCO01-C Blount Construction Co Inc 1730 Sands Place Marietta GA 30067	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** BITCO National Insurance Company — 20109 **INSURER B :** Great American Insurance Company — 16691 **INSURER C :** BITCO General Insurance Corporation — 20095 **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1794239984 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			CLP3737770	1/1/2024	1/1/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
C	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY			CAP3737771	1/1/2024	1/1/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $ $
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			TUU033025215	1/1/2024	1/1/2025	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC3737769	1/1/2024	1/1/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Subject to policy terms, conditions, forms and exclusions, the insurance coverages afforded by the policies above include the following when required by written contract for the certificate holder and/or entities listed below: Blanket Additional Insured in regards to General Liability for ongoing and completed operations and Automobile Liability; Blanket Primary and Non-Contributory in regards to General Liability; Blanket Waiver of Subrogation in regards to General Liability, Automobile Liability and Workers' Compensation; Per Project Aggregate applies to the General Liability. Umbrella is subject to policy limits, forms, terms, conditions, and exclusions.

See Attached...

CERTIFICATE HOLDER

City of Stockbridge
4640 N. Henry Blvd.
Stockbridge GA 30281

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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BLOUNT Construction Company, Inc.

CONTRACTOR'S CERTIFIED QUALIFICATION STATEMENT

Submitted on behalf of

Blount Construction Company, Inc.
1730 Sands Place, Marietta, GA 30067
Phone: 770-541-7333 / Fax: 770-541-7340

The Company is a Georgia corporation. It was incorporated under its present name in 1956, after operating as George C. Blount & Son Inc. for approximately 10 years.

Organization/Management Structure:

Name	Experience	Title
David Faust	29 years	President
Greg Schultz	32 years	Sr VP Fleet & Equipment/Secretary
Shawn England	29 years	VP Estimating & Contract
Mitch Matthews	16 years	Treasurer
Jason Walker	25 years	VP Base & Paving
Erik van der Heijden	18 years	Estimator /Project Manager
Antwane Calloway	26 years	Estimator /Project Manager
Peter Psyhogios	5 years	Estimator /Project Manager
Blake Merritt	5 years	Estimator /Project Manager
Doug Myers	32 years	Superintendent
Raul Chavarria J	36 years	Superintendent
Jason Johnston	28 years	Superintendent
Michael Ozburn	14 years	Asst Superintendent
Brad Ketner	33 years	Safety Manager

Blount Construction currently has 170 full time employees, the employees assigned to this project will have extensive experience in all types of work. Blount has been providing service for 70 years. Employees are certified in Traffic control, First Aid, CPR and numerous certifications as required in the industry.

The Company is capable of performing the following work with its own forces:

Public Works Road Maintenance Crews
Site Work Contract Management and Supervision
Clearing, Grubbing, Grading, and Erosion Control
Storm Drainage and Sanitary Sewer
Concrete Curb and Paving
Stone Base and Asphalt Paving
Soil Cement Base
Stabilization of Unsuitable Subgrade for Grading or Paving
In-Place reclaiming of Asphalt Paving

The Company is an Prequalified Contractor by the Georgia Department of Transportation, with a current capacity rating of $480.5 million.

Project Point of Contact: Jason Walker, Vice President Jason.Walker@blountconstruction.com (770) 541-7333

Other Facilities: Cumming Asphalt Plant (770-887-0579)
911 Canton Hwy, Cumming, GA 30040

Other Facilities: Rome Asphalt Plant (706-234-4051)
3990 Martha Berry Hwy, Rome, GA 30165

Shop & Equipment Yard (770-564-0431)
5200 Webb Pkwy, Lilburn, GA 30130

Legal Actions: Blount Construction Company, Inc. has not had any legal actions on any past or current projects.

Equipment: All equipment is owned.

Insurance Agent: Yates Insurance Agency
2800 Century Pkwy NE, Suite 300
Atlanta, GA 30345
David Rawson
404-633-4321

CPA: Smith, Adcock & Company
6120 Powers Ferry Rd., Suite 250
Atlanta, Georgia 30339
Jeff Woolums
404-252-2208

Project References: City of Dunwoody - **Various FDR, Resurfacing, Paving Projects 22-24**
4800 Ashford Dunwoody Road Dunwoody, GA 30338
David Ayers: 678-382-6854

City of Milton - **Various FDR, Resurfacing, Paving Projects 22-24**
2006 Heritage Walk
Milton, GA 30004
Matthew Fallstrom: 678-242-2558

Coweta County - **Various FDR, Resurfacing, Paving Projects 22-24**
22 East Broad Street
Newnan, GA 30263
Bob Palmer: 770-683-7623

COBB COUNTY
OCCUPATION TAX CERTIFICATE

P.O. BOX 649 MARIETTA, GEORGIA 30061-0649
(770) 528-8410

NOT TRANSFERABLE

BUSINESS LOCATION
1730 SANDS PL
DATE ISSUED
01-01-2024

D/B/A BLOUNT CONSTRUCTION CO INC
BLOUNT CONSTRUCTION CO INC
1730 SANDS PL
MARIETTA, GA 30067

CERTIFICATE NUMBER
123931
FOR YEAR
2024
CERTIFICATE EXPIRES
12-31-2024

TYPE **GENERAL**

CERTIFICATE MUST BE DISPLAYED
THIS CERTIFICATE IS NOT VALID IF OWNERSHIP OR BUSINESS LOCATION CHANGES
PROFESSIONALS & ATTORNEYS AT LAW ARE NOT REQUIRED TO DISPLAY

BUSINESS DESCRIPTION

CLASSIFICATION CODE	CLASSIFICATION NAME	AMOUNT
655201	LAND DEVELOPMENT	0.00

4332 0.00	4312 0.00	4314 0.00	4316 0.00	4318 0.00	SUB TOTAL $	0.00
4545 0.00					PENALTY $	0.00
					INTEREST $	0.00
					TOTAL $	0.00

CD - Bus License Certificate,123931,2024,BLOUNT CONSTRUCTION CO INC

Elissia Wells
BUSINESS LICENSE DIVISION MANAGER

VG
AUTHORIZED INITIALS

IMPORTANT NOTICE

1. Interest as provided by law will be imposed for failure to renew certificate prior to expiration date.
2. Please document to Cobb County Business License Office when business goes out of business.
3. Please provide written notification of any change in address or ownership change. A fee of $10 will be charged to reprint certificate.
4. Please contact the business license office if you have not received a renewal notice two weeks prior to expiration of certificate.
5. Interest can not be waived despite failure to receive renewal notice. Contact the business license office for fee information.

PLACE ON DISPLAY

247162

Georgia Department of Transportation

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

July 18, 2024

CERTIFICATE OF QUALIFICATION
Vendor ID: 2BL590

Blount Construction Company, Inc.
1730 Sands Place
Marietta, GA 30067

In accordance with The Rules and Regulations governing the Prequalification of Prospective Bidders, the Georgia Department of Transportation has assigned the following Rating. This Certificate of Qualification is effective on the date of issue stated above and cancels and supersedes all Certificates previously issued:

MAXIMUM CAPACITY RATING:	**$480,500,000.00**
CERTIFICATE EXPIRES:	**June 30, 2026**
PRIMARY WORK CLASS/CODE:	**400**
SECONDARY WORK CLASS(ES)/CODE(S):	**205, 209, 301, 310, 424, 432, 441 and 550**

The total amount of incomplete work, regardless of its location and with whom it is contracted, whether in progress or awarded but not yet begun, shall not exceed the Maximum Capacity Rating. If dissatisfied with the Rating, we direct you to the Appeals Procedures in §672-5-.08 (1) & (2) and §672-1-.05, Rules of the State Department of Transportation.

A Prequalified Contractor may request an extension of its current prequalification **prior** to the expiration date of the prequalification by providing the Department with the following information: the amount of time requested for the extension (either 30, 60 or 90 days), the reason for the extension request and the original expiration date of the prequalification. The Department in its discretion will determine whether the extension should be granted and will notify the Contractor of its determination.

Allowing approved prequalification to lapse will leave the Contractors without the ability to bid work until such time as the standing returns to an approved status. If you desire to apply at some intermediate period before the expiration date, your Rating will be reviewed based on the new application.

This Prequalification Certificate is issued for contractors to be eligible for work with the Georgia Department of Transportation (GDOT) only. GDOT does not certify contractors as eligible to do business with entities other than GDOT. *Work class codes are for reference only and do not represent a certification to be provided in support of contractor ability or NAICS code determinations. NAICS Codes are assigned by the office of Equal Employment Opportunity.*

Sincerely,

Patrick Allen, P.E.
Chairman, Prequalification Committee/Contractors

PA:TKA

Stockbridge
Where Community Connects

DATE: August 30, 2024

TO: All Offerors'

FROM: City of Stockbridge Procurement Department

RE: ITB No. 2024-0006, 2025 LMIG Program

Please see Addendum No. 1 for the above-referenced solicitation.

1. The following change has been made to the above-referenced solicitation.

Questions and Answers

2. All other terms and conditions remain the same.

ADDENDUM NO. 1
Invitation to Bid, No. 2024-0006
2025 LMIG PROGRAM
REVISED 8/30/2024

A. The following are questions received and City of Brookhaven responses for the above-referenced solicitation:

1. How long can roads stay milled before we pave?
   Based on previous experience with the City's executed LMIG projects, roads have been milled and paved either in the same day or within 24 hours. To answer your question, no code or requirement defines the amount of time a surface can remain in the milled state. Barring any areas of excessive repair such as patching or exposed base materials, the milled surface can remain in that state for an extended period of time.

2. What are the work hours for this project?
   The City of Stockbridge has project work hours of 7:00 AM to 6:00 PM Monday through Saturday. Additional work hours may be requested in writing and this request will be reviewed by the Owner and the Owner's Representative prior to modifications. This is defined as presented in the Preconstruction Conference agendas from all projects, including the 2022 and 2024 LMIG projects, Falcon Design Consultants has executed on behalf of the City of Stockbridge.

3. Will Briarwood and Lynwood be covered in the offseason?
   Temporary striping is required in all locations in the same, or similar style as previously existed, prior to alteration of the surface course asphalt. Per state and local requirements for road construction, all surface course asphalt must remain without permanent striping for a period of no less than fourteen (14) days after the application of the surface course asphalt.

4. Will a shuttle buggy be required for this project?
   Shuttle service has not been required by previous LMIG, or other road construction projects, within the City of Stockbridge. Given the pace of work previously experienced in similar contracts, the use of a shuttle service has not been required or necessary.

5. Can temporary tripod advanced warning signs be used in place of post-mounted signs?
   Temporary signage is a requirement of all traffic control plans in accordance with the MUTCD. Traffic control plans in accordance with the MUTCD are a requirement of all City of Stockbridge projects, as outlined in the contract documents. The method in which signage is displayed is at the discretion of the contractor performing the work so long as all signage is displayed in accordance with the requirements of the contract documents.

6. Under SECTION XV, Testing, does the city require any additional testing other than daily samples? If so, please advise.
   "Daily samples" of hot mix asphalt are not taken due to the requirement in the contract mandating the submittal of the asphalt mix composition prior to the start of construction activities as an initial project submittal. Mix tickets are to be retained by the contractor on a daily basis and remitted to Falcon Design Consultants for record and verification.

7. Lake Drive limits of the proposed work tell us from Lambert Drive to Lake Terrace. However, we are unable to find a Lake Drive that connects to any of the roads described. Can you please provide more information about this?
   Please see the below attached map.



FALCON DESIGN

*ENGINEERING * LAND PLANNING * SURVEYING *
*CONSTRUCTION MANAGEMENT * LANDSCAPE ARCHITECTURE*
WWW.FDC-LLC.COM

October 10, 2024

Ms. Shakera Hall
Procurement Manager
4640 North Henry Boulevard
Stockbridge, GA 30281

RE: City of Stockbridge
2025 LMIG Project ITB No.: 2024-0006
Recommendation of Award

Dear Ms. Hall:

Falcon Design Consultants, LLC (FDC) has reviewed the project bid tabulation provided by the City and the reference verification information for Blount Contruction Company, Inc. for the City of Stockbridge's "2025 LMIG Program" project.

FDC takes no exception to the reference information provided by Blount Construction Company, Inc..

Other than for Blount Construction Company, Inc., complete bids including, but not limited to, certificates of insurance, financial capabilities, company information, reference verifictions, GDOT contractor's numbers or any additional requirements as outlined in the contract document's "Instructions to Bidders" submitted by any bidders for this project, have not been received by FDC; therefore FDC is unable to provide a formal recommendation of award for the project.

Should you have any questions, please contact us at 770-389-8666.

Sincerely,

J. Brett Hanes
Senior Project Manager

Attachments: Bid Tabulation – City of Stockbridge, Georgia – 2025 LMIG Program ITB No.: 2024-0006
Reference Verification – City of Stockbridge, Ga – 2025 LMIG Program ITB No.:2024-0006

CC: Decius Aaron – Public Works Director

City of Stockbridge
ITB NO. 24-0006, LMIG PROGRAM
Bid Tab

NAME OF BIDDER	Total Cost	Comments
Blount Construction Company Inc.	$ 2,874,956.02	
East Coast Grading, Inc	$ 2,938,396.00	
Stewart Brothers, Inc	$ 2,948,733.50	
Atlanta Paving and Concrete Construction	$ 2,971,335.38	
C.W. Matthews Contracting Co., Inc.	$ 3,090,331.54	
McLeRoy, Inc.	$ 3,171,323.00	
Summit Construction and Development	$ 3,220,552.00	

Stockbridge
Where Community Connects

October 17, 2024

SENT VIA ELECTRONIC AND U.S. MAIL

David Faust
Blount Construction Company, Inc.
1730 Sands Place
Marietta, GA 30067
jasonwalker@blountconstruction.com

RE: RFP NO. 2024-0006, 2025 LMIG Program – Intent to Award

In compliance with solicitation conditions, as described in the above-referenced Invitation to Bid, this letter shall serve as official notification of the City of Stockbridge intent to enter into a contract with your company.

The contract for which you are being considered for award, is estimated to be in the amount of $2,874,956.02.

