HENRY COUNTY ZONING ADVISORY BOARD

COUNTY AT LARGE
Dawn Randolph

DISTRICT I
Don Veum

DISTRICT II
Delander Nelson

DISTRICT III
James F. Risher

DISTRICT IV
Katy Bell

DISTRICT V
Kevin Richardson

ZAB MEETING AGENDA

HENRY COUNTY
Government

Henry County Government Administration
140 Henry Parkway McDonough, GA 30253

Phone: 770-288-6000
Website: www.henrycountyga.gov

Zoning Advisory Board Members
Dawn Randolph, (Chair) County at Large
Don Veum, District I
Delander Nelson, District II
James Risher, District III
Katy Bell, District IV
Kevin Richardson, District V

Henry County Government
140 Henry Parkway
McDonough, GA 30253
(770) 288-6000
www.henrycountyga.gov

Henry County Zoning Advisory Board
6:30 PM, Thursday, May 14, 2026

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. ACCEPTANCE OF THE AGENDA

IV. PLANNING STAFF COMMENTS

A. ANNOUNCEMENT: The following items were advertised for the May 14, 2026, ZAB meeting and has been removed from the agenda:

VR-26-01 (Withdrawn by Applicant)
Sun Rise Brothers Properties, LLC, of Sugar Hill, GA requests a variance for property located at 830 McCullough Road in Land Lot 87 of the 6th District. The property consists of 0.97 +/- acres and the request is for relief from development standards. **District 2**

RZ-26-02 (Postponed by Staff)
Sawgrass Development, LLC, of Atlanta, GA requests a rezoning from RA (Residential Agricultural) to R-4 (Single Family Residential) for property south of Honey Creek Road, west of Honey Lane in Land Lots 79, 82, and 83 of the 8th District. The property consists of 209.15 +/- acres and the request is for a single-family subdivision **District 3**

V. VARIANCES

A.
VR-26-02
Robert Cooper of Hampton, GA requests a variance for property located at

265 East James Circle in Land Lot 219 of the 6th District. The property consists of 0.24 +/- acres and the request is for relief from development standards. **District 5**

VI. REZONING

A.

RZ-26-01

John Valdivieso of McDonough, GA requests a rezoning from RA (Residential Agricultural) to C-2 (General Commercial) for property located southwest of the intersection of Highway 81 East and Keys Ferry Road in Land Lots 145, 176, and 177 of the 8th District. The property consists of 19.83 +/- acres and the request is for a commercial shopping center. **District 1**

VII. ASSOCIATED CASES

A.

RZ-26-03

David Curry of McDonough, GA requests a rezoning from RA (Residential Agricultural) to R-3 (Single Family Residential) for property located at 238 Elliott Road in Land Lot 73 of the 7th District. The property consists of 22.02 +/- acres and the request is for a single-family conservation subdivision. **District 3**

SU-26-01

David Curry of McDonough, GA requests a special use for property located at 238 Elliott Road in Land Lot 73 of the 7th District. The property consists of 22.02 +/- acres and the request is for a single-family conservation subdivision. **District 3**

Henry County Planning & Zoning VR-26-02

Commission District: 5
Commissioner: Kevin J. Lewis
ZAB Member: Kevin Richardson
Report Prepared by: Joyah Mitchell, Planner I

Applicant: Robert Cooper

Location: 265 East James Circle
Land Lot 219 of the 6th District

Parcel ID: 007A01014000

Request: Variance to reduce front yard setback from 41 feet to 29 feet and rear yard setback from 31 feet to 10.4 feet to allow for 1,344 square foot mobile home on the property.

Proposed Use /Purpose: Single-Family Residence

Current Land Use: Single-Family Residence

Future Land Use: Medium Density Suburban (up 2.0 dwelling units/acre, net)

Sign Posted: April 23, 2026

Postcards Mailed: April 28, 2026

ZAB Meeting: May 14, 2026

Lot Size: 0.24 +/- acres

Road Access: East James Circle (local)

Zoning History:

The subject property is currently zoned MHD (Mobile or Manufactured Home Development) according to the Henry County Official Zoning Map, which was adopted on March 17, 2026, by the Henry County Board of Commissioners.

