

Stockbridge

Where Community Connects

**STOCKBRIDGE
COMMUNITY ZONING
INFORMATION MEETING**

ADMINISTRATION

Ryan Anderson
Community Development Director

Veronica Green
Chief Planner

Linda Logan
Senior Planner
Secretary

Gordon Linton
Senior Planner

**Community Zoning
Information Meeting
Agenda
July 8, 2026 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



AGENDA

COMMUNITY ZONING INFORMATION MEETING

CITY OF STOCKBRIDGE

WEDNESDAY, JULY 8, 2026 6:00 PM

I. Welcome

II. Overview Of The Zoning Process

Item # 1 - Overview of the Zoning Process: PowerPoint Presentation

Presented by: Linda Logan

III. Discussion Of Zoning Cases

Item # 1 - REZONING CASE #RZ-2026-01. (Council District 4.)

Consideration of a rezoning application for the property at 112 Old Conyers Road to rezone the property from the C-3 (Heavy Commercial) District to the RR (Rural Residential) District to better align the zoning of the property with the existing bed-and-breakfast operations, and to access residential resources.

There are no plans to change the current operations or property footprint of the bed-and-breakfast inn that was established in 2018. Applicant: Anita Johnson. Property Owner: Marvin Johnson. Property Location: District 12, Land Lot 68, within the Stockbridge City Limits. Property Size: 3.734 +/- acres.

Presented by: Linda Logan

Item # 2 - SPECIAL USE PERMIT CASE #SP-2026-01. (Council District 4.)

Consideration of a special use permit application for the property at 112 Old Conyers Road to allow a special use permit for a bed-and-breakfast inn within the RR (Rural Residential) District. There are no plans to change the current operations or property footprint of the bed-and-breakfast inn that was established in 2018. Applicant: Anita Johnson. Property Owner: Marvin Johnson. Property Location: District 12, Land Lot 68, within the Stockbridge City Limits. Property Size: 3.734 +/- acres.

Presented by: Linda Logan

Item # 3 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2026-01. (Council District 4.)

Consideration of a Comprehensive Plan amendment application to change the future land use designation of the property at 4231 North Henry Boulevard from Low-Density Mixed-Use to Heavy Industrial to allow for the further development of natural resources that are associated with the existing surrounding rock quarry, pursuant to Section 3.2.25 of the Stockbridge Unified Development Code (UDC). Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377

+/- acres.

Presented by: Linda Logan

Item # 4 - REZONING CASE #RZ-2026-02. (Council District 4.)

Consideration of a rezoning application to rezone the property at 4231 North Henry Boulevard from the C-2 (General Commercial) District to the HI (Heavy Industrial) District to allow for the further development of natural resources that are associated with the existing surrounding rock quarry, pursuant to Section 3.2.25 of the Stockbridge Unified Development Code (UDC). Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres.

Presented by: Linda Logan

Item # 5 - SPECIAL USE PERMIT CASE #SP-2026-02. (Council District 4.)

Consideration of a special use permit application for the property at 4231 North Henry Boulevard to allow for the development of natural resources, including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery, within the HI (Heavy Industrial) District. Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres.

Presented by: Linda Logan

- IV. Other Business**
- V. Upcoming Meetings**
- VI. Adjournment**

OVERVIEW OF THE ZONING PROCESS

CITY OF STOCKBRIDGE

Community Development Department

OVERVIEW OF THE ZONING PROCESS—SLIDE #1

I. INITIAL ACTIONS BY THE PROPERTY OWNER OR DEVELOPER:

- A. Purchases a property or enters into a contract with the owner to purchase the property, pending zoning approval by the City of Stockbridge.
- B. Prepares a site plan for the proposed development project.
- C. Contacts the Planning & Zoning Staff to request a pre-application meeting, which is required before submitting zoning applications. The developer's proposal is discussed.
- D. Submits zoning applications to the City (after a pre-application meeting is held) to request various zoning actions to allow the proposed development.
 - ~ Applications include the application request, the survey of the property, the proposed site plan, various legal documents, a letter of intent, and a water/sewer availability letter.
 - ~ The applicant is usually the property owner or the developer.
 - ~ The applicant often hires an agent to handle the application process.
 - ~ An attorney often acts as the applicant or agent to represent the owner or developer.

OVERVIEW OF THE ZONING PROCESS—SLIDE #2

TYPES OF ZONING APPLICATIONS / CASES:

ANNEXATION – Allows a property in unincorporated Henry County to be brought into the Stockbridge City Limits.

COMPREHENSIVE PLAN AMENDMENT – Changes the “future land use designation” of the property from what the Future Land Use Map shows within the City’s Comprehensive Plan, to another future land use designation which 1) allows for the proposed types of use; 2) allows the requested zoning; and 3) allows the proposed residential density.

REZONING – Changes the base zoning of the property to allow for the proposed types of uses, and to disallow the uses under the existing zoning. Any overlay zoning district would not change.

VARIANCE – Allows the applicant to deviate from a required site design standard, such as a building setback requirement, or to be exempt from meeting a certain requirement.

SPECIAL USE PERMIT – Is required for special types of uses that are identified as being possibly allowed in a zoning district. Examples: churches, liquor stores, personal care homes, and gas stations.

ZONING MODIFICATION – Is required when a developer wants to deviate from what City Council approved for a rezoning case. Examples: building according to a completely different site plan (major modification) or seeking relief from a required zoning condition (minor zoning modification).

OVERVIEW OF THE ZONING PROCESS—SLIDE #3

II. ACTIONS BY THE CITY OF STOCKBRIDGE'S COMMUNITY DEVELOPMENT DEPARTMENT:

A. Conducts a pre-application meeting with the owner/applicant.

- ~ Includes the Planning & Zoning Staff, City Engineer, City Fire Marshall, and the City Building Official.
- ~ Purpose of meeting is to assess the merits of the proposed development and its compliance with applicable zoning and other regulations.

B. Processes incoming zoning applications by assessing their completeness and assigning case numbers.

C. Takes various actions to meet the legal advertising requirements.

- ~ Sends legal ads to the newspaper.
- ~ Lists zoning cases on agendas for upcoming public meetings.
- ~ Prepares a draft letter for applicants to mail to owners of neighboring properties within 500 feet.
- ~ For annexation cases, sends copies of all of the applications to Henry County officials for review.
- ~ Posts zoning signs on the property.

OVERVIEW OF THE ZONING PROCESS—SLIDE #4

D. Prepares a Staff Report:

- ~ Assesses the merits of each zoning case.
- ~ Assesses the compliance with the Comprehensive Development Plan and Unified Development Code (UDC).
- ~ Makes recommendations, including zoning conditions of approval.

E. Prepares a PowerPoint presentation for use in presenting each zoning case at public meetings.

F. Prepares a Decision Letter to document the City Council's action, and sends it to the applicant.

G. Sends the Final Ordinances, which have been prepared by the City Clerk, to the applicant.

OVERVIEW OF THE ZONING PROCESS—SLIDE #5

III. PUBLIC MEETINGS (All held in the Council Chamber at City Hall):

A. C.Z.I.M. Meeting (Community Zoning and Information Meeting)—This is an informal meeting to allow the public a chance to hear an overview of proposed zoning cases and to ask questions of the applicant/developer. No actions are taken at this meeting.

B. Planning Commission Meeting:

- ~ This is a public hearing that is conducted by the Stockbridge Planning Commission Board members.
- ~ Board members hear the staff's presentation of cases, allow the applicant to speak, hold a public hearing for citizens to speak, ask questions of the staff and developer, have a discussion, and vote to approve, approve with conditions, deny, or defer each case to another meeting.
- ~ Board members' votes become recommendations to City Council.

C. City Council Meeting:

- ~ Follows a similar format as Planning Commission meetings.
- ~ Council members' votes become final, and they become law.

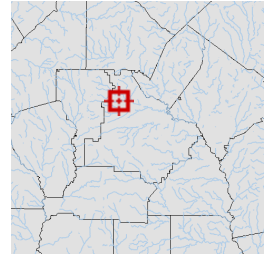
OVERVIEW OF THE ZONING PROCESS—SLIDE #6

IV. PERMITTING REVIEWS:

- A. Developer submits land disturbance and building permit applications to the Permitting Staff.
- B. Permit applications are reviewed by the Planning & Zoning Staff (and others) to ensure that all zoning requirements and all zoning conditions (if any) from approved zoning cases are met.
- C. When all requirements are met, permits are issued:
 - ~ Land Disturbance Permit—Allows the developer to clear the land, install streets and sidewalks, install utilities, and build amenities.
 - ~ Building Permit—Allows the developer to build each residential unit and each other type of building on the property.



Overview



Legend

- Parcels
- Roads

Parcel ID	S24-01002000	Class	Commercial	Owner	JOHNSON	Land Value:	\$167,800								
Property Address	112 OLD CONYERS RD	Acreage	3.73	Address	MARVIN 112 OLD CONYERS RD	Building Value:	\$387,000	Last 2 Sales							
District	City/Stockbridge SSD				STOCKBRIDGE, GA 30281	Misc Value:	\$11,500	Date	4/17/2015	Price	\$225,000	Reason	FM	Qual	Q
						Total Value:	\$566,300		9/1/1985	\$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: 6/3/2026
 Last Data Uploaded: 6/3/2026 3:11:41 AM

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

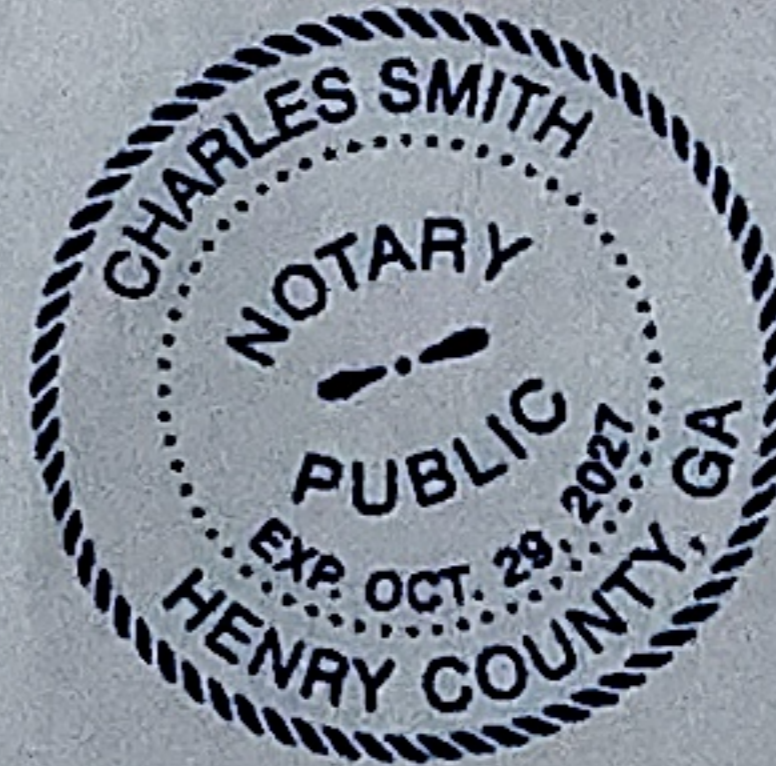
Marvin Johnson
TYPE OR PRINT OWNER'S NAME
112 Old Conyers Rd
ADDRESS
Stockbridge GA 30281
CITY & STATE ZIP CODE
X
OWNER OF PROPERTY (SIGNATURE)
404-876-3830
PHONE NUMBER
mjohnson226@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this

26 day of May 2026

Charles Smith

NOTARY PUBLIC



SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Anita Gal

APPLICANT (SIGNATURE)

Anita Johnson
TYPE/PRINT NAME OF APPLICANT

112 Old Conyers Rd
ADDRESS

Stockbridge GA 30281
CITY & STATE ZIP CODE

404-376-4336
PHONE NUMBER

stockbridgegalakesbb@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this

_____ day of _____ 20____

NOTARY PUBLIC

Indicate which of the above is applicable: 1 2 or 3

Project/Case #

REZ-2026.05.1127

Address:

Parcel Number(s):

112 OLD CONYERS RD, STOCKBRIDGE, GA 30281

S24-01002000

City of Stockbridge Planning and Zoning Division,
Community Development Department



Rezoning Request Application

Zon
0

Form with fields for Name of Applicant (Anita Johnson), Applicants Address (112 Old Conyers Rd), City (Stockbridge), Name of Owner (Marvin Johnson), Second Property Owner's Address, Name of Third Owner, Name of Agent (Anita Johnson), and Agent's Address.

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must be posted fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner must be present at the meeting.

Request from C-3 (Heavy Commercial District) to (Current Zoning)

RR (Rural Residential District) (Requested Zoning District)

For the Purpose of: To better align zoning with the existing B&B operations and access residential resources.

(Type of Development)

Case Name: Stockbridge Lakes Bed & Breakfast

Is Development of Regional Impact (DRI)? Yes No

Nearest intersection to the property: East Atlanta Rd

Size of Tract: 4 acres

Land Lot Number(s):

District: Distric
Please refer to th

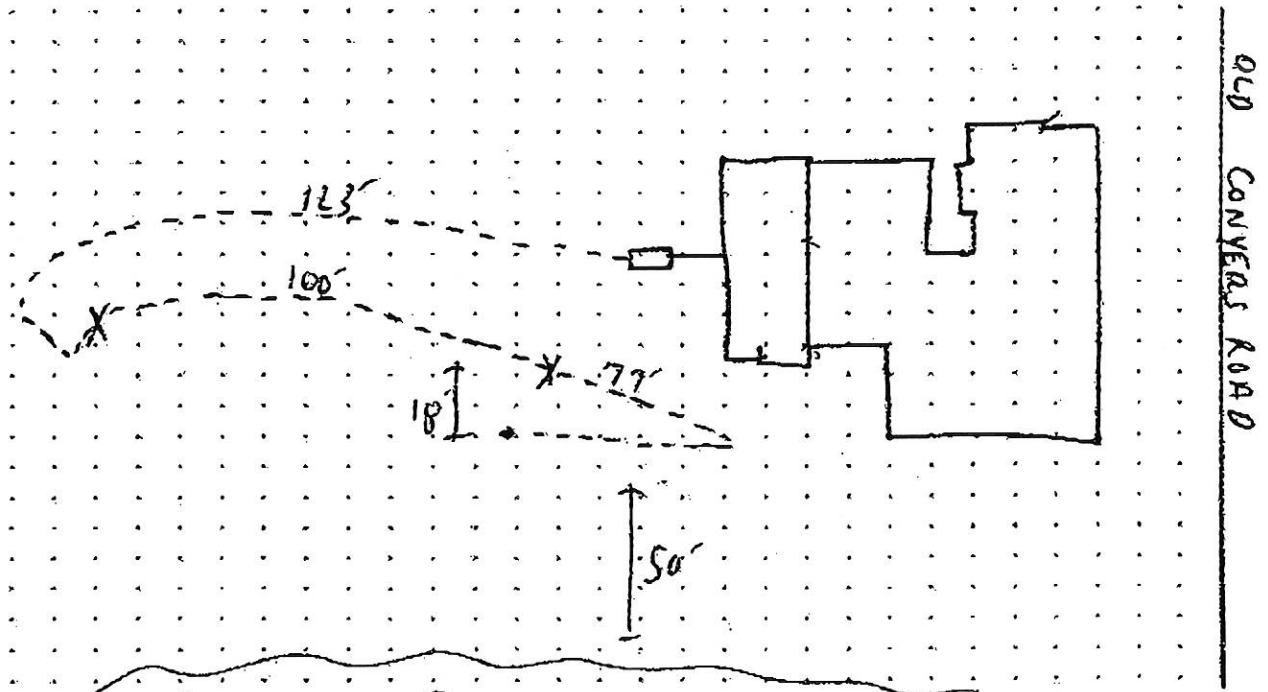
**HENRY COUNTY BOARD OF HEALTH
INSPECTION REPORT
FOR A NEW ON-SITE SEWAGE MANAGEMENT SYSTEM**

112 OLD CONYERS RD. LL: 68 DIST. 12
 PLAT BY: JOE ROWAN JR PLAT DATE 01/23/95

APPLICANT HERMAN O. MANESS Phone 770-474-6362
 OWNER HERMAN O. MANESS

124 OLD CONYERS RD STOCKBRIDGE, GA 30281 PH 770-474-6362

<u>BUILDING DESIGN</u> BASEMENT	<u>SYSTEM DESIGN</u> Tank/gallons [1000] Linear ft. [300] Square ft. [900] Gravel, inches [12]	<u>WATER SUPPLY</u> Public	<u>FACILITY</u> RESIDENCE Disposal NO Pump NO Refuse NO
<u>Outlet Level</u> GROUND	<u>Field Layout</u> SERIAL	<u>LOT SIZE</u> Acre Square ft. IF COMMERCIAL gallons/day	ENCL. Time 60 Min. Depth LEACH FIELD 36 inches TRENCH WIDTH 36 inches
<u>Bedrooms</u> THREE			
Permit 13735	Issued 02/21/95	Inspected 11/06/95	Approved YES
			Cont. JAMES RUTLEDGE 48



Inspected by Joseph M. James Date inspected: Mon, November 6, 1995
Joseph Palmer

Printed: Wed, November 8, 1995 9:05 A. M.

See Comments on back:



Henry County Department of Planning & Zoning
Septic System Information for Zoning Requests

135 Henry Parkway McDonough, GA 30253
 (770) 954-2078

This form must be completed and submitted to Planning and Zoning with all zoning applications for properties that are not served by public sewer.

Name of Applicant: Anita Johnson Phone: 404-376-4336 Mobile: _____

Applicant Address: 1355 Mt Zion Rd City, State: Morrow GA Zip: 30260

Name of Agent: _____ Phone: _____ Mobile: _____

Agent Address: _____ City, State: _____ Zip: _____

Request (Check one):

Rezoning (Current Zoning _____ Requested Zoning _____) Conditional Use

For the Purpose of Bed or Breakfast

Property Address: 112 Old Conyers Rd, Stockbridge Nearest Intersection to property: East Atlanta Rd

Size of Tract: 3.134 acres Land Lot(s) 68 District(s): 12

Property Tax Parcel Number: S24-01-002-000 Proposed Number of Lots: 1

Signature of Owner: Anita Johnson Printed Name of Owner: Anita Johnson

Signature of Agent: _____ Printed Name of Agent: _____

(To be Completed by Henry County Environmental Health)

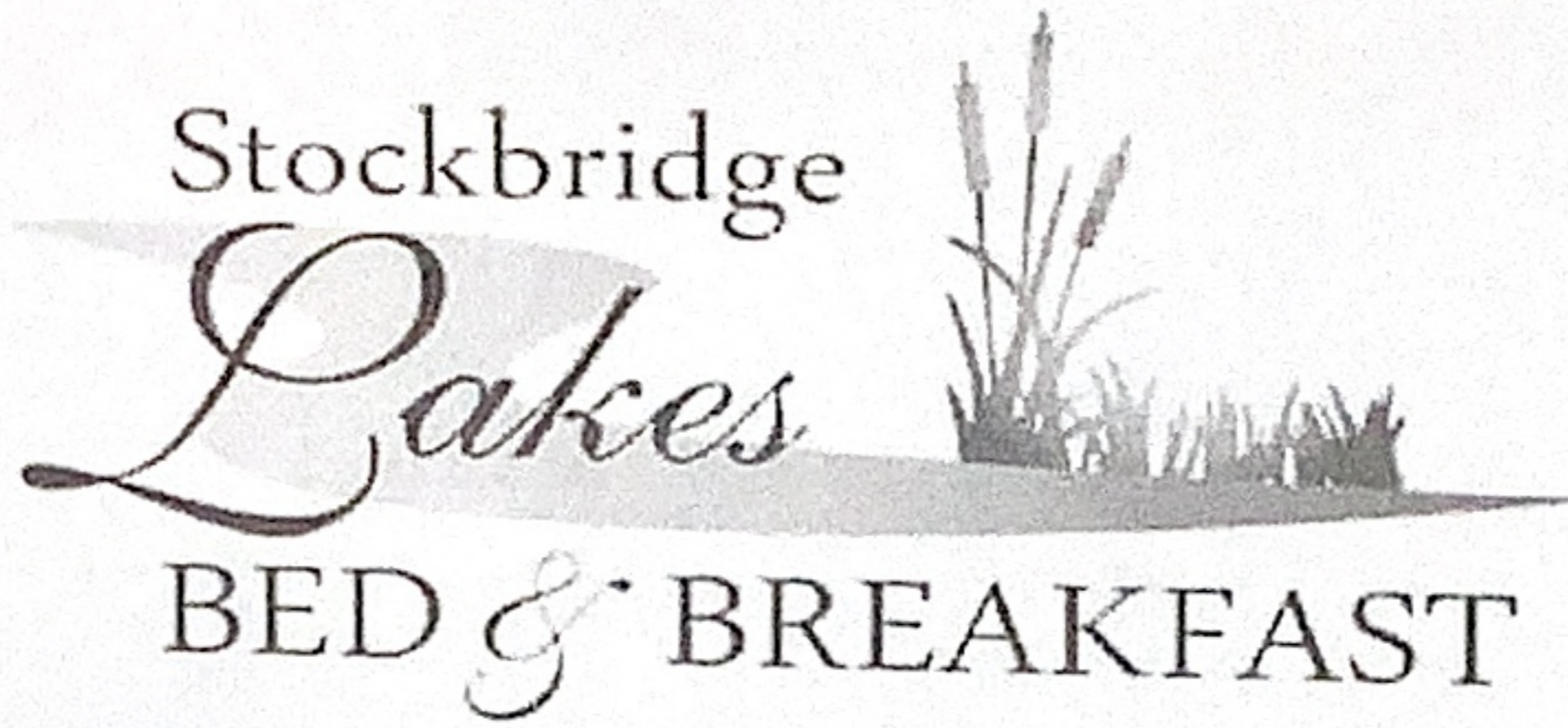
Check all that apply

- There are suitable soils for the installation of a septic system on the subject property.
- There are not suitable soils for the installation of a septic system on the subject property.
- There is an existing septic system on the subject property.
- The existing septic system will support the proposed development.

Comments: The existing system is designed for a 3 bedroom residence

Name of Person Completing: Brian Carson Title: Env. Health Spec IV
 Signature: Brian Carson Date: 6/6/2016
 E-mail Address: _____ Phone Number: (770) 288-6196

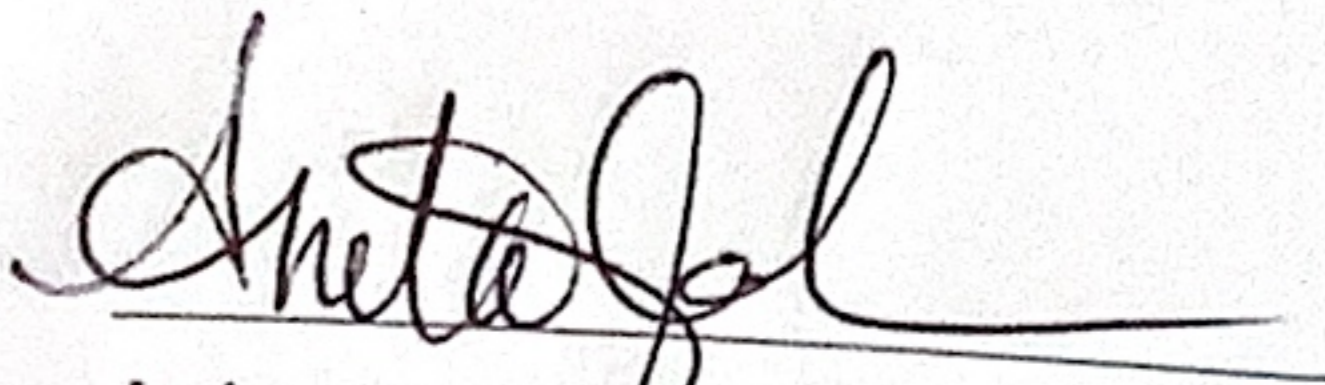
Contact Planning and Zoning with questions at (770) 288-7526.




Letter of Intent

The owners of Stockbridge Lakes Bed & Breakfast, LLC, are requesting its property to be rezoned from C3 back to a residential district to better align zoning with the existing B&B operations and access residential resources.

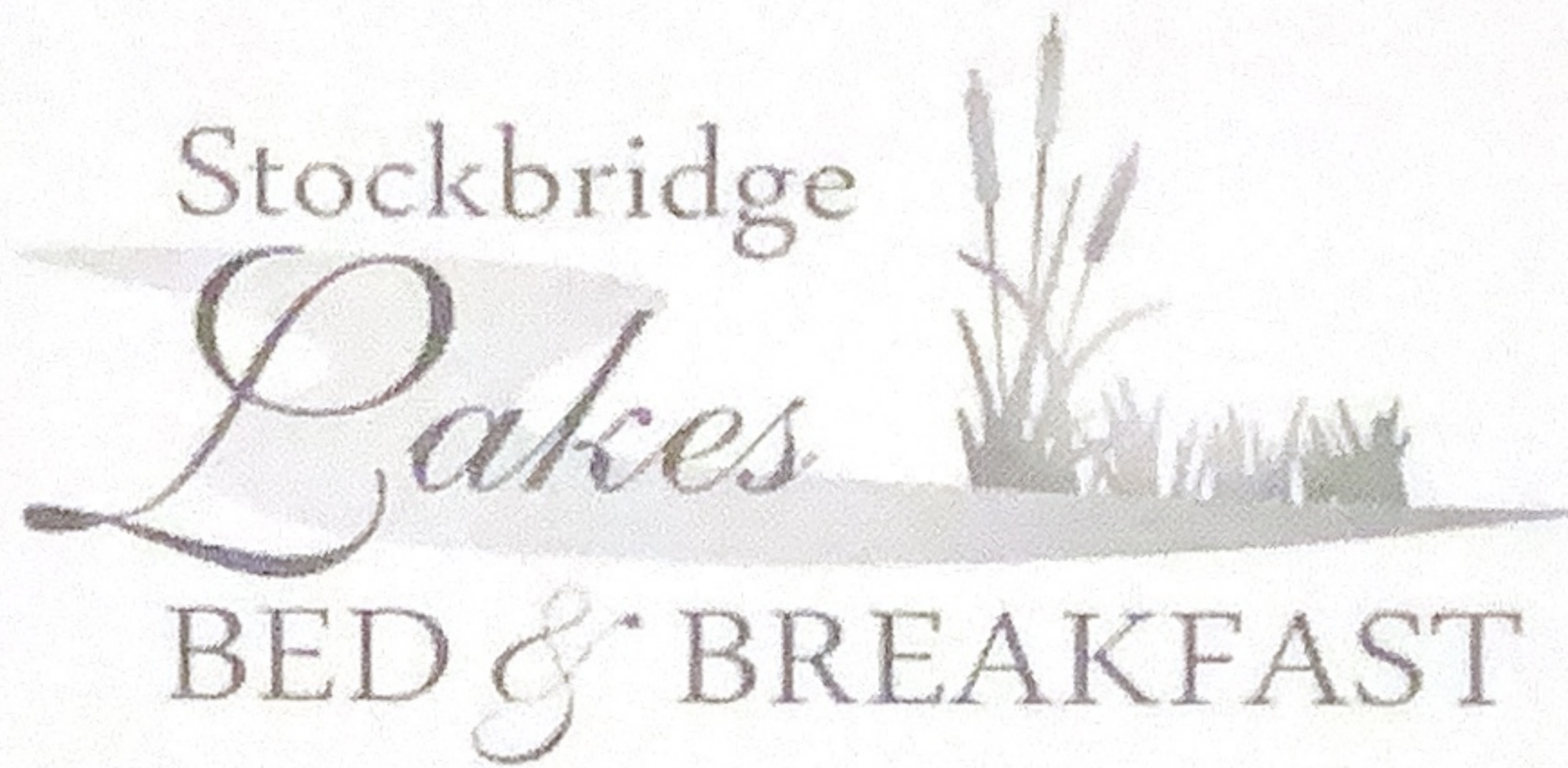
There are no plans to change the current operations or property footprint of the B&B that was established back in 2018.


