

STATE OF GEORGIA

CITY OF STOCKBRIDGE

RESOLUTION NO. R16-748

A RESOLUTION TO AUTHORIZE A CONDITIONAL USE AT 5365 NORTH HENRY BOULEVARD; TO PROVIDE SEVERABILITY; TO PROVIDE A PENALTY; TO PROVIDE FOR REPEAL OF CONFLICTING RESOLUTIONS; TO PROVIDE AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES..

**WHEREAS**, the governing authority of the City of Stockbridge is the Mayor and Council thereof;

**WHEREAS**, the governing authority of the City of Stockbridge, Georgia desires to authorize certain conditional uses at a certain property located within the City; and,

**WHEREAS**, the health, safety, and welfare of the citizens of Stockbridge, Georgia, will be positively impacted by the adoption of this Resolution.

NOW THEREFORE, THE COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY RESOLVES:

**Section 1.** That the use of 5365 North Henry Boulevard for religious assembly purposes is an approved conditional use in the C-2 General Commercial District.

**Section 2.** The preamble of this Resolution shall be considered to be and is hereby incorporated by reference as if fully set out herein.

**Section 3.** (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Resolution are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

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

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

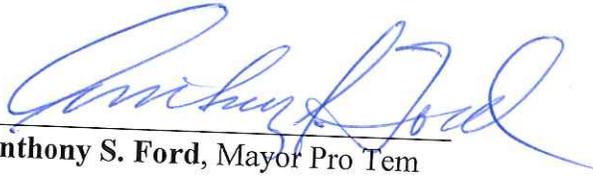
**Section 4.** All resolutions and parts of resolutions in conflict herewith are hereby expressly repealed.

**Section 5.** Penalties in effect for violations of the Zoning Ordinance of the City of Stockbridge at the time of the effective date of this Resolution shall be and are hereby made applicable to this Resolution and shall remain in full force and effect.

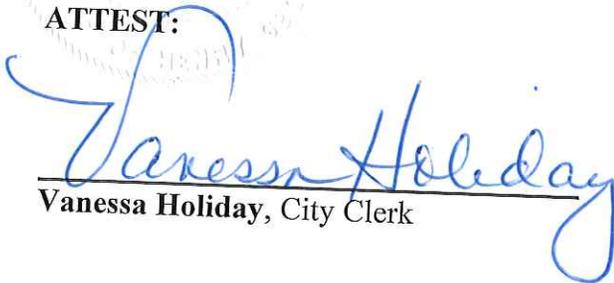
**Section 6.** The effective date of this Resolution shall be the date of adoption unless otherwise specified herein.

RESOLVED this 24<sup>th</sup> day of Aug, 2016.

CITY OF STOCKBRIDGE, GEORGIA

  
Anthony S. Ford, Mayor Pro Tem

ATTEST:

  
  
Vanessa Holiday, City Clerk

APPROVED AS TO FORM:

  
Michael Williams, City Attorney

# City of Stockbridge

## EXECUTIVE SUMMARY

### CITY COUNCIL MEETING

Meeting Date:

August 8, 2016

Department Requesting Agenda Item:

Planning & Zoning

Action Type:

- Action requested by City Council  
 For informational purposes only

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Legal Ad
3. Draft ZAB Minutes, July 14, 2016
4. Sign Photo
5. Staff Report
6. Application
7. Letter of Intent

Presenter:

City Staff

Applicant:

Cobblestock Partners

Number: CU-16-05

Agenda Item:

Cobblestock Partners, LP of Dallas, TX requests a conditional use for the property located at 5365 North Henry Boulevard, in Land Lot 59 of the 12<sup>th</sup> District. The property consists of 2.65+/- acres, and the request is for a church in the C-2 (General Commercial) zoning district.

Background:

See attached staff report.

Recommendation:

The Zoning Advisory Board recommended **Approval** with the staff recommended conditions.



**City of Stockbridge**

**Advisory Board Member:** Quaneisha Robinson-Green, (678) 429-9935

**Staff Report Prepared By:** Edward Morrow, Planner I

**Applicant:** Cobblestock Partners  
4311 W. Lovers Lane, #100  
Dallas, Texas 75209  
(404) 662-2522

**Location:** 5365 North Henry Boulevard  
Stockbridge, Georgia 30281  
Land Lot 59 of the 12<sup>th</sup> District

**Parcel ID:** S07-04-025-000

**Request:** Conditional Use

**Proposed Use/  
Purpose:** Church/Religious Facility

**Current Land Use:** Multi-tenant Commercial Building

**Posted Sign:** June 27, 2016

**ZAB Meeting:** July 14, 2016

**Size of Tract:** 2.65 +/- acres

**Road Access:** North Henry Boulevard

**Zoning History:**

The subject property is currently zoned C-2 (General Commercial) according to the Official City of Stockbridge Zoning Map, adopted on December 10, 2012. The property was previously zoned R-3 with no prior record of rezoning on file (RZ-08-04-S). The Stockbridge City Council approved the request for rezoning on June 9, 2008 for the development of the existing multi-tenant commercial buildings. The following six (6) conditions were attached to the rezoning:

1. The structure shall consist of brick or masonry product on all four sides.
2. Dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of brick, stone, stucco or any combination thereof provided it is consistent with the design features of structures on the site, and shall not exceed eight feet (8') in height.
3. An exterior lighting plan shall require all lighting to be of moderate brightness and consist of downcast lighting.
4. A detailed landscaping plan shall be submitted. The Development Plan Review Department shall have final approval of the plan.
5. There shall be a Master Sign Development Plan reviewed and approved by the Henry County Planning and Zoning Department prior to application for the first sign permit.
6. Notwithstanding anything to the contrary herein, no zoning conditions imposed herein shall be interpreted or applied in such a manner so as to require any violation of any existing building, development, stormwater and/or any other applicable codes.

A request for a conditional use ran concurrently with the rezoning application (CU-08-13-S). The conditional use for a greenhouse/plant nursery was also approved on June 9, 2008 with the following three (3) conditions:

1. The greenhouse/plant nursery shall be covered and shall have an eight foot (8') high security fence consisting of brick or stone columns and ornamental fencing to enclose the area on all three (3) sides.
2. The greenhouse/plant nursery shall not exceed 3,240 square feet.
3. Notwithstanding anything to the contrary herein, no zoning conditions imposed herein shall be interpreted or applied in such a manner so as to require any violation of any existing building, development, stormwater and/or any other applicable codes.

Table 1.0 illustrates the zoning and current land uses for the adjacent properties.

**Table 1.0 Current Zoning & Land Uses of Adjacent Properties**

	<b>Current Zoning</b>	<b>Land Use</b>
North	OI (Office/Institutional) C-2 (General Commercial)	Vacant Restaurants/Multi-tenant Commercial
East	C-2 (General Commercial) C-3 (Heavy Commercial)	Mini-Storage Restaurant Minor Auto Repair/Retail
South	R3 (Single-Family Residential) C-2 (General Commercial)	Residential
West	C-2 (General Commercial)	Vacant

Source: Official Zoning Map – City of Stockbridge (Adopted December 10, 2012)

#### Executive Summary:

The applicant is requesting a conditional use to allow a church/religious facility to be operated in an existing multi-tenant shopping center. The subject property is zoned C-2 (General Commercial) consisting of 2.65+/- acres. The City of Stockbridge Code of Ordinances allows church/religious facilities to be located within a commercial zoning district subject to the approval of a conditional use. The subject property was previously approved for use as a church for a six month period.

#### Development Regulations Appurtenant to this Request:

- City of Stockbridge Ordinance No. 03-76
- Section 3-7-292. Application procedure; evaluation
- All other applicable codes

#### City of Stockbridge Ordinance No. 03-76

Section 2 of Ordinance No. 03-76 amends 8.36, Section 8.36.010 of the Code of Ordinances of the City of Stockbridge, Georgia, which incorporated Section 3-7-153 of the Code of Henry County Georgia, to expressly permit the conditional use of religious facilities in the C-2 zoning district “unless the city has specifically found health or safety issues which advise against such a conditional use.”

**Criteria Point 1.** *The proposed use shall not cause traffic congestion or conditions that will adversely affect other nearby properties in the area.*

The subject property has road access from North Henry Boulevard, which is classified as a major arterial road on the Henry County Functional Road Plan. The conditional use may be approved with conditions which will help to mitigate any effects the proposed use may have on surrounding properties.

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

The physical conditions of the site appear to be suitable for the requested use as a church/religious facility. The applicant is requesting to place a conditional use within an existing site that has already been developed.

***Criteria Point 3. There are adequate public facilities to serve the proposed use.***

***Water and Sewer:***

A letter from the City of Stockbridge Water Department dated June 6, 2016 indicates that water and sewer services to the subject property should be sufficient to accommodate a "small church."

***Pedestrian Circulation:***

The proposed development will generate an increase in pedestrian traffic in the area. Currently, there are sidewalks serving the subject property.

***Vehicular Circulation:***

Road access to the site is available via North Henry Boulevard. The parking lot currently accommodates approximately 130 vehicles plus two loading spaces for large commercial vehicles.