The subject property was previously approved for a variance request (VR-22-11) to reduce the front yard setback from 60 feet to 41 feet and the rear yard setback from 40 feet to 31 feet. The request was approved along with the following conditions:

1. The approval of the variance is subject to meeting any and all requirements established by the Henry County Environmental Health Department regarding installations of an on-site sewage management system**.**
2. Any and all trailers and debris shall be cleared from the subject property and all Code Enforcement Department requirements shall be satisfied before any permits are issued.
3. Any additional accessory structure shall not exceed 200 sq. ft. in size.

Table 1.0 (following page) illustrates the current zoning and land use of surrounding properties.

Table 1.0 Current Zoning and Land Uses of Adjacent Properties

Current Zoning		Current Land Use
North	MHD (Mobile or Manufactured Home Development)	Single-Family Residential Subdivision
East	MHD (Mobile or Manufactured Home Development)	Single-Family Residential Subdivision
South	I-1 (Light Industrial)	Undeveloped
West	MHD (Mobile or Manufactured Home Development)	Single-Family Residential Subdivision

Source: *Henry County Zoning Map, Adopted March 17, 2026 & Henry County Tax Assessor's Website*

Executive Summary:

The applicant is requesting a variance from *Article 3, Section 3.10.* of the Henry County Unified Land Development Code (ULDC), which establishes the yard setback requirements for the MHD (Mobile or Manufactured Home Development) zoning district. This property previously received a variance that altered the front yard setback from 60 feet to 41 feet and the rear yard setback from 40 feet to 31 feet.

The applicant seeks to reduce the front yard setback from 41 feet to 29 feet and rear yard setback from 31 feet to 10.4 feet to accommodate a 1,344 square feet mobile home on the property.

Development Regulations Relevant to Request:

- *Chapter 2. Section. 2.01.02.J MHD (Mobile or Manufactured Home Development)* District
- *Article 10. Section 10.5.2. Variances*
- *All other sections regarding site development standards and regulations*

Analysis of Request [*Article 10: Section 10.5.2.A.2. (a-g)*:]

***Criteria 1:* There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.**

There are extraordinary and exceptional conditions pertaining to the size and shape of the subject property. The established setbacks would not allow for a reasonably sized dwelling matching the character of the existing subdivision.

***Criteria 2:* A literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties of the district.**

Literal interpretation of the provisions of the ULDC would deprive the applicant of development rights commonly enjoyed by other properties of the MHD (Mobile or Manufactured Home Development) zoning district. The existing setbacks would not allow for a reasonably sized dwelling that matches the character of the existing community.

***Criteria 3:* Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.**

Granting the requested variance of the parcel will confer special privileges that are denied to other properties within the MHD (Mobile or Manufactured Home Development) zoning district. However, other similarly situated applicants in the MHD (Mobile or Manufactured Home Development) zoning district can also submit a variance request. This has a triangular shape which creates the need for relief from dimensional standards.

***Criteria 4:* The requested variance will be in harmony with the purpose and intent of this chapter and will not be injurious to the neighborhood or to the general public.**

The requested variance would be in harmony with the purpose and intent of *Section 10.5.2. Variances*. Variances are granted for the purpose of compensating for a dimensional standard in a real property that would prevent the property from complying with zoning development regulation. In this case, the dimensional standard which triggered the need for this request is the 41-foot front yard setback and 31-rear yard setback. The requested variance should not be injurious to the neighborhood or to the general public.

***Criteria 5:* The special circumstances are not the result of the actions of the applicant.**

The special circumstance is not a result of actions by the applicant. The size, shape, lot has a limited development area.

***Criteria 6:* The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.**

The requested variance is not the minimum needed to allow the legal use of the property, but rather to be developed as proposed by the applicant. The proposed size of the dwelling is consistent with those in the immediate area.

***Criteria 7:* The variance is not a request to permit a use of land, buildings, or structures, which is not permitted by right in the district involved.**

The requested variance will not permit the use of land, buildings, or structures which are not permitted under the MHD (Mobile or Manufactured Home Development) zoning district of the subject property.