Anita Johnson, Owner

5/26/26
Date


Marvin Johnson, Owner

5/26/26
Date

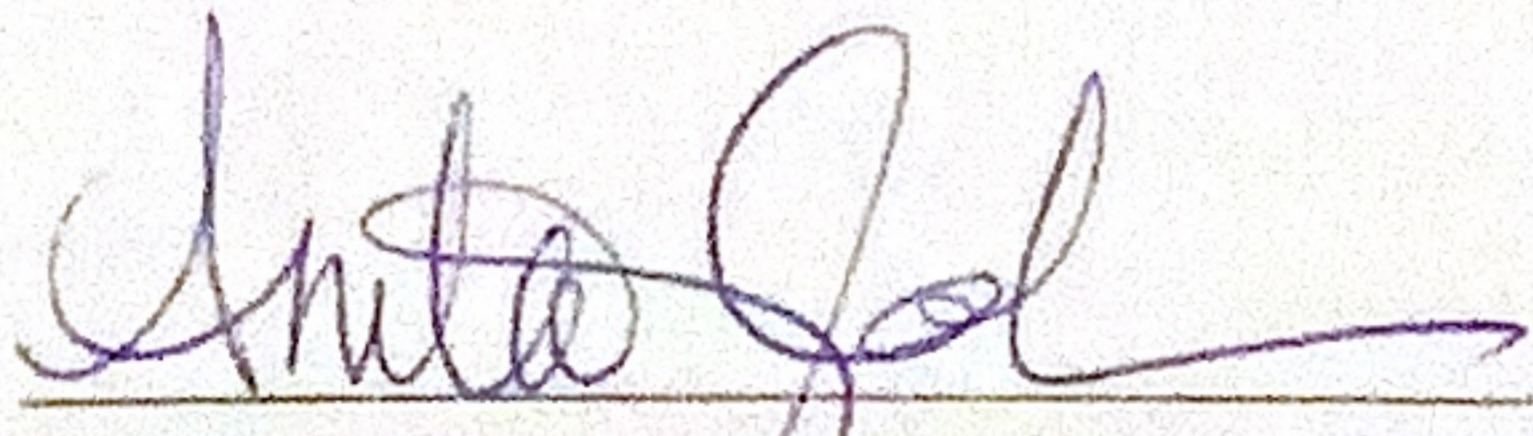


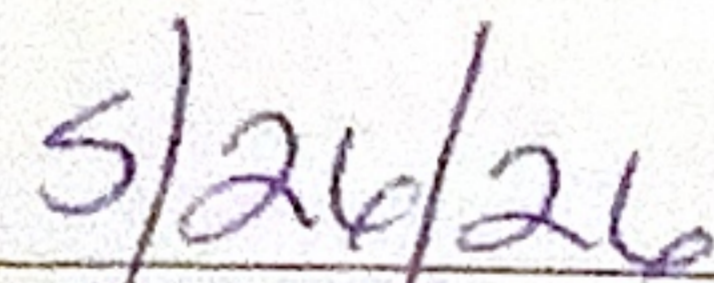
Letter of Intent

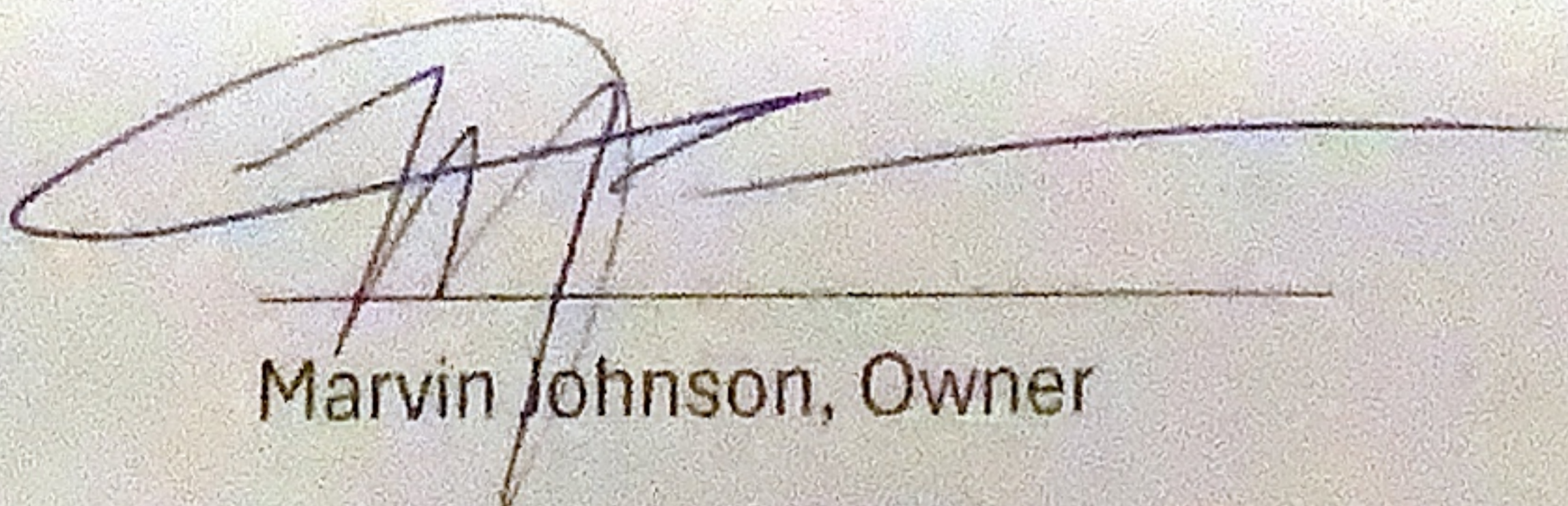
The owners of Stockbridge Lakes Bed & Breakfast, LLC, are requesting its property to be rezoned from C3 back to Residential. More specifically, RR (rural residential district) to better align zoning with the existing B&B operations and access residential resources.

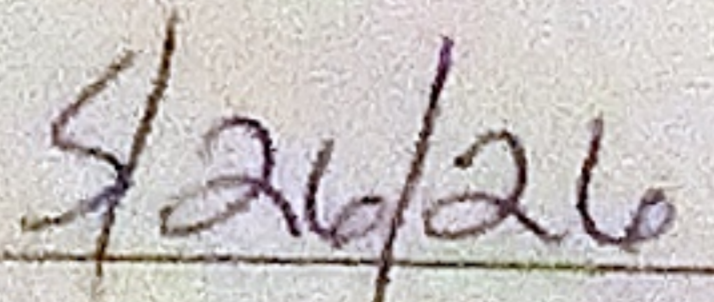
A special use permit application is also being submitted, in compliance with Section 3.2.6(F) of the UDC, for a bed and breakfast facility to operate in the RR district,.

There are no plans to change the current operations or property footprint of the B&B that was established back in 2018.


Anita Johnson, Owner


Date


Marvin Johnson, Owner


Date

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 112 Old Conyers Rd, Stockbridge [address], with Parcel Number _____ which is the subject of this application.

Name of Property Owner: MARVIN JOHNSON
Property Owner's Address: 112 Old Conyers Rd, Stockbridge GA 30281
Telephone: 404-376-3830 E-mail: mdjohnson226@gmail.com

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

Signature: [Signature] Date: 5/26/26

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): Anita Johnson

Company/law firm (if applicable): Stockbridge Lakes Bed & Breakfast, LLC

Telephone, E-Mail, & Address: 112 Old Conyers Rd, Stockbridge GA 30281
stockbridgelakesbb@gmail.com / 404-376-4336

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

[Signature]

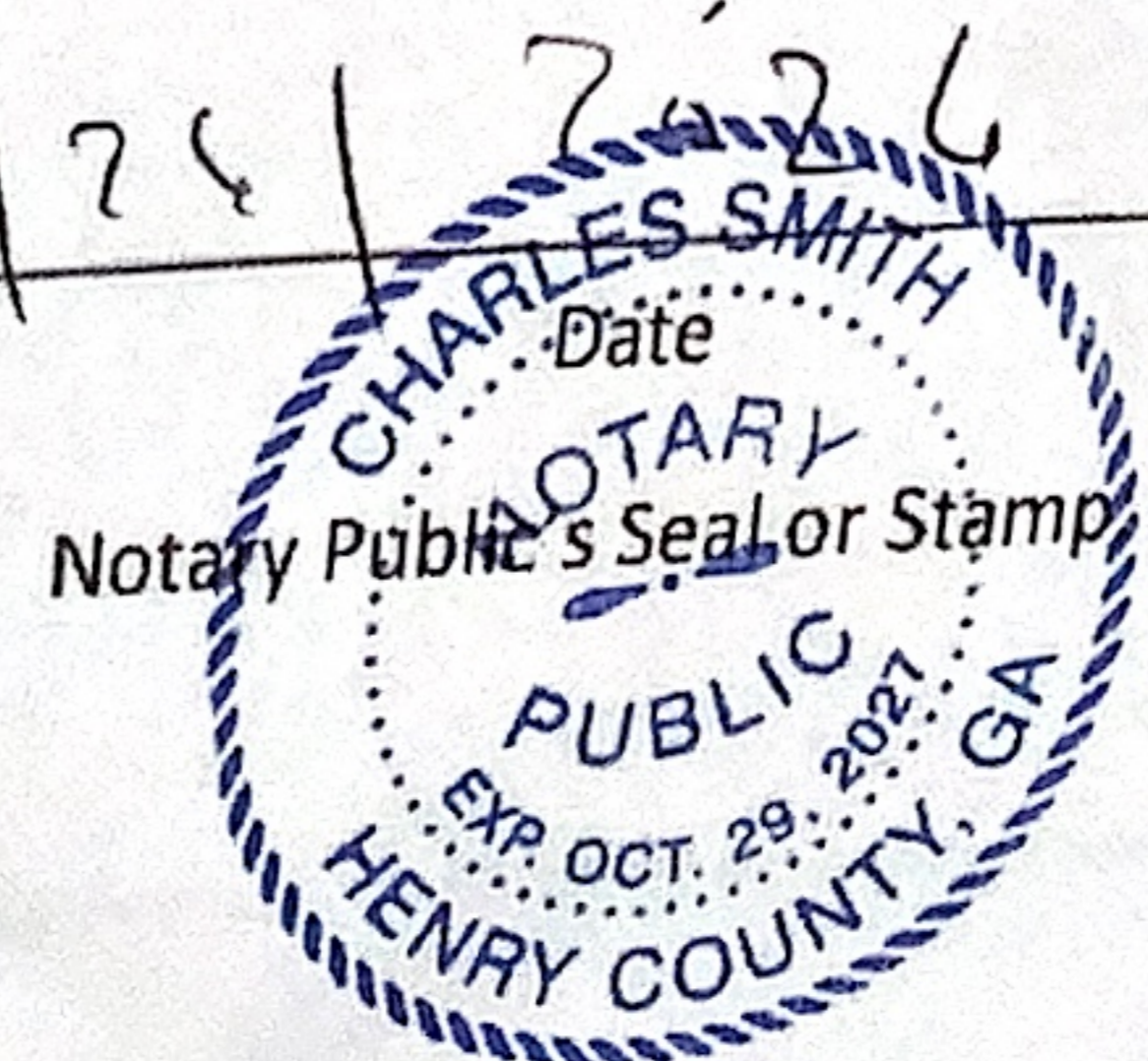
Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

5/26/26
Date

[Signature]

Signature of Notary Public

Charles Smith
Printed Name of Notary Public

5/26/26
Date


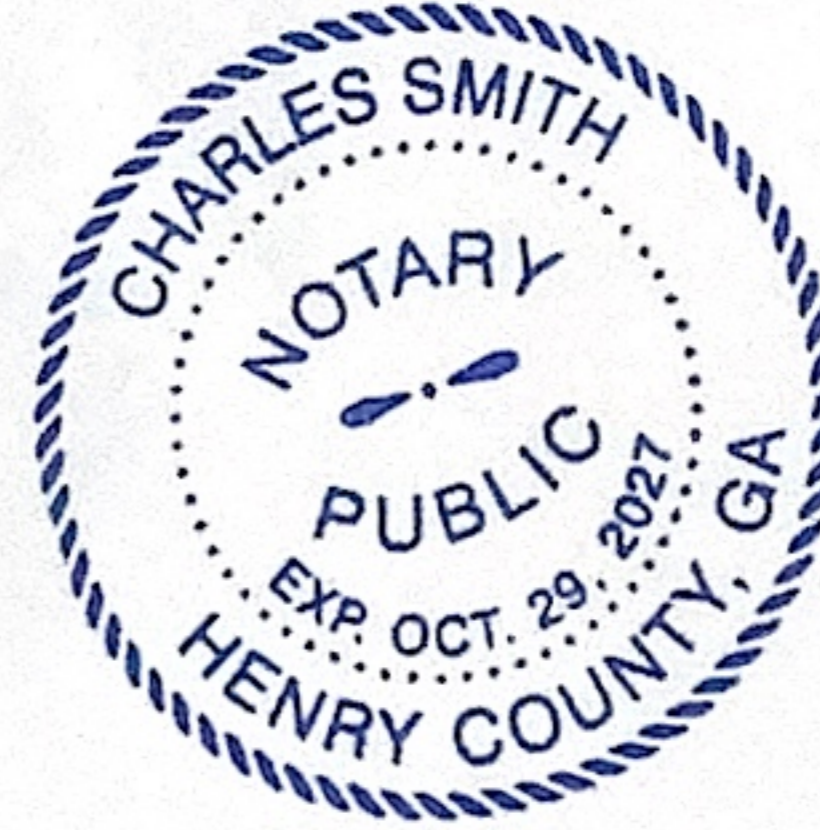
NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

MARVIN JOHNSON
TYPE OR PRINT OWNER'S NAME
112 Old Conyers Rd
ADDRESS
Stockbridge GA 30281
CITY & STATE ZIP CODE
X
OWNER OF PROPERTY (SIGNATURE)
404-376-3830
PHONE NUMBER
mdjohnson226@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this
26 day of May 2026

[Signature]
NOTARY PUBLIC



SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Anita Gal
APPLICANT (SIGNATURE)
Anita Johnson
TYPE/PRINT NAME OF APPLICANT
112 Old Conyers Rd
ADDRESS
Stockbridge GA 30281
CITY & STATE ZIP CODE
404-376-4336
PHONE NUMBER
stockbridgelakesbb@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this

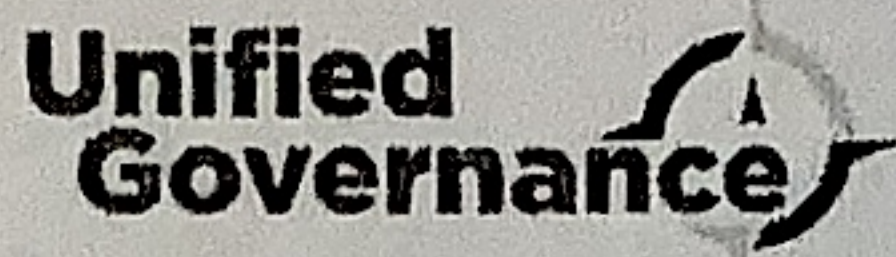
_____ day of _____ 20____

NOTARY PUBLIC

Indicate which of the above is applicable: 1 2 or 3



District Office
 33 N. Zack Hinton Parkway
 McDonough, GA 30253
 770.957.6601



Henry County
 Board of Education

Sophe Pope
 Board Chair
 District 4

Annette Edwards
 Board Vice Chair
 District 2

Dr. Pam Nutt
 District 1

Holly Cobb
 District 3

Makenzie McDaniel
 District 5

Mary Elizabeth Davis, PhD
 Superintendent

Date: 5/14/2026

Re: 112 Old Conyers Rd

Property Address and Nearest Intersection: Old Conyers Rd & Collier Rd

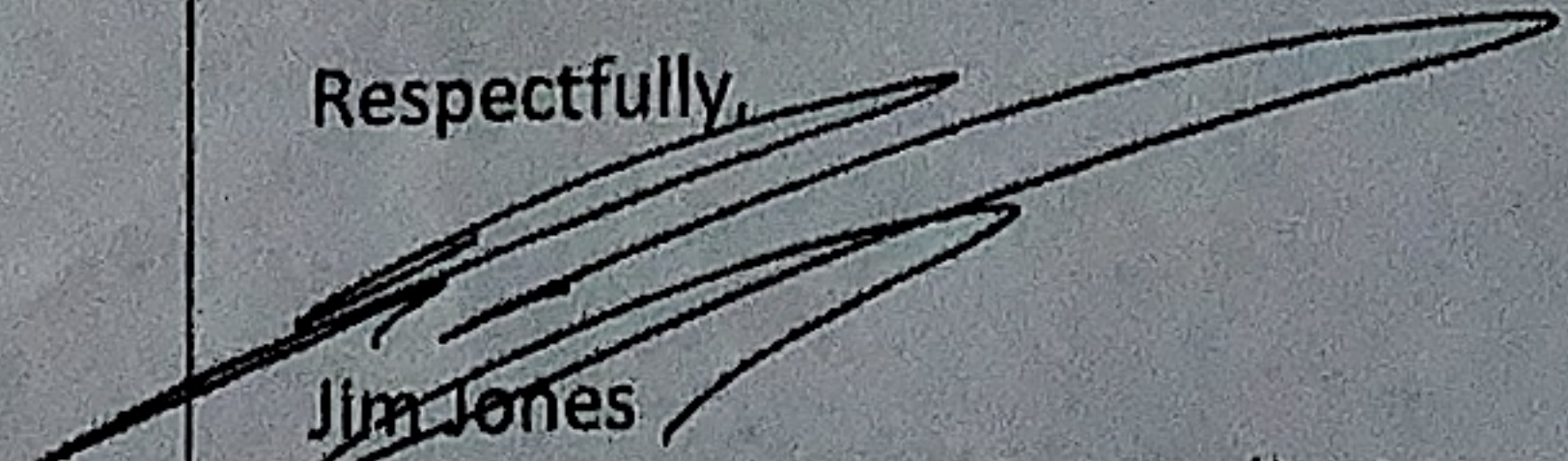
Projected Number of Dwelling Units: 1

Estimated Period of Construction: 1 Year

The below information is provided in response to your request.

Schools Serving Proposed Development	Current Number of Trailers	Projected Number of School Children for Development	Projected Number of Additional Classrooms to Serve Proposed Development	Projected Capital Improvement Costs
Cotton Indian Elem	0	1 Unit x .60 Children per unit	1 students ÷25 per class	If Modular \$25,000 per Classroom
Stockbridge Middle	0			
Stockbridge High	0	1 student	1 Classrooms	If Permanent \$300,000 per Classroom

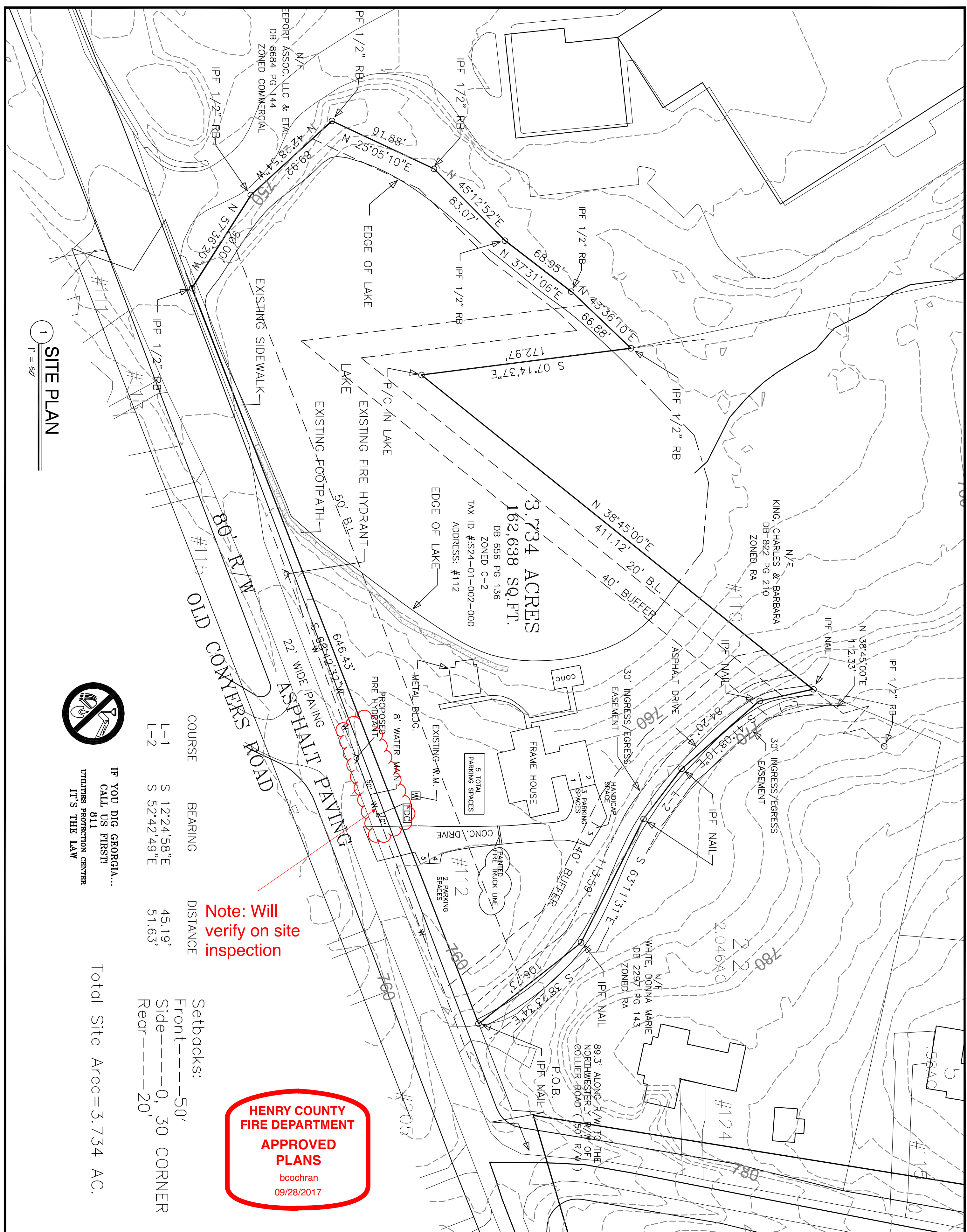
Respectfully,


 Jim Jones
 Planning and Growth Coordinator
 Operations
 Jim.Jones@henry.k12.ga.us

We share a **VISION** to ensure a high-quality, world-class education for every student.

Our **MISSION** is to empower all students with exceptional opportunities and access that lead to success in a global society.

www.henry.k12.ga.us



1 SITE PLAN
1" = 50'



IF YOU DIG GEORGIA...
CALL US FIRST!
811
UTILITIES PROTECTION CENTER
IT'S THE LAW

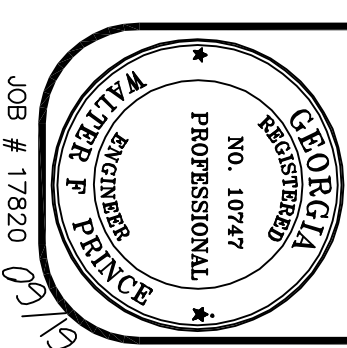
COURSE	BEARING	DISTANCE
L-1	S 12°24'58"E	45.19'
L-2	S 52°42'49"E	51.63'

Note: Will verify on site inspection

Setbacks:
Front-----50'
Side-----0, 30 CORNER
Rear-----20'

Total Site Area=3.734 AC.

**HENRY COUNTY
FIRE DEPARTMENT
APPROVED
PLANS**
bcochran
09/28/2017



PROJECT NAME: STOCKBRIDGE LAKES B&B	DATE: 05/15/2017	SHEET:
COUNTY: HENRY L.L.134 DIST. 7th STATE: GA	SCALE: 1" = 50'	
DEVELOPER/OWNER: ANITA JOHNSON 404-376-4336	REVISION BY: DATE:	
	RELEASED FOR CONSTR. JBP XX/XX/17	
	REVISED PER CONTY JBP 09/19/17	
JOB # 17820		
DRAWN BY: JBP		
CHECKED BY: WFP		
SHEET # A-2 OF 10		

SITE PLAN

J.B. PRINCE & ASSOCIATES
~ENGINEERS AND SURVEYORS~
SAME LOCATION SINCE 1973
110 N. BERRY STREET STOCKBRIDGE, GA 30281
TELEPHONE (770) 474-1487 FAX (770) 474-7487
www.hurdprince.weebly.com e-mail: hurdprince@aol.com

JOB # 17820

3.2.6 - Bed and breakfast facility (not in a subdivision).