In further compliance with the City of Stockbridge solicitation conditions, you may now proceed with acquiring and providing (within five (5) days) the following documents as outlined in the solicitation conditions:

1. Original Certificate of Insurance (COI) as indicated below, executed by an authorized representative of insurer:
    - Workers ' Compensation
    - Comprehensive General Liability (if applicable)
    - Automotive Liability (Owned, hired, and non-owned)
    - Professional Liability
2. Payment and Performance Bond (See Attachment)
3. Following Documents:
    - W9
    - E- Verify (Subcontractor if applicable)
    - Section VIII- Form of Agreement (See Attachment)

Thank you for your interest in doing business with the City of Stockbridge.

Sincerely,

Shakera Hall

Shakera Hall
Procurement Manager

City of Stockbridge

AGENDA ITEM

MEETING DATE

December 8, 2025

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☑	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works

ITEM/PROJECT/EVENT:

Installation of by-pass connections and the purchase of two (2) diesel bypass pumps.

BACKGROUND INFORMATION:

The Georgia EPD is requiring the City to install by-pass pump connections at the Walter Way, Pineview, Memorial Park, Rock Quarry, Lexington Park, Southwinds, and Willow Springs liftstations and purchase two (2) diesel pumps to reduce the possibility of sewer spills. The pumps can also be used in the event of power failures.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880 / eSigned via GovOS.com Frank S. Milazi Key: 7ed53636-d898-4ade-b417-932d73311167

CITY TREASURER eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☑ FINANCIAL IMPACT ☐ N/A

AMOUNT:

$256,216.00

ATTACHMENTS: ☑

ITEM/PROJECT/EVENT:

Installation of by-pass connections and the purchase of two (2) diesel bypass pumps.

STAFF RECOMMENDATION:

Public Works staff recommends approval of this item to comply with Georgia EPD requirements.

eSigned via GovOS.com

Decius T. Aaron

Key: 7cb6a9e3-7863-4556-a458-502734485a99

From: Sol Construction LLC
4120 Presidential Parkway, Suite 115
Atlanta, GA 30340

Proposal for Change No. 03

To Owner	**City of Stockbridge** **Kevin Miller** 4640 North Henry Blvd Stockbridge, GA 30281	Via	**Carter & Sloope, Inc.** **Chad Peden** 1031 Stonebridge Parkway Watkinsville, GA 30677

Project	Walter Way, Pine View and Memorial Park Lift Station Rehabs for the city of Stockbridge		
Date:	10/31/2025		
Drawings	6,9,12,16,17,18	Specifications	02530-Sanitary Sewer Collection System
Short Description	Proposed bypass connection modifications		

Description of change:
Per engineer request and drawings sent, modifications to proposed and exisiting bypass connections at various lift stations to be made and incorporated in current contract amount.

Scope:

Walter Way L.S. : Modify proposed bypass connection plan to include a bauer-type quick disconnect
PineView L.S.:Modify proposed bypass connection plan to include a bauer-type quick disconnect
Memorial Park L.S.: Modify proposed bypass connection plan to utilize a 6"x4" reducing 90 and a 6" bauer-type quick disconnect
Rock Quarry L.S.: Install new bypass connection
Lexington Park L.S.: Install new bypass connection
Southwinds L.S.: Replace existing 4" 90 bend at bypass connection with a 6"x4" reducing 90 and a 6" bauer-type quick disconnect
Willow Springs L.S.: Replace existing 6" 90 bend at bypass connection with a 6"x8" reducing 90 and a 8" bauer-type quick disconnect
Diesel bypass pumps purchase

Clarifications

Vac truck by owner
We included 2 days of diesel bypass pumps assistance during start-up
Diesel fuel for pump start-up is not included

Amount of change	$257,216.00
Additional days	24

X	We request your approval prior to proceeding with the work.
	We are proceeding with the change listed above based on previous approval.
	Other

Submitted by:

ELEMER ESCRUCERIA

Elemer Escruceria, Sol Construction

Approved by Engineer/Owner

Name:

Date:

Sol Construction
Atlanta, GA

Project:	Walter Way, Pine View and Memorial Park Lift Station Rehabs f
Change Order request no:	3
Date:	10/31/2025
Description:	Proposed bypass connection modifications

Recap

Item	Description	Unit	Quanity	Unit Price	Extension	Days
1	WW, PV and MP L.S. bypass connection modifications	LS	1	$3,383.00	$3,383.00	1
2	Rock Quarry and Lexington Park L.S. bypass connection	LS	1	$50,634.00	$50,634.00	21
3	Southwinds and Willow Springs L.S. bypass connection modifications	LS	1	$5,712.00	$5,712.00	1
4	Diesel bypass pumps	LS	1	$197,487.00	$197,487.00	1
5	0	0	0		$0.00	0
6	0	0	0		$0.00	0
7	0	0	0		$0.00	0
8	0	0	0		$0.00	0
				Total	$257,216.00	24

Sol Construction
Atlanta, GA

Project:	Walter Way, Pine View and Memorial Park Lift Station Reha
Change Order request no:	3
Date:	10/31/2025
Description:	Proposed bypass connection modifications

Item No	1	Description:	WW, PV and MP L.S. bypass connection modifications		
Unit	LS	Quantity	1	Unit Price	$3,383

Materials	Unit	Quantity	Unit Price	Extension
8" Flange kits	EA	1.00	$64.17	$64
6" Flange kits	EA	2.00	$60.68	$121
8" Bauer-Type Quick disconnect for bypass connection	EA	1.00	$565.32	$565
8" Female cap	EA	1.00	$108.29	$108
6" Bauer-Type Quick disconnect for bypass connection	EA	2.00	$286.76	$574
6" Female cap	EA	2.00	$67.66	$135
			Subtotal	$1,568
		Tax	8%	$125
			Materials	$1,693

Equipment Rental	Unit	Quantity	Unit Price	Extension
				$0
				$0
				$0
			Subtotal	$0
		Tax	8%	$0
			Equipment Rental	$0

Labor	Unit	Quantity	Unit Price	Extension
Superintendent	HR	8.00	$95.00	$760
Equipment Operator			$45.00	
Tech I	HR	8.00	$33.00	$264
Tech II	HR	8.00	$28.00	$224
Field Engineer			$65.00	
			Subtotal	$1,248
			Labor	$1,248

Subcontracted Work	Unit	Quantity	Unit Price	Extension
			Subcontract	$0

Additional Days	1

Subtotal material, labor and equipment		$2,941
Contractor's Mark Up (M, L, E)	15%	$441
Subtotal Subcontractor's work		$0
Contractor's Mark Up (sub)	15%	$0
Subtotal		$3,383
Total		$3,383

Sol Construction
Atlanta, GA

Project:	Walter Way, Pine View and Memorial Park Lift Station Reh
Change Order request no:	3
Date:	10/31/2025
Description:	Proposed bypass connection modifications

Item No	2	Description:	Rock Quarry and Lexington Park L.S. bypass connection		
Unit	LS	Quantity	1	Unit Price	$50,634

Materials	Unit	Quantity	Unit Price	Extension
				$0
Piping and valves for new bypass connections	LS	1.00	$13,656.18	$13,656
				$0
				$0
				$0
			Subtotal	$13,656
			Tax 8%	$1,092
			Materials	$14,749

Equipment Rental	Unit	Quantity	Unit Price	Extension
Excavator 10,000# / 55' Reach Cat TI1055	Week	2.00	$4,595.52	$9,191
			Subtotal	$9,191
			Tax 8%	$735
			Equipment Rental	$9,926

Labor	Unit	Quantity	Unit Price	Extension
Superintendent	HR	80.00	$95.00	$7,600
Equipment Operator	HR	80.00	$45.00	$3,600
Tech I	HR	80.00	$33.00	$2,640
Tech II	HR	80.00	$28.00	$2,240
Field Engineer			$65.00	
			Subtotal	$16,080
			Labor	$16,080

Subcontracted Work	Unit	Quantity	Unit Price	Extension
Concrete for bypass connection base and thrust blocks	LS	1.00	$2,774.86	$2,775
Painting w/epoxy of above ground piping	LS	1.00	$500.00	$500
			Subcontract	$3,275

Additional Days	21

Subtotal material, labor and equipment		$40,755
Contractor's Mark Up (M, L, E)	15%	$6,113
Subtotal Subcontractor's work		$3,275
Contractor's Mark Up (sub)	15%	$491
Subtotal		$50,634
Total		$50,634

Sol Construction
Atlanta, GA

Project:	Walter Way, Pine View and Memorial Park Lift Station Reh
Change Order request no:	3
Date:	10/31/2025
Description:	Proposed bypass connection modifications

Item No	3	Description:	Southwinds and Willow Springs L.S. bypass connection modifications		
Unit	LS	Quantity	1	Unit Price	$5,712

Materials	Unit	Quantity	Unit Price	Extension
Fittings and Accessories for bypass modifications	LS	1.00	$3,154.21	$3,154
			Subtotal	$3,154
			Tax 8%	$252
			Materials	$3,407

Equipment Rental	Unit	Quantity	Unit Price	Extension
			Subtotal	$0
			Tax 8%	$0
			Equipment Rental	$0

Labor	Unit	Quantity	Unit Price	Extension
Superintendent	HR	10.00	$95.00	$950
Equipment Operator			$45.00	
Tech I	HR	10.00	$33.00	$330
Tech II	HR	10.00	$28.00	$280
Field Engineer			$65.00	
			Subtotal	$1,560
			Labor	$1,560

Subcontracted Work	Unit	Quantity	Unit Price	Extension
			Subcontract	$0

Additional Days	1

Subtotal material, labor and equipment		$4,967
Contractor's Mark Up (M, L, E)	15%	$745
Subtotal Subcontractor's work		$0
Contractor's Mark Up (sub)	15%	$0
Subtotal		$5,712
Total		$5,712

Sol Construction
Atlanta, GA

Project:	Walter Way, Pine View and Memorial Park Lift Station Reha
Change Order request no:	3
Date:	10/31/2025
Description:	Proposed bypass connection modifications

Item No	4	Description	Diesel bypass pumps		
Unit	LS	Quantity	1	Unit Price	$197,487

Materials	Unit	Quantity	Unit Price	Extension
Diesel bypass pumps	LS	1.00	$167,210.00	$167,210
OCI - SHIPPING & HANDLING	LS	1.00	$5,000.00	$5,000
			Subtotal	$172,210
			Tax 8%	$13,377
			Materials	$185,587

Equipment Rental	Unit	Quantity	Unit Price	Extension
			Subtotal	$0
			Tax 8%	$0
			Equipment Rental	$0

Labor	Unit	Quantity	Unit Price	Extension
Superintendent	HR	16.00	$95.00	$1,520
Equipment Operator			$45.00	
Tech I	HR	16.00	$33.00	$528
Tech II	HR	16.00	$28.00	$448
Field Engineer			$65.00	
			Subtotal	$2,496
			Labor	$2,496

Subcontracted Work	Unit	Quantity	Unit Price	Extension
			Subcontract	$0

Additional Days	1

Subtotal material, labor and equipment		$188,083
Contractor's Mark Up (M, L, E)	5%	$9,404
Subtotal Subcontractor's work		$0
Contractor's Mark Up (sub)		$0
Subtotal		$197,487
Total		$197,487

QUOTES

FERGUSON WATERWORKS

FEL-GEORGIA WATERWORKS #554
4655 BUFORD HIGHWAY
NORCROSS, GA 30071-2810

Phone: 770-248-9037
Fax: 770-840-9867

Deliver To:
From: **Adam Godfrey**
adam.godfrey@ferguson.com
Comments:

FEL-GEORGIA WATERWORKS #554
Price Quotation
Phone: 770-248-9037
Fax: 770-840-9867

Bid No: B625450
Bid Date: 02/14/25
Quoted By: JAG

Cust Phone: 770-455-1822
Terms: NET 10TH PROX

Customer: SOL CONSTRUCTION LLC
4120 PRESIDENTIAL PKWY STE 1
WALTER WAY LS REHAB
ATLANTA, GA 30340

Ship To: SOL CONSTRUCTION LLC
4120 PRESIDENTIAL PKWY STE 1
WALTER WAY LS REHAB
ATLANTA, GA 30340

Cust PO#:

Job Name: WALTER WAY LS REHAB

Item	Description	Quantity	Net Price	UM	Total
	=====				
	WALTER WAY				
	=====				
D800ALAL	ALUM 150# FF FLG X MALE ADPT 8	1	565.320	EA	565.32
FNWCGDCALX	8 ALUM DUST CAP	1	108.290	EA	108.29
FNWNBGS61RF8X	8 316 SS 150# RR FF 1/8 FLG PKG	1	64.170	EA	64.17
	=====				
	SUBTOTAL				737.78
	=====				
	PINE VIEW				
	=====				
D600ALAL	6 ALUM ADPT X 150# ASA FLG DRILL	1	286.760	EA	286.76
FNWCGDCALU	6 ALUM DUST CAP	1	67.660	EA	67.66
FNWNBGS61RF8U	6 316 SS 150# RR FF 1/8 FLG SET	1	60.680	EA	60.68
	=====				
	SUBTOTAL				415.10
	=====				
	MEMORIAL PARK				
	=====				
D600ALAL	6 ALUM ADPT X 150# ASA FLG DRILL	1	286.760	EA	286.76
FNWCGDCALU	6 ALUM DUST CAP	1	67.660	EA	67.66
FNWNBGS61RF8U	6 316 SS 150# RR FF 1/8 FLG SET	1	60.680	EA	60.68
	=====				
	SUBTOTAL				415.10
	=====				
	ROCK QUARRY LS				
	=====				
MJTP4LAU	6 MJ C153 P-401 TEE L/A	1	685.850	EA	685.85
AFT350PP4U	6 CL350 P-401 DI FASTITE PIPE	20	52.060	FT	1041.20
SP-MJPVU	6" MJ PLUG VALVE	1	1530.670	EA	1530.67
MJ9P4LAU	6 MJ C153 P-401 90 BEND L/A	1	567.680	EA	567.68
FPPP4UU	6X6'0 FLGXPE P-401 BT DI SPL	1	1205.600	EA	1205.60
F9P4U	6 DI 125# FLG P-401 90 BEND	1	777.200	EA	777.20
D600DLAL	6 ALUM COUP X 150# ASA FLG DRILL	1	286.760	EA	286.76
FNWCGDCALU	6 ALUM DUST CAP	1	67.660	EA	67.66
SSLDEP6	6 DI MJ WDG REST GLND PK *ONELOK	7	67.730	EA	474.11