Recommendation:

Staff recommends **approval** of the applicant's request to reduce the front yard setback from 41 feet to 29 feet and rear yard setback from 31 feet to 10 feet with the following conditions:

1. The approval of the variance is subject to meeting any and all requirements established by the Henry County Environmental Health Department regarding installation of an on-site sewage management system.
2. Any additional accessory structure shall not exceed 200 sq. ft.

Attachments:

- Application
- Legal Ad
- Site Photos
- Sign Photo
- Resolution No. 22-16 ZAB (VR-22-11)
- Exhibit Maps
- Resolution

Project/Case #

2026.03.0905

Pre-Application Number

Pre-Application Meeting #2025.08.2252

Address:

265 EAST JAMES CIR, HAMPTON, GA 30228

Parcel Number(s):

007A01014000

Planning & Zoning

140 Henry Parkway, McDonough, GA 30253, (770) 288-7526

HENRY COUNTY VARIANCE APPLICATION

Applicant Information

Company Applying

Email:

[redacted]

First Name: Robert

Last Name: Cooper

Phone #:

[redacted]

Address:

[redacted]

City:

[redacted]

State:

[redacted]

Zip:

[redacted]

Agent Information

Will there be an agent representing the applicant?

○ Yes ◉ No

First Name

Last Name

Phone #

Email

Street Address

City

State

Zip

Property Information

Nearest Intersection

Skyline Dr and E James Cir

Size of Tract in Acres

.24

Is this property in a protected watershed?

Is this property in a floodplain?

Is the property on sewer?

○ Yes ◉ No

is not

is not

Request Information

Please describe the variance you are requesting:

Setbacks of 25' front, 10' rear, 10' sides

Current Zoning of the property?

RMH Mobile or Manufactured Home Development

Are you in a subdivision?

☑ Yes ☐ No

Is this request associated with another application?

☐ Yes ☑ No

If so, please list all other application types you are submitting that are associated with this project:

Henry County Planning & Zoning
Variance Request Application

Name of Applicant Robert Cooper Phone: [redacted] Email: [redacted]

Address Applicant: [redacted] City/State/Zip: [redacted]

Name of Agent _____ Phone: _____ Email: _____

Address Agent: _____ City/State/Zip: _____

Secondary Agent/Attorney _____ Phone: _____ Email _____

Address: _____ City/State/Zip: _____

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 Henry County Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to either ZAB and/or BOC meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. RC **Acknowledgement**

Variance being requested:

25' in front, 10' in rear, 10' in side

Address of Property: 2 65 East James Circle Hampton, Georgia 30228
(Street Address)

Size of Tract: 0.24 acre(s) **per survey**, Land Lot Number(s): 1 98 District(s): 6 th

Property Tax Parcel Number(s): 007A01014000 **(Required)**

Witness' Signature

Signature of Applicant/s

Nisha Mardhani
Printed Name of Witness

Robert Cooper
Printed Name of Applicant/s

Notary

Signature of Agent N/A

NOTARY STAMP:

SHIVAM PATEL
MY COMMISSION EXPIRES
NOTARY
PUBLIC
MARCH 25, 2029
GWINNETT COUNTY, GEORGIA

(For Office Use Only)

Total Paid $_____ Cash ☐ Card ☐ Check # _____ Received by: _____ *(FEES ARE NON-REFUNDABLE)*

Application checked by: _____ Title: _____ Date: _____

Pre-application meeting: _____ Title: _____ Date: _____

Zoning Advisory Board Decision: _____

Planning Director's Signature: _____ Date: _____

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: _____ **APPLICANT** X **PROPERTY OWNER** _____ **AGENT** _____ **ATTORNEY** _____ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board 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 Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 3rd day of September, 2025

Robert Cooper
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 3 day of September, 2025.