- A. The regulations below are intended to allow for a more efficient use of large (over three thousand five hundred (3,500) square feet), older homes in residential areas if the neighborhood character is reserved to maintain both the residential neighborhood experience and the bed and breakfast experience. These regulations enable owners to maintain large residential structures in a manner that keeps them primarily in residential uses and provides an alternative form of lodging for visitors who prefer a residential setting. An approved special use permit is required for all bed and breakfast facilities within the RR zoning district.
- B. The dwelling must be a minimum of ten (10) years old before a bed and breakfast facility is allowed. The individual or family operating the facility must occupy the house as their primary residence.
- C. Bed and breakfast facilities may have nonresident employees for such activities as booking rooms and food preparation. Hired services for normal maintenance, repair, and care of the residence such as yard maintenance are also permitted.
- D. The following functions are permitted: Luncheons, banquets, parties, weddings, meetings, charitable fundraising, commercial or advertising activities, or other gatherings for direct or indirect compensation.
- E. The site design standards that are set forth in the table below are required for bed and breakfast facilities (not in a subdivision).

Standards for Bed and Breakfast Facilities

Development Feature	Standard
Maximum number of bedrooms	6
Maximum floor area which the bed and breakfast use may occupy within the primary structure, in relation to the homeowner's area	50 percent
Outdoor lighting	Exterior lighting shall be downcast of moderate brightness and shall not cause glare on any abutting property

Drop-off and pick-up areas	Designed and located away from residential areas, and separated from parking areas by a landscaped strip
----------------------------	--

F. Special Use Permit Review. Bed and breakfast facilities are only allowed in the RR zoning district by way of a special use permit. The permit process is the same as for all other city planning commission applications. Each application for special use must be accompanied by clear and convincing evidence that there will be no substantial interference with the health, safety and welfare of the general public, as well as the character and integrity of a residential area. In addition, a bed and breakfast facility should not promote the commercialization of residential neighborhoods. All decisions for the granting of a special use permit for the operation of a bed and breakfast facility will be made on a case-by-case basis. The planning commission will work with each applicant to accommodate both individual interests and the interests of the city, and particularly those residents of the area in question.

G. The special use permit for a bed and breakfast residence is not transferable to a subsequent owner or another property. The new owner or prospective purchaser must submit a new application to the planning commission. A public hearing on the application must take place to inform the public of changes occurring in their neighborhoods and provide an opportunity for public input on the proposed change. Special consideration will be given to properties previously operating as bed and breakfast establishments; however, all new applications must meet the provisions set forth in this section. In addition to the standards of this section, conditions of approval may be added to the approved permits consistent with the intent and purpose of this section.

H. An existing accessory building or structure which is contiguous to the bed and breakfast facility or otherwise is part of the property on which the bed and breakfast facility is located may be used for residential purposes by the owner of the bed and breakfast, subject to the building meeting all city residential code requirements.

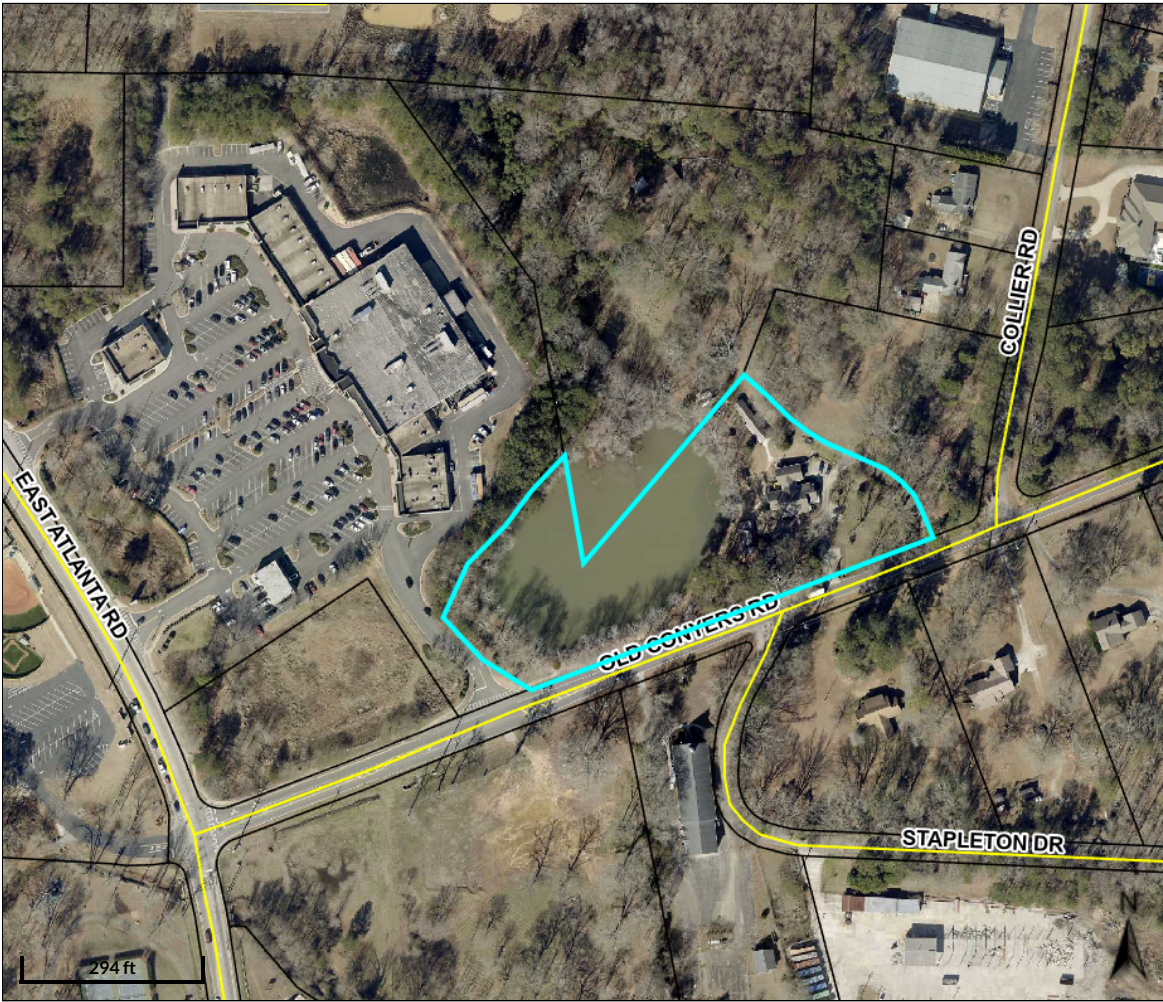
I. Activities relating to bed and breakfast are allowed, such as weddings, birthday parties, etc., but must be in a small setting not exceeding fifty (50) people. This [does] not include event facilities, meetings, classes, or similar events.

J. The accessory structure cannot be rented for commercial purposes or to tenants. The residential use of the structure is limited to the owners or caretaker.

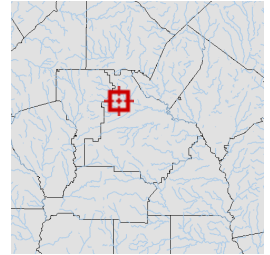
K. The bed and breakfast shall be located on property that conforms to the allowed uses for the zoned district in which the property is located. Any bed and breakfast facilities operating prior to 2022 are deemed "grandfathered" and shall continue to operate in compliance with this section

and legal nonconforming regulations of Section 6 of the City of Stockbridge Unified Development Code.

- L. All bed and breakfast owners/operators must apply for a business license permit and must maintain a valid business license. Renewals must be submitted annually before the operational permit expires. A change in ownership requires new approval. Business licenses are not transferable.



Overview



Legend

- Parcels
- Roads

Parcel ID	S24-01002000	Class	Commercial	Owner	JOHNSON	Land Value:	\$167,800								
Property Address	112 OLD CONYERS RD	Acreage	3.73	Address	MARVIN 112 OLD CONYERS RD	Building Value:	\$387,000	Last 2 Sales							
District	City/Stockbridge SSD				STOCKBRIDGE, GA 30281	Misc Value:	\$11,500	Date	4/17/2015	Price	\$225,000	Reason	FM	Qual	Q
						Total Value:	\$566,300		9/1/1985	\$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: 6/3/2026
 Last Data Uploaded: 6/3/2026 3:11:41 AM

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

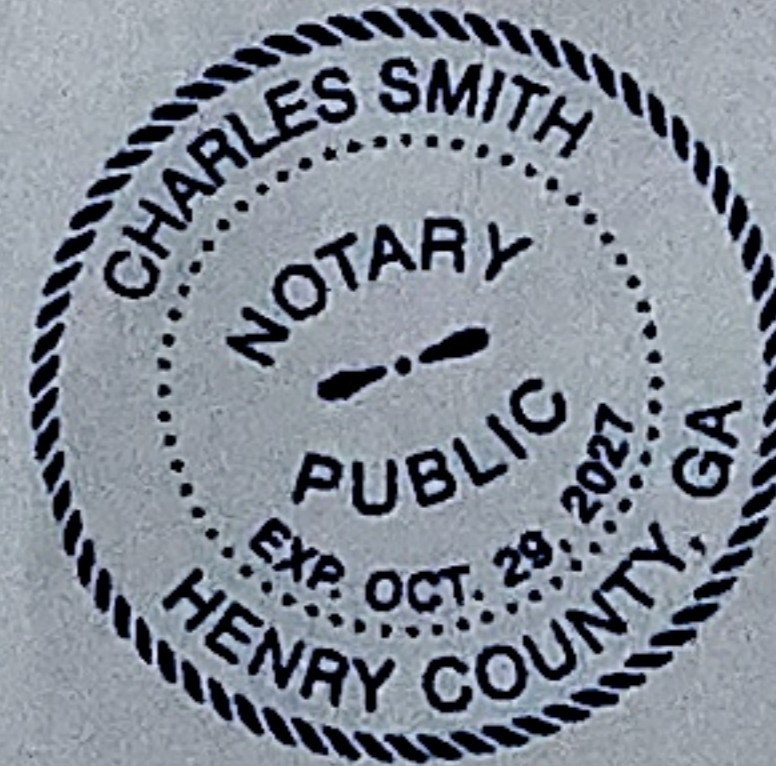
Marvin Johnson
TYPE OR PRINT OWNER'S NAME
112 Old Conyers Rd
ADDRESS
Stockbridge GA 30281
CITY & STATE ZIP CODE
X
OWNER OF PROPERTY (SIGNATURE)
404-876-3830
PHONE NUMBER
mjohnson226@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this

26 day of May 2026

Charles Smith

NOTARY PUBLIC



SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Anita Gal

APPLICANT (SIGNATURE)

Anita Johnson
TYPE/PRINT NAME OF APPLICANT

112 Old Conyers Rd
ADDRESS

Stockbridge GA 30281
CITY & STATE ZIP CODE

404-376-4336
PHONE NUMBER

stockbridgegalakesbb@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this

_____ day of _____ 20____

NOTARY PUBLIC

Indicate which of the above is applicable: 1 2 or 3

Project/Case #

REZ-2026.05.1127

Address:

112 OLD CONYERS RD, STOCKBRIDGE, GA 30281

Parcel Number(s):

S24-01002000

City of Stockbridge Planning and Zoning Division,
Community Development Department



Rezoning Request Application

Zon
0

Form with fields for Name of Applicant (Anita Johnson), Applicants Address (112 Old Conyers Rd), City (Stockbridge), Name of Owner (Marvin Johnson), Owner's Address (112 Old Conyers Rd), Name of Second Owner, Third Owner, Name of Agent (Anita Johnson), and Agent's Address (112 Old Conyers Rd).

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must be posted fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner must be present at the meeting.

Request from C-3 (Heavy Commercial District) to (Current Zoning)

RR (Rural Residential District) (Requested Zoning District)

For the Purpose of: To better align zoning with the existing B&B operations and access residential resources.

(Type of Development)

Case Name: Stockbridge Lakes Bed & Breakfast

Is Development of Regional Impact (DRI)? Yes No

Nearest intersection to the property: East Atlanta Rd

Size of Tract: 4 acres

Land Lot Number(s):

District: Distric
Please refer to th

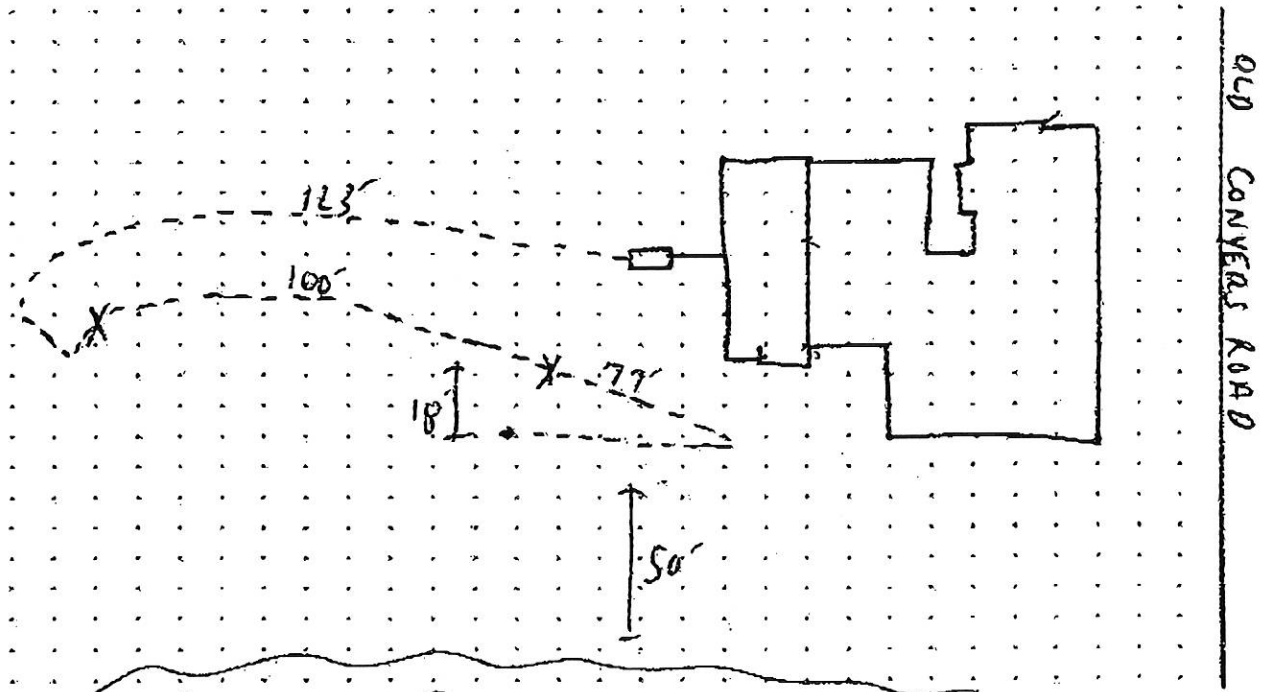
**HENRY COUNTY BOARD OF HEALTH
INSPECTION REPORT
FOR A NEW ON-SITE SEWAGE MANAGEMENT SYSTEM**

112 OLD CONYERS RD. LL: 68 DIST. 12
 PLAT BY: JOE ROWAN JR PLAT DATE 01/23/95

APPLICANT HERMAN O. MANESS Phone 770-474-6362
 OWNER HERMAN O. MANESS

124 OLD CONYERS RD STOCKBRIDGE, GA 30281 PH 770-474-6362

<u>BUILDING DESIGN</u> BASEMENT	<u>SYSTEM DESIGN</u> Tank/gallons [1000] Linear ft. [300] Square ft. [900] Gravel, inches [12]	<u>WATER SUPPLY</u> Public	<u>FACILITY</u> RESIDENCE Disposal NO Pump NO Refuse NO
<u>Outlet Level</u> GROUND	<u>Field Layout</u> SERIAL	<u>LOT SIZE</u> Acre Square ft. IF COMMERCIAL gallons/day	ENCL. Time 60 Min. Depth LEACH FIELD 36 inches TRENCH WIDTH 36 inches
<u>Bedrooms</u> THREE			
Permit 13735	Issued 02/21/95	Inspected 11/06/95	Approved YES
			Cont. JAMES RUTLEDGE 48



Inspected by Joseph M. James Date inspected: Mon, November 6, 1995
Joseph Palmer

Printed: Wed, November 8, 1995 9:05 A. M.

See Comments on back:



Henry County Department of Planning & Zoning
Septic System Information for Zoning Requests

135 Henry Parkway McDonough, GA 30253
 (770) 954-2078

This form must be completed and submitted to Planning and Zoning with all zoning applications for properties that are not served by public sewer.

Name of Applicant: Anita Johnson Phone: 404-376-4336 Mobile: _____

Applicant Address: 1355 Mt Zion Rd City, State: Morrow GA Zip: 30260

Name of Agent: _____ Phone: _____ Mobile: _____

Agent Address: _____ City, State: _____ Zip: _____

Request (Check one):

Rezoning (Current Zoning _____ Requested Zoning _____) Conditional Use

For the Purpose of Bed or Breakfast

Property Address: 112 Old Conyers Rd, Stockbridge Nearest Intersection to property: East Atlanta Rd

Size of Tract: 3.134 acres Land Lot(s) 68 District(s): 12

Property Tax Parcel Number: S24-01-002-000 Proposed Number of Lots: 1

Signature of Owner: Anita Johnson Printed Name of Owner: Anita Johnson

Signature of Agent: _____ Printed Name of Agent: _____

(To be Completed by Henry County Environmental Health)

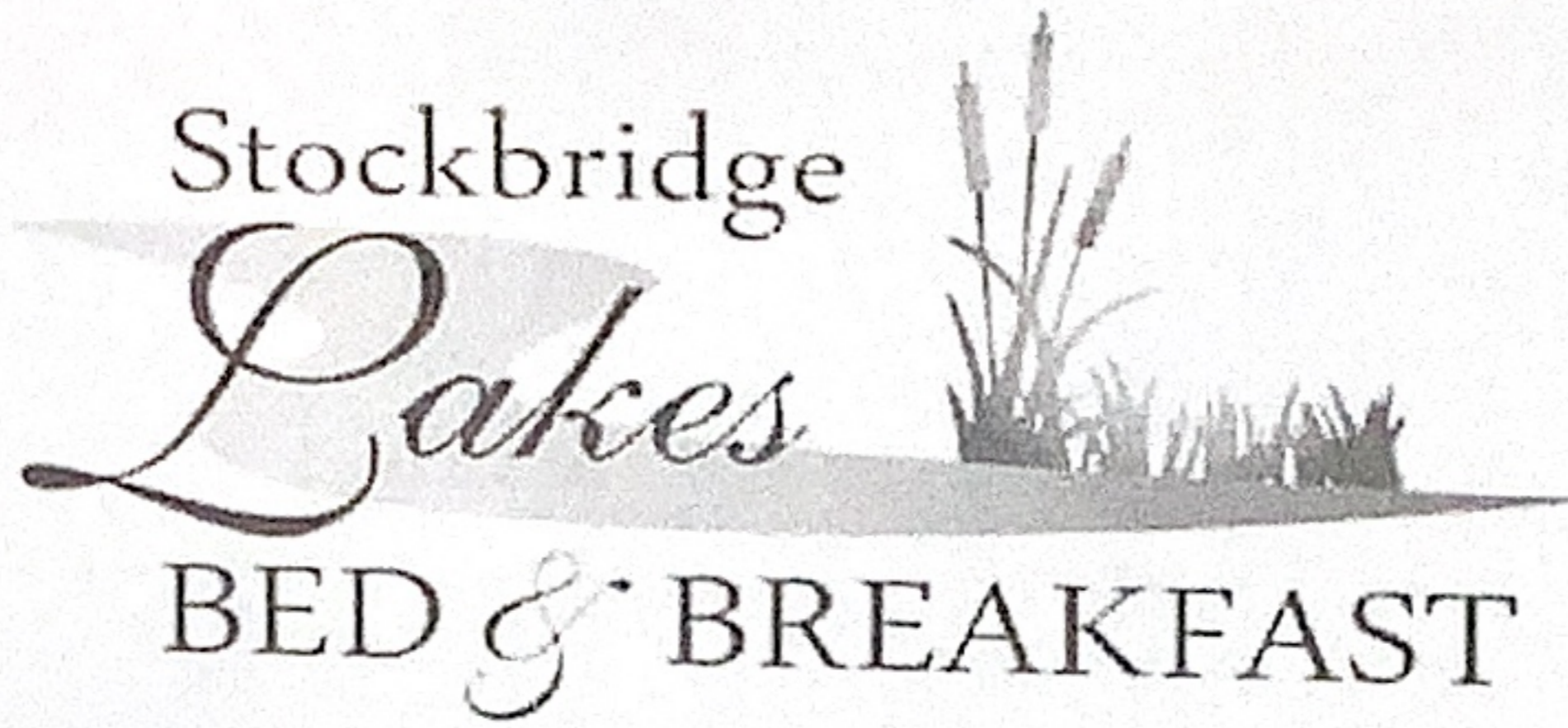
Check all that apply

- There are suitable soils for the installation of a septic system on the subject property.
- There are not suitable soils for the installation of a septic system on the subject property.
- There is an existing septic system on the subject property.
- The existing septic system will support the proposed development.

Comments: The existing system is designed for a 3 bedroom residence

Name of Person Completing: Brian Carson Title: Env. Health Spec IV
 Signature: Brian Carson Date: 6/6/2016
 E-mail Address: _____ Phone Number: (770) 288-6196

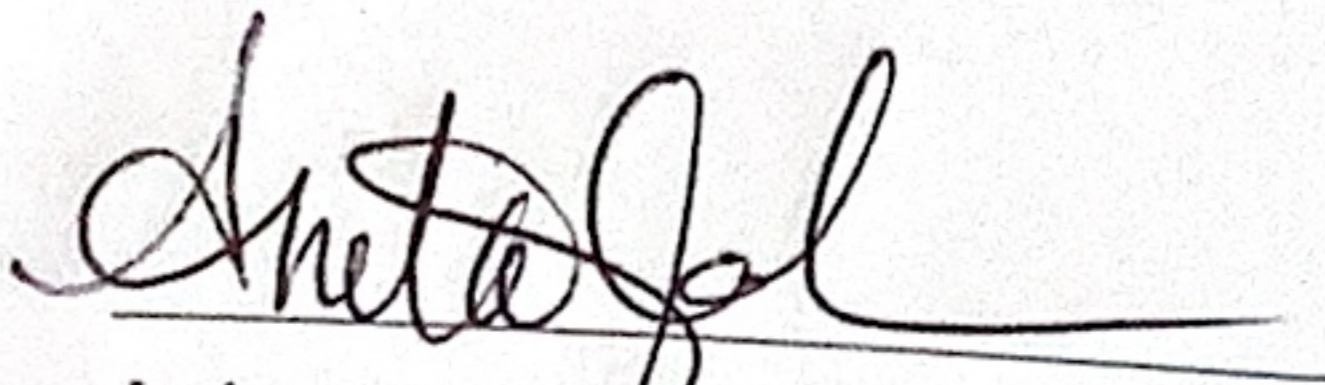
Contact Planning and Zoning with questions at (770) 288-7526.




Letter of Intent

The owners of Stockbridge Lakes Bed & Breakfast, LLC, are requesting its property to be rezoned from C3 back to a residential district to better align zoning with the existing B&B operations and access residential resources.

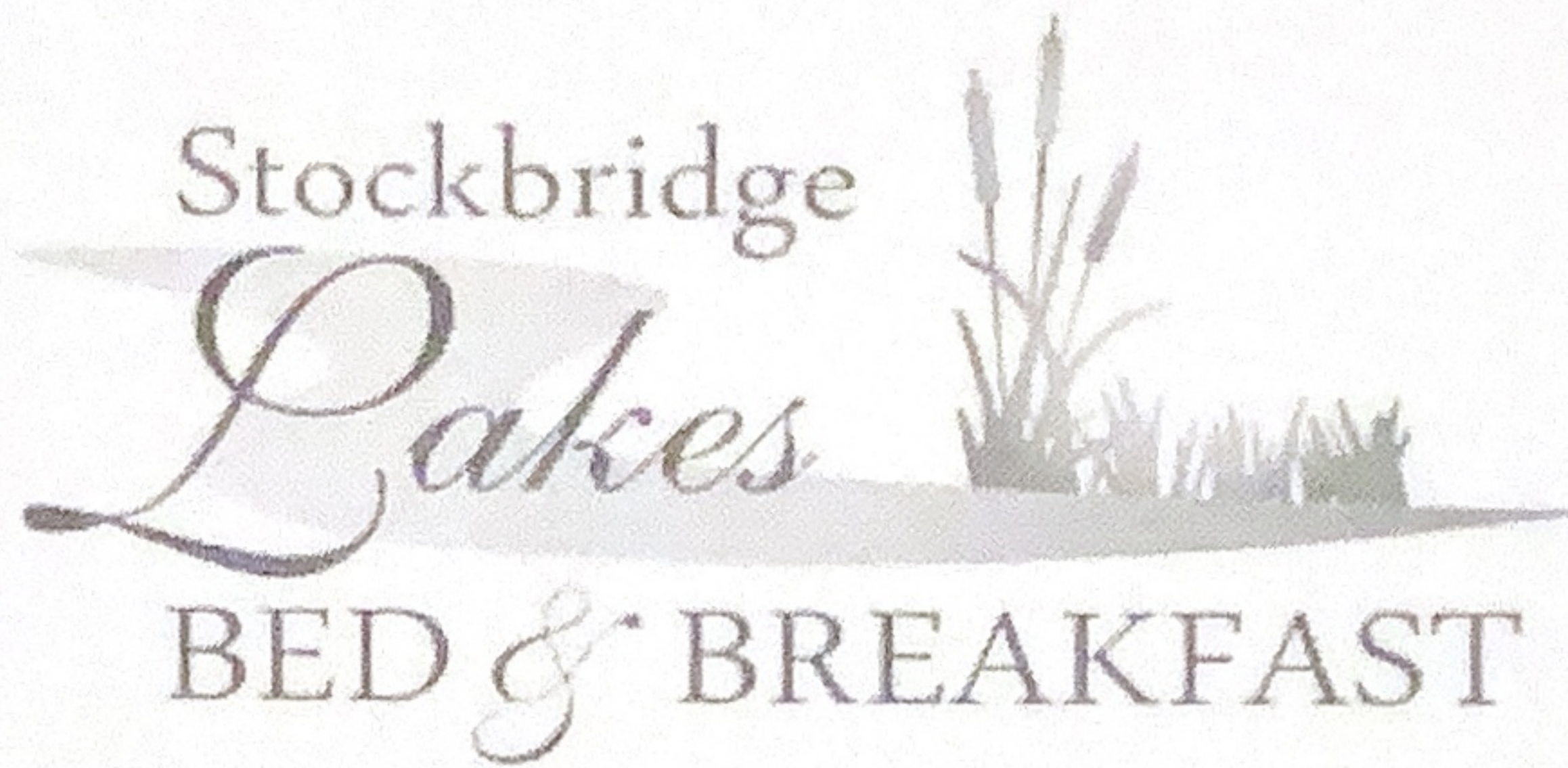
There are no plans to change the current operations or property footprint of the B&B that was established back in 2018.