HOW ARE WE DOING? WE WANT YOUR FEEDBACK!
Scan the QR code or use the link below to
complete a survey about your bids:
https://survey.medallia.com/?bidsorder&fc=554&on=67364

FERGUSON WATERWORKS

FEL-GEORGIA WATERWORKS #554
Price Quotation

Fax: 770-840-9867

08:11:30 OCT 20 2025
Reference No: B625450

Item	Description	Quantity	Net Price	UM	Total
FNWNBGS61RF8U	6 316 SS 150# RR FF 1/8 FLG SET	2	60.680	EA	121.36
	=====				
	SUBTOTAL				6758.09
	=====				
	LEXINGTON PARK LS				
	=====				
MJTP4LAU	6 MJ C153 P-401 TEE L/A	1	685.850	EA	685.85
AFT350PP4U	6 CL350 P-401 DI FASTITE PIPE	20	52.060	FT	1041.20
SP-MJPVU	6" MJ PLUG VALVE	1	1530.670	EA	1530.67
PSVB562SW	2PC SCRW 16T/24B COMP CI VLV BX WTR	1	110.000	EA	110.00
GWUVB1000	*NAS 24 RND VLV BX COLL	1	30.000	EA	30.00
MJ9P4LAU	6 MJ C153 P-401 90 BEND L/A	1	567.680	EA	567.68
FPPP4UU	6X6'0 FLGXPE P-401 BT DI SPL	1	1205.600	EA	1205.60
F9P4U	6 DI 125# FLG P-401 90 BEND	1	777.200	EA	777.20
D600DLAL	6 ALUM COUP X 150# ASA FLG DRILL	1	286.760	EA	286.76
FNWCGDCALU	6 ALUM DUST CAP	1	67.660	EA	67.66
SSLDEP6	6 DI MJ WDG REST GLND PK *ONELOK	7	67.730	EA	474.11
FNWNBGS61RF8U	6 316 SS 150# RR FF 1/8 FLG SET	2	60.680	EA	121.36
	=====				
	SUBTOTAL				6898.09
	=====				
	SOUTHWINDS LS				
	=====				
F9P4UP	6X4 DI 125# FLG P-401 90 BEND	1	774.300	EA	774.30
D600DLAL	6 ALUM COUP X 150# ASA FLG DRILL	1	286.760	EA	286.76
FNWCGDCALU	6 ALUM DUST CAP	1	67.660	EA	67.66
FNWNBGS61RF8U	6 316 SS 150# RR FF 1/8 FLG SET	1	60.680	EA	60.68
FNWNBGS61RF8P	4 316 SS 150# RR FF 1/8 FLG PKG	1	38.250	EA	38.25
	=====				
	SUBTOTAL				1227.65
	=====				
	WILLOW SPRINGS LS				
	=====				
F9P4XU	8X6 DI 125# FLG P-401 90 BEND	1	1128.100	EA	1128.10
D800ALAL	ALUM 150# FF FLG X MALE ADPT 8	1	565.320	EA	565.32
FNWCGDCALX	8 ALUM DUST CAP	1	108.290	EA	108.29
FNWNBGS61RF8U	6 316 SS 150# RR FF 1/8 FLG SET	1	60.680	EA	60.68
FNWNBGS61RF8X	8 316 SS 150# RR FF 1/8 FLG PKG	1	64.170	EA	64.17
	=====				
	SUBTOTAL				1926.56

Net Total:	$18378.37
Tax:	$1470.24
Freight:	$0.00
Total:	$19848.61

HOW ARE WE DOING? WE WANT YOUR FEEDBACK!
Scan the QR code or use the link below to
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https://survey.medallia.com/?bidsorder&fc=554&on=67364

FERGUSON WATERWORKS

FEL-GEORGIA WATERWORKS #554
Price Quotation

Fax: 770-840-9867

08:11:30 OCT 20 2025
Reference No: B625450

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

Due to the uncertain impact of potential tariffs, Ferguson's quotation/proposal has not included any provision or contingency for future tariffs or increase of existing tariffs. Ferguson reserves the right to adjust prices to reflect the impact of any new or increased tariffs that affect our costs at the time of shipment. Ferguson will provide notice of any such adjustments along with documentation supporting the changes.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE//VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at https://www.ferguson.com/content/website-info/terms-of-sale
Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.

HOW ARE WE DOING? WE WANT YOUR FEEDBACK!
Scan the QR code or use the link below to complete a survey about your bids:
https://survey.medallia.com/?bidsorder&fc=554&on=67364

QUOTATION

Goforth Williamson, Inc
373 Odell Road
Griffin, GA 30224
US
(770) 467-0303

Quote Number	
10797196	
Quote Date	Page
10/30/2025	1 of 4

Quote Expires On: 11/29/2025

BILL TO:

Sol Construction, LLC
4120 Presidential Pkwy, #115
Atlanta, GA 30340
US

770-455-1822

SHIP TO:

Sol Construction, LLC
4120 Presidential Pkwy, #115
Atlanta, GA 30340
US

Customer ID: 713304 **Project Ref:** **Stockbridge Bypass Pump**

PO Number	*Carrier Name*	*Sales Rep*
		John Boswell

Quantity		*UOM*	*Item ID*	*Unit Price*	*Extended Price*
Ordered	*Remaining*		*Item Description*		
1.00	1.00	EA	DIESEL DRIVEN BYPASS PUMP Diesel Driven Bypass Pump	78,500.0000	78,500.00

PLEASE NOTE:
1. Freight: FOB Origin, ground freight prepaid and charged to curbside of first location.
2. Price "does not" reflect Sales Tax, Documentation, Drawings, or Special Paperwork.
3. We can now accept Visa, Mastercard, American Express and Discover. Please contact us if you would like to pay via credit card.
4. Please reference Quote on Purchase order and send your Purchase orders to PurchaseOrders@GoforthWilliamson.com
Standard Terms & Conditions apply and are accessible at:
https://goforthwilliamson.com/wp-content/uploads/2025/06/Sales-Terms-and-Conditions-Goforth-Williamson.pdf

QUOTATION

Goforth Williamson, Inc
373 Odell Road
Griffin, GA 30224
US
(770) 467-0303

Quote Number	
10797196	
Quote Date	Page
10/30/2025	2 of 4

Quote Expires On: 11/29/2025

Quantity *Ordered*	*Quantity* *Remaining*	*UOM*	*Item ID* *Item Description*	*Unit Price*	*Extended Price*
			Order Line Notes: PP66S12L71-TD2.9L4 Pump Specifications: Size 6" x 6" Impeller Diameter 11" Max Flow 2,840 gpm Max Head 182 feet Solids Size 3" Max. Operating Temp. 200 °F Max. Operating Press. 260 psi Priming System: Priming System Mechanically driven diaphragm-style vacuum pump Air Removal Cap. 50 cfm (.02 cms) Priming Chamber Positive sealing air separation w/stainless steel components Discharge Check Valve Swing style; ductile iron w/nitrile disc Run Dry System Oil-lubricated mech. seal allows pump to run completely dry without damage Engine Specifications: FT4 Engine Type Deutz TD2.9L, 4-Cylinder Diesel Displacement 177 cu. in. (2.9 l) Fuel Consumption 3.07 gph @ 1,800 rpm Continuous HP 59 HP @ 1,800 rpm Peak Intermittent HP Rating 74 HP FT4 Specifics DOC Instrument Panel: Oil pressure gauge, voltmeter, hour meter, tachometer Package Details: Fuel Capacity 75 gal (284 L) Control Panel LOFA CP900 Operating Speed (Min. / Max.) 1,000 / 2,200 rpm Weight (Dry/Wet) 3,400 lbs / 3,932 lbs Instrument Compatibility High/low level floats Trailer Brakes Electric Sound Attenuating Enclosure		
1.00	1.00	EA	DIESEL DRIVEN BYPASS PUMP Diesel Driven Bypass Pump	72,300.0000	72,300.00

PLEASE NOTE:
1. Freight: FOB Origin, ground freight prepaid and charged to curbside of first location.
2. Price "does not" reflect Sales Tax, Documentation, Drawings, or Special Paperwork.
3. We can now accept Visa, Mastercard, American Express and Discover. Please contact us if you would like to pay via credit card.
4. Please reference Quote on Purchase order and send your Purchase orders to PurchaseOrders@GoforthWilliamson.com
Standard Terms & Conditions apply and are accessible at:
https://goforthwilliamson.com/wp-content/uploads/2025/06/Sales-Terms-and-Conditions-Goforth-Williamson.pdf

QUOTATION

Goforth Williamson, Inc
373 Odell Road
Griffin, GA 30224
US
(770) 467-0303

Quote Number	
10797196	
Quote Date	Page
10/30/2025	3 of 4

Quote Expires On: 11/29/2025

Quantity Ordered	Quantity Remaining	UOM	Item ID / Item Description	Unit Price	Extended Price
			Order Line Notes: PP44V10L71-D2.9L4 Pump Specifications: Size 4" x 4" Impeller Diameter 10" Max Flow 1,420 gpm Max Head 150 feet Solids Size 3" Max. Operating Temp. 200 °F Max. Operating Press. 260 psi Priming System: Priming System Mechanically driven diaphragm-style vacuum pump Air Removal Cap. 50 cfm (.02 cms) Priming Chamber Positive sealing air separation w/stainless steel components Discharge Check Valve Swing style; ductile iron w/nitrile disc Run Dry System Oil-lubricated mech. seal allows pump to run completely dry without damage Engine Specifications: FT4 Engine Type Deutz D2.9L, 4-Cylinder Diesel Displacement 177 cu. in. (2.9 l) Fuel Consumption 2.07 gph @ 1,800 rpm Continuous HP 36 HP @ 1,800 rpm Peak Intermittent HP Rating 49HP FT4 Specifics DOC Instrument Panel: Oil pressure gauge, voltmeter, hour meter, tachometer Fuel Capacity 75 gal (284 L) Control Panel LOFA CP900 Operating Speed (Min. / Max.) 1,000 / 2,200 rpm Weight (Dry / Wet) 3,000 lbs / 3,533 lbs Instrument Compatibility High/low level floats, transducers Trailer Brakes Electric Sound Attenuating Enclosure		
1.00	1.00	EA	ANCILLARY EQUIPMENT Ancillary Equipment	16,410.0000	16,410.00

PLEASE NOTE:
1. Freight: FOB Origin, ground freight prepaid and charged to curbside of first location.
2. Price "does not" reflect Sales Tax, Documentation, Drawings, or Special Paperwork.
3. We can now accept Visa, Mastercard, American Express and Discover. Please contact us if you would like to pay via credit card.
4. Please reference Quote on Purchase order and send your Purchase orders to PurchaseOrders@GoforthWilliamson.com
Standard Terms & Conditions apply and are accessible at:
https://goforthwilliamson.com/wp-content/uploads/2025/06/Sales-Terms-and-Conditions-Goforth-Williamson.pdf

QUOTATION

Goforth Williamson, Inc
373 Odell Road
Griffin, GA 30224
US
(770) 467-0303

Quote Number	
10797196	
Quote Date	Page
10/30/2025	4 of 4

Quote Expires On: 11/29/2025

Quantity *Ordered*	*Quantity* *Remaining*	*UOM*	*Item ID* *Item Description*	*Unit Price*	*Extended Price*

Order Line Notes: Ancillary Equipment to Include:

1 x 6" x 20' Water Suction Hose, M x F Bauer
1 x 6" x 10' Water Suction Hose, M x F Bauer
4 x 8" x 10" Water Suction Hose, M x F Bauer
2 x 6" x 20' Lay Flat, Nitrile Discharge Hose, M x F Bauer
4 x 8" x 10' Lay Flat, Nitrile Discharge Hose, M x F Bauer
3 x 6" F x 4" M Bauer
2 x 8" F x 6" M Bauer
1 x 6" Strainer x M Bauer
1 x 8" Strainer x M Bauer
2 x 4" ANSI x 4" F Bauer
2 x 6" ANSI x 6" F Bauer

Total Lines: 3

SUB-TOTAL:	167,210.00
OCI - SHIPPING & HANDLING:	5,000.00
TAX:	13,376.80
AMOUNT DUE:	**185,586.80**
	U.S. Dollars

PER YOUR REQUEST, WE ARE PLEASED TO QUOTE THE FOLLOWING
Goforth Williamson
373 Odell Road
Griffin, GA 30224
PurchaseOrders@goforthwilliamson.com

Quote Valid for 30 Days

Quoted By: JONATHANWOOD
Email: J.Wood@goforthwilliamson.com

Payment Terms: **Net 30**
F.O.B.: **Origin**

PLEASE NOTE:
1. Freight: FOB Origin, ground freight prepaid and charged to curbside of first location.
2. Price "does not" reflect Sales Tax, Documentation, Drawings, or Special Paperwork.
3. We can now accept Visa, Mastercard, American Express and Discover. Please contact us if you would like to pay via credit card.
4. Please reference Quote on Purchase order and send your Purchase orders to PurchaseOrders@GoforthWilliamson.com
Standard Terms & Conditions apply and are accessible at:
https://goforthwilliamson.com/wp-content/uploads/2025/06/Sales-Terms-and-Conditions-Goforth-Williamson.pdf

QUOTATION

Goforth Williamson, Inc
373 Odell Road
Griffin, GA 30224
US
(770) 467-0303

Quote Number	
10797196	
Quote Date	Page
10/30/2025	1 of 1

Quote Expires On: 11/29/2025

BILL TO:

Sol Construction, LLC
4120 Presidential Pkwy, #115
Atlanta, GA 30340
US

770-455-1822

SHIP TO:

Sol Construction, LLC
4120 Presidential Pkwy, #115
Atlanta, GA 30340
US

Customer ID: 713304 **Project Ref:** **Stockbridge Bypass Pump**

PO Number	*Carrier Name*	*Sales Rep*
		John Boswell

Quantity *Ordered*	*Quantity* *Remaining*	*UOM*	*Item ID* *Item Description*	*Unit Price*	*Extended Price*

Statement Regarding Licensing and Scope of Work

Goforth Williamson, Inc. is not a licensed utility contractor. Our services are strictly limited to the sale, repair, modification, replacemer and/or installation of control panels, panel components, pumps, mechanical and electrical equipment. We do not engage in any activities that require a utility contractor license.