The applicant will be required to meet the City of Stockbridge Code of Ordinances requirement of 1 parking space per every three (3) seats in the main assembly area, while also meeting the minimum parking requirements for all existing tenants on the site.

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

Planning staff is unaware of any binding agreements for specific limitations or conditions that may or may not have been made by the applicant with the surrounding property owners. If approved, the applicant will be required to comply with any zoning conditions placed on the request by the Mayor and Council of the City of Stockbridge.

***Criteria Point 5. That the conditional use or conditional exception with specific limitations and design features as may have been required will further the aims of the land use plan and will not be unduly detrimental to nearby properties***

The conditional use, with specific limitations and required design features as required within the City of Stockbridge Code of Ordinances, should not be unduly detrimental to nearby properties.

**Recommendation:**

The Planning and Zoning Staff recommends Approval of this request.

**Attachments:**

- Application
- Survey Plat/ Site Plan
- Site Photos
- Tax Map
- Zoning Map
- Aerial Map

**Henry County Planning & Zoning**  
**Conditional Use Request Application**

Name of Applicant: Cobblestone Partners, LP. Phone: 404.662.2522 Date: 5-16-2016  
Address Applicant: 4311 W. Lovers Lane #108 Fax: --- Pager/Cell #: ---  
City: Dallas, State: TX Zip: 75209 E-mail: twouters@murchisoncommercial.com  
Name of Agent: TOM Wouters Phone: \_\_\_\_\_ Date: \_\_\_\_\_  
Address Agent: SAME Fax: \_\_\_\_\_ Pager/Cell #: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

Conditional use being requested: Church/Ministry  
Address of Property: 5365 N. Henry Blvd. (Street Address) Nearest intersection to the property: Askew Drive and N. Henry  
Size of Tract: 2.65 acre(s), Land Lot Number(s): LOT 59, District(s): 12  
Property Tax Parcel Number: 507 - 0402 - 5000 (Required)

Witness' Signature: [Signature]  
Printed Name of Witness: \_\_\_\_\_

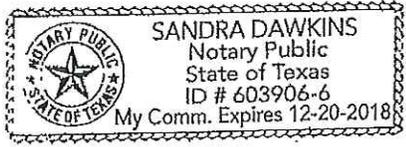
Signature of Applicant/s: TOM Wouters, Cobblestone Partners, LP.  
Printed Name of Applicant/s: TOM WOUTERS

Printed Name of Witness: George Murchison

Printed Name of Applicant/s: TOM WOUTERS

Notary: [Signature]

Signature of Agent: Laura M. Harford, Esq.  
Holloway Law Group



NOTARY STAMP:

**(For Office Use Only)**  
Total Amount Paid \$510.00 Cash. Check # 1009 Received by: EM (FEES ARE NON-REFUNDABLE)  
Application checked by: EM Date: 6-6-16 Map Number(s): 5-07  
Pre-application meeting: 5/24/16 Date: \_\_\_\_\_  
Zoning Advisory Board Decision: \_\_\_\_\_  
BOC Decision: \_\_\_\_\_  
Planning Director's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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# COBBLESTOCK PARTNERS, LP

## LETTER OF INTENT

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From: COBBLESTOCK PARTNERS, LP

To: HENRY COUNTY PLANNING AND ZONING DEPARTMENT

Subject: CONDITIONAL USE APPLICATION - 5365 N HENRY BOULEVARD, SUITE 117/119, STOCKBRIDGE, GA - ALL ABOUT CHANGE MINISTRIES (PROPOSED TENANT) - LETTER OF INTENT

Date: MAY 16, 2016

The intent of the attached Conditional Use Application is to allow a church use (All About Change Ministries) in the building located at 5365 N Henry Boulevard, Suites 117/119.

Please do not hesitate to call me with any questions.