Anita Johnson, Owner

5/26/26
Date


Marvin Johnson, Owner

5/26/26
Date




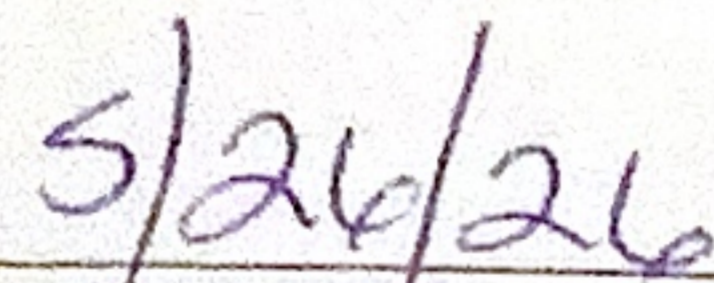
Letter of Intent

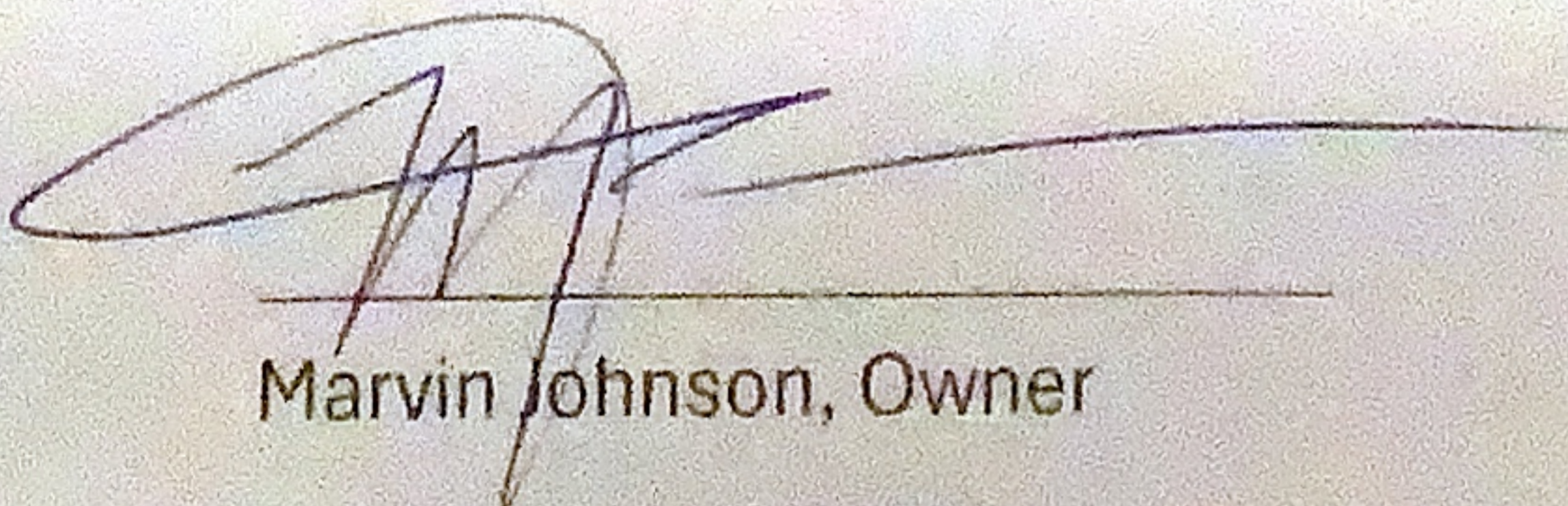
The owners of Stockbridge Lakes Bed & Breakfast, LLC, are requesting its property to be rezoned from C3 back to Residential. More specifically, RR (rural residential district) to better align zoning with the existing B&B operations and access residential resources.

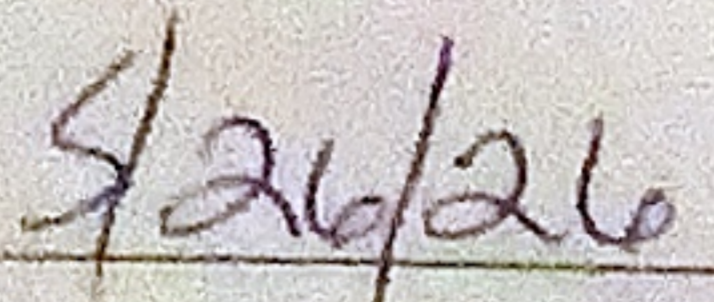
A special use permit application is also being submitted, in compliance with Section 3.2.6(F) of the UDC, for a bed and breakfast facility to operate in the RR district,.

There are no plans to change the current operations or property footprint of the B&B that was established back in 2018.


Anita Johnson, Owner


Date


Marvin Johnson, Owner


Date

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 112 Old Conyers Rd, Stockbridge [address], with Parcel Number _____ which is the subject of this application.

Name of Property Owner: MARVIN JOHNSON
Property Owner's Address: 112 Old Conyers Rd, Stockbridge GA 30281
Telephone: 404-376-3830 E-mail: mdjohnson226@gmail.com

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

Signature: [Signature] Date: 5/26/26

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): Anita Johnson

Company/law firm (if applicable): Stockbridge Lakes Bed & Breakfast, LLC

Telephone, E-Mail, & Address: 112 Old Conyers Rd, Stockbridge GA 30281
stockbridgelakesbb@gmail.com / 404-376-4336

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

[Signature]

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

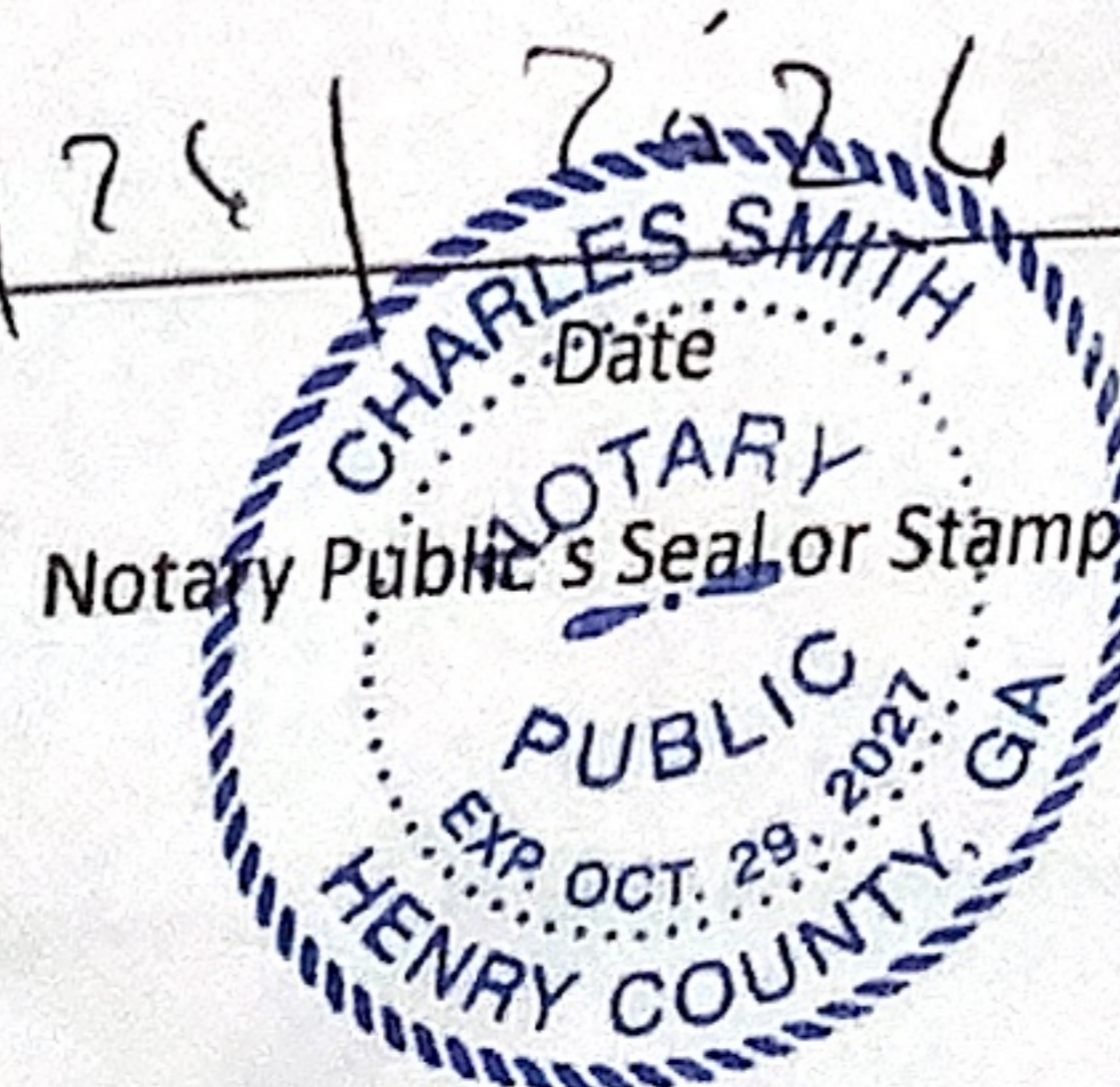
5/26/26
Date

[Signature]

Signature of Notary Public

Charles Smith
Printed Name of Notary Public

5/26/26



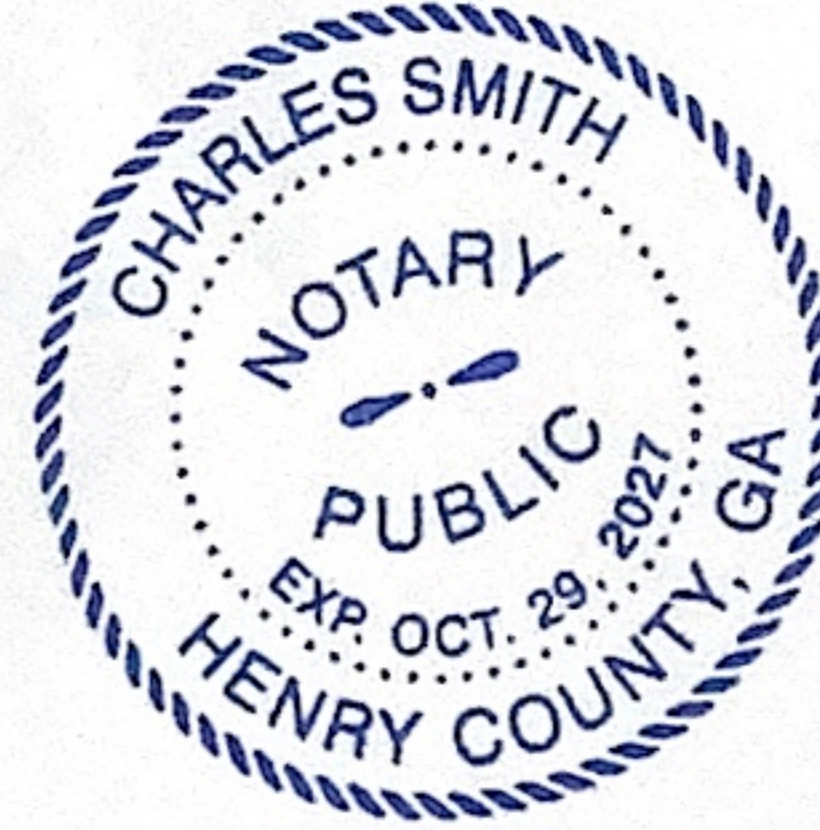
NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

MARVIN JOHNSON
TYPE OR PRINT OWNER'S NAME
112 Old Conyers Rd
ADDRESS
Stockbridge GA 30281
CITY & STATE ZIP CODE
X
OWNER OF PROPERTY (SIGNATURE)
404-376-3830
PHONE NUMBER
mdjohnson226@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this
26 day of May 2026

[Signature]
NOTARY PUBLIC



SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
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Anita Johnson
APPLICANT (SIGNATURE)
Anita Johnson
TYPE/PRINT NAME OF APPLICANT
112 Old Conyers Rd
ADDRESS
Stockbridge GA 30281
CITY & STATE ZIP CODE
404-376-4336
PHONE NUMBER
stockbridgelakesbb@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this

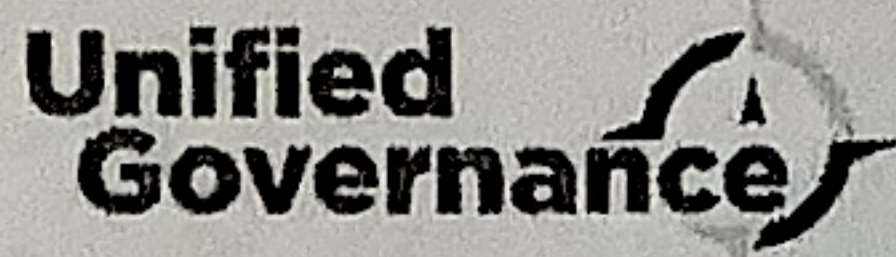
_____ day of _____ 20____

NOTARY PUBLIC

Indicate which of the above is applicable: 1 2 or 3



District Office
 33 N. Zack Hinton Parkway
 McDonough, GA 30253
 770.957.6601



Henry County
 Board of Education

Sophe Pope
 Board Chair
 District 4

Annette Edwards
 Board Vice Chair
 District 2

Dr. Pam Nutt
 District 1

Holly Cobb
 District 3

Makenzie McDaniel
 District 5

Mary Elizabeth Davis, PhD
 Superintendent

Date: 5/14/2026

Re: 112 Old Conyers Rd

Property Address and Nearest Intersection: Old Conyers Rd & Collier Rd

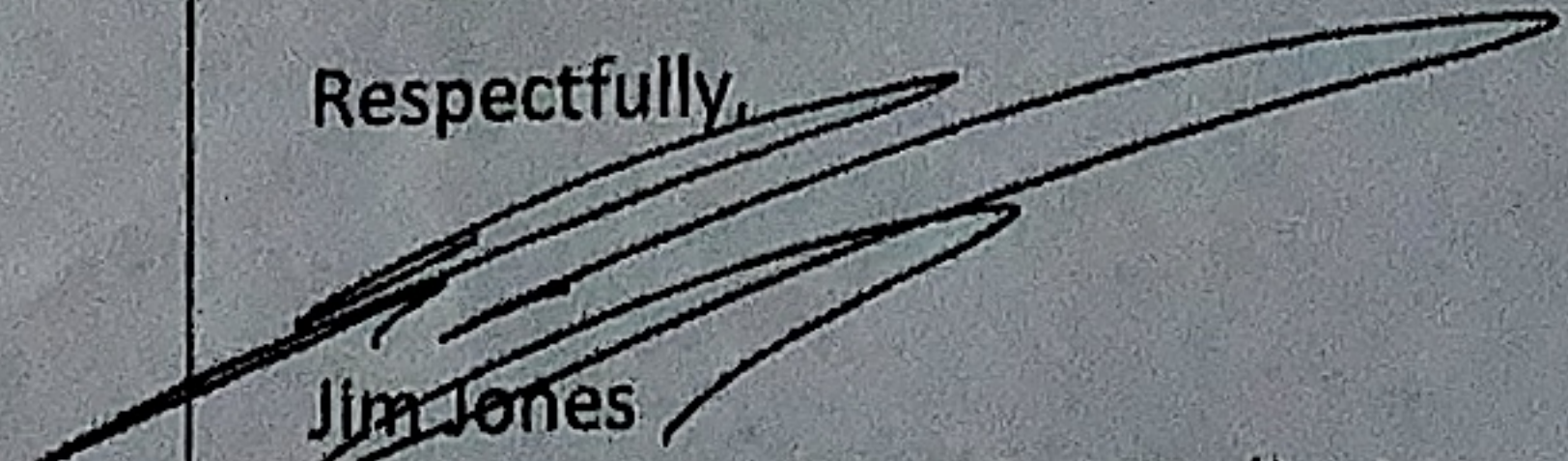
Projected Number of Dwelling Units: 1

Estimated Period of Construction: 1 Year

The below information is provided in response to your request.

Schools Serving Proposed Development	Current Number of Trailers	Projected Number of School Children for Development	Projected Number of Additional Classrooms to Serve Proposed Development	Projected Capital Improvement Costs
Cotton Indian Elem	0	1 Unit x .60 Children per unit	1 students ÷25 per class	If Modular \$25,000 per Classroom
Stockbridge Middle	0			
Stockbridge High	0	1 student	1 Classrooms	If Permanent \$300,000 per Classroom

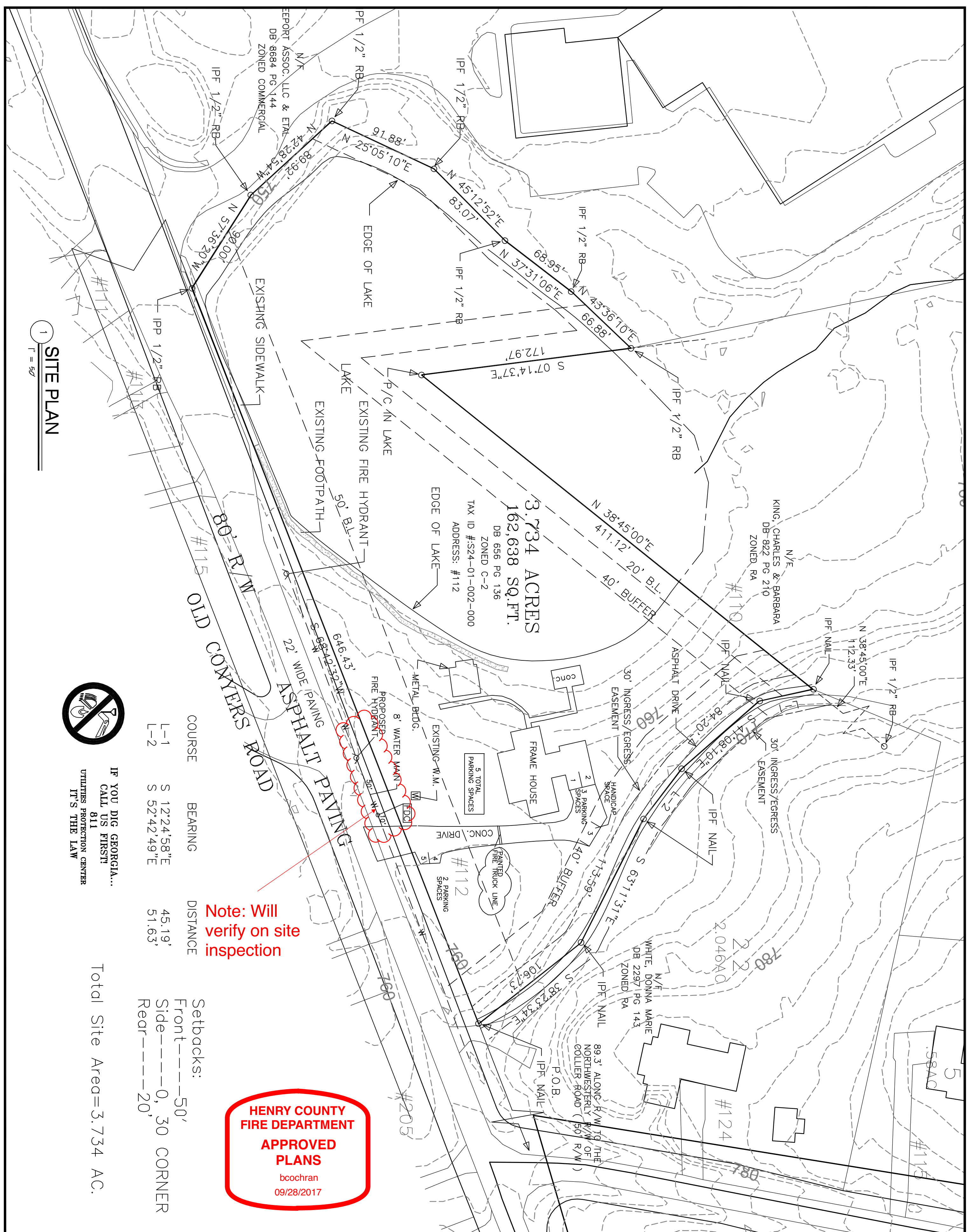
Respectfully,


 Jim Jones
 Planning and Growth Coordinator
 Operations
 Jim.Jones@henry.k12.ga.us

We share a **VISION** to ensure a high-quality, world-class education for every student.

Our **MISSION** is to empower all students with exceptional opportunities and access that lead to success in a global society.

www.henry.k12.ga.us



1 SITE PLAN
1" = 50'



IF YOU DIG GEORGIA...
CALL US FIRST!
811
UTILITIES PROTECTION CENTER
IT'S THE LAW

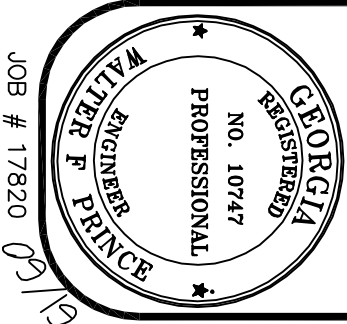
COURSE	BEARING	DISTANCE
L-1	S 12°24'58"E	45.19'
L-2	S 52°42'49"E	51.63'

Note: Will verify on site inspection

Setbacks:
Front-----50'
Side-----0, 30 CORNER
Rear-----20'

Total Site Area=3.734 AC.

**HENRY COUNTY
FIRE DEPARTMENT
APPROVED
PLANS**
bcochran
09/28/2017



PROJECT NAME: STOCKBRIDGE LAKES B&B	DATE: 05/15/2017
COUNTY: HENRY L.L.134 DIST. 7th	SCALE: 1" = 50'
DEVELOPER/OWNER: ANITA JOHNSON 404-376-4336	STATE: GA
JOB # 17820	REVISION BY: DATE:
DRAWN BY: JBP	RELEASED FOR CONSTR. JBP XX/XX/17
CHECKED BY: WFP	REVISED PER CONTY JBP 09/19/17
SHEET # A-2 OF 10	

SITE PLAN

J.B. PRINCE & ASSOCIATES
~ENGINEERS AND SURVEYORS~
SAME LOCATION SINCE 1973
110 N. BERRY STREET STOCKBRIDGE, GA 30281
TELEPHONE (770) 474-1487 FAX (770) 474-7487
www.hurdprince.weebly.com e-mail: hurdprince@aol.com

JOB # 17820



GEORGIA DEPARTMENT OF PUBLIC HEALTH

KATHLEEN E. TOOMEY, M.D., M.P.H., COMMISSIONER

TOURIST ACCOMMODATION PERMIT

07/01/2025
(ISSUE DATE)

TAP-075-000018
(PERMIT NUMBER)

A PERMIT IS HEREBY GRANTED TO

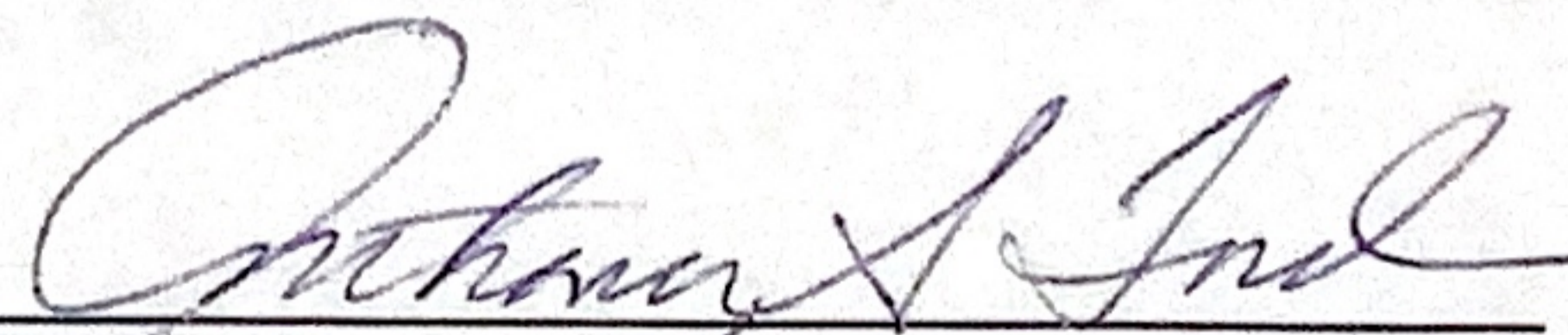
Anita Johnson

as the owner to maintain and operate a Tourist Accommodation under the name of

Stockbridge Lakes Bed and Breakfast

located at 112 OLD CONYERS RD STOCKBRIDGE HENRY 30281 GEORGIA
(STREET, HIGHWAY, OR RFD) (CITY OR TOWN) (COUNTY) (ZIP CODE) (STATE)

This permit signifies compliance on the date of issue with the Rules of the Georgia Department of Public Health pursuant to the O.C.G.A. 31-28-1 et seq. and is valid until the permit is suspended, revoked or expires.



Issuing Official for County Board of Health

DISPLAY FOR PUBLIC VIEW - NOT TRANSFERABLE - PROPERTY OF THE HEALTH AUTHORITY

3.2.6 - Bed and breakfast facility (not in a subdivision).

- A. The regulations below are intended to allow for a more efficient use of large (over three thousand five hundred (3,500) square feet), older homes in residential areas if the neighborhood character is reserved to maintain both the residential neighborhood experience and the bed and breakfast experience. These regulations enable owners to maintain large residential structures in a manner that keeps them primarily in residential uses and provides an alternative form of lodging for visitors who prefer a residential setting. An approved special use permit is required for all bed and breakfast facilities within the RR zoning district.
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Drop-off and pick-up areas	Designed and located away from residential areas, and separated from parking areas by a landscaped strip
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and legal nonconforming regulations of Section 6 of the City of Stockbridge Unified Development Code.