SHIVAM PATEL
MY COMMISSION EXPIRES
NOTARY
PUBLIC
MARCH 25, 2029
GWINNETT COUNTY, GEORGIA

Notary Public

LETTER OF OWNERSHIP

This letter is written to affirm that I, Robert Cooper, do solely own the property at 265 E. James Circle Hampton, Georgia 30228. The other purpose of this letter is to affirm that I, Robert Cooper, am aware of the zoning variance being requested. Please allow this letter to fulfill the variance application requirement for a letter of ownership.

Robert Cooper

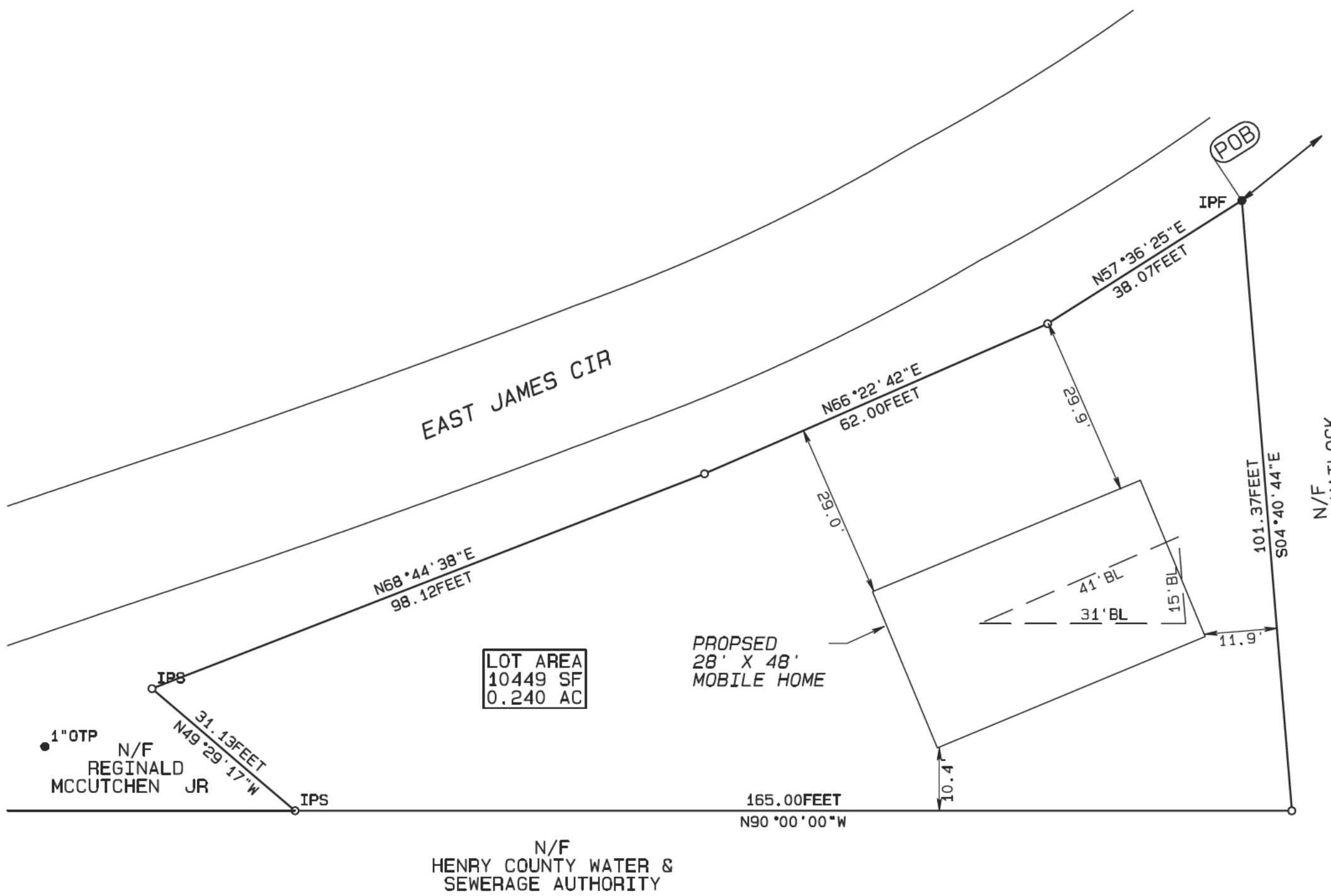
signed _____ date 9-12-2025

LETTER OF INTENT

This letter of intent is written to specify the intentions that the owner, Robert Cooper, has with regards to 265 E. James Cir. Hampton, Georgia 30228. The owner of this property intends to place a brand new mobile home on the property with a new septic tank. This neighborhood is zoned RMH and contains many mobile homes. The addition of this new mobile home will add beauty and value to the neighborhood. Please allow this letter to meet the variance application requirement for a letter of intent.