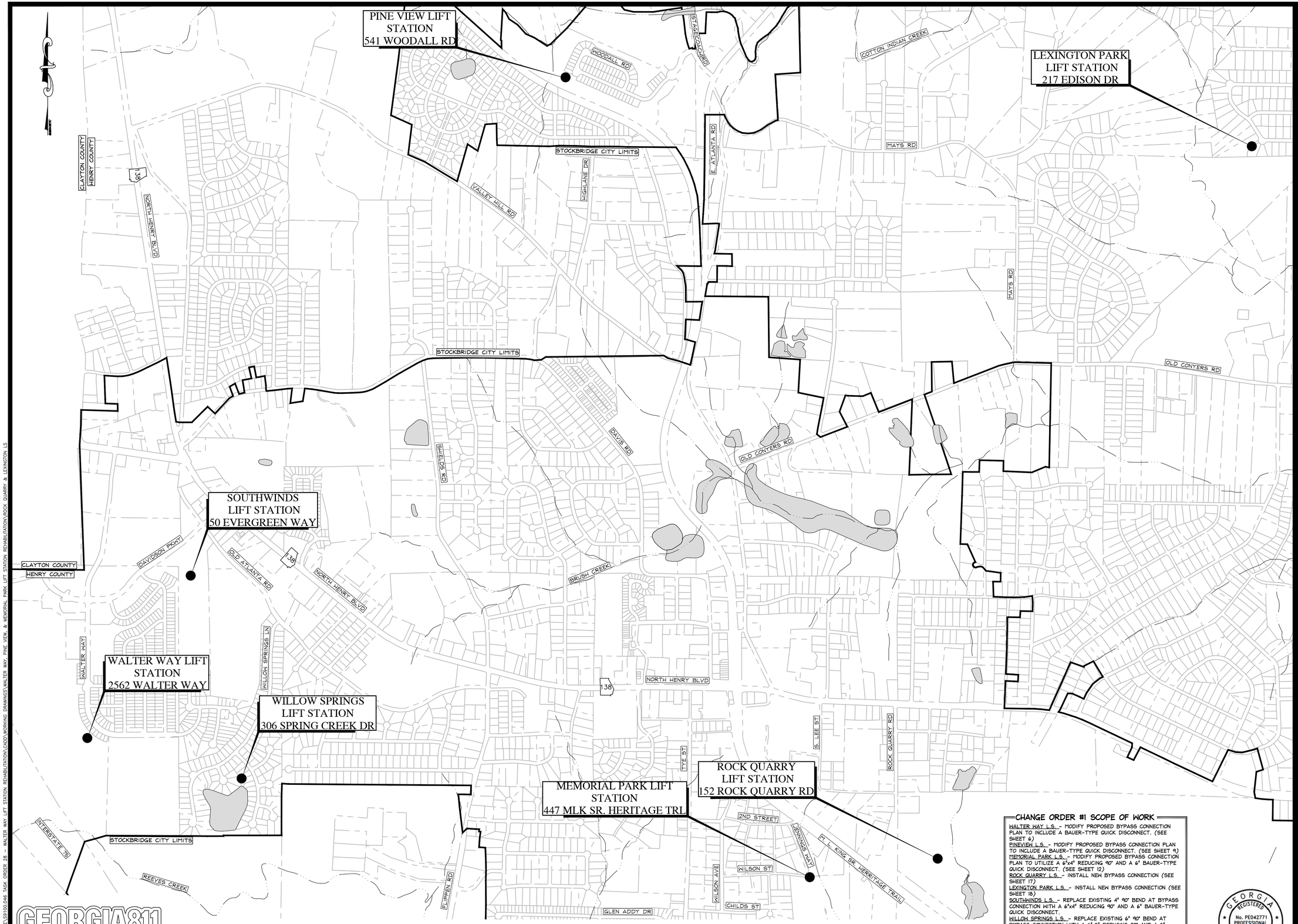
We respectfully request that clients clarify whether a license of any type is required for the proposed scope of work. This will help ensure compliance with all applicable regulations and avoid any misunderstandings regarding project responsibilities.

Thank you for your attention and cooperation.

PLEASE NOTE:

1. Freight: FOB Origin, ground freight prepaid and charged to curbside of first location.
2. Price "does not" reflect Sales Tax, Documentation, Drawings, or Special Paperwork.
3. We can now accept Visa, Mastercard, American Express and Discover. Please contact us if you would like to pay via credit card.
4. Please reference Quote on Purchase order and send your Purchase orders to PurchaseOrders@GoforthWilliamson.com
Standard Terms & Conditions apply and are accessible at:
https://goforthwilliamson.com/wp-content/uploads/2025/06/Sales-Terms-and-Conditions-Goforth-Williamson.pdf

PROPOSED DRAWINGS



GEORGIA811 www.Georgia811.com
Know what's below. Call before you dig.

600 0 600 1200 1800
GRAPHIC SCALE IN FEET: 1" = 600'

CHANGE ORDER #1 SCOPE OF WORK

WALTER WAY L.S. - MODIFY PROPOSED BYPASS CONNECTION PLAN TO INCLUDE A BAUER-TYPE QUICK DISCONNECT. (SEE SHEET 6)
PINEVIEW L.S. - MODIFY PROPOSED BYPASS CONNECTION PLAN TO INCLUDE A BAUER-TYPE QUICK DISCONNECT. (SEE SHEET 9)
MEMORIAL PARK L.S. - MODIFY PROPOSED BYPASS CONNECTION PLAN TO UTILIZE A 6"x4" REDUCING 90° AND A 6" BAUER-TYPE QUICK DISCONNECT. (SEE SHEET 12)
ROCK QUARRY L.S. - INSTALL NEW BYPASS CONNECTION (SEE SHEET 17)
LEXINGTON PARK L.S. - INSTALL NEW BYPASS CONNECTION (SEE SHEET 18)
SOUTHWINDS L.S. - REPLACE EXISTING 4" 90° BEND AT BYPASS CONNECTION WITH A 6"x4" REDUCING 90° AND A 6" BAUER-TYPE QUICK DISCONNECT.
WILLOW SPRINGS L.S. - REPLACE EXISTING 6" 90° BEND AT BYPASS CONNECTION WITH A 6"x6" REDUCING 90° AND A 6" BAUER-TYPE QUICK DISCONNECT.

CHANGE ORDER #1 PROJECT OVERVIEW

GEORGIA REGISTERED No. PE042771 PROFESSIONAL ENGINEER JAMES CHAD PEDEN
12/11/2023
LEVEL II CERTIFICATION No.: 72528

RELEASES	
12/11/23	BID RELEASE
01/09/25	CHANGE ORDER #1

WALTER WAY, PINE VIEW, & MEMORIAL PARK LIFT STATION REHABILITATION
FOR THE
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

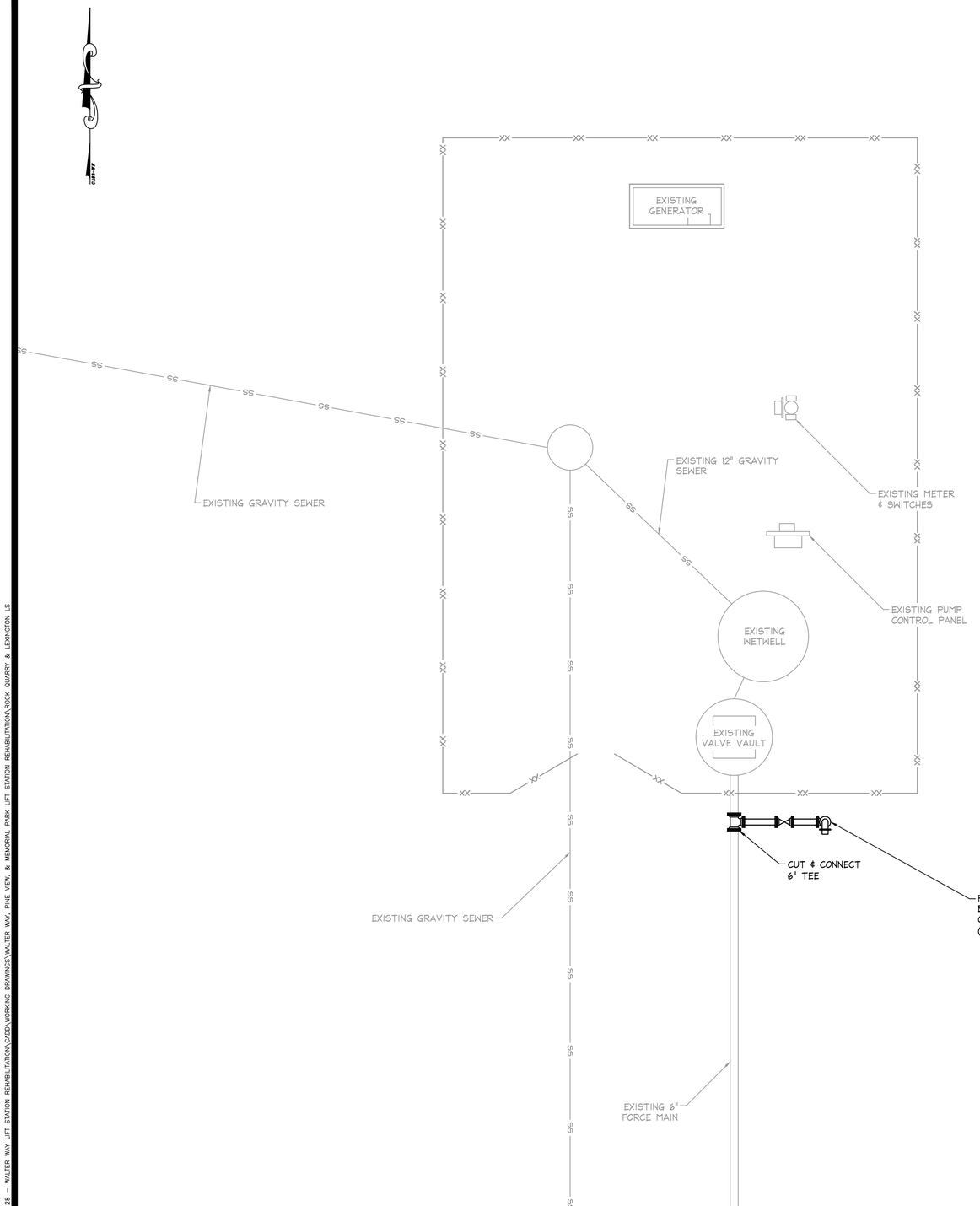
COPYRIGHT © 2024 CARTER & SLOOPE, INC. ALL RIGHTS RESERVED.

Carter & Sloope
CONSULTING ENGINEERS
MACON ◆ ATHENS ◆ CANTON ◆ MOULTRIE
1031 STONEBRIDGE PARKWAY, WATKINSVILLE, GA 30677 706.769.4119 TEL
GA COA LICENSE# PEF001004 EXPIRES 6/30/2026

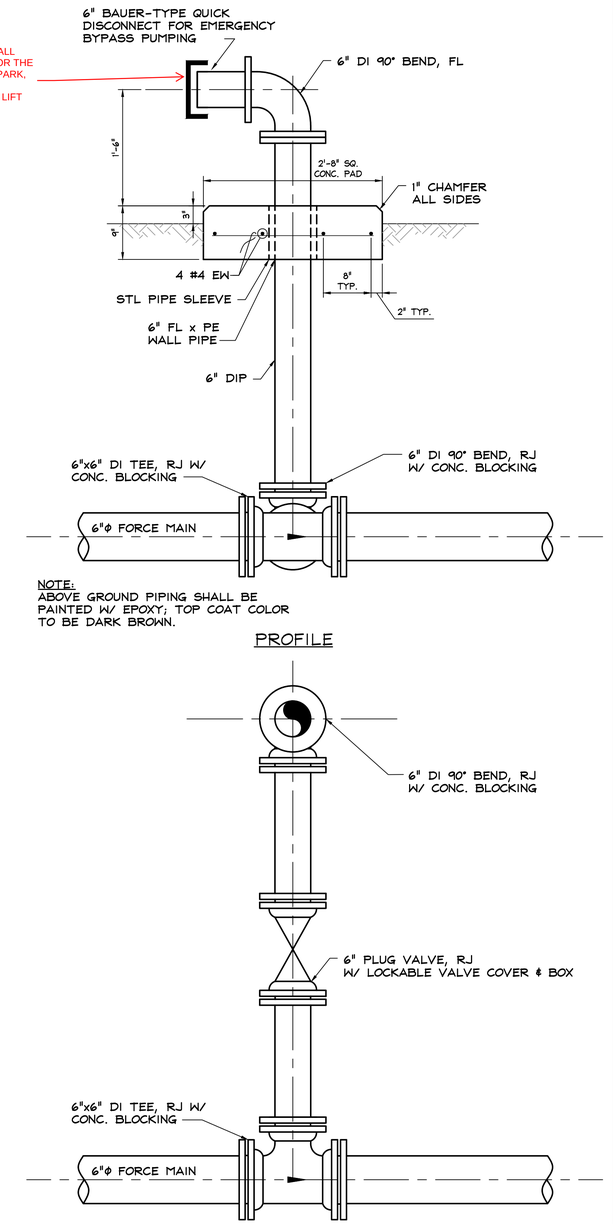
THIS LINE IS ONE INCH LONG WHEN DRAWING IS PLOTTED FULL SCALE

DSGN: BC/CP	DRWN: PT
SCALE: AS SHOWN	
PROJ. NO.: S9100.046	
DATE: 12/11/23	SHEET NO.: 16 OF 26 SHEETS

P:\S9100 STOCKBRIDGE\S9100.046 TASK ORDER 28 - WALTER WAY LIFT STATION REHABILITATION\CADD\WORKING DRAWINGS\WALTER WAY, PINE VIEW, & MEMORIAL PARK LIFT STATION REHABILITATION\ROCK QUARRY & LEXINGTON LS



FEMALE CAPS TO BE PROVIDED FOR ALL BAUER-TYPE QUICK DISCONNECTS FOR THE WALTER WAY, PINEVIEW, MEMORIAL PARK, ROCK QUARRY, LEXINGTON PARK, SOUTHWINDS, AND WILLOW SPRINGS LIFT STATION MODIFICATIONS.