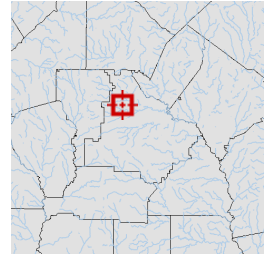
- L. All bed and breakfast owners/operators must apply for a business license permit and must maintain a valid business license. Renewals must be submitted annually before the operational permit expires. A change in ownership requires new approval. Business licenses are not transferable.



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S33-01052000	Class	Commercial	Owner	EKSTEDT	Land	\$167,700				
Property	4231 NORTH	Acreage	1.4	Address	PROPERTIES LLC	Value:					
Address	HENRY BLVD				508 GUINEVERE	Building	\$473,400	Last 2 Sales			
District	City/Stockbridge				CT	Value:		Date	Price	Reason	Qual
	SSD				MCDONOUGH,	Misc	\$11,440	9/29/2005	\$502,000	FM	Q
					GA 30252	Value:		9/26/2002	\$0	U	U
						Total	\$652,540				
						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.

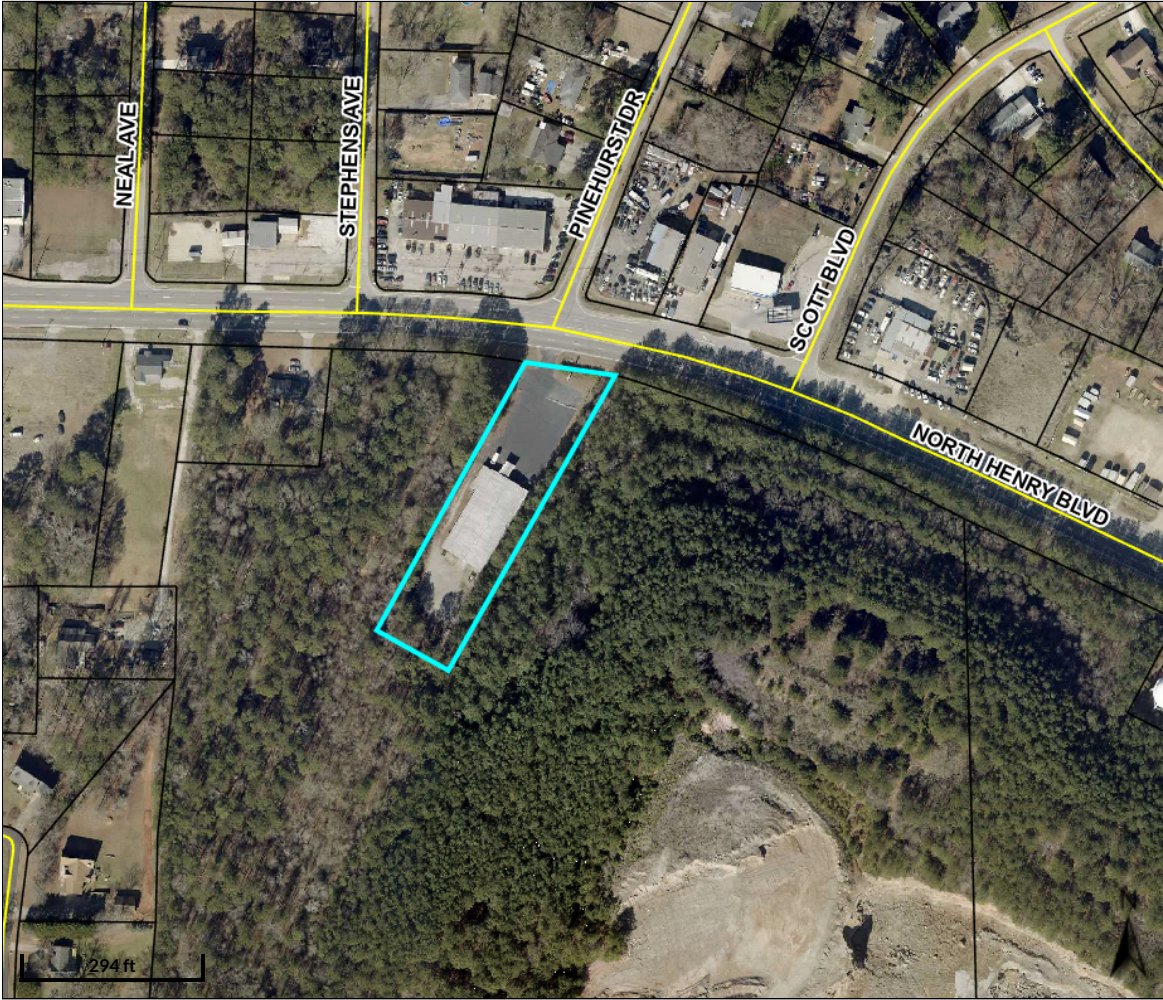
Date created: 6/29/2026

Last Data Uploaded: 6/29/2026 1:13:22 AM

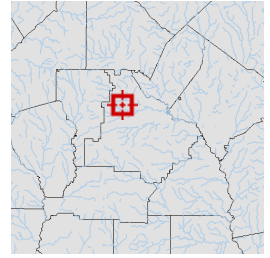
Developed by SCHNEIDER
GEOSPATIAL



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S33-01052000	Class	Commercial	Owner	EKSTEDT	Land	\$167,700				
Property	4231 NORTH	Acres	1.4	Address	PROPERTIES LLC	Value:					
Address	HENRY BLVD				508 GUINEVERE	Building	\$473,400	Last 2 Sales			
District	City/Stockbridge				CT	Value:		Date	Price	Reason	Qual
	SSD				MCDONOUGH,	Misc	\$11,440	9/29/2005	\$502,000	FM	Q
					GA 30252	Value:		9/26/2002	\$0	U	U
						Total	\$652,540				
						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: 6/29/2026
 Last Data Uploaded: 6/29/2026 1:13:22 AM



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 1st day of June, 2026

Applicant's Name - Printed _____

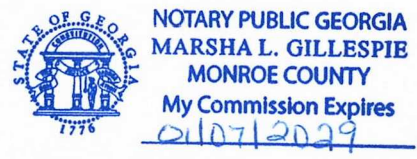
Jack Nichols
Applicant's Attorney, if applicable - Printed

Signature of Applicant/Property Owner/Agent _____

Jack Nichols
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1st day of June, 2026

Marsha L Gillespie
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 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.

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We certify that the foregoing information is true and correct, this 1st day of June 2026

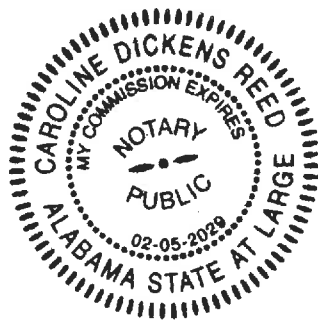
Vulcan Lands, Inc.
 Applicant's Name - Printed by Nathan Weichert
as Assistant Secretary

[Signature]
 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 June 2026



Caroline D. Reed
 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.)

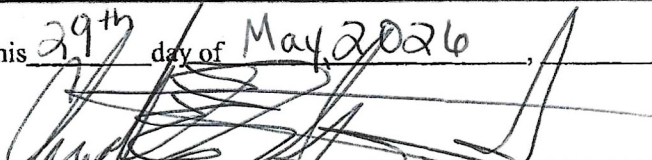
Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No 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 29th day of May 2026

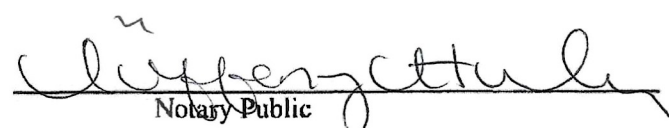
Ekstedt Properties, LLC c/o Chuck Ekstedt
Applicant's Name - Printed


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 29 day of May, 2026


Notary Public



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

COMP-2026.06.1145

Address:

4231 NORTH HENRY BLVD, STOCKBRIDGE, GA 30281

Web Form

City of Stockbridge Planning &

Community Development Department

Application for an Amendment to the Comprehensive

Name of Applicant:	First Vulcan Lands, Inc.	Last c/o Vulcan Materials
Applicant's Address:	1200 Urban Center Drive	
City: Birmingham	State: Alabama	

Name of Agent:	First Jack	Last Nichols
Agent's Address:	231 Riverside Drive	
City: Macon	State: Georgia	

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:

From: Low Density Mixed Use

To: Heavy Industrial

Project Name: 4231 North Henry Boulevard

Purpose of Project Further development of natural resources associated with the existing quarry pursuant to S
Industrial rather than Low Density Mixed Use.

Nearest intersection to the property: North Henry Boulevard and Pinehurst Drive

Size of Tract: 1.4 acres

Landlot/ District 62 / 12

Applicant Signature:
Vulcan Lands, Inc.

Property Owner Authorization Form please click [here](#)

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, IN THE CITY OF STOCKBRIDGE, CONTAINING 1.40 ACRES AS SHOWN ON PLAT OF SURVEY FOR JUDY B. MILLER PREPARED BY MATHIS-MILLIGAN SURVEYORS, INC. CERTIFIED BY DONALD R. MILLIGAN, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2472 DATED MAR. 17, 1997, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 (WHICH IS GEORGIA HIGHWAY 42 AND HAVING A VARIABLE RIGHT OF WAY) A DISTANCE OF 1,375.6 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (30 FEET RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 38.38 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1,829.86 FEET, A DISTANCE OF 139.65 FEET TO AN IRON PIN SET [SAID ARC BEING SUBTENDED BY A CHORD OF 139.62 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 48 MINUTES 39 SECONDS EAST]; THENCE SOUTH 29 DEGREES 38 MINUTES 10 SECONDS WEST A DISTANCE OF 493.86 FEET TO AN IRON PIN SET; THENCE NORTH 60 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 130.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 422.81 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.

JACK NICHOLS

DIRECT LINE: (478) 749-9982

EMAIL: jnichols@jamesbatesllp.com

- PLEASE REPLY TO THE MACON OFFICE -

June 1, 2026

Ryan Anderson
Community Development Director
Stockbridge, Georgia
randerson@stockbridgega.org

Veronia Green
Chief Planner
Stockbridge, Georgia
vgreen@stockbridgega.org

**Re: Letter of Intent for 4231 North Henry Boulevard, Stockbridge, GA 30281
Parcel No. S33-01052000 (the "Subject Parcel")**

Dear Mr. Anderson and Ms. Green:

I represent Vulcan Lands, Inc. c/o Vulcan Materials Company ("Applicant" or "Vulcan"), and I am submitting this letter of intent along with Vulcan's Application to the City of Stockbridge (the "City") relating to three zoning related requests for the above-referenced Subject Parcel. The three requests are for:

1. Rezoning of the Subject Parcel from C2 (general commercial district) to HI (heavy industrial district);
2. Special Use Permit for the Subject Parcel to allow the development of natural resources including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery; and
3. Comprehensive Plan Amendment to change the Subject Parcel's designation on the City's Future Land Use Map from Low Density Mixed-Use to Heavy Industrial.

The Subject Parcel is 1.4 acres currently zoned C2 that is owned by Ekstedt Properties, LLC ("Ekstedt"). There is one building on the property that is used in Ekstedt's business. Ekstedt is fully aware of the Applicant's requests to the City and supports the Applicant's requests for the Subject Parcel.

The Subject Parcel has approximately 140 feet of frontage along North Henry Boulevard. All remaining sides of the Subject Parcel are surrounded by property owned by the Applicant and currently used in the Applicant's Stockbridge Quarry. The Subject Parcel juts into the Applicant's property (parcel no. S33-01053000), creating a rectangular incision into the 30+

Ryan Anderson, Community Development Director
Veronica Green, Chief Planner
June 1, 2026

acres of property owned by the Applicant that surrounds the Subject Parcel. All the Applicant's property surrounding the Subject Parcel is already zoned HI and used as part of Applicant's quarry. In total the Applicant owns over 787 acres of property associated with the Stockbridge Quarry.

The Applicant requests that the Subject Parcel be rezoned to HI in order to allow the Applicant to utilize the 1.4 acres as part of its quarry operations. If rezoning is approved, the large majority of the Subject Parcel would be utilized as a berm with a small portion of the 1.4 acres being used as an edge of the Applicant's mining pit as shown on the Site Plan submitted with this Application.

Pursuant to the City's Unified Development Code ("UDC") at § 3.2.25, mines and quarries are allowed in the HI zoning district. That section states, "The development of natural resources, including removal of minerals and other natural materials, together with necessary buildings and machinery, is allowed in the HI zoning district" Section 3.1 of the UDC states that mines and quarries are Permitted Uses in the HI district, but it also says that the "[d]evelopment of natural resources, including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery" requires a Special Use in the HI district. Thus, to try and fully satisfy any discrepancies in the UDC, the Applicant is also requesting that it be granted a Special Use Permit pursuant to § 3.1 of the UDC to allow the Applicant to build a berm and conduct mining operations on the Subject Parcel.

Finally, the Applicant is also asking that the City's Comprehensive Plan be amended to the extent that the Subject Parcel is currently designated as Low Density Mixed-Use on the Future Land Use Map. The Applicant asks that the Subject Parcel's designation on the Future Land Use Map be changed to Heavy Industrial to conform to what the Subject Parcel would actually be used for if rezoning is approved. This change would also make sense so as to correspond to what all the property surrounding the Subject Parcel is currently used as, which is the Applicant's Stockbridge Quarry.

If you have any questions about the above requests, or if any other information is needed in support of the requests, please do not hesitate to contact me.

Respectfully,

JAMES BATES BRANNAN GROOVER LLP

By: 

Jack Nichols

cc: Vulcan Materials Company

51748.0012

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 4231 North Henry Blvd, Stockbridge, GA 30281 [address], with Parcel Number S33-01052000, which is the subject of this application.

Name of Property Owner: Ekstedt Properties, LLC
Property Owner's Address: 4231 North Henry Boulevard, Stockbridge, GA 30281
Telephone: 678-565-9388 E-mail: ekstedt@charter.net

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

Signature: [Handwritten Signature] Date: 5/29/2026

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): Vulcan Lands, Inc. c/o Vulcan Materials Company

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: 470-363-8747, mikemataya@vmcmail.com
1200 Urban Center Drive, Birmingham, AL 35242

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

[Handwritten Signature]

[Handwritten Signature]

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

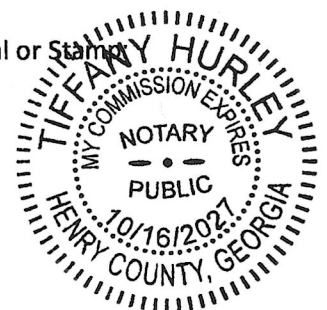
Signature of Notary Public

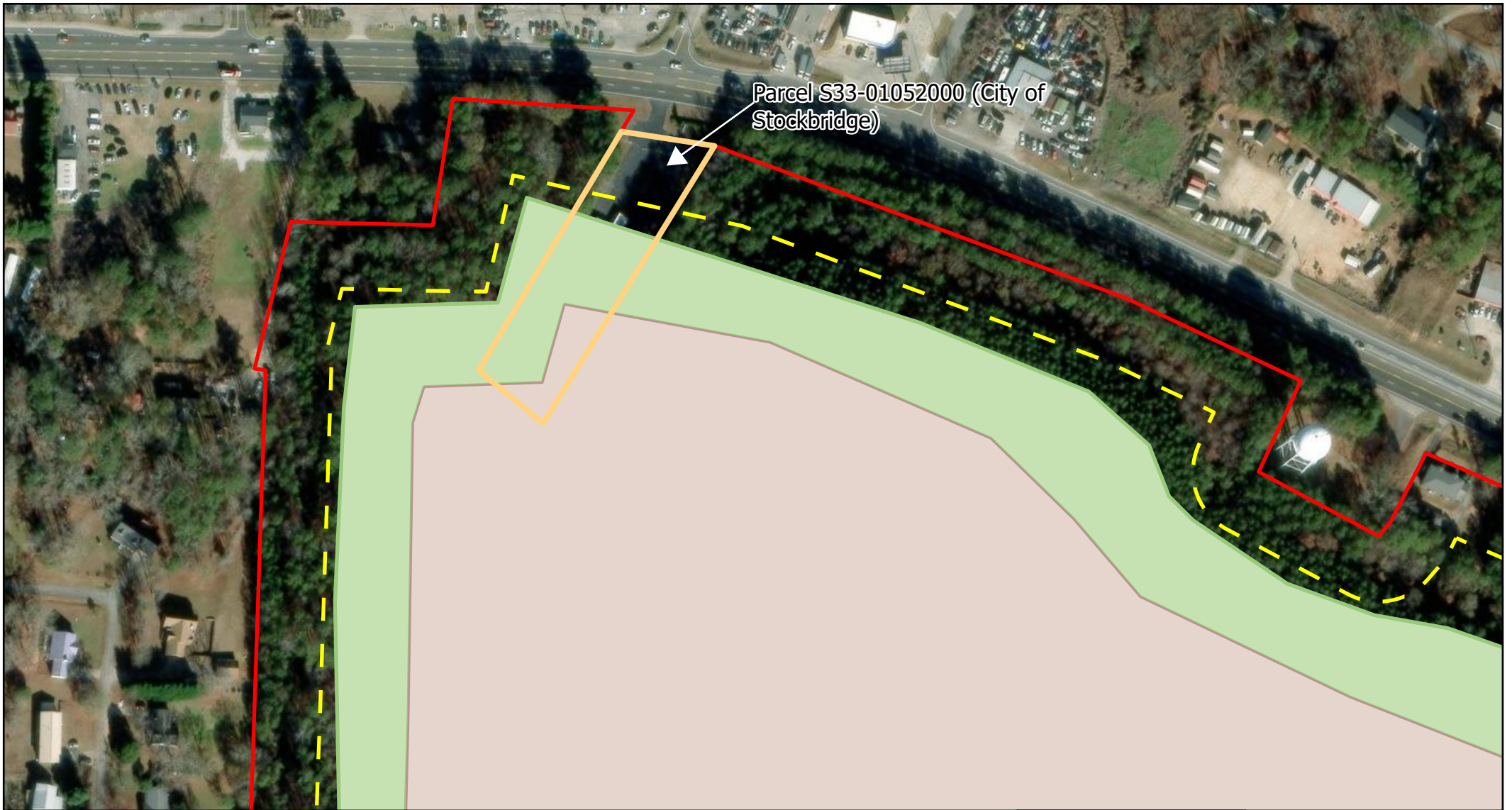
Tiffany Hurley
Printed Name of Notary Public

5/29/2026
Date

May 29 2026
Date

Notary Public's Seal or Stamp





Legend

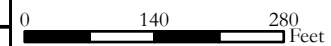
- Stockbridge Quarry Boundary
- Quarry 100 ft Buffer
- Berm
- Ultimate Pit Boundary
- Parcel To Be Rezoned

Stockbridge Quarry Pre-Application Meeting

Notes:

1. Feature Representation: All features shown are conditional and for representation purposes only.
2. Latest Revision: December 10, 2025.

Microsoft, Vantor



ZONING

THE SUBJECT PROPERTY IS ZONED C-2 PER CITY OF STOCKBRIDGE ZONING MAP ACCESSED ON OCTOBER 24, 2025.

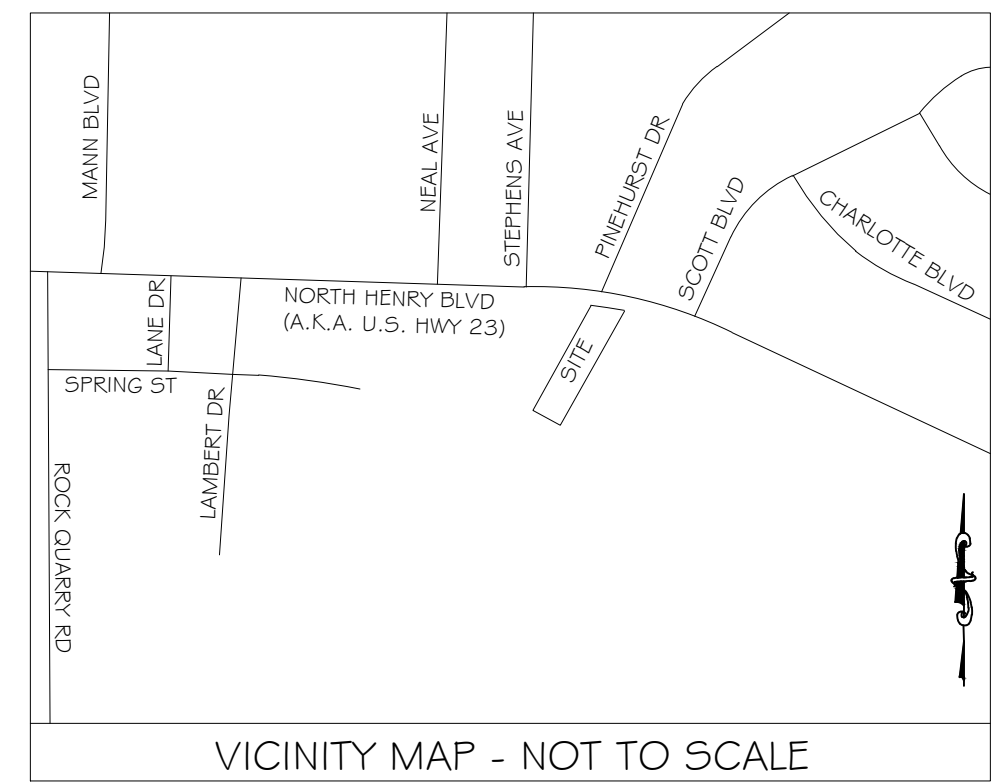
THE SETBACKS FOR ZONE C-2 GENERAL COMMERCIAL DISTRICT PER CITY OF STOCKBRIDGE MUNICODE ACCESSED ON 10/24/2025 ARE AS FOLLOWS:

FRONT: 50 FEET
 SIDE: 10 FEET
 REAR: 20 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

REFERENCES:

- DEED BOOK 1115 PAGE 196
- DEED BOOK 107 PAGE 511



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

TITLE COMMITMENT

SURVEYORS COMMENTS ON B-II TITLE EXCEPTIONS AS SHOWN IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A COMMITMENT NUMBER: NCS-1274709-ORL AND AN EFFECTIVE DATE OF AUGUST 25, 2025, SAID COMMITMENT BEING ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachments, encumbrances, violations, variances, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by an inspection of the Land.
- Any minerals or mineral rights leased, granted or retained by current or prior owners.
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable, and taxes for prior years arising from reassessments or digest disputes. The 2024 City of Stockbridge, State and Henry County, Georgia taxes were paid in the amount of \$10,225.04 for Tax Map Reference Number 533-01052000. (base amount due was \$10,061.77) The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Pitney Bowes Global Fin SVCS, were paid in the amount of \$58.18 for Tax Account Reference Number 79663. The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Better Letter Mailing SVC Inc., were paid in the amount of \$397.67 for Tax Account Reference Number 16913.
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest covered by this Commitment.
- Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
- No insurance is afforded as to the amount of acreage or square footage contained in the Land.
- Rights of upper and lower riparian owners in and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.
- Rights of tenants in possession, as tenants only, under unrecorded occupancy agreements.
- Terms and provisions of easements granted in Warranty Deed from Stockbridge Property Development Company, Inc., a corporation of the County of Henry to Roller Way Park, Inc., a corporation of the County of Henry, dated December 9, 1969, filed for record December 12, 1969, and recorded in Deed Book 107, Page 511, Henry County, Georgia records. DRIVEWAY EASEMENT SHOWN HEREON.
- Easements and conveyance of access rights granted in Right of Way Deed from Skateland Atlanta, Inc. to Department of Transportation, dated October 17, 1989, filed for record October 21, 1989, and recorded in Deed Book 1115, Page 196, aforesaid records. DRIVEWAY CONSTRUCTION EASEMENT SHOWN HEREON. REMAINING RIGHTS OF ACCESS BETWEEN THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY OF U.S. HIGHWAY #23 HAS BEEN RELINQUISHED.
- Terms and provisions of an unrecorded Lease by and between Eststedt Properties, LLC and Better Letter Mailing Services, Inc., dated September 13, 2005, as endorsed by Lessee's Assignment of Lease and Subordination among Eststedt Properties, LLC and Wachova SBA Lending, Inc. and Better Letter Mailing Services, Inc., filed October 20, 2005, and recorded in Deed Book 8582, Page 168, aforesaid records. LEASE INCLUDED THE SUBJECT PROPERTY.
- Matters as would be disclosed by a current and accurate survey and inspection of the Land.

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, IN THE CITY OF STOCKBRIDGE, CONTAINING 1.40 ACRES AS SHOWN ON PLAT OF SURVEY FOR JUDY B. MILLER PREPARED BY MATHIS-MILLIGAN SURVEYORS, INC., CERTIFIED BY DONALD R. MILLIGAN, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2472, DATED MAR 17, 1997, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 WHICH IS GEORGIA HIGHWAY #42 AND HAVING A VARIABLE RIGHT OF WAY A DISTANCE OF 1,375.6 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (30 FOOT RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 38.38 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1,829.86 FEET, A DISTANCE OF 139.65 FEET TO AN IRON PIN SET (SAID ARC BEING SUBTENDED BY A CHORD OF 139.62 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 48 MINUTES 39 SECONDS EAST); THENCE SOUTH 29 DEGREES 38 MINUTES 10 SECONDS EAST A DISTANCE OF 493.96 FEET TO AN IRON PIN SET; THENCE NORTH 00 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 130.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 442.81 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.