Robert Cooper

signed_____ date 9-12-2025



ZONED RMH

BUILDING SETBACKS
SUPPLIED BY CLIENT
FRONT 41'
SIDE 31'
REAR 15'

DEED REFERENCE
NORTH BY

SYMBOLS

- FIRE HYDRANT
- UTILITY POLE
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- UNDERGROUND UTILITY
- AIR CONDITIONER
- GAS METER
- LIGHT POLE
- GUY WIRE

LEGEND

AC	-	ACRES
BL	-	BUILDING SETBACK LINE
C&G	-	CURB AND GUTTER
CLF	-	CHAIN LINK FENCE
CONC	-	CONCRETE
CTP	-	CRIMP TOP PIPE
SCO	-	SEWER CLEAN OUT
DI	-	DROP INLET
-E-	-	ELECTRIC LINE
EP	-	EDGE OF PAVEMENT
FT	-	FEET
GM	-	GAS METER
GW	-	GUY WIRE
IPF	-	IRON PIN FOUND
IPS	-	IRON PIN SET (1/2" R/B)
JB	-	JUNCTION BOX
LP	-	LIGHT POLE
MH	-	SANITARY SEWER MANHOLE
N/F	-	NOW OR FORMERLY
OTP	-	OPEN TOP PIPE
PL	-	PROPERTY LINE
POB	-	POINT OF BEGINNING
RW	-	RIGHT OF WAY
SCO	-	SEWER CLEAN OUT
SF	-	SQUARE FEET
UP	-	UTILITY POLE
UGU	-	UNDERGROUND UTILITY
WF	-	WOOD FENCE
WM	-	WATER METER

REFERENCES

CLERK OF SUPERIOR COURT FOR HENRY COUNTY
DESCRIBED IN DEED BOOK 17514, PAGE 347

FLOOD NOTE:

THIS PROPERTY IS NOT IN A FEMA FLOOD AREA AS SHOWN ON FIRM PANEL 13151C0145D, HENRY COUNTY UNINCORPORATED AREAS EFFECTIVE 10/06/2016

THIRD PARTY DISCLAIMER

THIS PLAT IS FOR THE EXCLUSIVE USE OF ROBERT COOPER,
USE BY THIRD PARTIES IS AT THEIR OWN RISK

PRECISION NOTE

THE FIELD DATA DATED 10-17-2025, UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISON OF ONE FOOT IN 12,906 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 204,826 FEET. TOPCON GTS-3005 USED FOR ANGULAR AND LINEAR MEASUREMENTS

SURVEYORS NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.UTILITIES ARE VISIBLE AND ABOVE GROUND, NO SUBSURFACE INVESTIGATION WAS PERFORMED.

TECHNICAL STANDARDS

I BRIAN CALDWELL, RLS #2956, HEREBY CERTIFY, BY MY SEAL AND SIGNATURE, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

GEORGIA REGISTERED
Brian Caldwell
No. 2956
11-19-20258
LAND SURVEYOR
BRIAN A CALDWELL

GRAPHIC SCALE 1"=20'
SHEET SIZE 13"x19"
0' 20' 40'

SHEET	OF
1	1

DATE: 10-17-2025
REV: 11-19-2025
JOB: EJAMES265
DRAWN BY BAC

SITE PLAN SURVEY FOR
ROBERT COOPER
BEING
265 E James Cir, Hampton, GA 30228
LOCATED IN
LAND LOT 219, 6TH DISTRICT
HENRY COUNTY, GEORGIA

Compass Surveying, Inc.
6025 Lakeaires Dr
Cumming, Ga 30040
Tel 404-550-9512
BCaldwell@CompassSurveying.com
Survey Firm LSF001073

COLUMNIST ▮ DR. JOE ESPOSITO

The top habits of really healthy people

Hey folks, let's talk about what really healthy people do differently.