NOTE:
ABOVE GROUND PIPING SHALL BE PAINTED W/ EPOXY, TOP COAT COLOR TO BE DARK BROWN.

PROFILE

PLAN

PUMPING STATION EMERGENCY BYPASS

SCALE: N.T.S.

RELEASES	
12/11/23	BID RELEASE
01/09/25	CHANGE ORDER #1

WALTER WAY, PINE VIEW, & MEMORIAL PARK LIFT STATION REHABILITATION

FOR THE

CITY OF STOCKBRIDGE

HENRY COUNTY, GEORGIA

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Carter & Sloope
CONSULTING ENGINEERS
MACON ◆ ATHENS ◆ CANTON ◆ MOULTRIE
1031 STONEBRIDGE PARKWAY, WATKINSVILLE, GA 30677, 706.769.4119 TEL
GA COA LICENSE# PEF001004 EXPIRES 6/30/2026

THIS LINE IS ONE INCH LONG WHEN DRAWING IS PLOTTED FULL SCALE

DSGN: BC/CP	DRWN: SR/PT
SCALE: AS SHOWN	
PROJ. NO.: S9100.046	
DATE: 12/11/23	SHEET NO.: 17 OF 26 SHEETS

GEORGIA REGISTERED No. PE042771 PROFESSIONAL ENGINEER JAMES CHAD PEDEN
12/11/2025
LEVEL II CERTIFICATION No.: 72528

GRAPHIC SCALE IN FEET: 1" = 5'

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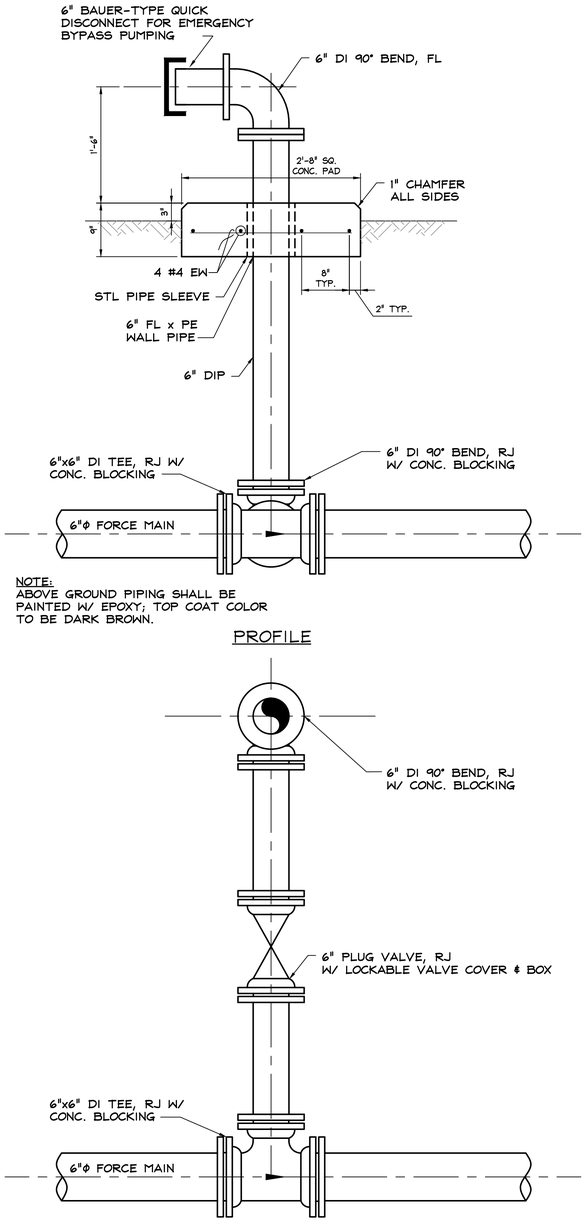
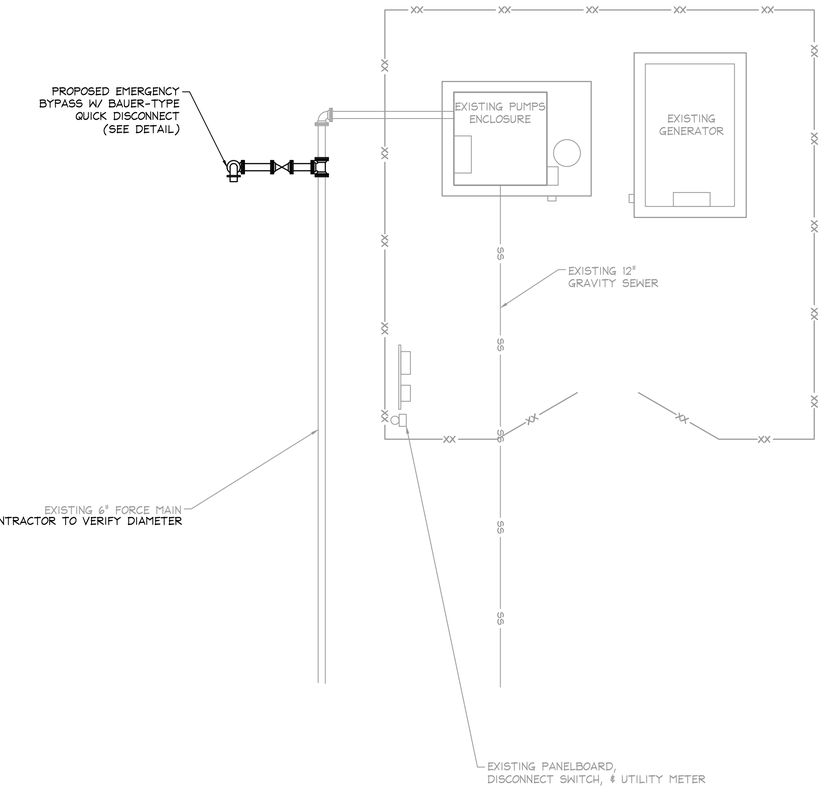
ROCK QUARRY LS & DETAIL

P:\S9100 STOCKBRIDGE\S9100.046 TASK ORDER 28 - WALTER WAY LIFT STATION REHABILITATION\CADD\WORKING DRAWINGS\WALTER WAY, PINE VIEW, & MEMORIAL PARK LIFT STATION REHABILITATION\ROCK QUARRY & LEXINGTON LS



PUMPING STATION EMERGENCY BYPASS
SCALE: N.T.S.



GEORGIA811 www.Georgia811.com
Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET: 1" = 5'

LEXINGTON PARK LS & DETAIL

RELEASES	
12/11/23	BID RELEASE
01/09/25	CHANGE ORDER #1

WALTER WAY, PINE VIEW, & MEMORIAL PARK LIFT STATION REHABILITATION

FOR THE

CITY OF STOCKBRIDGE

HENRY COUNTY, GEORGIA

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Carter & Sloope
CONSULTING ENGINEERS
MACON ◇ ATHENS ◇ CANTON ◇ MOULTRIE
1031 STONEBRIDGE PARKWAY, WATKINSVILLE, GA 30677 .706.769.4119 TEL
GA COA LICENSE# PEF001004 EXPIRES 6/30/2026

GEORGIA REGISTERED No. PE042771 PROFESSIONAL ENGINEER JAMES CHAD PEDEN
12/11/2023
LEVEL II CERTIFICATION No.: 72528

THIS LINE IS ONE INCH LONG WHEN DRAWING IS PLOTTED FULL SCALE

DSGN: BC/CP	DRWN: SR/PT
SCALE: AS SHOWN	
PROJ. NO.: S9100.046	
DATE: 12/11/23	SHEET NO.: 18 OF 26 SHEETS

A:\S9100 STOCKBRIDGE\S9100.046 TASK ORDER 28 - WALTER WAY LIFT STATION REHABILITATION\CADD\WORKING DRAWINGS\WALTER WAY, PINE VIEW, & MEMORIAL PARK LIFT STATION REHABILITATION\ROCK QUARRY & LEXINGTON LS

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. R24-1705

A RESOLUTION TO APPROVE INVITATION TO BID (ITB) 2024-002 FOR WALTER WAY, PINE VIEW, AND MEMORIAL PARK LIFT STATION REHABILITATIONS TO SOL CONSTRUCTION, LLC

WHEREAS, the City of Stockbridge recognizes the need to maintain and enhance its wastewater management infrastructure to ensure public health and environmental protection; and

WHEREAS, the City issued Invitation To Bid (ITB) 2024-002 for the rehabilitation of lift stations located at Walter Way, Pine View, and Memorial Park; and

WHEREAS, SOL Construction, LLC has been selected as the most qualified bidder to carry out these rehabilitations; and

WHEREAS, the total cost of this project is $2,704,086.87, with funding provided by SPLOST V funds amounting to $1,000,000.00, Sewer Fund Balance amounting to $1,404,086.87, and Sewer Impact Fee amounting to $300,000.00;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Stockbridge, Georgia, that ITB 2024-002 for the rehabilitation of the Walter Way, Pine View, and Memorial Park Lift Stations is hereby awarded to SOL Construction, LLC in the total amount of $2,704,086.87.

SECTION 1. PROJECT APPROVAL. The City Council hereby approves the award of the lift station rehabilitation project as outlined in ITB 2024-002 to SOL Construction, LLC.

SECTION 2. FUNDING. The project shall be funded through SPLOST V funds, Sewer Fund Balance, and Sewer Impact Fees as detailed.

SECTION 3. OVERSIGHT AND MANAGEMENT. The City Manager is tasked with the oversight and management of the project, ensuring it is completed on schedule and within budget.

SECTION 4. EFFECTIVE DATE. This resolution shall take effect immediately upon its adoption by the City Council.

SECTION 5. CITY ATTORNEY AUTHORIZATION. Pursuant to the City's charter and with the consent of the City Council, the City Attorney is authorized to make necessary amendments to all contracts, resolutions, and documents to ensure conformity with the intent of the City Council and adherence to the City's laws and ordinances.

SO RESOLVED this the 30th day of April, 2024.

Anthony S. Ford, Mayor
City of Stockbridge

ATTEST:

Vanessa Holiday, City Clerk
City of Stockbridge

APPROVED AS TO FORM:

Quinton G. Washington, City Attorney

City of Stockbridge

AGENDA ITEM

MEETING DATE

April 30, 2024

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
■	SPLOST
☐	TSPLOST
☐	CDBG
☐	GRANT FUNDING
■	SEWER FUND BALANCE
■	IMPACT FEES
☐	DEPARTMENT BUDGET
☐	BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works

ITEM/PROJECT/EVENT:

Invitation To Bid (ITB) Number 2024-0002, City of Stockbridge – Walter Way, Pine View, and Memorial Park Lift Station Rehabilitations.

BACKGROUND INFORMATION:

The Procurement Division is requesting approval to award a fixed contract to the lowest responsive, responsible bidder, SOL Construction LLC., Invitation To Bid (ITB) Number 2024-0002, for the City of Stockbridge Walter Way, Pine View, Walter Way Lift Station Rehabilitations, in the total amount of **$2,704,086.87**.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER Rachael Ott 04.10.2024

CITY ATTORNEY Samantha Embry

■ FINANCIAL IMPACT ☐ N/A

AMOUNT **$2,704,086.87**

ATTACHMENTS: ■

BID TABULATION FOR ALL BIDS
RECEIVED AT THE CITY OF STOCKBRIDGE
4640 NORTH HENRY BLVD., STOCKBRIDGE, GA 30281
On March 28, 2024 @ 3:00 PM

CARTER & SLOOPE, INC.
CONSULTING ENGINEERS
1031 Stonebridge Parkway
Watkinsville, GA 30677

PROJECT:
CITY OF STOCKBRIDGE
Walter Way, Pine View, & Memorial Park Lift Station Rehabilitation
C&S PROJECT NO : S9100.046

BIDDERS:

				Sol Construction LLC 4120 Presidential Pkwy Ste 115 Atlanta, GA 30340		Allsouth Constructors, Inc. 9124 North Park Drive Covington, GA 30014	
Item No.	**QTY.**	**UNIT**	**Item Description**	**Unit Cost**	**Total Cost**	**Unit Cost**	**Total Cost**
1. Walter Way Lift Station Rehabilitation Lump Sum							
1001	1	LS	Bidder agrees to furnish all materials and equipment and to perform all labor necessary to complete the lift station rehabilitation improvements shown on the Drawings and as specified herein, including, but not limited to, mobilization/demobilization, bonds, insurance, demolition, temporary bypass connection, temporary bypass pumping, wet well rehabilitation, generator, valve vault, piping, valves, fencing, site work, wet well top, manholes, soil erosion and sediment control and grassing at the lift station site, construction exit, electrical, mechanical, painting and other appurtenances necessary to provide a complete and working installation **except for furnishing** the Major Mechanical Equipment scheduled in Item 2. The cost of furnishing the items listed in Item 2 shall be excluded from lump sum total	$790,000.00	$790,000.00	$826,252.00	$826,252.00
2. Pine View Lift Station Rehabilitation Lump Sum							
2001	1	LS	Bidder agrees to furnish all materials and equipment and to perform all labor necessary to complete the lift station rehabilitation improvements shown on the Drawings and as specified herein, including, but not limited to, mobilization/demobilization, bonds, insurance, demolition, temporary bypass connection, temporary bypass pumping, wet well rehabilitation, pumps (two (2) at lift station plus one (1) spare), generator, valve vault, piping, valves, fencing, site work, wet well top, manholes, soil erosion and sediment control and grassing at the lift station site, construction exit, electrical, mechanical, painting and other appurtenances necessary to provide a complete and working installation **except for furnishing** the Major Mechanical Equipment scheduled in Item 2. The cost of furnishing the items listed in Item 2 shall be **excluded** from lump sum total	$745,000.00	$745,000.00	$954,730.00	$954,730.00
3. Memorial Park Lift Station Rehabilitation Lump Sum							
3001	1	LS	Bidder agrees to furnish all materials and equipment and to perform all labor necessary to complete the lift station rehabilitation improvements shown on the Drawings and as specified herein, including, but not limited to, mobilization/demobilization, bonds, insurance, demolition, temporary bypass pumping, wet well rehabilitation, pumps, valve vault, piping, valves, fencing, site work, wet well top, soil erosion and sediment control and grassing at the lift station site, construction exit, electrical, mechanical, painting and other appurtenances necessary to provide a complete and working installation **except for furnishing** the Major Mechanical Equipment scheduled in Item 2. The cost of furnishing the items listed in Item 2 shall be **excluded** from lump sum total	$521,000.00	$521,000.00	$547,600.00	$547,600.00
4. Allowances							
4001	1	EA	Supplemental Work Allowance	$75,000.00	$75,000.00	$75,000.00	$75,000.00
4002	1	EA	SCADA Allowance	$40,000.00	$40,000.00	$40,000.00	$40,000.00
4003	1	EA	Gas Line Relocation Allowance	$25,000.00	$25,000.00	$75,000.00	$75,000.00
TOTAL COST ITEMS 1-4 FOR THE AMOUNT OF:					**$2,196,000.00**		**$2,488,582.00**
MAJOR MATERIALS AND MECHANICAL EQUIPMENT SCHEDULE							
Section 11310 - Submersible Pumping Systems - Walter Way Lift Station							
a			Base Bid: Flygt		$247,828.31		$247,829.00
b			Accepted Equal: Grundfos		$186,462.00		$186,462.00
Section 11310 - Submersible Pumping Systems - Pineview Lift Station							
a			Base Bid: Flygt		$154,111.57		$154,112.00
b			Accepted Equal: Grundfos		$136,209.60		$136,210.00
Section 11310 - Submersible Pumping Systems - Memorial Park Lift Station							
a			Base Bid: Flygt		$106,146.99		$106,148.00
b			Accepted Equal: Grundfos		$89,391.60		$89,392.00
TOTAL BID (Total of all Lump Sum, with Base Bid Major Mechanical Equipment, and Allowances)					$2,704,086.87		**$2,976,671.00**

ADDITIONS / DEDUCTIONS						
1		For installing Tnemec Epoxy Ter CPP Trowel-Liner in lieu of Obic or Spectrashield coating for wet well interiors				
		Add / Deduct for Walter Way	Deduct	[illegible]	Add	$17,000.00
		Add / Deduct for Pine View		$0.00	Add	$3,000.00
		Add / Deduct for Memorial Park	Deduct	[illegible]	Add	$1,000.00
2		Deduct for Multiple Lift Station Bid: If the Contractor chooses to offer bids on multiple lift stations for this Project and has determined that a deduct would result if awarded two (2) or three (3) lift stations, a deduct price may be offered below and will be deducted from the total lump sum bid price (Item No. 1 in Article 3.01; deduct the amount of				
		Deduct for award of two (2) lift stations	Deduct	[illegible]		$0.00
		Deduct for award of three (3) lift stations	Deduct	[illegible]		$0.00

Note: Cells outlined in red indicate the Major Materials and Mechanical Equipment selection used in the Total Bid Price summation
Note: Sol's Total Bid price has been adjusted to include the Base Bid price in the Major Materials and Mechanical Equipment Schedule in accordance with Section 00400
I hereby certify that this Bid Tabulation is a true and accurate representation of all Bids received on March 28, 2024

Chad Ped PE

James Chad Peden PE# 042771

STAFF RECOMMENDATION:

The Procurement Division is requesting approval to award a fixed contract to the lowest responsive, responsible bidder, SOL Construction, LLC., Invitation To Bid (ITB) Number 2024-0002, for the City of Stockbridge Walter Way-Pine View-Memorial Park Lift Station Rehabilitations in the amount of **$2,704,086.87**.

The Procurement Division solicited Invitation To Bid (ITB) Number 2024-0002 Walter Way, Pine View, Memorial Park Lift Station Rehabilitations for the City of Stockbridge, to SOL Construction, LLC, to furnish all materials and equipment and to perform all labor necessary to complete the Walter Way, Pine View and Memorial Park lift station rehabilitation improvements shown on the Drawings and as specified within the Invitation to Bid, including, but not limited to, mobilization/demobilization, bonds, insurance, demolition, temporary bypass connection, temporary bypass pumping, wet well rehabilitation, generator, valve vault, piping, valves, fencing, site work, wet well top, manholes, pumps, soil erosion and sediment control and grassing at the lift station site, construction exit, electrical, mechanical, painting and other appurtenances necessary to provide a complete and working installation as shown on the drawings and as specified in the Contract documents.

Section 3.30.100 - Competitive sealed bids, Approval of Bid. All bid awards for amounts greater than fifty thousand dollars ($50,000.00) (cost or revenue) shall be approved by the City Council.

Funding Sources

Fund Balance	$1,404,086.87
SPLOST V	$1,000,000.00
Sewer Impact Fees	$300,000.00
Total	**$2,704,086.87**

Exhibit 1—Bid Tabulation

Governor's Office of Highway Safety
James H "Sloppy" Floyd Veterans Memorial Bldg.
2 Martin Luther King Jr. Drive SE. • Suite 370, East Tower • Atlanta, GA 30334
Telephone: 404.656.6996 or 888.420.0767 • Facsimile: 404.651.9107
www.gahighwaysafety.org

Brian P. Kemp
GOVERNOR

Allen Poole
DIRECTOR

December 1, 2025

Ford, Anthony
Stockbridge Police Department
4640 North Henry Blvd
Stockbridge, GA 30281

Re: Application #: GA-2026-StockbriPD-226-APP
Grant #: GA-2026-StockbriPD-226
Project Title: Stockbridge HEAT Grant Application

Dear Ford, Anthony,

Congratulations! It is my pleasure to inform you that your application in the amount of **$268,928.00** federal funds has been approved. The effective date of the grant is December 1, 2025, through September 30, 2026. Allowed costs incurred within this period are reimbursable at a rate of 100% of the approved federal funds allocated above.

*The Grant Terms and Conditions** have been updated and can be found within your grant application in the GOHS Grant Management System (GMS) or on the GOHS website. *Special Conditions*,* **HEAT,** associated with your grant can also be found on the GOHS website and both contain important information from GOHS. These documents clearly identify the guidelines and requirements governing your grant. Please note under Grant Terms and Conditions **all grant awards are contingent upon the availability of federal funds** and must be identified separately in your agency's account system.

GOHS and the National Highway Traffic Safety Administration (NHTSA) must provide written approval prior to the purchase of any equipment item costing $10,000.00 or more. If applicable and approval is granted, you will receive notification of the equipment approval from GOHS. Please ensure your agency follows its local procurement policy as well as the Buy America Act requirements. If local policies are not available, your agency must use the State of Georgia procurement procedures. By policy, GOHS is required to maintain inventory of any item that costs $10,000 or more. For purposes of this policy, "equipment items $10,000 or more" include any item that has the capability of storing data, such as desktop computers, laptops, and I-pads. The $10,000 threshold also includes items that may physically cost less than $10,000 but with taxes and shipping costs added will equal over $10,000.

If your project allows for **Safety Items for Public Distribution**, such as bike helmets, reflector belts, or similar items whose sole purpose is to improve highway safety, you will be required to read, sign, and submit the document titled *Acknowledgement form for Distribution of Safety Items** to your grant manager at GOHS prior to distributing those items. This document should be signed by the project director and will be included in the grant file. If the Acknowledgement for Safety Items for Public Distribution document is not received prior to distribution, GOHS reserves the right to deny reimbursement.

GOHS is required to complete *Risk Assessments** on each grantee prior to the award and notify the grantee of the outcome. The Risk Assessment is based upon prior grants, audit reports, and/or interaction during the application process. Your agency's Risk Assessment score for the FFY 2026 grant year is **HIGH**.

If your jurisdiction/agency (combined) receives federal funds of $1,000,000.00 or more in a year, an audit is required in accordance with 2 CFR Part 200, Subpart F. A copy of the audit report must be submitted to the Governor's Office of Highway Safety (GOHS) prior to September 30, 2026.

Agencies awarded federal funds through GOHS are required to receive their reimbursement payments electronically. If your agency received funds in FFY 2025, please review the information previously submitted to GOHS. If no changes are needed, GOHS will continue to use this information to reimburse electronically unless we receive new information. If changes are needed or you are a new grantee, you will need to complete the *"Supplier Change Request" form*.* Grantees need to include a copy of a Voided Check or a MICR letter for their Bank, stating their electronic account number and routing number. Signatures on the Supplier Change forms must be WET – no computer-generated signatures (Adobe). New grantees will also need to complete the *W-9 Tax form**. All financial forms should be emailed to Paula Wilbanks, GOHS Grants Specialist at, gohs-finance@gohs.ga.gov no later than **December 15, 2025**, to prevent any delay in reimbursement.

Award packet documents discussed above and identified in *red and an asterisk (*),* are all located on the GOHS website at http://www.gahighwaysafety.org/current-grantees/.

Organization Legal Name (as listed in SAM.gov): City of Stockbridge
SAM Unique Entity Identifier: JJMXMJNATK49
Assistance Listing Number: 20.600
Assistance Listing Title: State and Community Highway Safety
FAIN: 69A37525300004020GA0
Subaward Period of Performance Start and End Date: December 1, 2025 – September 30, 2026
Subaward Budget Period Start and End Date: December 1, 2025 – September 30, 2026

Should you have questions regarding the content of this letter, please contact **Roger Hayes** at (404) 656-6996. GOHS looks forward to your partnership in helping to make Georgia's roadways safer.

Sincerely,

Allen Poole
Director

AP/sw

cc: Barnes, Shaquita, Project Director
Milazi, Frank, Financial Officer
Roger Hayes, GOHS Division Director

General Application 2026
Organization: Stockbridge Police Department, City of
GA-2026-StockbriPD-226-APP
Version Date: 10/28/2025 08:55:07 AM
Application Project Info

Project Title : Stockbridge HEAT Grant Application

Project Summary : HEAT Grant for the Stockbridge Police Department 2026

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General Additional Info

Are you a non-profit organization ? No

Are funds being sought from other sources ? No

Does your jurisdiction receive any other federal funds from other sources ? Yes

If So How Much ? $2,204,928.00

When is your Audit Period ? From: 1/1/2026 To: 12/31/2026

SAM UEI : JJMXMJNATK49

General Application 2026
Organization: Stockbridge Police Department, City of
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Problem Identification

Section 1 — Local conditions (jurisdiction, population, area, highways) See attachments for crisis data analysis

The jurisdiction is the City of Stockbridge, Georgia; the agency is the Stockbridge Police Department (SPD), which was relaunched on July 1, 2022, with 59 sworn officers (authorized to be 62), two part-time officers, and nine civilian staff. Stockbridge lies in northwestern Henry County along the Clayton County line and spans approximately 19.3 square miles. A voter-approved annexation on November 8, 2022, expanded SPDs service area by more than 6,700 residents; as of January 2023, the citys population exceeded 36,700. Population composition is approximately 21.4% White, 65.1% Black or African American, 8.7% Asian, 8.4% Hispanic or Latino, and 3.7% two or more races.
The roadway network is anchored by Interstate 75 (Exits 222, 224, 228) and Interstate 675 (Exit 1), with principal arterials U.S. 23/GA-42, GA-138, GA-155, GA-401 (I-75), and GA-413 (I-675). U.S. 23 runs through the city center, linking 20 miles northwest to Downtown Atlanta and 9 miles southeast to McDonough. The Georgia DOTs average annual daily traffic (AADT) on I-75 through Stockbridge typically ranges from approximately 80,000 to more than 130,000 vehicles per day, resulting in sustained high-speed approaches, weaving, and queues at ramp terminals and adjacent signalized intersections. Based on complaints and observed crash clustering, priority locations include:
- I-75 southbound at Hudson Bridge Rd
- 1400 block of Hudson Bridge Rd
- North Henry Blvd
- I-75 northbound at Eagles Landing Pkwy
- I-75 northbound at Hudson Bridge Rd

For exposure context, GDOTs Mileage by Route and Road System (2021) shows Henry County with approximately 4.476 million vehicle miles traveled (VMT) on state routes, 2.666 million on county roads, and 0.564 million on city streets (≈7.707 million total).

Section 2 — Additional (exterior) contributing factors
Eighteen public schools (nine elementary, three middle, two high) and four private/charter schools are within city limits; 24 colleges/universities within 20 miles add young and visiting drivers to evening/weekend traffic. Approximately 1,847 businesses and about 200 restaurants, including numerous establishments with on-premises alcohol service, are concentrated near interstate interchanges and retail corridors, which elevates late-evening volumes and contributes to conflicts. The Merle Manders Conference Center features a 6,000-square-foot ballroom, along with over 5,000 square feet of additional meeting space, and regularly hosts corporate events, weddings/receptions, conferences, and seminars. The Stockbridge Amphitheater (The Bridges), which seats approximately 3,600 in its complete configuration and hosted around 40–50 concerts between 2020 and 2024, is a significant traffic

generator. These venues experience irregular but intense nighttime and weekend surges, as well as increased pedestrian exposure near activity hubs, underscoring the need for safety measures in these areas.

Section 3 — State and federal data (GEARS totals; FARS fatalities; consecutive years)

Crash totals and injuries are based on the Georgia Electronic Accident Reporting System (GEARS) and should be verified with local records; fatalities (including alcohol- and speed-related) are from the federal Fatality Analysis Reporting System (FARS). Two thousand twenty-four sub-categories are listed as UNK where they have not yet been published.