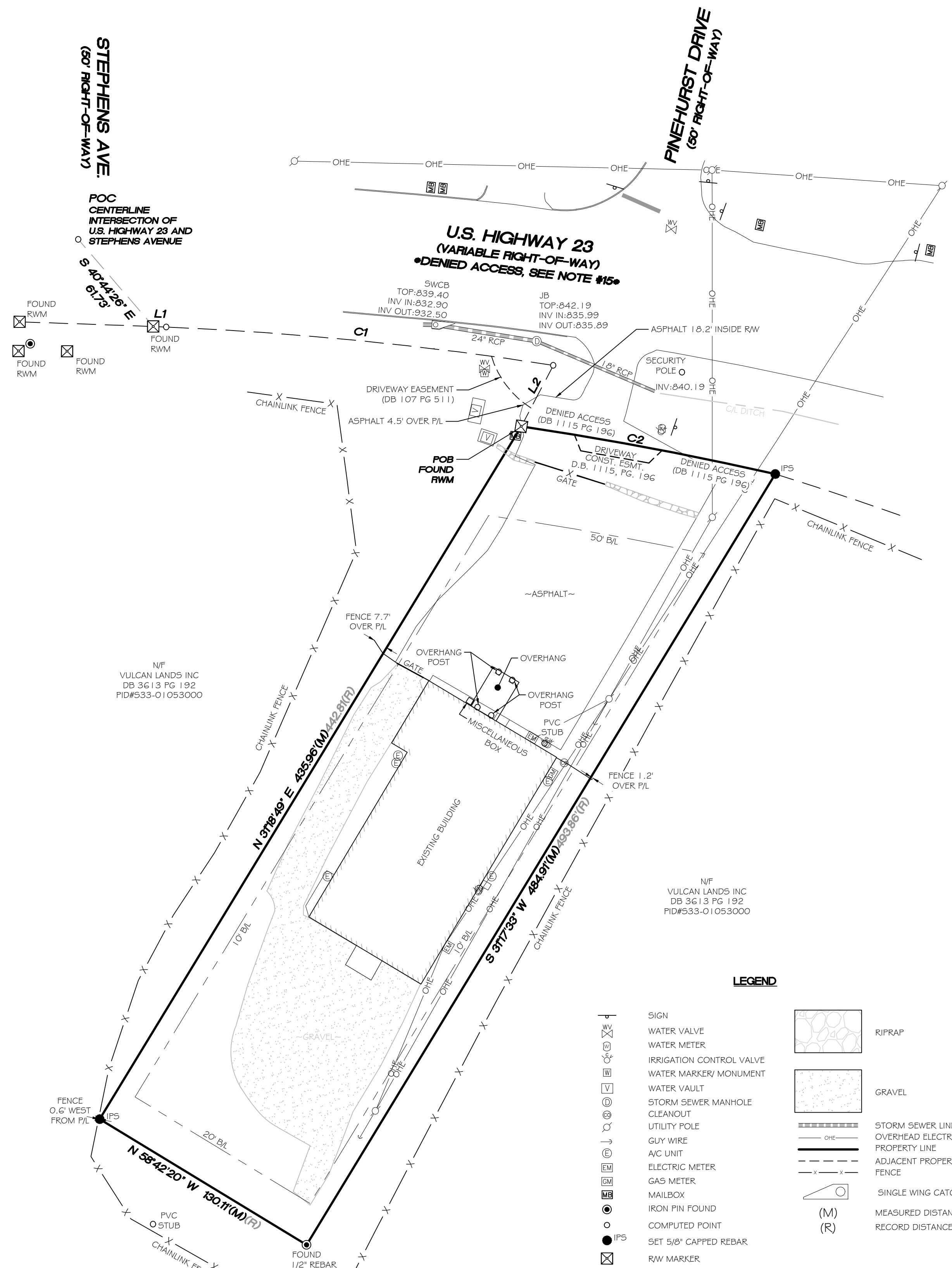
SURVEY LEGAL DESCRIPTION

A parcel of land lying in Land Lot 62, of the 12th District, City of Stockbridge, Henry County, Georgia, and being more particularly described as follows:

Commence at a point being the centerline intersection between U.S. Highway 23 (Variable RW) and Stephens Ave (50' RW); thence leaving said centerline run South 40 degrees 44 minutes 26 seconds East for a distance of 61.73 feet to a found right-of-way monument on the Southern right-of-way of the aforementioned U.S. Highway 23; thence run South 87 degrees 32 minutes 44 seconds East along said right-of-way for a distance of 7.03 feet to a point; said point lying on a curve to the right, said curve having a radius of 1,864.71 feet, a central angle of 06 degrees 25 minutes 31 seconds, a chord bearing of South 04 degrees 19 minutes 59 seconds East, and a chord length of 209.00 feet; thence run along the arc of said curve and said right-of-way for a distance of 209.11 feet to a point; thence run South 27 degrees 32 minutes 44 seconds West along said right-of-way for a distance of 37.01 feet to a found right-of-way monument; said point being the POINT OF BEGINNING of the parcel herein described.

Said point lying on a curve to the right, said curve having a radius of 1,813.62 feet, a central angle of 04 degrees 23 minutes 17 seconds, a chord bearing of South 79 degrees 20 minutes 47 seconds East, and a chord length of 138.86 feet; thence run along the arc of said curve and said right-of-way for a distance of 138.90 feet to a set 5/8" capped rebar (L.S.F. #1390); thence leaving said right-of-way run South 31 degrees 17 minutes 33 seconds West for a distance of 404.91 feet to a found 1/2" rebar; thence run North 56 degrees 42 minutes 20 seconds West for a distance of 130.11 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 31 degrees 18 minutes 49 seconds East for a distance of 435.96 feet to the POINT OF BEGINNING.

Said parcel contains 59,992 square feet, or 1.377 acres.

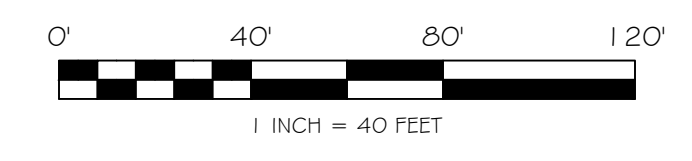


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°32'44" E	7.03'
L2	S 27°40'47" W	37.01'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,864.71'	209.11'	209.00'	S 84°19'59" E	6°25'31"
C2	1,813.62'	138.90'(M)	138.86'(M)	S 79°20'47" E	4°23'17"



SURVEY NOTES

- ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA, COMMUNITY-PANEL NUMBER 13151C006GD, DATED OCTOBER 06, 2016, ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. PRIOR TO ANY PLANNING, EXCAVATION, OR CONSTRUCTION ACTIVITIES, THE APPROPRIATE UTILITY LOCATING SERVICES (E.G., 811) MUST BE CONTACTED TO IDENTIFY THE PRESENCE AND LOCATION OF UNDERGROUND UTILITIES. FAILURE TO DO SO MAY RESULT IN DAMAGE, SERVICE DISRUPTION, OR SAFETY HAZARDS.
- NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GA WEST ZONE - NAD83 ADJUSTED 2011, USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON 10-15-2025 USING THE LEICA SMARTNET SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET (1-FOOT = 1200/3937 METERS). IF CONVERSION TO INTERNATIONAL FEET (1-FOOT = 0.3048 METERS) IS REQUIRED APPLY A SCALE FACTOR OF 1.000002 TO DISTANCES SHOWN.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED USING BASE AND ROVER USING MULTIPLE SETUPS AND DUPLICATE OBSERVATIONS ON CORNERS. THE PROCESSED DATA HAS A HORIZONTAL POSITION OF LESS THAN 0.093. THE SCALE FACTOR USED TO ADJUST THE POINTS TO GROUND DISTANCES: 1.00013545994269.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 798,544 FEET.
- EQUIPMENT USED FOR MEASUREMENT: GPS-TRIMBLE R12I GPS BASE & RECEIVER
- 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 EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
- STATE, COUNTY, AND LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A GEORGIA LICENSED SURVEYOR.
- THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES ON SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
- LIA SURVEYING DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTES LOCATED ON THE SUBJECT PROPERTY.
- CURRENT PROPERTY OWNER: ESTSTEDT PROPERTIES LLC
CURRENT SITE ADDRESS: 4231 NORTH HENRY BLVD
CURRENT PID #533-01052000
- ACCESS BETWEEN THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY OF U.S. HIGHWAY #23 HAS BEEN RELINQUISHED PER DB 1115 PG 196 EXCEPT WITHIN THE DRIVEWAY EASEMENT AS SHOWN HEREON.

TRACT CONTAINS
 59,992 Sq. Feet
 1.377 Acres

SURVEYOR CERTIFICATION

TO: VULCAN MATERIALS # FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS OR PLAN 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, 8, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF OCTOBER OF 2025.

M. Chayne Bell
 M. Chayne Bell, GA P.L.S. #3465
 10/24/2025
 Date

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

M. Chayne Bell
 M. Chayne Bell, GA P.L.S. #3465
 10/24/2025
 Date



LJA SURVEYING INC.
 1525 SOUTH LEE STREET
 BUFORD, GA 30516
 Phone: 770.995.5200
 LSF No. 1990

LOCATED IN:
 LAND LOT 62
 12TH DISTRICT,
 CITY OF STOCKBRIDGE
 HENRY COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY
 4231 NORTH HENRY BLVD
 FOR
 VULCAN MATERIALS

ISSUE:	DATE:	DESCRIPTION:
INITIAL:	10/24/2025	ADDRESS ATTESTATION COMMENTS
REV. 1:		
REV. 2:		
REV. 3:		
REV. 4:		
REV. 5:		
REV. 6:		
REV. 7:		

DRAFTED BY: MCB
 MAP CHECKED BY: MCB
 REVIEWED BY: MCB

PROJECT #:
 LJA53940-2516

811
 Know what's below.
 Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL OBTAIN THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY DAMAGE TO UTILITIES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

COPYRIGHT © 2025 LJA SURVEYING INC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LJA SURVEYING INC.

SHEET NO:
 1 OF 1

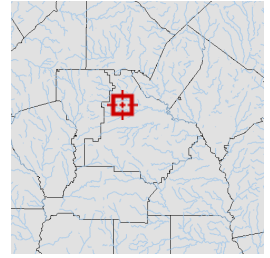
File Locations: c:\projects\survey\53940 (vulcan materials)\2516 (stockbridge survey)\05 survey\cad\stockbridge_4231.dwg



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S33-01052000	Class	Commercial	Owner	EKSTEDT	Land	\$167,700				
Property	4231 NORTH	Acreage	1.4	Address	PROPERTIES LLC	Value:					
Address	HENRY BLVD				508 GUINEVERE	Building	\$473,400	Last 2 Sales			
District	City/Stockbridge				CT	Value:		Date	Price	Reason	Qual
	SSD				MCDONOUGH,	Misc	\$11,440	9/29/2005	\$502,000	FM	Q
					GA 30252	Value:		9/26/2002	\$0	U	U
						Total	\$652,540				
						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: 6/29/2026

Last Data Uploaded: 6/29/2026 1:13:22 AM

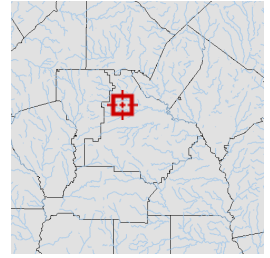
Developed by SCHNEIDER
GEOSPATIAL



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S33-01052000	Class	Commercial	Owner	EKSTEDT	Land	\$167,700				
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Date created: 6/29/2026
 Last Data Uploaded: 6/29/2026 1:13:22 AM



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 1st day of June, 2026

Applicant's Name - Printed _____

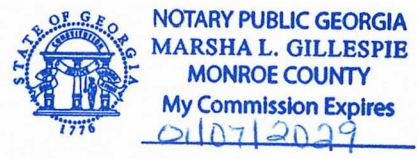
Signature of Applicant/Property Owner/Agent _____

Jack Nichols
Applicant's Attorney, if applicable - Printed

Jack Nichols
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1st day of June, 2026

Marsha L Gillespie
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 X

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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 1st day of June 2026

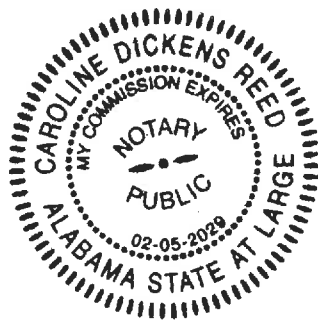
Vulcan Lands, Inc.
 Applicant's Name - Printed by Nathan Weichert
as Assistant Secretary

[Signature]
 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 June 2026



Caroline D. Reed
 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.)

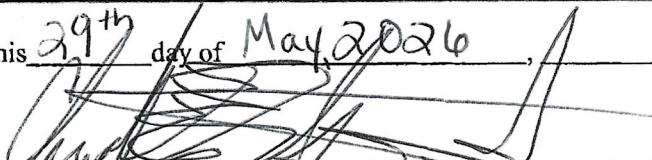
Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No 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 29th day of May 2026

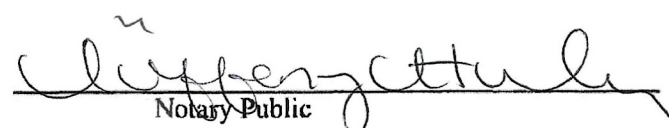
Ekstedt Properties, LLC c/o Chuck Ekstedt
Applicant's Name - Printed


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 29 day of May, 2026


Notary Public



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

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, IN THE CITY OF STOCKBRIDGE, CONTAINING 1.40 ACRES AS SHOWN ON PLAT OF SURVEY FOR JUDY B. MILLER PREPARED BY MATHIS-MILLIGAN SURVEYORS, INC. CERTIFIED BY DONALD R. MILLIGAN, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2472 DATED MAR. 17, 1997, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 (WHICH IS GEORGIA HIGHWAY 42 AND HAVING A VARIABLE RIGHT OF WAY) A DISTANCE OF 1,375.6 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (30 FEET RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 38.38 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1,829.86 FEET, A DISTANCE OF 139.65 FEET TO AN IRON PIN SET [SAID ARC BEING SUBTENDED BY A CHORD OF 139.62 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 48 MINUTES 39 SECONDS EAST]; THENCE SOUTH 29 DEGREES 38 MINUTES 10 SECONDS WEST A DISTANCE OF 493.86 FEET TO AN IRON PIN SET; THENCE NORTH 60 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 130.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 422.81 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.

JACK NICHOLS

DIRECT LINE: (478) 749-9982

EMAIL: jnichols@jamesbatesllp.com

- PLEASE REPLY TO THE MACON OFFICE -

June 1, 2026

Ryan Anderson
Community Development Director
Stockbridge, Georgia
randerson@stockbridgega.org

Veronia Green
Chief Planner
Stockbridge, Georgia
vgreen@stockbridgega.org

**Re: Letter of Intent for 4231 North Henry Boulevard, Stockbridge, GA 30281
Parcel No. S33-01052000 (the "Subject Parcel")**

Dear Mr. Anderson and Ms. Green:

I represent Vulcan Lands, Inc. c/o Vulcan Materials Company ("Applicant" or "Vulcan"), and I am submitting this letter of intent along with Vulcan's Application to the City of Stockbridge (the "City") relating to three zoning related requests for the above-referenced Subject Parcel. The three requests are for:

1. Rezoning of the Subject Parcel from C2 (general commercial district) to HI (heavy industrial district);
2. Special Use Permit for the Subject Parcel to allow the development of natural resources including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery; and
3. Comprehensive Plan Amendment to change the Subject Parcel's designation on the City's Future Land Use Map from Low Density Mixed-Use to Heavy Industrial.

The Subject Parcel is 1.4 acres currently zoned C2 that is owned by Ekstedt Properties, LLC ("Ekstedt"). There is one building on the property that is used in Ekstedt's business. Ekstedt is fully aware of the Applicant's requests to the City and supports the Applicant's requests for the Subject Parcel.

The Subject Parcel has approximately 140 feet of frontage along North Henry Boulevard. All remaining sides of the Subject Parcel are surrounded by property owned by the Applicant and currently used in the Applicant's Stockbridge Quarry. The Subject Parcel juts into the Applicant's property (parcel no. S33-01053000), creating a rectangular incision into the 30+

Ryan Anderson, Community Development Director
Veronica Green, Chief Planner
June 1, 2026

acres of property owned by the Applicant that surrounds the Subject Parcel. All the Applicant's property surrounding the Subject Parcel is already zoned HI and used as part of Applicant's quarry. In total the Applicant owns over 787 acres of property associated with the Stockbridge Quarry.

The Applicant requests that the Subject Parcel be rezoned to HI in order to allow the Applicant to utilize the 1.4 acres as part of its quarry operations. If rezoning is approved, the large majority of the Subject Parcel would be utilized as a berm with a small portion of the 1.4 acres being used as an edge of the Applicant's mining pit as shown on the Site Plan submitted with this Application.

Pursuant to the City's Unified Development Code ("UDC") at § 3.2.25, mines and quarries are allowed in the HI zoning district. That section states, "The development of natural resources, including removal of minerals and other natural materials, together with necessary buildings and machinery, is allowed in the HI zoning district" Section 3.1 of the UDC states that mines and quarries are Permitted Uses in the HI district, but it also says that the "[d]evelopment of natural resources, including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery" requires a Special Use in the HI district. Thus, to try and fully satisfy any discrepancies in the UDC, the Applicant is also requesting that it be granted a Special Use Permit pursuant to § 3.1 of the UDC to allow the Applicant to build a berm and conduct mining operations on the Subject Parcel.

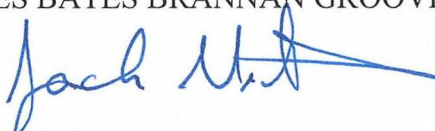
Finally, the Applicant is also asking that the City's Comprehensive Plan be amended to the extent that the Subject Parcel is currently designated as Low Density Mixed-Use on the Future Land Use Map. The Applicant asks that the Subject Parcel's designation on the Future Land Use Map be changed to Heavy Industrial to conform to what the Subject Parcel would actually be used for if rezoning is approved. This change would also make sense so as to correspond to what all the property surrounding the Subject Parcel is currently used as, which is the Applicant's Stockbridge Quarry.

If you have any questions about the above requests, or if any other information is needed in support of the requests, please do not hesitate to contact me.

Respectfully,

JAMES BATES BRANNAN GROOVER LLP

By:



Jack Nichols

cc: Vulcan Materials Company

51748.0012

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 4231 North Henry Blvd, Stockbridge, GA 30281 [address], with Parcel Number S33-01052000, which is the subject of this application.

Name of Property Owner: Ekstedt Properties, LLC
Property Owner's Address: 4231 North Henry Boulevard, Stockbridge, GA 30281
Telephone: 678-565-9388 E-mail: ekstedt@charter.net

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

Signature: [Handwritten Signature] Date: 5/29/2026

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): Vulcan Lands, Inc. c/o Vulcan Materials Company

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: 470-363-8747, mikemataya@vmcmail.com

1200 Urban Center Drive, Birmingham, AL 35242

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

[Handwritten Signature]

[Handwritten Signature]

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

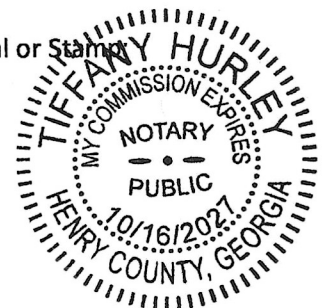
Signature of Notary Public

Tiffany Hurley
Printed Name of Notary Public

5/29/2026
Date

May 29 2026
Date

Notary Public's Seal or Stamp



REZ-2026.06.1186

Address:

4231 NORTH HENRY BLVD, STOCKBRIDGE, GA 30281

Web Form

City of Stockbridge Planning

Community Development

Rezoning Request Application

Name of Applicant	First: Vulcan Lands, Inc.	
Applicants Address:	1200 Urban Center Drive	
City Birmingham	State: Alabama	Zip: 35242
Name of Owner:	First Ekstedt Properties, LLC	
Owner's Address	4231 North Henry Boulevard	
City: Stockbridge	State: Georgia	Zip:30281

Name of Second Owner:	First	
Second Property Owner's Address:		
City:	State:	Zip:
Name of Third Owner:	First	
Third Property Owner's Address:		
City:	State:	Zip:
Name of Agent:	First Jack	
Agent's Address:	231 Riverside Drive	
City: Macon	State: Georgia	Zip: 31201

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-2 (General Commercial District) to
(Current Zoning)

The property will be P
property for no less th
property owner shall r

HI (Heavy Industrial District)

(Requested Zoning District)

For the Purpose of:

Further development of natural resources in conjunction with the existing quarry pursuant to Section 3.2.25 o

(Type of Development)

Case Name: Rezoning Application for 4231 North Henry Boulevard

Is Development of Regional Impact (DRI)? Yes No

Nearest intersection to t

Size of Tract: 1.4 acres

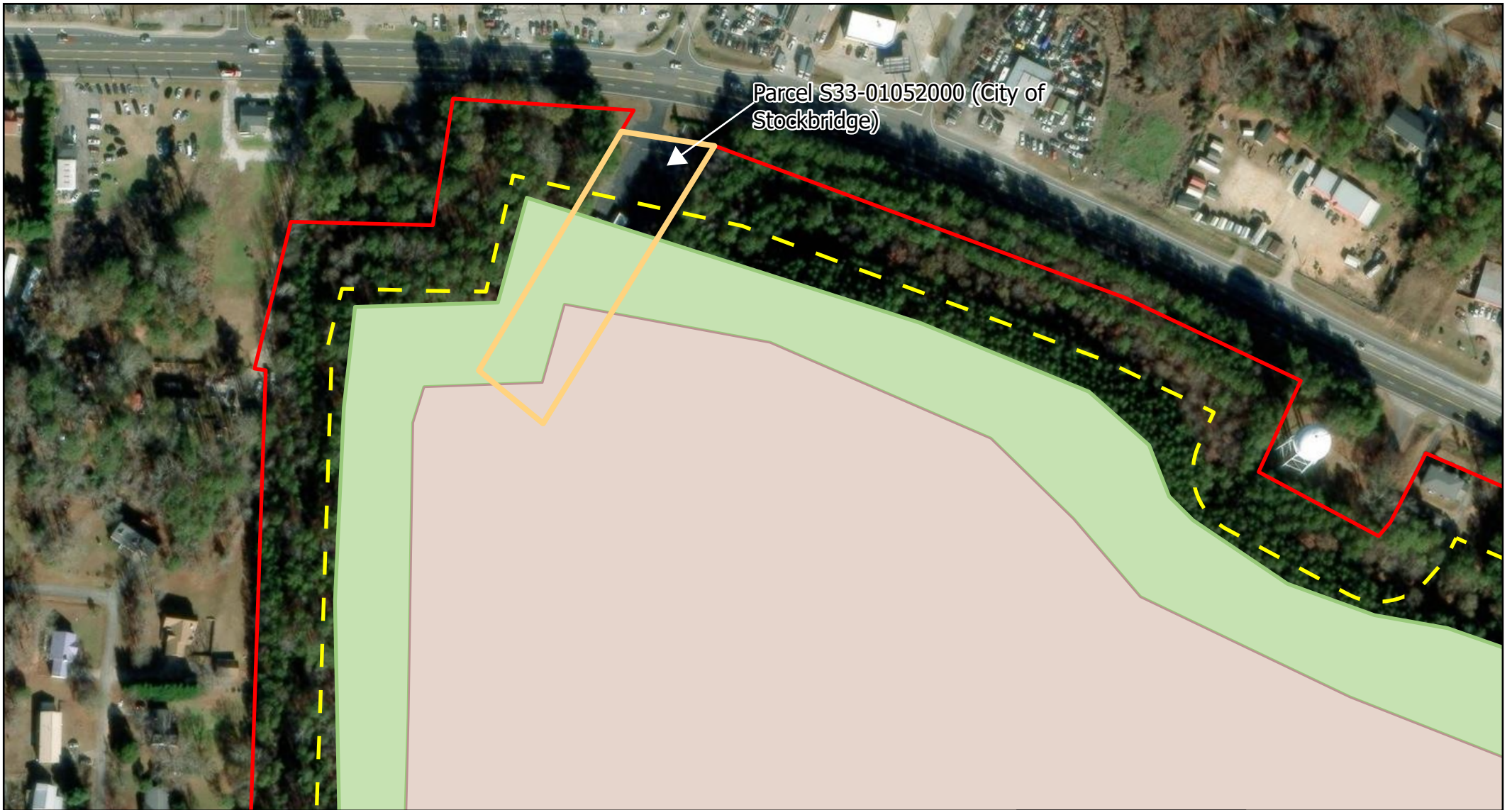
Land Lot Number(s): 62

Gross Density: units per acre

Net Density: units per

Vulcan Lands, Inc.
Applicant Signature

Property Owner Authorization Form please click [here](#)



Legend

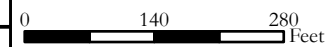
- Stockbridge Quarry Boundary
- Quarry 100 ft Buffer
- Berm
- Ultimate Pit Boundary
- Parcel To Be Rezoned

Stockbridge Quarry Pre-Application Meeting

Notes:

1. Feature Representation: All features shown are conditional and for representation purposes only.
2. Latest Revision: December 10, 2025.

Microsoft, Vantor



ZONING

THE SUBJECT PROPERTY IS ZONED C-2 PER CITY OF STOCKBRIDGE ZONING MAP ACCESSED ON OCTOBER 24, 2025.