Sincerely,

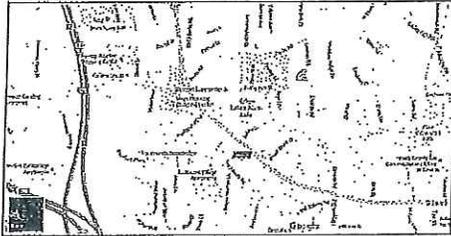
Cobblestock Partners, LP



Tom Wouters  
Property Manager

MCRE MANAGEMENT PARTNERS, LLC  
4311 WEST LANE, SUITE 100  
DALLAS, TEXAS 75209

ATTN: TOM WOUTERS  
(O) 404-662-2522  
TWOUTERS@MURCHISONCOMMERCIAL.COM



COMMITMENT NO. 2-5533  
 EXHIBIT A  
 LEGAL DESCRIPTION

TRACT 1: ALL THAT TRACT OR PARCEL OF LAND CONTAINING 0.86 ACRES, MORE OR LESS, LYING AND BEING IN LAND LOT 58 OF THE 12TH LAND DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED IN ACCORDANCE WITH A SURVEY AND PLAT OF SAID PROPERTY AS MADE BY T.L. COLLIER, SURVEYOR, DATED FEBRUARY 28, 1935, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWEST SIDE OF STATE HIGHWAY 42 AT THE CORNER OF THE RESERVE LOT OWNED BY MRS. VARENE CALDWELL WOODSON; AND SAID POINT OF BEGINNING BEING 60 FEET SOUTHEASTERLY FROM THE POINT WHERE THE EASTERLY RIGHT-OF-WAY OF THE SOUTHERN BELL TELEPHONE & TELEGRAPH LINE CROSSES THE SOUTHERLY RIGHT-OF-WAY OF SAID HIGHWAY 42; THENCE RUNNING NORTH 40 DEGREES WEST 330 FEET TO AN IRON PIN ON THE SOUTHERLY SIDE OF SAID HIGHWAY 42; THENCE NORTH 40 DEGREES EAST 330 FEET TO AN IRON PIN ON THE SOUTHERLY SIDE OF SAID HIGHWAY 42; THENCE NORTH 50 DEGREES WEST ALONG THE RIGHT-OF-WAY OF SAID HIGHWAY 42 113 FEET TO AN IRON PIN; THE POINT OF BEGINNING.

TRACT 2: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59 OF THE 12TH LAND DISTRICT OF HENRY COUNTY, GEORGIA, CONTAINING 0.86 OF AN ACRE, MORE PARTICULARLY DESCRIBED IN ACCORDANCE WITH A SURVEY AND PLAT OF SAID PROPERTY AS MADE BY T.L. COLLIER, SURVEYOR, DATED FEBRUARY 28, 1935, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWEST SIDE OF STATE HIGHWAY 42 AT THE CORNER OF THE LOT OWNED BY ROBERT STEVENS AND SAID POINT OF BEGINNING BEING 27 FEET SOUTHEASTERLY FROM THE POINT WHERE THE EASTERLY RIGHT-OF-WAY OF THE SOUTHERN BELL TELEPHONE & TELEGRAPH LINE CROSSES THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 42; THENCE RUNNING SOUTH 40 DEGREES WEST 330 FEET TO AN IRON PIN AND PROPERTY OF TOWNES; THENCE SOUTH 41 DEGREES EAST 113 FEET TO AN IRON PIN; THENCE NORTH 40 DEGREES EAST 330 FEET TO AN IRON PIN ON THE SOUTHERLY SIDE OF STATE HIGHWAY 42; THENCE NORTH 50 DEGREES WEST ALONG THE RIGHT-OF-WAY OF SAID HIGHWAY 42 113 FEET TO AN IRON PIN; THE POINT OF BEGINNING.

THE ABOVE MENTIONED PLAT IS RECORDED IN PLAT BOOK 3, PAGE 234, CLERK'S OFFICE, HENRY SUPERIOR COURT. SAID PLAT IS INCORPORATED HEREIN FOR ALL PURPOSES.

TRACT 3: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59 OF THE 12TH LAND DISTRICT OF HENRY COUNTY, GEORGIA, LOCATED ON THE SOUTHWEST SIDE OF STATE HIGHWAY 42, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 42, SAID POINT BEING IN THE NORTHEASTLY CORNER OF THE J.L. BELL LOT, AND SAID POINT BEING 25 FEET SOUTHWESTERLY FROM THE NORTHEASTLY CORNER OF THE PROPERTY FORMERLY OWNED BY MRS. ADA D. BILBOTT; THENCE RUNNING SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE 125 FEET TO PROPERTY OF J.C. HOLCOMBE; THENCE SOUTHWESTERLY ALONG THE LINE OF THE HOLLOWAY LOT 500 FEET; THENCE NORTHWESTERLY 125 FEET TO THE SOUTHWESTLY CORNER OF THE J.L. BELL LOT; THENCE NORTHWESTERLY 50 FEET TO THE POINT OF BEGINNING, AND BOUNDARY AS FOLLOWS ON THE NORTH BY STATE HIGHWAY 42, ON THE EAST BY PROPERTY OF J.C. HOLCOMBE, ON THE SOUTH BY PROPERTY OF HOYT HILSON, AND ON THE WEST BY PROPERTY OF J.L. BELL.