Henry County — five-year crash/fatality summary

Year	Total Crashes	Injury Crashes	Total Injured	Total Fatalities	Alcohol-Related Fatalities	Speed-Related Fatalities
2019	12,548	2,647	4,075	23	2	2
2020	10,939	2,336	3,446	28	6	6
2021	13,597	2,918	4,343	33	9	4
2022	12,339	2,889	4,323	43	13	11
2023	12,397	2,896	4,448	28	10	3
2024*	12,174	2,966	4,511	23	UNK	UNK

Most recent figures on your table.

City of Stockbridge — crash summary (SPD period)

Year	Total Crashes	Injury Crashes	Total Injured	Total Fatalities	Alcohol-Related Fatalities	Speed-Related Fatalities
2019	N/A	N/A	N/A	N/A	N/A	N/A
2020	N/A	N/A	N/A	N/A	N/A	N/A
2021	N/A	N/A	N/A	N/A	N/A	N/A
2022	859	173	194	1	0	0
2023	2,490	655	810	1	0	0
2024*	2,329	496	718	1	0	0

*Partial year; not directly comparable to full years.

Crash problem interpretation

County totals since 2019 have remained essentially flat, with a decrease of 151 (−1.2%), yet the severity of the issue has escalated: injury crashes increased to 2,896 (+9.4%) and total injuries to 4,448 (+9.1%). Fatalities climbed from 23 to 28 (+21.7%), peaking at 43 in 2021. Alcohol-related deaths rose from 2 to 10 and speed-related deaths from 2 to 3. Unrestrained occupant deaths occur annually, underscoring occupant-protection gaps. Within Stockbridge city limits—where SPD resumed service in mid-2022, reported

crashes increased from 859 (partial-year 2022) to 2,490 (first full year 2023), with injury crashes rising from 173 to 655. Year-to-date 2024 indicates sustained pressure (2,329 crashes; 496 injury crashes; one fatality). Concentrations at I-75/Hudson Bridge (NB/SB), I-75/Eagles Landing Pkwy, the 1400 block of Hudson Bridge Rd, and North Henry Blvd reflect very high interstate volumes—approximately 80,000–130,000 vehicles per day in average annual daily traffic (AADT)—short interchange spacing, weaving/merging, closely spaced signals, and heavy retail driveways. These conditions amplify speed variance, rear-end and angle crashes, and risk when drivers are impaired or distracted. Risk escalates during weekday commuting periods, weekend shopping periods, and evening event periods associated with the amphitheater and conference center. Residents, commuters, and visitors, including teen and young-adult drivers associated with local schools and nearby colleges—are routinely exposed as growth and annexation add demand on already congested corridors. The urgency of the situation cannot be overstated, and immediate action is required to address these issues.

Seat-belt usage and local compliance baseline
Georgias observed seat-belt use remained below 90% statewide in 2024 (88.8%). Locally, the most recent Stockbridge observational study (2023) measured 78% usage, indicating a material compliance gap associated with higher injury severity. SPD will conduct repeat observational surveys early in the project year to validate the baseline by corridor and time of day, and set a target for a 5–10 percentage-point improvement, supported by occupant-protection checkpoints and coordinated public information.

In 2023, 1,615 fatalities occurred in motor vehicle traffic crashes on Georgia roadways. Between 2019 and 2023, the number of suspected serious crash injuries increased by 12%, from 7,308 in 2019 to 8,171 in 2023. The number of traffic-related fatalities also increased by 8% from 1,492 fatalities in 2019 to 1,615 in 2023. Recent motor vehicle traffic trends demonstrate a gradual return to pre-COVID norms. Between 2022 and 2023, traffic-related fatalities decreased by 10% and 6%, respectively; however, these numbers are still higher than pre-pandemic norms.

• Unrestrained Fatalities: In 2023, there were 1,615 traffic fatalities in Georgia, of which 1,001 (52%) were occupants of passenger vehicles (PV). Nearly half of the passenger vehicle occupants who were fatally injured were unrestrained (46%, 464 PV occupants), 42% (418) were restrained, and 12% (119) had unknown restraint use. Georgias observed seatbelt usage rate increased by 1.2% net-points from 2023, with an overall usage rate of 88.8% in 2024.

• Impaired Driving Fatalities: In Georgia, drivers are considered legally alcohol impaired when their BACs are .08 grams per deciliter (g/dL) or higher. In 2023, there were 433 fatalities that involved at least one alcohol-impaired driver—a 15% decrease from the 507 alcohol-impaired fatalities in 2022. These alcohol-impaired fatalities represented 27% of all traffic fatalities that occurred on Georgia roadways in 2023—compared to 30% nationwide. In 2023, 22% of all drivers in fatal crashes were suspected of drug involvement or had positive drug test results. Drug-related fatalities represented 14% of all traffic-related fatalities in 2023.

• Speed-Related Fatalities: Compared to the previous year, speeding-related fatal crashes decreased by 22%; however, there were

no changes in serious injury speeding-related crashes and a 1% decrease in all speeding crashes in 2023. Twenty-two percent of all traffic fatalities (349 out of 1,615) were speeding-related in 2023, compared to 23% (422 out of 1,796) in 2022.

• Pedestrian Fatalities: In 2023, there were 310 pedestrians fatally injured in traffic crashes, a 10% decrease from the 345 pedestrian fatalities in 2022. In 2023, nearly three-quarters of pedestrian fatalities (72%) and nearly half (47%) of pedestrian injuries occurred on roadways with posted speed limits at or above 45 mph. Additionally, the number of pedestrian fatalities that occur in dark lighting conditions has more than doubled in the past decade (from 123 to 251).

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Document Attachment

Document Type	Document Name	Document Title	Updated By	Updated TimeStamp
Application Docs	City of Stockbridge 2023 Audit Report 04232025.pdf	2023 Audit Report	danita.doleman	8/28/2025 8:42 AM EDT
Application Docs	W9.pdf	W9	danita.doleman	8/28/2025 8:43 AM EDT
Problem Identification Support Data	crashdataandanalysis.pdf	Crash Data and Analysis	danita.doleman	8/28/2025 11:54 AM EDT
Problem Identification Support Data	GEARS Data.pdf	GEARS Data	danita.doleman	8/28/2025 11:55 AM EDT
Procurement Policy	Cityof Stockbridge Procurement Manual.pdf	Procurement Policy	danita.doleman	8/28/2025 12:00 PM EDT
Application Docs	CITY OF STOCKBRIDGE Verification letter 8532 .pdf	Bank Verification Letter	danita.doleman	8/28/2025 3:35 PM EDT
Application Docs	StockbridgeSupplierForm.pdf	StockbridgeSupplierForm	danita.doleman	8/28/2025 7:43 PM EDT
Application Docs	5 Year Data Sheets STOCKBRIDGE-HENRY.xlsx	5-year Data Sheet	danita.doleman	10/2/2025 11:15 PM EDT

Program Assessment

Stockbridge Police Departments two-officer Traffic Unit operates on a data-driven analysis and deployment model (DDAC). Each month, Georgia Electronic Accident Reporting System (GEARS) reports and computer-aided dispatch (CAD) data are reviewed to set high-visibility enforcement (HVE) by corridor, day, and hour. Current operations are continuous and campaign-aligned: 100 Days of Summer H.E.A.T. places a sustained emphasis on speed and aggressive driving; Operation Southern Slow Down concentrates on interstate speed enforcement in a regional blitz; and Drive Sober or Get Pulled Over anchors nighttime driving-under-the-influence patrols and sobriety/safety checks around holiday and event periods. Between these, the unit conducts distracted-driving waves with the Metro Atlanta Traffic Enforcement Network (MATEN), focusing on device use at signals and in queued retail traffic. Multi-agency road-safety checks are hosted in Stockbridge, featuring the Georgia State Patrol and neighboring departments, with a focus on occupant protection, impairment screening, and verifying license/insurance compliance. LIDAR is used for precise speed enforcement, and Standardized Field Sobriety Testing (SFST) supports evaluations of impairment. Education and information—such as the Teen Academy, Citizens Police Academy, venue-area briefings, and city/SPD social messaging—reinforce the same behaviors addressed through enforcement.

These activities produce apparent on-scene effects while deployed. During active details, prevailing and 85th-percentile speeds drop, checkpoints increase visible seat-belt use, and DUI patrols routinely remove impaired drivers. Contact rates and warnings/citations increase during blitz periods, and academy participants and event patrons reference SPD messaging in real-time—evidence that communications are reaching their intended audiences.

The need for ongoing monitoring and adaptive strategies is crucial and should be a priority. What is not working maps directly to the Problem ID. Coverage and cadence cannot match when and where risk concentrates: with only two dedicated traffic officers, presence cannot be sustained across the known hot spots during late-evening, weekend, holiday, and event-egress windows—precisely when severity rises. As soon as units redeploy, the exact mechanisms described in the Problem ID reappear at those nodes: speed variance on interchange approaches, alcohol-involved trips linked to nightlife and event egress, and distraction in

queued retail traffic. The monitoring cycle also lags the street; monthly DDAC reviews identify where to work next, but rapid shifts from construction phases, seasonal retail surges, and concert nights often outpace that refresh, leaving gaps in the highest-risk hours. Occupant protection remains a pronounced gap: local observation measured 78 percent seat-belt use (2023); compliance improves while checkpoints are active and then slips outside those windows, mirroring the broader pattern—short-term gains on scene followed by a return to the behaviors that drive crashes and injuries. Limited vehicles and specialized equipment further constrain truly concurrent speed, DUI, and occupant-protection operations, as well as multi-agency checks—though impactful—are episodic; without sustained follow-through, their deterrence dissipates at the exact locations. The milestones outlined below are contingent upon the formal approval and budget allocation for two additional officer positions.

Section 4 — How the HEAT grant will address the problem and bring about positive change

The HEAT grant will fund a dedicated, data-driven traffic safety unit to reduce crashes, injuries, and fatalities associated with impaired driving, speeding, distracted driving, and seat-belt non-use. Two HEAT officers and two fully equipped patrol vehicles will conduct sustained high-visibility operations at the identified hot spots on I-75 and adjacent arterials (Hudson Bridge Rd, Eagles Landing Pkwy, North Henry Blvd) during the days and hours when crashes and DUIs cluster.Deployment will follow a DDAC-style (data-driven analysis and deployment) process, utilizing monthly GEARS and computer-aided dispatch (CAD) reviews to update locations and schedules. Quarterly problem-profiling will ensure that resources track patterns in speed, impairment, distraction, and restraint non-use. Performance will be tracked through measurable reductions in DUI- and speed-related crashes, increased local seatbelt/child-seat compliance from the 2023 baseline, and overall decreases in police-reported crashes and injury crashes citywide.

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Program Assessment Chart

Activity	2022	2023	2024
DUI Arrests	16	19	40
Speeding (all cases)	253	454	1582
Safety Belt Violations	33	67	634
All Other Traffic Violations	3404	7457	8930
Traffic Crashes	894	2498	2361
Check Point Conducted	0	0	0

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Project Objectives

1.1 GOHS Goal: Reduce Alcohol/Drug Related Crashes/Injuries/Fatalities

Objective :
Initiate 20 DUI contacts per month during the grant period.

- -

10.1 GOHS Goal: Reduce Distracted Driving Related Crashes/Injuries/Fatalities

Objective :
Initiate 50 distracted-driving contacts per month during the grant period.

- -

2.1 GOHS Goal: Increase Overall Safety Belt Usage

Objective :
Initiate 50 occupant-protection contacts per month during the grant period.

Conduct two observational seat-belt surveys during the grant period (all vehicle types).

- -

3.1 GOHS Goal: Reduce Speed-Related Crashes/Injuries/Fatalities

Objective :
Initiate 120 speeding contacts per month during the grant period.

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Project Activities Evaluations

Goal: 1.1 GOHS Goal: Reduce Alcohol/Drug Related Crashes/Injuries/Fatalities

Objective: Initiate 20 DUI contacts per month during the grant period.

Activity: The HEAT unit will be dedicated to enforcing the impaired driving laws on the roadways of SPD through saturated patrols and checkpoints in areas identified by data to be those where DUI related crashes, injuries, and fatalities occur. A minimum of 20 DUI contacts will be initiated each month by the Unit. All resources will be up to date with regard to DUI SFST/ARIDE training through refresher and update training.

Evaluation: The HEAT unit will list impaired driving contacts in daily programmatic reports, which will be summarized and submitted to GOHS in each monthly report. Compare the actual number of DUI related contacts to the number projected and the increase or decrease in the number of DUI related crashes, injuries, and fatalities to the previous year. Documentation of DUI SFST/ARIDE training will also be submitted to GOHS.

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
0	0	20	20	20	20	20	20	20	20	20	20	200

; Goal: 2.1 GOHS Goal: Increase Overall Safety Belt Usage

Objective: Initiate 50 occupant-protection contacts per month during the grant period.

Activity: The HEAT Unit will be dedicated to enforcing the occupant protection laws on the roadways of SPD through saturated patrol and checkpoints, in areas identified by data to be those where non-restraint related crashes, injuries, and fatalities occur. The Unit will initiate a minimum of 50 occupant protection contacts each month. The HEAT Unit will have resources available that are trained in CPST.

Evaluation: The HEAT Unit will list occupant protection contacts in daily programmatic reports, which will be summarized and submitted to GOHS in each monthly report. Compare the actual number of occupant protection contacts to the number projected and the increase or decrease in the number of injuries and fatalities in relation to occupant protection to the previous year. Documentation of CPST training will also be submitted to GOHS.

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
0	0	50	50	50	50	50	50	50	50	50	50	500

; Goal: 3.1 GOHS Goal: Reduce Speed-Related Crashes/Injuries/Fatalities

Objective: Initiate 120 speeding contacts per month during the grant period.

Activity: The HEAT Unit will be dedicated to enforcing the laws that govern speed on the roadways of SPD through saturated patrol in areas identified by data to be those where speed related crashes, injuries, and fatalities occur. The Unit will initiate a minimum of 120 speeding contacts each month. Activity hours will be filled by resources that hold the appropriate certifications on traffic enforcement equipment. Crash data will be used as a hot spot locator to target enforcement in high problem areas.