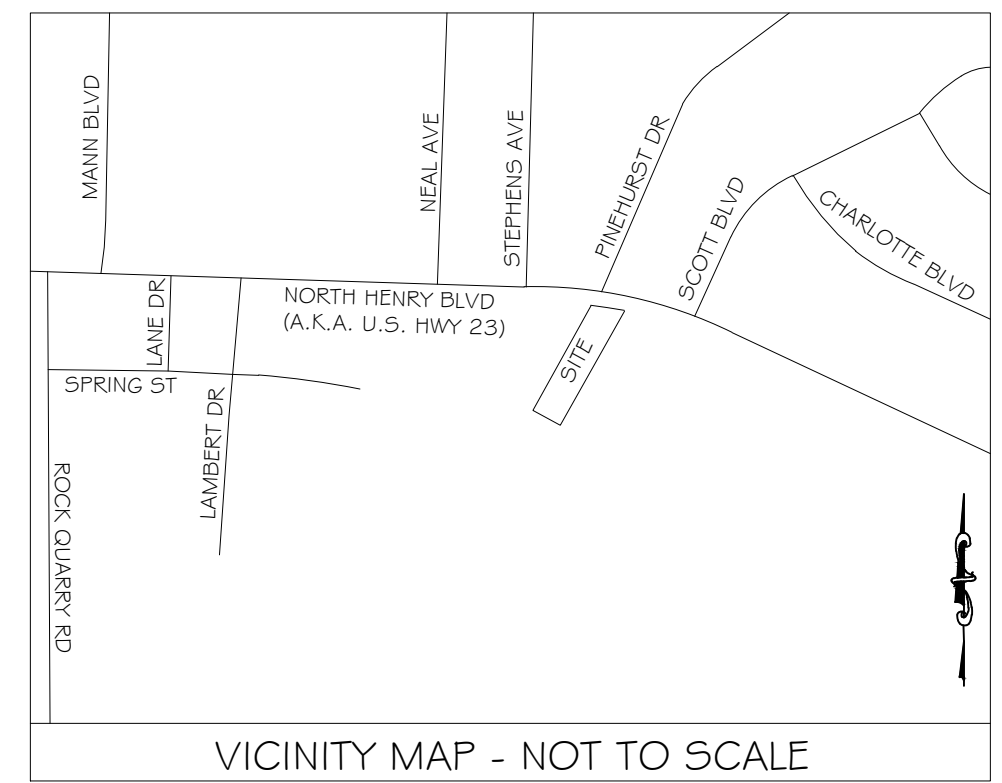
THE SETBACKS FOR ZONE C-2 GENERAL COMMERCIAL DISTRICT PER CITY OF STOCKBRIDGE MUNICODE ACCESSED ON 10/24/2025 ARE AS FOLLOWS:

FRONT: 50 FEET
 SIDE: 10 FEET
 REAR: 20 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

REFERENCES:

- DEED BOOK 1115 PAGE 196
- DEED BOOK 107 PAGE 511



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

TITLE COMMITMENT

SURVEYORS COMMENTS ON B-II TITLE EXCEPTIONS AS SHOWN IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A COMMITMENT NUMBER: NCS-1274709-ORL AND AN EFFECTIVE DATE OF AUGUST 25, 2025, SAID COMMITMENT BEING ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachments, encumbrances, violations, variances, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by an inspection of the Land.
- Any minerals or mineral rights leased, granted or retained by current or prior owners.
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable, and taxes for prior years arising from reassessments or digest disputes. The 2024 City of Stockbridge, State and Henry County, Georgia taxes were paid in the amount of \$10,225.04 for Tax Map Reference Number 533-01052000. (base amount due was \$10,061.77) The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Pitney Bowes Global Fin SVCS, were paid in the amount of \$58.18 for Tax Account Reference Number 79663. The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Better Letter Mailing SVC Inc., were paid in the amount of \$397.67 for Tax Account Reference Number 16913.
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest covered by this Commitment.
- Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
- No insurance is afforded as to the amount of acreage or square footage contained in the Land.
- Rights of upper and lower riparian owners in and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.
- Rights of tenants in possession, as tenants only, under unrecorded occupancy agreements.
- Terms and provisions of easements granted in Warranty Deed from Stockbridge Property Development Company, Inc., a corporation of the County of Henry to Roller Way Park, Inc., a corporation of the County of Henry, dated December 9, 1969, filed for record December 12, 1969, and recorded in Deed Book 107, Page 511, Henry County, Georgia records. DRIVEWAY EASEMENT SHOWN HEREON.
- Easements and conveyance of access rights granted in Right of Way Deed from Skateland Atlanta, Inc. to Department of Transportation, dated October 17, 1989, filed for record October 21, 1989, and recorded in Deed Book 1115, Page 196, aforesaid records. DRIVEWAY CONSTRUCTION EASEMENT SHOWN HEREON. REMAINING RIGHTS OF ACCESS BETWEEN THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY OF U.S. HIGHWAY #23 HAS BEEN RELINQUISHED.
- Terms and provisions of an unrecorded Lease by and between Eststedt Properties, LLC and Better Letter Mailing Services, Inc., dated September 13, 2005, as amended by Lessee's Assignment of Lease and Subordination among Eststedt Properties, LLC and Wachova SBA Lending, Inc. and Better Letter Mailing Services, Inc., filed October 20, 2005, and recorded in Deed Book 8582, Page 168, aforesaid records. LEASE INCLUDED THE SUBJECT PROPERTY.
- Matters as would be disclosed by a current and accurate survey and inspection of the Land.

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, IN THE CITY OF STOCKBRIDGE, CONTAINING 1.40 ACRES AS SHOWN ON PLAT OF SURVEY FOR JUDY B. MILLER PREPARED BY MATHIS-MILLIGAN SURVEYORS, INC., CERTIFIED BY DONALD R. MILLIGAN, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2472, DATED MAR 17, 1997, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 WHICH IS GEORGIA HIGHWAY #42 AND HAVING A VARIABLE RIGHT OF WAY A DISTANCE OF 1,375.6 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (30 FOOT RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 38.38 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1,829.86 FEET, A DISTANCE OF 139.65 FEET TO AN IRON PIN SET (SAID ARC BEING SUBTENDED BY A CHORD OF 139.62 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 48 MINUTES 39 SECONDS EAST); THENCE SOUTH 29 DEGREES 38 MINUTES 10 SECONDS EAST A DISTANCE OF 493.96 FEET TO AN IRON PIN SET; THENCE NORTH 00 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 130.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 442.81 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.

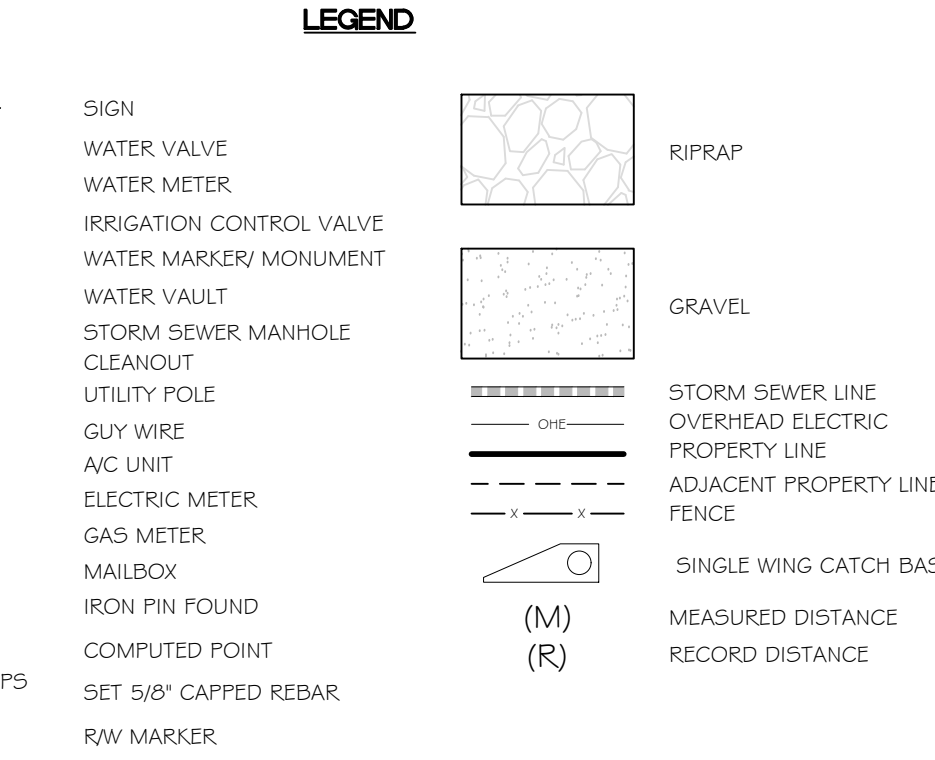
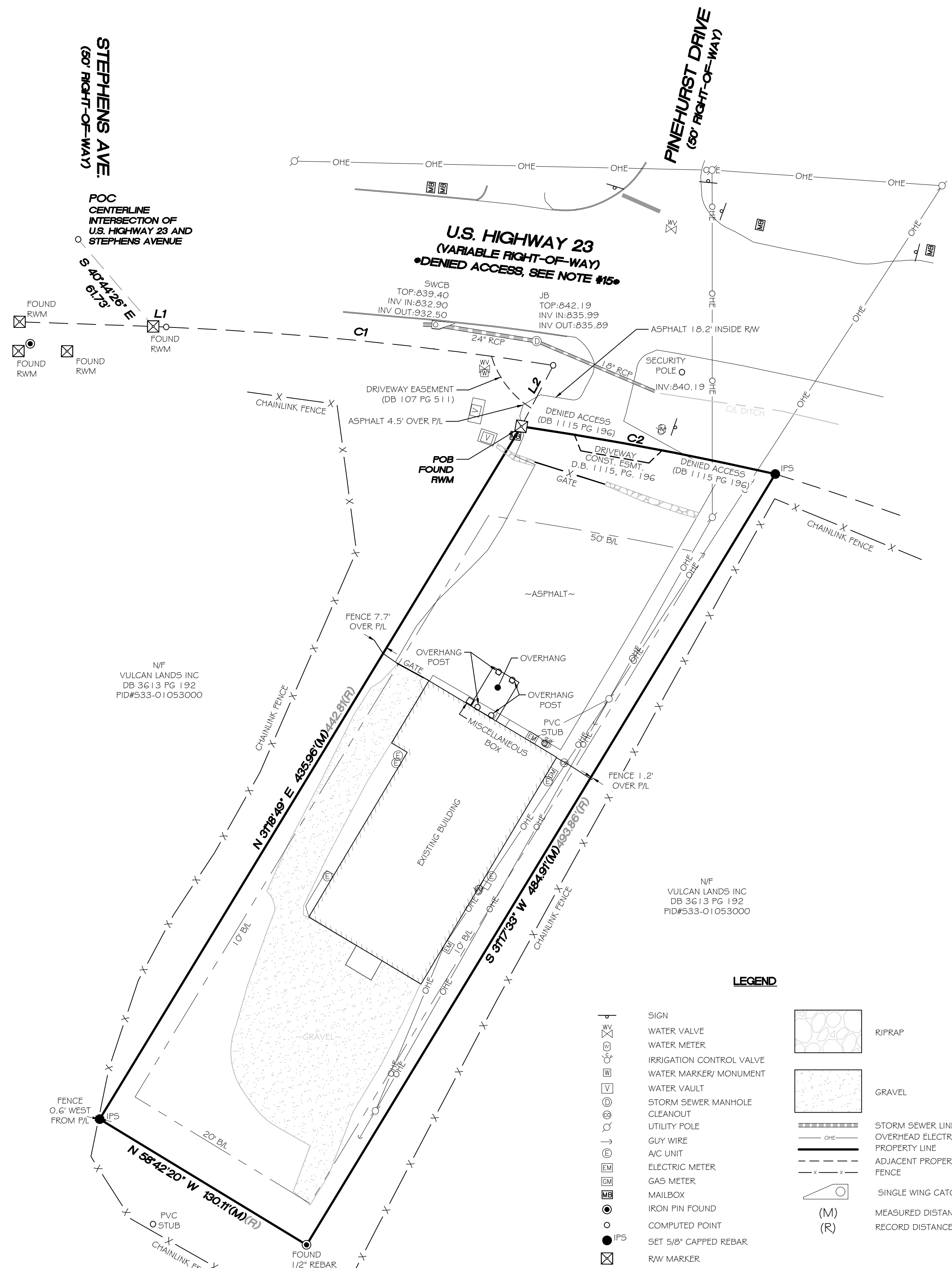
SURVEY LEGAL DESCRIPTION

A parcel of land lying in Land Lot 62, of the 12th District, City of Stockbridge, Henry County, Georgia, and being more particularly described as follows:

Commence at a point being the centerline intersection between U.S. Highway 23 (Variable RW) and Stephens Ave (50' RW); thence leaving said centerline run South 40 degrees 44 minutes 26 seconds East for a distance of 61.73 feet to a found right-of-way monument on the Southernly right-of-way of the aforementioned U.S. Highway 23; thence run South 87 degrees 32 minutes 44 seconds East along said right-of-way for a distance of 7.03 feet to a point; said point lying on a curve to the right, said curve having a radius of 1,864.71 feet, a central angle of 06 degrees 25 minutes 31 seconds, a chord bearing of South 04 degrees 19 minutes 59 seconds East, and a chord length of 209.00 feet; thence run along the arc of said curve and said right-of-way for a distance of 209.11 feet to a point; thence run South 27 degrees 32 minutes 44 seconds West along said right-of-way for a distance of 37.01 feet to a found right-of-way monument; said point being the POINT OF BEGINNING of the parcel herein described.

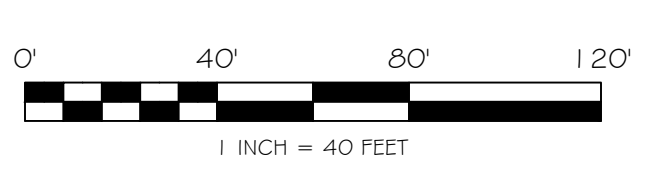
Said point lying on a curve to the right, said curve having a radius of 1,813.62 feet, a central angle of 04 degrees 23 minutes 17 seconds, a chord bearing of South 79 degrees 20 minutes 47 seconds East, and a chord length of 138.86 feet; thence run along the arc of said curve and said right-of-way for a distance of 138.90 feet to a set 5/8" capped rebar (L.S.F. #1390); thence leaving said right-of-way run South 31 degrees 17 minutes 33 seconds West for a distance of 404.91 feet to a found 1/2" rebar; thence run North 56 degrees 42 minutes 20 seconds West for a distance of 130.11 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 31 degrees 18 minutes 49 seconds East for a distance of 435.96 feet to the POINT OF BEGINNING.

Said parcel contains 59,992 square feet, or 1.377 acres.



LINE	BEARING	DISTANCE
L1	S 87°32'44" E	7.03'
L2	S 27°40'47" W	37.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,864.71'	209.11'	209.00'	S 84°19'59" E	6°25'31"
C2	1,813.62'	138.90'(M)	138.86'(M)	S 79°20'47" E	4°23'17"



SURVEY NOTES

- ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13151C006GD, DATED OCTOBER 06, 2016, ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. PRIOR TO ANY PLANNING, EXCAVATION, OR CONSTRUCTION ACTIVITIES, THE APPROPRIATE UTILITY LOCATING SERVICES (E.G., 811) MUST BE CONTACTED TO IDENTIFY THE PRESENCE AND LOCATION OF UNDERGROUND UTILITIES. FAILURE TO DO SO MAY RESULT IN DAMAGE, SERVICE DISRUPTION, OR SAFETY HAZARDS.
- NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GA WEST ZONE - NAD83 ADJUSTED 2011, USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON 10-15-2025 USING THE LEICA SMARTNET SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET (1-FOOT = 1200/3937 METERS). IF CONVERSION TO INTERNATIONAL FEET (1-FOOT = 0.3048 METERS) IS REQUIRED APPLY A SCALE FACTOR OF 1.000002 TO DISTANCES SHOWN.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED USING BASE AND ROVER USING MULTIPLE SETUPS AND DUPLICATE OBSERVATIONS ON CORNERS. THE PROCESSED DATA HAS A HORIZONTAL POSITION OF LESS THAN 0.093. THE SCALE FACTOR USED TO ADJUST THE POINTS TO GROUND DISTANCES: 1.00013545994269.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 798,544 FEET.
- EQUIPMENT USED FOR MEASUREMENT: GPS-TRIMBLE R12I GPS BASE & RECEIVER
- 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 EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
- STATE, COUNTY, AND LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A GEORGIA LICENSED SURVEYOR.
- THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES ON SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
- LIA SURVEYING DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTES LOCATED ON THE SUBJECT PROPERTY.
- CURRENT PROPERTY OWNER: ESTSTEDT PROPERTIES LLC
CURRENT SITE ADDRESS: 4231 NORTH HENRY BLVD
CURRENT PID #533-01052000
- ACCESS BETWEEN THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY OF U.S. HIGHWAY #23 HAS BEEN RELINQUISHED PER DB 1115 PG 196 EXCEPT WITHIN THE DRIVEWAY EASEMENT AS SHOWN HEREON.

TRACT CONTAINS
59,992 Sq. Feet
1.377 Acres

SURVEYOR CERTIFICATION

TO: VULCAN MATERIALS # FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS OR OTHER 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, 8, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF OCTOBER OF 2025.

M. Chayne Bell
 M. Chayne Bell, GA P.L.S. #3465
 10/24/2025
 Date



SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

M. Chayne Bell
 M. Chayne Bell, GA P.L.S. #3465
 10/24/2025
 Date

LJA SURVEYING INC.
 1525 SOUTH LEE STREET
 BUFORD, GA 30516
 Phone: 770.995.5200
 LSF No. 1990

LOCATED IN:
 LAND LOT 62
 12TH DISTRICT,
 CITY OF STOCKBRIDGE
 HENRY COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY
 4231 NORTH HENRY BLVD
 FOR
 VULCAN MATERIALS

ISSUE	DATE	DESCRIPTION
INITIAL	10/24/2025	ADDRESS ATTORNEY COMMENTS
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: MCB
 MAP CHECKED BY: MCB
 REVIEWED BY: MCB

PROJECT #:
 LJA53940-2516

811
 Know what's below.
 Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL OBTAIN THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY DAMAGE TO UTILITIES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

COPYRIGHT © 2025 LJA SURVEYING INC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LJA SURVEYING INC.

SHEET NO:
 1 OF 1

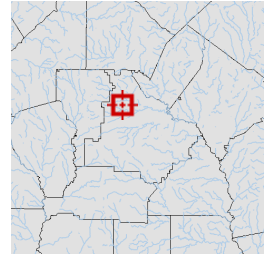
File Locations: c:\projects\survey\53940 (vulcan materials)\2516 (stockbridge survey)\05 survey\cad\stockbridge_4231.dwg



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S33-01052000	Class	Commercial	Owner	EKSTEDT	Land	\$167,700				
Property	4231 NORTH	Acreage	1.4	Address	PROPERTIES LLC	Value:					
Address	HENRY BLVD				508 GUINEVERE	Building	\$473,400	Last 2 Sales			
District	City/Stockbridge				CT	Value:		Date	Price	Reason	Qual
	SSD				MCDONOUGH,	Misc	\$11,440	9/29/2005	\$502,000	FM	Q
					GA 30252	Value:		9/26/2002	\$0	U	U
						Total	\$652,540				
						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.

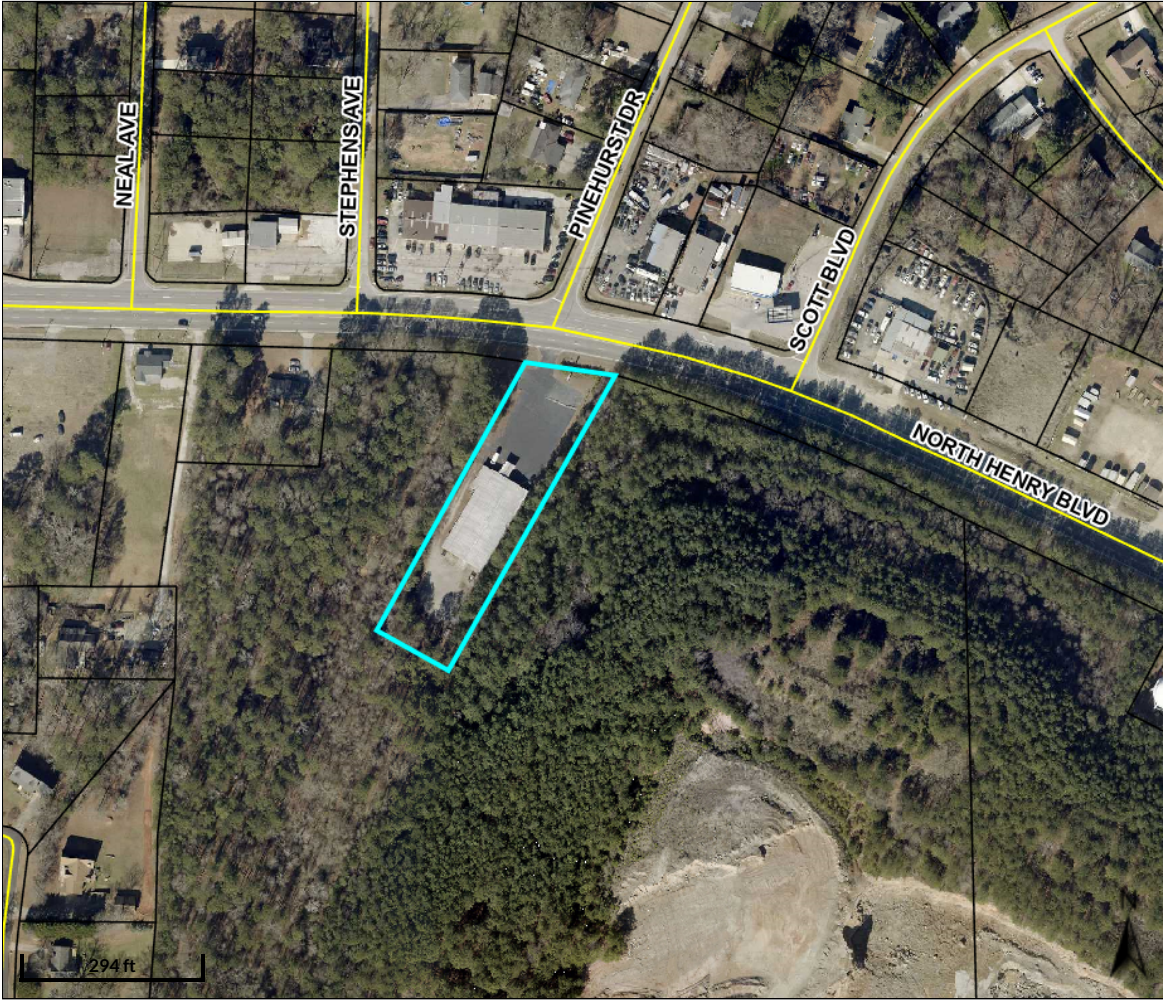
Date created: 6/29/2026

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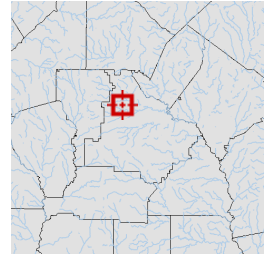
Developed by SCHNEIDER
GEOSPATIAL



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S33-01052000	Class	Commercial	Owner	EKSTEDT	Land	\$167,700				
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Date created: 6/29/2026

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Developed by **SCHNEIDER**
GEO SPATIAL

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 1st day of June, 2026

Applicant's Name - Printed _____

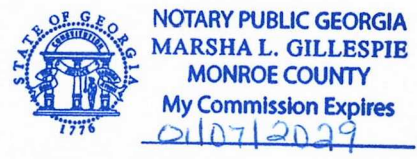
Jack Nichols
Applicant's Attorney, if applicable - Printed

Signature of Applicant/Property Owner/Agent _____

Jack Nichols
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1st day of June, 2026

Marsha L Gillespie
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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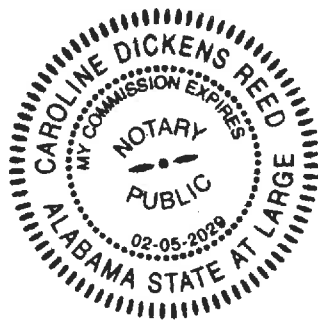
Vulcan Lands, Inc.
 Applicant's Name - Printed by Nathan Weichert
as Assistant Secretary

[Signature]
 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 June 2026



Caroline D. Reed
 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

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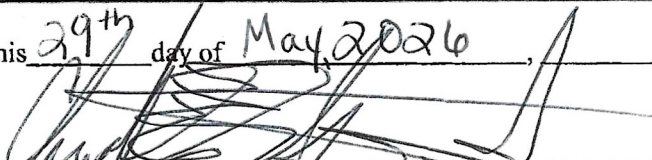
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If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

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 29th day of May 2026

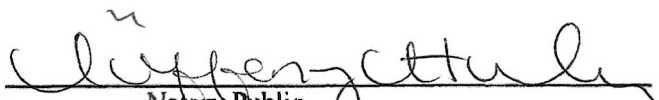
Ekstedt Properties, LLC c/o Chuck Ekstedt
Applicant's Name - Printed


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 29 day of May, 2026


Notary Public



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

TITLE LEGAL DESCRIPTION

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TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 (WHICH IS GEORGIA HIGHWAY 42 AND HAVING A VARIABLE RIGHT OF WAY) A DISTANCE OF 1,375.6 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (30 FEET RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 38.38 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1,829.86 FEET, A DISTANCE OF 139.65 FEET TO AN IRON PIN SET [SAID ARC BEING SUBTENDED BY A CHORD OF 139.62 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 48 MINUTES 39 SECONDS EAST]; THENCE SOUTH 29 DEGREES 38 MINUTES 10 SECONDS WEST A DISTANCE OF 493.86 FEET TO AN IRON PIN SET; THENCE NORTH 60 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 130.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 422.81 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.

JACK NICHOLS

DIRECT LINE: (478) 749-9982

EMAIL: jnichols@jamesbatesllp.com

- PLEASE REPLY TO THE MACON OFFICE -

June 1, 2026

Ryan Anderson
Community Development Director
Stockbridge, Georgia
randerson@stockbridgega.org

Veronia Green
Chief Planner
Stockbridge, Georgia
vgreen@stockbridgega.org

**Re: Letter of Intent for 4231 North Henry Boulevard, Stockbridge, GA 30281
Parcel No. S33-01052000 (the "Subject Parcel")**

Dear Mr. Anderson and Ms. Green:

I represent Vulcan Lands, Inc. c/o Vulcan Materials Company ("Applicant" or "Vulcan"), and I am submitting this letter of intent along with Vulcan's Application to the City of Stockbridge (the "City") relating to three zoning related requests for the above-referenced Subject Parcel. The three requests are for:

1. Rezoning of the Subject Parcel from C2 (general commercial district) to HI (heavy industrial district);
2. Special Use Permit for the Subject Parcel to allow the development of natural resources including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery; and
3. Comprehensive Plan Amendment to change the Subject Parcel's designation on the City's Future Land Use Map from Low Density Mixed-Use to Heavy Industrial.

The Subject Parcel is 1.4 acres currently zoned C2 that is owned by Ekstedt Properties, LLC ("Ekstedt"). There is one building on the property that is used in Ekstedt's business. Ekstedt is fully aware of the Applicant's requests to the City and supports the Applicant's requests for the Subject Parcel.