AS SURVEYED  
 LEGAL DESCRIPTION  
 ALL THAT TRACT OR PARCEL OF LAND CONTAINING 2.8675 ACRES, MORE OR LESS, LYING AND BEING IN LAND LOT 59 OF THE 12TH LAND DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED IN ACCORDANCE WITH A SURVEY AND PLAT OF SAID PROPERTY AS MADE BY SURVEY SYSTEMS & ASSOC., INC. AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 42, AKA NORTH HENRY BOULEVARD (RIGHT-OF-WAY MARKER) LOCATED 340.48 FEET NORTHWESTERLY AS MEASURED ALONG SAID RIGHT-OF-WAY FROM THE INTERSECTION WITH REAR DRIVE (RIGHT-OF-WAY) THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING SOUTH 41 DEGREES 43 MINUTES 47 SECONDS WEST 300 FEET TO A 1/2" IRON PIN FOUND; THENCE RUNNING NORTH 48 DEGREES 30 MINUTES 48 SECONDS WEST 124.28 FEET TO A 1/2" IRON PIN; THENCE RUNNING NORTH 50 DEGREES 27 MINUTES 11 SECONDS WEST 104.13 FEET TO A 1/2" IRON PIN; THENCE RUNNING NORTH 34 DEGREES 15 MINUTES 27 SECONDS EAST 11.28 FEET TO A 1/2" IRON PIN; THENCE RUNNING NORTH 50 DEGREES 10 MINUTES 10 SECONDS WEST 113.00 FEET TO A 1/2" IRON PIN; THENCE RUNNING NORTH 50 DEGREES 20 MINUTES 05 SECONDS EAST 235.40 FEET TO A 1/2" IRON PIN SET ON A FORECAST STATE HIGHWAY 42 NORTH-OF-WAY THENCE RUNNING ALONG SAID RIGHT-OF-WAY SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST 553.60 FEET TO A 1/2" IRON PIN ON THE POINT OF BEGINNING.

THE PROPERTY SHOWN IN THE TITLE COMMITMENT IS THE SAME AS SURVEYED WITH THE NEW FOG

To  
 Cobblestock Partners, LP and Chicago Title

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1.4, 8-10, 11.(a), 16 & 18 of Table A thereof.

The field work was completed on 12-11-2015.

Date of Plat or Map: 1-5-2016, REVISED 5-14-2016.

Surveyor's signature  
 Charles W. Loveless  
 CHARLES W. LOVELESS

PROPERTY ADDRESS:  
 5353-5385 NORTH HENRY  
 BOULEVARD, STOCKBRIDGE,  
 GA 30281

LAND AREA:  
 115782 SF  
 2.6575 AC

ZONED: C-2 (GENERAL  
 COMMERCIAL)

ALTA/ACSM LAND TITLE SURVEY FOR:  
 Cobblestock Partners, LP and  
 Chicago Title

LAND LOT 59, 12th DISTRICT, HENRY COUNTY, GA  
 LOCATED IN THE CITY OF STOCKBRIDGE

PLAT BOOK 3, PAGE 234 DEED BOOK 71, PAGE 641  
 DEED BOOK 60, PAGE 353 DEED BOOK 159, PAGE 278

5-14-2016 &  
 REVISED

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 47,780 FEET, AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 258,003 FEET, A TOPCON GTS-3 AND A TOPCON GTS-5 EDM WERE USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

0 50 SURVEY SYSTEMS & ASSOC., INC. CELL 770-658-7895  
 657 Lake Drive, Shellville, GA 30039 OFFICE 404-760-0010  
 COA # LSF00087 INFO@SURVEYSYSTEMSATLANTA.COM