Evaluation: The HEAT Unit will list speed related contacts in daily programmatic reports, which will be summarized and submitted to GOHS in each monthly report. Compare the actual number of speeding contacts to the number projected and the increase or decrease in the number of speed related crashes, injuries, and fatalities to the previous year. Documentation of traffic enforcement equipment training will also be submitted to GOHS.

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
0	0	120	120	120	120	120	120	120	120	120	120	1200

; Goal: 10.1 GOHS Goal: Reduce Distracted Driving Related Crashes/Injuries/Fatalities

Objective: Initiate 50 distracted-driving contacts per month during the grant period.

Activity: The HEAT Unit will be dedicated to enforcing the laws that govern distracted driving on the roadways of SPD through saturated patrol in areas identified by data to be those where distracted driving related crashes, injuries, and fatalities occur. The Unit

will initiate a minimum of 50 distracted driving contacts each month. Crash data will be used as a hot spot locator to target enforcement in high problem areas.

Evaluation: The HEAT Unit will list distracted driving related contacts in daily programmatic reports, which will be summarized and submitted to GOHS in each monthly report. Compare the actual number of distracted driving contacts to the number projected and the increase or decrease in the number of distracted driving crashes, injuries, and fatalities to the previous year. Documentation of traffic enforcement equipment training will also be submitted to GOHS.

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
0	0	50	50	50	50	50	50	50	50	50	50	500

; Goal: 2.1 GOHS Goal: Increase Overall Safety Belt Usage

Objective: Conduct two observational seat-belt surveys during the grant period (all vehicle types).

Activity: The HEAT Unit will conduct a minimum of two seatbelt surveys during the grant period. At least one survey will be completed at the beginning and one at the end of the grant period to create a measurable outcome.

Evaluation: Information that is collected will be forwarded to GOHS in programmatic reports.

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
0	0	0	1	0	0	0	0	0	0	1	0	2

; Goal: 7.2 GOHS Goal: Disseminate Traffic Safety-Related Educational Materials

Objective: Conduct one community engagement/education event per month.

Activity: The HEAT Unit will conduct a minimum of one community engagement event a month to the public during the grant period. This may also include traffic enforcement education to law enforcement officers within the jurisdictional area of the grantee no more than three (3) times per year.

Evaluation: Events will be documented on a GOHS Community Engagement Form and submitted in the GOHS monthly programmatic reports.

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
0	0	1	1	1	1	1	1	1	1	1	1	10

; Goal: 6.1 GOHS Goal: Enhance Police Traffic Services

Objective: The grantee will participate in at least 7 GOHS/NHTSA activities and campaigns during the grant period.

Activity: The grantee will participate in at least seven GOHS/NHTSA highway safety campaigns including CIOT, Drive Sober or Get Pulled Over, CIOT Border to Border, Operation Southern Slow Down, and 100 Days of Summer HEAT during the grant period.

Evaluation: Participation in GOHS/NHTSA campaigns will be documented in the GMS monthly programmatic reports.

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
0	0	0	1	0	0	0	1	1	2	0	2	7

; Goal: 6.1 GOHS Goal: Enhance Police Traffic Services

Objective: The HEAT Unit agrees to participate in at least eight regional traffic enforcement network meetings and initiatives during the grant year.

Activity: The HEAT Unit will participate in at least eight monthly regional traffic enforcement network meetings and initiatives during the grant year.

Evaluation: The regional TEN coordinator will provide a sign-in sheet for all regional traffic enforcement meetings and initiatives.

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
0	0	0	1	1	1	0	1	1	1	1	1	8

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Media Plan

The Stockbridge Police Department will submit a press release announcing the grant award to the citizens of Stockbridge through the following local media outlets and social media sites: Newspapers - The Henry County Times and The Henry Neighbor. Television Stations - WUPA-TV, WTBS , WATL, WUVG, WHSG, WATC, and WPXA. Websites - stockbridgega.org/police and Social Media pages – Twitter - @StockbridgePD , Facebook https://www.facebook.com/StockbridgePD, Instagram - @stockbridge.pd. After the announcement of the initial award, Stockbridge Police Department will continue to utilize these media outlets through the project period to keep the community informed of the officers efforts, results, and upcoming mobilizations to include Click It or Ticket, 100 Days of Summer HEAT, and Drive Sober or Get Pulled Over.

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Resource Requirements

The Stockbridge Police Department is requesting this grant to fund an enforcement effort focusing on alcohol and drug-impaired driving, speeding, and occupant protection, utilizing 3,200 enforcement activity hours annually. Activity hours may also be used for educational events, attending the GOHS Highway Safety Conference, and highway safety-related training/certifications, among other purposes. Activity hours will be filled by resources that hold the appropriate certifications on traffic enforcement equipment. Standardized Field Sobriety, RADAR, LIDAR, and ARIDE, at a minimum, will be required by resources that conduct activity hours. Activity hours during identified peak hours for the enforcement of DUIs, Speeding, and Occupant Protection. Crash data will be used as a hotspot locator to target enforcement in high-priority areas. The activity hours will be conducted and/or participated in checkpoints and saturation patrols in identified areas throughout the County. Activity hours will also complete the other goals and objectives of the project, such as conducting educational events and participating in GOHS Campaigns and Network Meetings.
Personnel (needed; hours; roles). Two HEAT Officers will deliver the 3,200 annual activity hours on a data-driven schedule, focusing on late evenings, weekends, holidays, and event egress at identified hotspots. Duties include high-visibility enforcement of DUI, speed, distraction, and occupant protection; administering SFST/PBT; operating LIDAR; conducting checkpoints/saturation patrols; recording in-car camera evidence; issuing citations/arrests; maintaining daily logs and monthly GMS reporting; participating in education events; and conducting the two required seat-belt surveys. Enforcement cost: $96,928 (2 officers @ $30.29 × 1,600 hrs each).
Equipment includes fully upfitted patrol vehicles with in-car cameras (2 × $76,000 = $152,000); LIDAR units (2 × $2,100 = $4,200); vehicle fuel/maintenance (2 × $3,000 = $6,000) ,2 Also-Sensor $800, Axon camera system 2 @3,000 = $6000, travel as required for 2 people = $3000.
Our total budgeted amount, which includes personnel, equipment, and OM, is $268,928.00. This figure reflects our commitment to cost-effectiveness and efficient use of resources, ensuring that every dollar is maximized for the safety of our community.
Each HEAT officer is assigned a fully equipped vehicle with an in-car camera to provide a visible presence, enable rapid redeployment between hot spots, and record evidentiary footage of stops and SFSTs. LIDAR supports precise, court-defensible

speed enforcement on interchange approaches/frontage segments. Alco-Sensor PBTs support roadside impairment screening before evidential testing. Portable radios ensure interoperable communications with partner agencies during checkpoints, MATEN details, and Thunder Task Force mobilizations. Tasers/sidearms are required life-safety equipment for nighttime roadside operations. Fuel/maintenance sustains saturation patrols and checkpoint logistics. Officers assigned to activity hours will hold the necessary certifications (SFST, RADAR, LIDAR, ARIDE) as required by SPD policy for the use of PBT, implied consent, and digital evidence handling.

Self-Sufficiency

The continued cost of activity hours and enforcement efforts, as well as equipment, certifications, and vehicle maintenance, will be funded through the Departmental Budget.

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Personnel Service Details – Position

Position/Title	Pay Code	Hours/Week	Pay Rate	Annual Salary	Time%	Project Salary

Total:$0.00

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Personnel Service Details –Benefits

Project Salaries	Percent of Time	Project Salary
Total	0%	$0.00

Fringe Benefit Type	Percentage	Amount
F.I.C.A	%	$0.00
Retirement	%	$0.00
Health Insurance	%	$0.00
Workers Compensation	%	$0.00
Unemployment Insurance	%	$0.00
Total		$0.00
Total Personnel Service (Total Salaries + Fringe Benefits)		$0.00

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Pay Schedule For Project Employees

Pay Code	Month	Beginning Date	Ending Date	Actual Pay Date

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Enforcement Activity Hours

Resource	Pay Rate	Total Hours	Funds Needed
1	$30.29	1600	$48,464.00
2	$30.29	1600	$48,464.00
Total :		3200	$96,928.00

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Regular Operating Expenses

Description	Unit Price	Quantity	Total Costs
Vehicle Maintenance Gas	$3,000.00	2	$6,000.00
Also-sensor	$400.00	2	$800.00

Total:$6,800.00

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Travel

Description	Unit Price	Quantity	Total Costs
Travel to the meeting	$1,500.00	2	$3,000.00

Total:$3,000.00

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Organization: Stockbridge Police Department, City of
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Version Date:10/28/2025 08:55:07 AM
Equipment Purchases

Description	Unit Price	Quantity	Total Costs
Lidar	$2,100.00	2	$4,200.00
AXON In-Car Camera System with LPR	$3,000.00	2	$6,000.00

Total:$10,200.00

General Application 2026
Organization: Stockbridge Police Department, City of
GA-2026-StockbriPD-226-APP
Version Date:10/28/2025 08:55:07 AM
Contractual Services

Description	Unit Price	Quantity	Total Costs

Total:$0.00

General Application 2026
Organization: Stockbridge Police Department, City of
GA-2026-StockbriPD-226-APP
Version Date:10/28/2025 08:55:07 AM
Per Diem & Fees

Description	Unit Price	Quantity	Total Costs

Total:$0.00

General Application 2026
Organization: Stockbridge Police Department, City of
GA-2026-StockbriPD-226-APP
Version Date:10/28/2025 08:55:07 AM
Computer Charges And Computer Equipment

Description	Unit Price	Quantity	Total Costs

Total:$0.00

General Application 2026
Organization: Stockbridge Police Department, City of
GA-2026-StockbriPD-226-APP
Version Date:10/28/2025 08:55:07 AM
Telecommunication

Description	Unit Price	Quantity	Total Costs

Total:$0.00

General Application 2026
Organization: Stockbridge Police Department, City of
GA-2026-StockbriPD-226-APP
Version Date:10/28/2025 08:55:07 AM
Motor Vehicle Purchase

Description	Unit Price	Quantity	Total Costs
• Fully Equipped Ford Police Interceptor: $48,000 • Upfitting Costs (lights, sirens, partitions, etc.): $22,000	$76,000.00	2	$152,000.00

Total:$152,000.00

General Application 2026
Organization: Stockbridge Police Department, City of
GA-2026-StockbriPD-226-APP
Version Date:10/28/2025 08:55:07 AM
Rent or Real Estates

Description	Unit Price	Quantity	Total Costs

Total:$0.00

General Application 2026
Organization: Stockbridge Police Department, City of
GA-2026-StockbriPD-226-APP
Version Date:10/28/2025 08:55:07 AM
Cost Category Summary

Cost Category	Total	Award Amount
Personnel Services - Fringe Benefits	$0.00	$0.00
Regular Operating Expenses	$6,800.00	$6,800.00
Travel	$3,000.00	$3,000.00
Equipment Purchases	$10,200.00	$10,200.00
Contractual Services	$0.00	$0.00
Per Diem and Fees	$0.00	$0.00
Computer Charges and Computer Equipment	$0.00	$0.00
Telecommunication	$0.00	$0.00
Motor Vehicle Purchase	$152,000.00	$152,000.00
Rent/Real Estates	$0.00	$0.00
Enforcement/Activity Hours	$96,928.00	$96,928.00
Total	$268,928.00	$268,928.00

Matching Funds		
Local Cash Match (You must enter at least a 0 before	0%	$0.00

Federal Participation (percentage of total in Item 12)	100%	$268,928.00

General Application 2026
Organization: Stockbridge Police Department, City of
GA-2026-StockbriPD-226-APP
Version Date:10/28/2025 08:55:07 AM
App Contract Forms

Grantee Project Director(Primary Contact) : Shaquita Barnes

Agency Staff (Financial Contact): Frank Milazi

Authorized Official : Anthony Ford

General Application 2026
Organization: Stockbridge Police Department, City of
GA-2026-StockbriPD-226-APP
Certification and Signatures

I certify that I understand and agree to comply with the general and fiscal year terms and conditions of this application including special conditions; to comply with provisions of the Act governing these funds and all other federal laws; that all information presented is correct; that there has been appropriate coordination with affected agencies; that I am duly authorized by the applicant to perform the tasks as they relate to the terms and conditions of this grant application; that costs incurred prior to grant approval may result in the expenses being absorbed by the grantee; and, that the receipt of grantor funds through the Governor's Office of Highway Safety will not supplant state or local funds. Monthly reimbursement claim submissions filed electronically are in effect, "electronically signed".

Project Director*

Name: Shaquita Barns
Agency: Stockbridge Police Department, City of
Phone Number: (678) 827-2886

Fax Number:
Signature:

Title: Grant Administrator
Address: 4640 North Henry Blvd, Stockbridge , Georgia-30281
Email Address: sbarnes@stockbridgega.org
Date: 8/28/2025

Shaquita Barns

Fiscal Staff*

Name: Frank Milazi
Agency: Stockbridge Police Department, City of
Phone Number: 4704730051
Fax Number:
Signature:

Title: City Treasurer
Address: 4640 North Henry Blvd, Stockbridge , Georgia-30281
Email Address: fmilazi@stockbridgega.org
Date: 8/28/2025

FMilazi

Authorized Official*

Name: Anthony Ford
Agency: Stockbridge Police Department, City of
Phone Number: (770) 389-7910
Fax Number:
Signature:

Title: Mayor
Address: 4640 North Henry Blvd, Stockbridge , Georgia-30281
Email Address: asford@stockbridgega.org
Date: 8/28/2025

*** NOTE : PROJECT DIRECTOR, FISCAL STAFF AND AUTHORIZED OFFICIAL CANNOT BE THE SAME PERSON WITHOUT GOHS APPROVAL. STAFF BEING FUNDED UNDER THIS GRANT MAY NOT BE ANY OF THE ABOVE OFFICIALS WITHOUT GOHS APPROVAL.**

Anthony Ford

2025-08-28 03:03 PM