The Subject Parcel has approximately 140 feet of frontage along North Henry Boulevard. All remaining sides of the Subject Parcel are surrounded by property owned by the Applicant and currently used in the Applicant's Stockbridge Quarry. The Subject Parcel juts into the Applicant's property (parcel no. S33-01053000), creating a rectangular incision into the 30+

Ryan Anderson, Community Development Director
Veronica Green, Chief Planner
June 1, 2026

acres of property owned by the Applicant that surrounds the Subject Parcel. All the Applicant's property surrounding the Subject Parcel is already zoned HI and used as part of Applicant's quarry. In total the Applicant owns over 787 acres of property associated with the Stockbridge Quarry.

The Applicant requests that the Subject Parcel be rezoned to HI in order to allow the Applicant to utilize the 1.4 acres as part of its quarry operations. If rezoning is approved, the large majority of the Subject Parcel would be utilized as a berm with a small portion of the 1.4 acres being used as an edge of the Applicant's mining pit as shown on the Site Plan submitted with this Application.

Pursuant to the City's Unified Development Code ("UDC") at § 3.2.25, mines and quarries are allowed in the HI zoning district. That section states, "The development of natural resources, including removal of minerals and other natural materials, together with necessary buildings and machinery, is allowed in the HI zoning district" Section 3.1 of the UDC states that mines and quarries are Permitted Uses in the HI district, but it also says that the "[d]evelopment of natural resources, including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery" requires a Special Use in the HI district. Thus, to try and fully satisfy any discrepancies in the UDC, the Applicant is also requesting that it be granted a Special Use Permit pursuant to § 3.1 of the UDC to allow the Applicant to build a berm and conduct mining operations on the Subject Parcel.

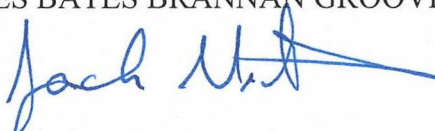
Finally, the Applicant is also asking that the City's Comprehensive Plan be amended to the extent that the Subject Parcel is currently designated as Low Density Mixed-Use on the Future Land Use Map. The Applicant asks that the Subject Parcel's designation on the Future Land Use Map be changed to Heavy Industrial to conform to what the Subject Parcel would actually be used for if rezoning is approved. This change would also make sense so as to correspond to what all the property surrounding the Subject Parcel is currently used as, which is the Applicant's Stockbridge Quarry.

If you have any questions about the above requests, or if any other information is needed in support of the requests, please do not hesitate to contact me.

Respectfully,

JAMES BATES BRANNAN GROOVER LLP

By:



Jack Nichols

cc: Vulcan Materials Company

51748.0012

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 4231 North Henry Blvd, Stockbridge, GA 30281 [address], with Parcel Number S33-01052000, which is the subject of this application.

Name of Property Owner: Ekstedt Properties, LLC
Property Owner's Address: 4231 North Henry Boulevard, Stockbridge, GA 30281
Telephone: 678-565-9388 E-mail: ekstedt@charter.net

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

Signature: [Handwritten Signature] Date: 5/29/2026

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): Vulcan Lands, Inc. c/o Vulcan Materials Company

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: 470-363-8747, mikemataya@vmcmail.com

1200 Urban Center Drive, Birmingham, AL 35242

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

[Handwritten Signature]

[Handwritten Signature]

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

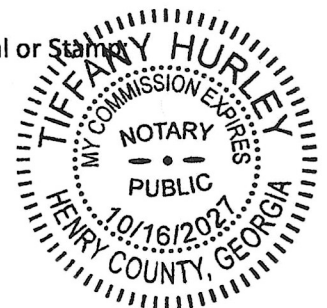
Signature of Notary Public

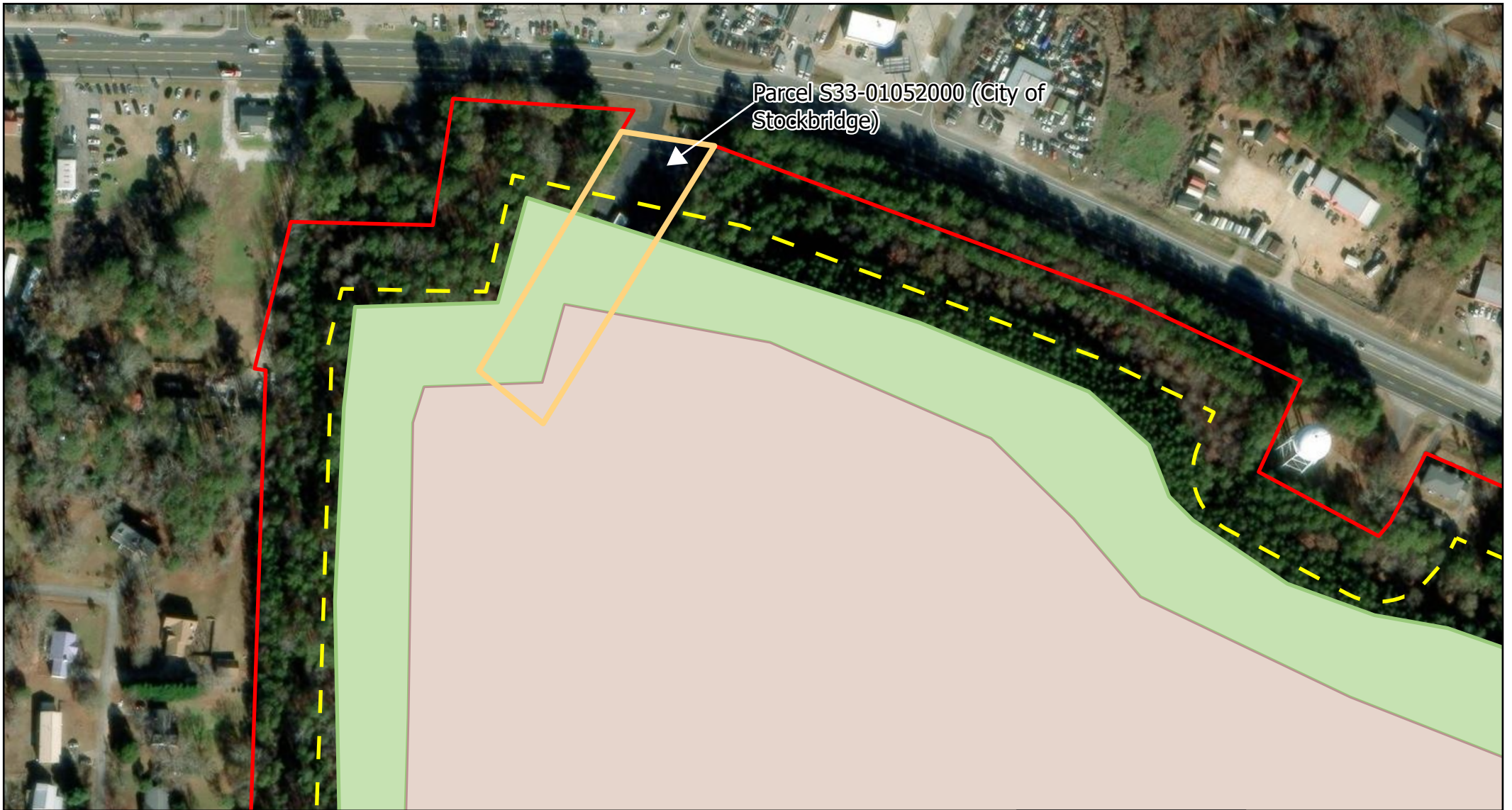
Tiffany Hurley
Printed Name of Notary Public

5/29/2026
Date

May 29 2026
Date

Notary Public's Seal or Stamp





Legend

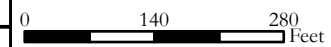
- Stockbridge Quarry Boundary
- Quarry 100 ft Buffer
- Berm
- Ultimate Pit Boundary
- Parcel To Be Rezoned

Stockbridge Quarry Pre-Application Meeting

Notes:

1. Feature Representation: All features shown are conditional and for representation purposes only.
2. Latest Revision: December 10, 2025.

Microsoft, Vantor



SPEC-2026.06.1187

Address:

4231 NORTH HENRY BLVD, STOCKBRIDGE, GA 30281

Web Form

City of Stockbridge Planning and

Community Development Department

Special Use Permit Application

Name of Applicant:	First Vulcan Lands, Inc.	Last c/o Vulcan
Applicant's Address:	1200 Urban Center Drive	
City: Birmingham	State: Alabama	

Name of Agent:	First Jack	Last Nichols
Agent's Address:	231 Riverside Drive	
City: Macon	State: Georgia	

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:

Conditional use in the HI district to allow the development of natural resources pursuant to Section 3.1 of the Unified Development Code.

Nearest intersection to the property: North Henry Boulevard and Pinehurst Drive

Size of Tract: 1.4 acres

Land Lot Number(s): 62

Property Owner Authorization Form please click [here](#)

ZONING

THE SUBJECT PROPERTY IS ZONED C-2 PER CITY OF STOCKBRIDGE ZONING MAP ACCESSED ON OCTOBER 24, 2025.

THE SETBACKS FOR ZONE C-2 GENERAL COMMERCIAL DISTRICT PER CITY OF STOCKBRIDGE MUNICIPAL CODE ACCESSED ON 10/24/2025 ARE AS FOLLOWS:

- FRONT: 50 FEET
SIDE: 10 FEET
REAR: 20 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

TITLE COMMITMENT

SURVEYORS COMMENTS ON B-II TITLE EXCEPTIONS AS SHOWN IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A COMMITMENT NUMBER: NCS-1274709-ORL AND AN EFFECTIVE DATE OF AUGUST 25, 2025, SAID COMMITMENT BEING ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachments, encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by an inspection of the Land.
5. Any minerals or mineral rights leased, granted or retained by current or prior owners.
6. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable, and taxes for prior years arising from reassessments or digest disputes.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest covered by this Commitment.
8. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
9. No insurance is afforded as to the amount of acreage or square footage contained in the Land.
10. Rights of upper and lower riparian owners in and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.
11. Rights of tenants in possession, as tenants only, under unrecorded occupancy agreements.
12. Terms and provisions of easements granted in Warranty Deed from Stockbridge Property Development Company, Inc., a corporation of the County of Henry to Roller Way Park, Inc., a corporation of the County of Henry, dated December 9, 1969, filed for record December 12, 1969, and recorded in Deed Book 107, Page 511, Henry County, Georgia records. DRIVEWAY EASEMENT SHOWN HEREON. REMAINING RIGHTS OF ACCESS BETWEEN THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY OF U.S. HIGHWAY #23 HAS BEEN RELINQUISHED.
13. Easements and conveyance of access rights granted in Right of Way Deed from Skateland Atlanta, Inc. to Department of Transportation, dated October 17, 1989, filed for record October 21, 1989, and recorded in Deed Book 1115, Page 196, aforesaid records. DRIVEWAY CONSTRUCTION EASEMENT SHOWN HEREON. REMAINING RIGHTS OF ACCESS BETWEEN THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY OF U.S. HIGHWAY #23 HAS BEEN RELINQUISHED.
14. Terms and provisions of an unrecorded Lease by and between Eststedt Properties, LLC and Better Letter Mailing Services, Inc., dated September 13, 2005, as amended by Lessee's Assignment of Lease and Subordination among Eststedt Properties, LLC and Wachova SBA Lending, Inc. and Better Letter Mailing Services, Inc., filed October 20, 2005, and recorded in Deed Book 0562, Page 1 G0, aforesaid records. LEASE INCLUDES THE SUBJECT PROPERTY.
15. Matters as would be disclosed by a current and accurate survey and inspection of the Land.

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, IN THE CITY OF STOCKBRIDGE, CONTAINING 1.40 ACRES AS SHOWN ON PLAT OF SURVEY FOR JUDY B. MILLER PREPARED BY MATHIS-MILLIGAN SURVEYORS, INC., CERTIFIED BY DONALD R. MILLIGAN, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2472, DATED MAR 17, 1997, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 WHICH IS GEORGIA HIGHWAY #42 AND HAVING A VARIABLE RIGHT OF WAY A DISTANCE OF 1,375.6 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (30 FOOT RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 38.38 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1,829.66 FEET, A DISTANCE OF 139.65 FEET TO AN IRON PIN SET (SAID ARC BEING SUBTENDED BY A CHORD OF 139.62 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 48 MINUTES 39 SECONDS EAST); THENCE SOUTH 29 DEGREES 38 MINUTES 10 SECONDS EAST A DISTANCE OF 493.96 FEET TO AN IRON PIN SET; THENCE NORTH 00 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 130.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 442.81 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.

SURVEY LEGAL DESCRIPTION

A parcel of land lying in Land Lot 62, of the 12th District, City of Stockbridge, Henry County, Georgia, and being more particularly described as follows:

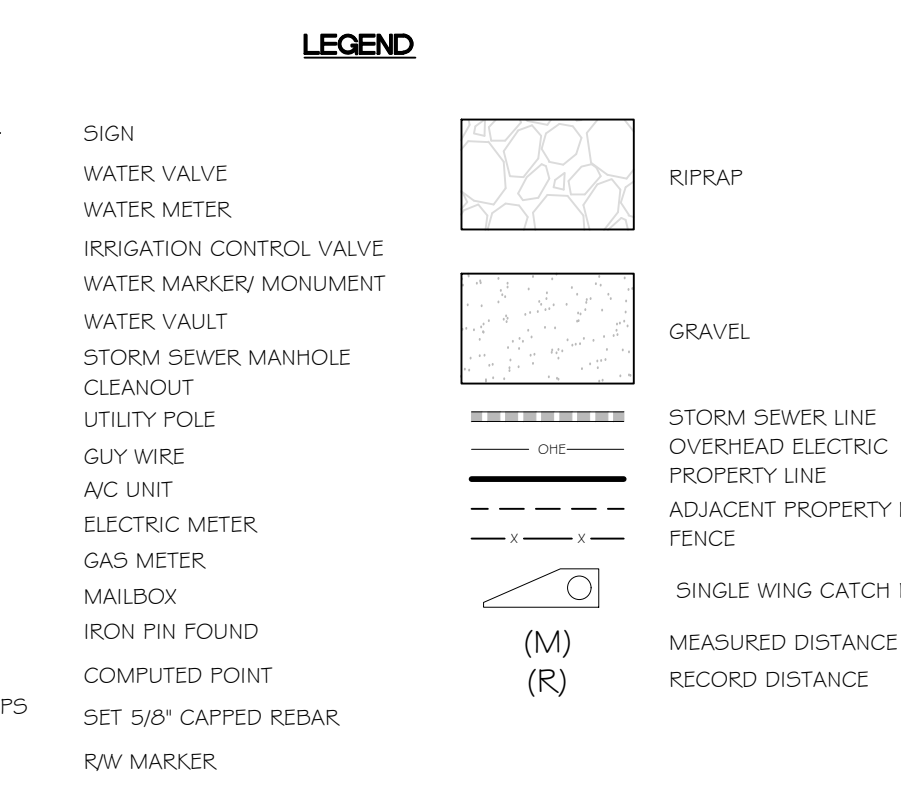
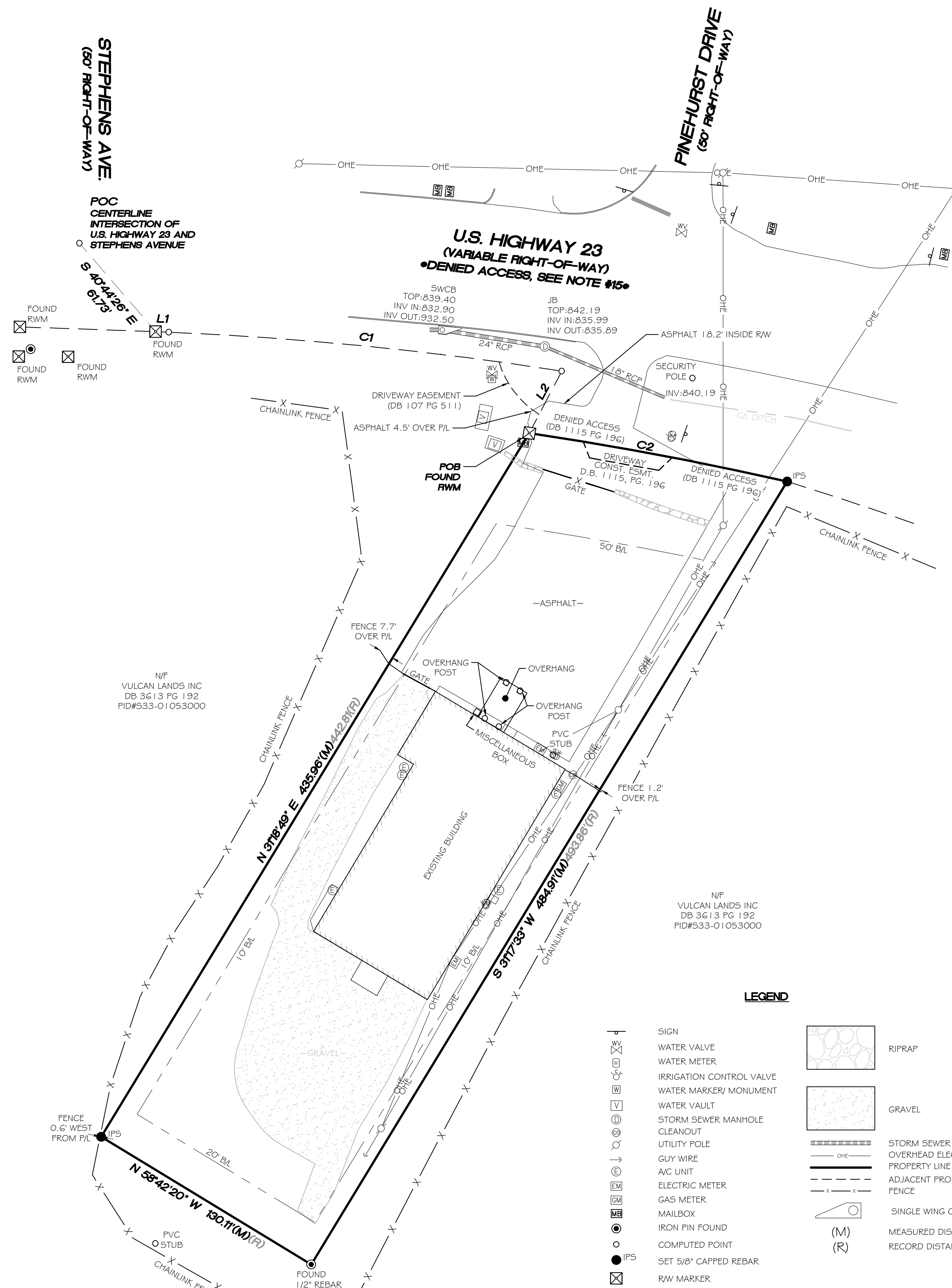
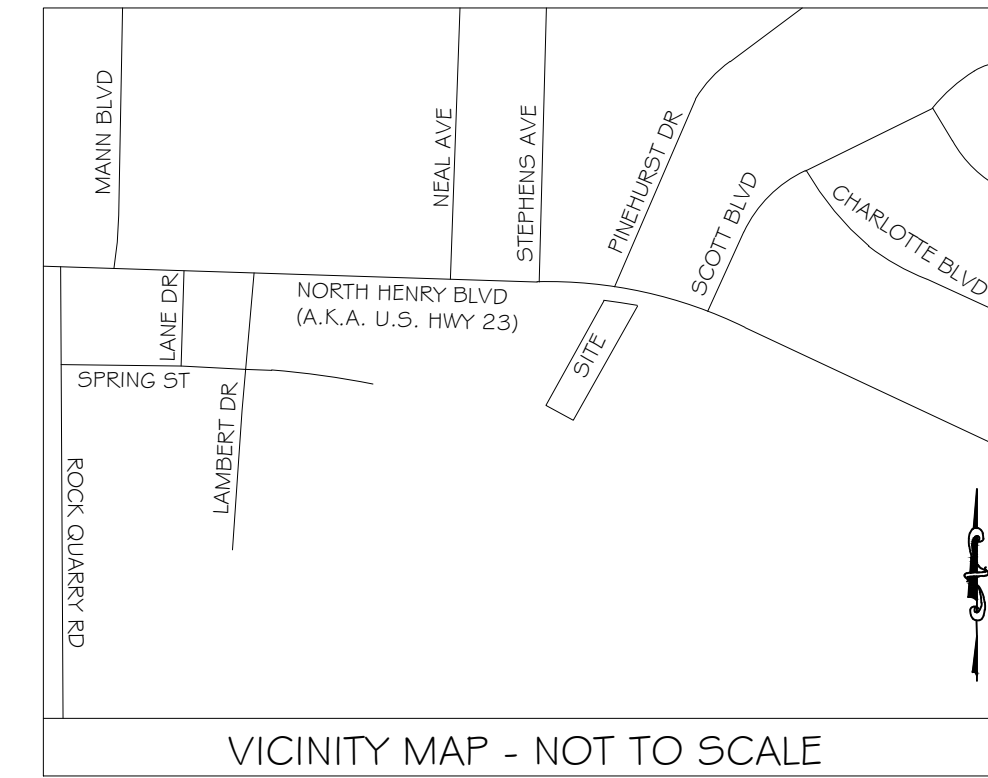
Commence at a point being the centerline intersection between U.S. Highway 23 (Variable RW) and Stephens Ave (50' RW); thence leaving said centerline run South 40 degrees 44 minutes 26 seconds East for a distance of 61.73 feet to a found right-of-way monument on the Southernly right-of-way of the aforementioned U.S. Highway 23; thence run South 87 degrees 32 minutes 44 seconds East along said right-of-way for a distance of 7.03 feet to a point; said point lying on a curve to the right, said curve having a radius of 1,864.71 feet, a central angle of 06 degrees 25 minutes 31 seconds, a chord bearing of South 04 degrees 19 minutes 59 seconds East, and a chord length of 209.00 feet; thence run along the arc of said curve and said right-of-way for a distance of 209.11 feet to a point; thence run South 27 degrees 32 minutes 44 seconds West along said right-of-way for a distance of 37.01 feet to a found right-of-way monument; said point being the POINT OF BEGINNING of the parcel herein described.

Said point lying on a curve to the right, said curve having a radius of 1,813.62 feet, a central angle of 04 degrees 23 minutes 17 seconds, a chord bearing of South 79 degrees 20 minutes 47 seconds East, and a chord length of 138.86 feet; thence run along the arc of said curve and said right-of-way for a distance of 138.90 feet to a set 5/8" capped rebar (L.S.F. #1390); thence leaving said right-of-way run South 31 degrees 17 minutes 33 seconds West for a distance of 404.91 feet to a found 1/2" rebar; thence run North 56 degrees 42 minutes 20 seconds West for a distance of 130.11 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 31 degrees 18 minutes 49 seconds East for a distance of 435.96 feet to the POINT OF BEGINNING.

Said parcel contains 59,992 square feet, or 1.377 acres.

REFERENCES:

- 1. DEED BOOK 1115 PAGE 196
2. DEED BOOK 107 PAGE 511



LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows: L1 (S 87°32'44\"/>

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows: C1 (1,864.71', 209.11', 209.00', S 84°19'59\"/>



SURVEY NOTES

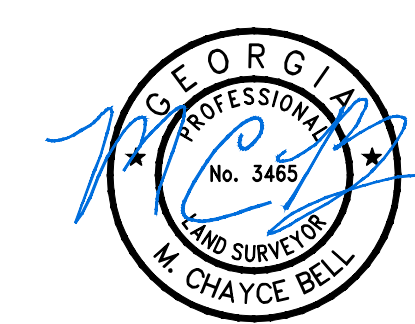
- 1. ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13151C006GD, DATED OCTOBER 06, 2016, ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. PRIOR TO ANY PLANNING, EXCAVATION, OR CONSTRUCTION ACTIVITIES, THE APPROPRIATE UTILITY LOCATING SERVICES (E.G., 811) MUST BE CONTACTED TO IDENTIFY THE PRESENCE AND LOCATION OF UNDERGROUND UTILITIES. FAILURE TO DO SO MAY RESULT IN DAMAGE, SERVICE DISRUPTION, OR SAFETY HAZARDS.
5. NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GA WEST ZONE - NAD83 ADJUSTED 2011, USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON 10-15-2025 USING THE LEICA SMARTNET SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET (1-FOOT = 1200/3937 METERS). IF CONVERSION TO INTERNATIONAL FEET (1-FOOT = 0.3048 METERS) IS REQUIRED APPLY A SCALE FACTOR OF 1.000002 TO DISTANCES SHOWN.
6. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED USING BASE AND ROVER USING MULTIPLE SETUPS AND DUPLICATE OBSERVATIONS ON CORNERS. THE PROCESSED DATA HAS A HORIZONTAL POSITION OF LESS THAN 0.093. THE SCALE FACTOR USED TO ADJUST THE POINTS TO GROUND DISTANCES: 1.00013545994269.
7. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 798,544 FEET.
8. EQUIPMENT USED FOR MEASUREMENT: GPS-TRIMBLE R12I GPS BASE 4 RECEIVER
9. 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 EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
10. STATE, COUNTY, AND LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A GEORGIA LICENSED SURVEYOR.
12. THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES ON SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
13. LIA SURVEYING DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTES LOCATED ON THE SUBJECT PROPERTY.
14. CURRENT PROPERTY OWNER: ESTSTEDT PROPERTIES LLC
CURRENT SITE ADDRESS: 4231 NORTH HENRY BLVD
CURRENT PID #: 533-01052000
15. ACCESS BETWEEN THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY OF U.S. HIGHWAY #23 HAS BEEN RELINQUISHED PER DB 1115 PG 196 EXCEPT WITHIN THE DRIVEWAY EASEMENT AS SHOWN HEREON.

TRACT CONTAINS 59,992 Sq. Feet 1.377 Acres

SURVEYOR CERTIFICATION

TO: VULCAN MATERIALS # FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS OR MY 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, 8, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF OCTOBER OF 2025.

M. Chayce Bell, GA P.L.S. #3465
10/24/2025
Date



SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

M. Chayce Bell, GA P.L.S. #3465
10/24/2025
Date

Vertical sidebar containing LJA SURVEYING INC. logo and contact info, LOCATION IN: LAND LOT 62 12TH DISTRICT, CITY OF STOCKBRIDGE HENRY COUNTY, GEORGIA, ALTANSPS LAND TITLE SURVEY 4231 NORTH HENRY BLVD FOR VULCAN MATERIALS, and a table with columns: ISSUE, DATE, DESCRIPTION.