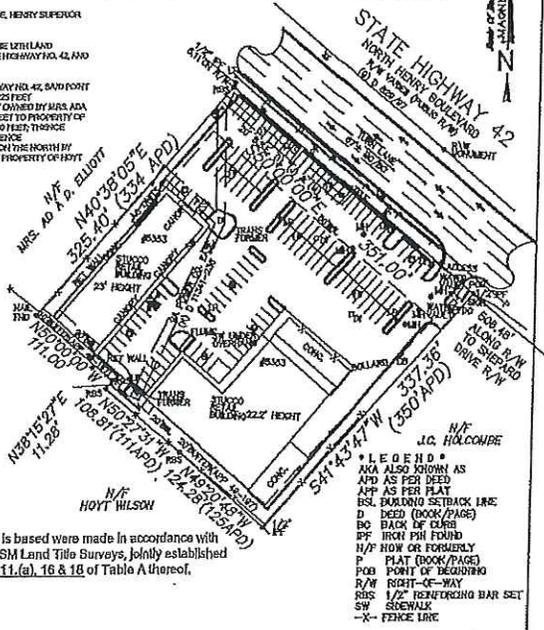
- COMMITMENT NO. 2-5533  
 PART 4 - EXCEPTIONS  
 SPECIAL EXCEPTIONS
- (3) RIGHT OF WAY DEED FROM FRANK J. BRUNETTO AND SARAH KELL BRUNETTO TO DEPARTMENT OF TRANSPORTATION, DATED MARCH 27, 1987, FILED FOR RECORD MAY 22, 1987 AT 1:54 P.M., RECORDED IN DEED BOOK 828, PAGE 87, RECORDS OF HENRY COUNTY, GEORGIA. [AFFECTS SUBJECT PROPERTY - LIMITS ACCESS TO PROPERTY.]
  - NOTE: THE ABOVE ITEM MAY BE REMOVED OR MODIFIED UPON FURTHER EVALUATION AND/OR SURVEY REVIEW.
  - (9) WASTEWATER FACILITY MAINTENANCE AGREEMENT FROM 4 G PROPERTIES, LLC TO HENRY COUNTY, GEORGIA, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED SEPTEMBER 8, 2008, FILED FOR RECORD SEPTEMBER 8, 2008 AT 3:34 P.M., RECORDED IN DEED BOOK 1159, PAGE 159, AFORESAID RECORDS. [UNLOCATABLE FROM RECORD PROVIDED.]
  - (1) EASEMENT FOR SEWER UTILITY OF STOCKBRIDGE FROM 4 G PROPERTIES, LLC TO CITY OF STOCKBRIDGE, DATED NOVEMBER 30, 2004, FILED FOR RECORD FEBRUARY 20, 2005 AT 4:56 P.M., RECORDED IN DEED BOOK 1159, PAGE 159, AFORESAID RECORDS. [AFFECTS SUBJECT PROPERTY - AS SHOWN ON FACE OF SURVEY.]
  - (2) EASEMENT FOR SEWER UTILITY OF STOCKBRIDGE FROM 4 G PROPERTIES, LLC TO CITY OF STOCKBRIDGE, DATED NOVEMBER 30, 2004, FILED FOR RECORD FEBRUARY 20, 2005 AT 4:56 P.M., RECORDED IN DEED BOOK 1159, PAGE 159, AFORESAID RECORDS. [AFFECTS SUBJECT PROPERTY - AS SHOWN ON FACE OF SURVEY.]
  - (3) EASEMENT FROM 4 G PROPERTIES TO GEORGIA POWER COMPANY, DATED JANUARY 31, 2009, FILED FOR RECORD JUNE 1, 2009 AT 3:34 P.M., RECORDED IN DEED BOOK 1191, PAGE 224, AFORESAID RECORDS. [AFFECTS SUBJECT PROPERTY - AS SHOWN ON FACE OF SURVEY.]
  - (4) DEED OF CONVEYANCE AND EASEMENT FOR COMMERCIAL, FUELING PETER FROM 4 G PROPERTIES, LLC TO THE CITY OF STOCKBRIDGE, DATED SEPTEMBER 2, 2009, FILED FOR RECORD SEPTEMBER 29, 2009 AT 5:28 P.M., RECORDED IN DEED BOOK 1197, PAGE 278, AFORESAID RECORDS. [AFFECTS SUBJECT PROPERTY - ALLANET IN NATURE - UNLOCATABLE IN NATURE.]
  - (5) EASEMENT FOR SEWER UTILITY COMMERCIAL ON INDUSTRIAL FROM 4 G PROPERTIES, LLC TO CITY OF STOCKBRIDGE, DATED SEPTEMBER 2, 2009, FILED FOR RECORD SEPTEMBER 29, 2009 AT 5:28 P.M., RECORDED IN DEED BOOK 1197, PAGE 278, AFORESAID RECORDS. [AFFECTS SUBJECT PROPERTY - AS SHOWN ON FACE OF SURVEY.]

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FHA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PARCEL 13151000870 EFFECTIVE DATE: 05/16/2006

ZONE "X"





**Legend**

Request	Color
CU-16-05-S	Green with diagonal lines
C1	Light pink
C2	Red
C3	Dark red
M1	Light blue
M2	Dark blue
O1	Light purple
PD	Blue
R2	Light green
R3	Dark green
R3RM	Light cyan
RA	White
RD	Orange
RM	Brown
RM2	Dark brown
RM3	Very dark brown
RMH	Black

Scale: 1"= 800'

**Current Zoning Map**

This map is for graphical representation only. It is not a legal document.



# Legend

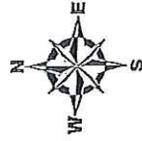
Request



CU-16-05-S

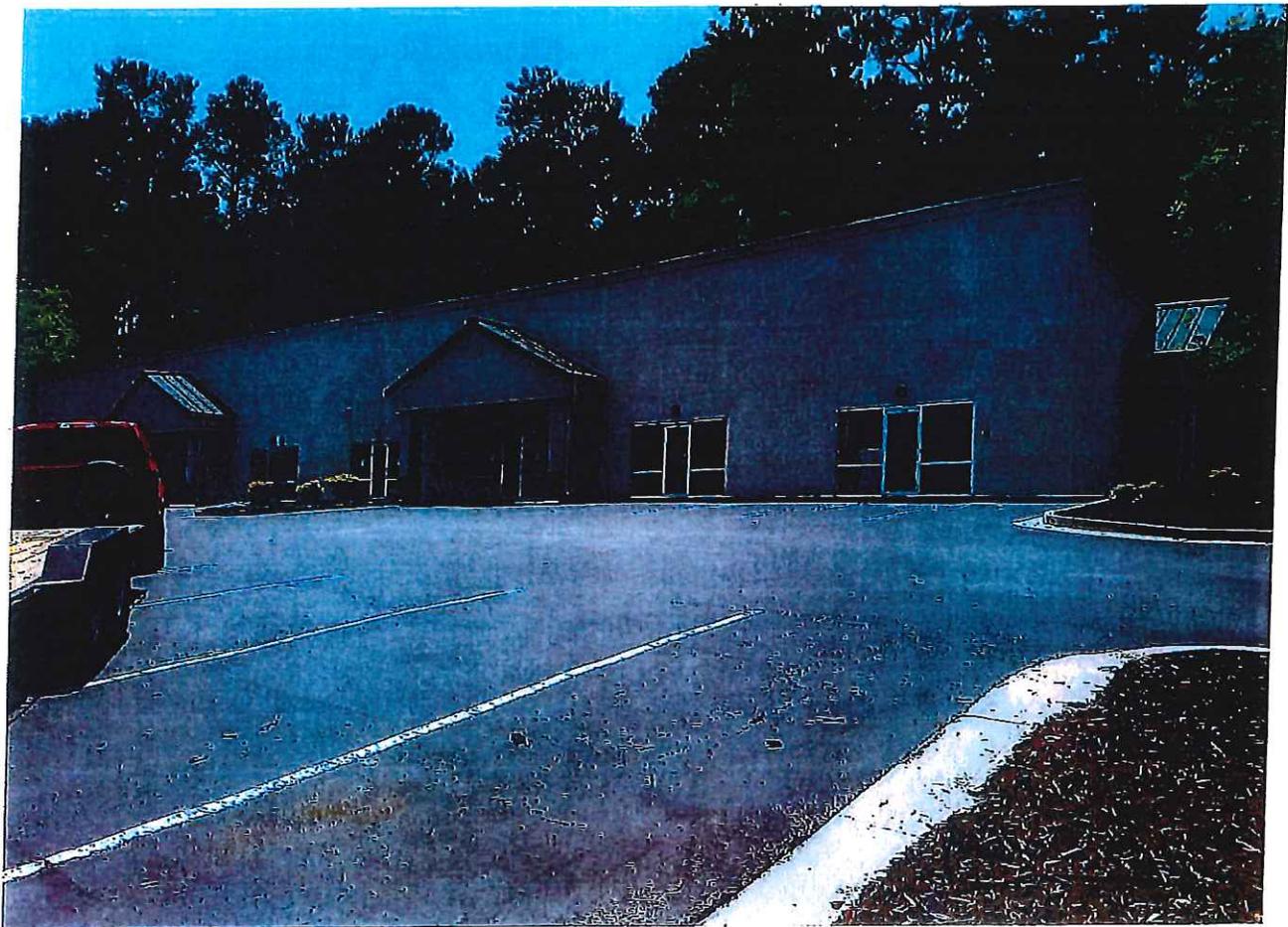
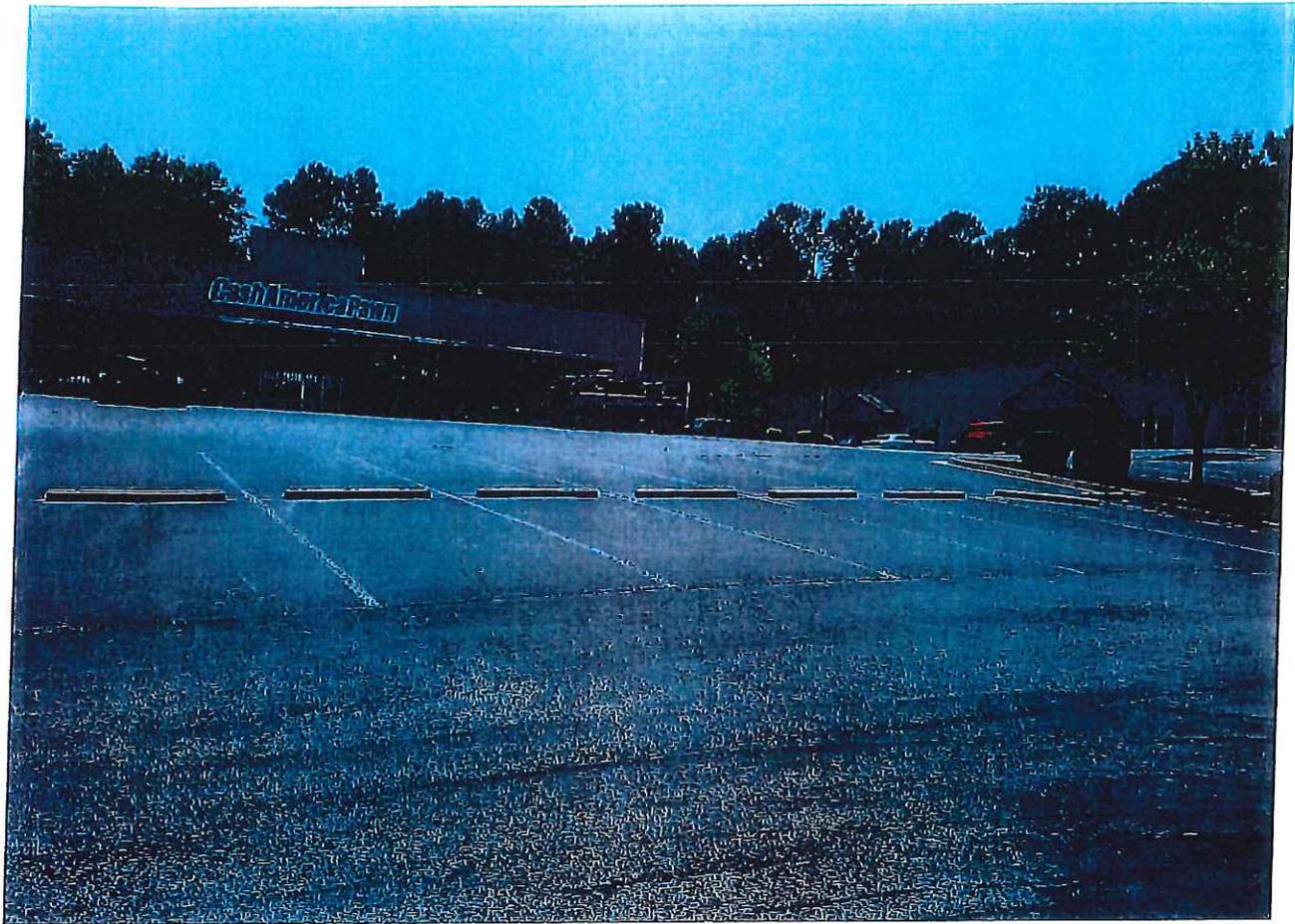
# AERIAL MAP

Scale: 1" = 800'



This map is for graphical representation only. It is not a legal document.





RESOLUTION NO. \_\_\_\_\_

CITY OF STOCKBRIDGE, GEORGIA

**SHORT TERM WORK PROGRAM AND CAPITAL IMPROVEMENTS ELEMENT  
ANNUAL UPDATE TRANSMITTAL**

**WHEREAS**, the City of Stockbridge, Georgia has prepared an annual update to its Short Term Work Program and Capital Improvements Element; and

**WHEREAS**, the annual update of the Short Term Work Program and Capital Improvements Element was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, as amended; and a Public Hearing was held on August 8, 2016, in the Stockbridge City Council Chambers;

**NOW, THEREFORE BE IT RESOLVED THAT** the Stockbridge City Council does hereby authorize the Henry County Planning and Zoning Department to transmit the annual update of the Short Term Work Program and Capital Improvements Element covering the five-year period 2016-2020, and this resolution to the Atlanta Regional Commission and Georgia Department of Community Affairs as required by the Georgia Planning Act.

**BE IT SO RESOLVED** this 8<sup>th</sup> day of August, 2016.

\_\_\_\_\_  
Anthony Ford, Mayor Pro Tem

ATTEST:

\_\_\_\_\_  
Vanessa Holiday, City Clerk