I'm not talking about fads, detox teas, or magic pills. I'm talking about simple, consistent habits that — when done daily — can completely transform your health from the inside out.

First, healthy people move — a lot. Not just one hour at the gym, but all day long. They walk, stretch, take the stairs, and avoid sitting for hours on end. Sitting is the new smoking, folks.

Even getting up every 30 minutes can improve circulation, brain function, and metabolism.

They also exercise with purpose. That means a combination of strength training, cardiovascular work, flexibility, and balance. Your body was designed to move in many ways — so train it that way.

Now let's talk about one of the most underrated health tools: sleep. Truly healthy people protect their sleep like it's their job. They go to bed at the same time each night, avoid screens before bed, and aim for saven to eight hours of quality rest. Poor sleep disrupts hormones, increases cravings, and accelerates aging.

Esposito

Next up — nutrition. Healthy people fuel their bodies, they don't just feed them. That means whole foods: vegetables, fruits, nuts, seeds, and plant-based proteins. They avoid processed junk, excess sugar, and mindless snacking. And yes, they stay hydrated — because even mild dehydration can tank your energy and focus.

They also practice portion control. You don't need to overeat to feel satisfied. When you give your body the right nutrients, it naturally regulates hunger.

But health isn't just physical — it's mental and emotional too.

Healthy people manage stress intentionally. They don't just "zone out" in front of a screen. They breathe deeply, spend time in nature, journal, or talk things out. They understand that unprocessed stress turns into physical disease.

They also limit screen time and doomscrolling. Constant negative input raises cortisol and anxiety. Instead, they choose uplifting, educational or meaningful content.

Another key habit? Connection. Healthy people build relationships. They call friends, spend time with family, and create social rituals like shared meals or walks. Human connection is one of the most powerful forms of medicine.

They also practice gratitude. Something as simple as writing down three things you're thankful for each day can rewire your brain for positivity and resilience.

And here's a big one — they keep learning and growing. Whether it's reading, picking up a hobby, or developing a new skill, they challenge their brain regularly. A stimulated brain is a healthy brain.

Finally, truly healthy people understand that perfection isn't the goal — consistency is. They celebrate small wins, adjust when needed, and stay committed to the process.

So what does a healthy day look like?

You wake up, drink water, and move your body. You eat clean, whole foods throughout the day. You take breaks, get sunlight, and connect with others. In the evening, you wind down, unplug, and prepare your body for restful sleep.

Simple? Yes. Easy? Not always. Worth it? Absolutely.

Because when you take care of your body and your mind, everything else in life gets better.

Start with one habit today. Then build from there. Your future self will thank you.

Do you have a health question? Email Dr. Joe at https://drjoe.com/contact-us/ and I will personally answer your questions. Listen to Dr. Joe Sundays from 8 to 10 p.m. on 95.5 FM or on WSBRADIO.com.

COLUMNIST ▮ BRANDON BRIGMAN

The one piece of health advice I tell everyone

If you could do one thing this year that might help prevent a major health issue down the road, would you do it?

Most people would say yes.

But the reality is, a lot of us don't take action until something feels wrong. We wait for symptoms, warning signs, or a reason to be concerned before we take our health seriously.

Brigman

The problem is, some of the biggest health issues don't come with early warning signs.

That's something I was reminded of through a friend of mine. We'll call him 007.

Two years ago, he suffered a heart attack that led to a loss of oxygen to his brain. After 21 days in a coma, he passed away.

It was one of those moments that stops you in your tracks.

While he was in the hospital, I started learning more — not just about fitness and nutrition — but about the medical side of health. The things we don't always see coming.

We all know we should get a yearly physical. Most people have heard that before. But there are other preventive tests out there that many people don't know about — tests that can potentially save your life.

One of those is a coronary calcium scan, also known as a CT scan of the heart.

I don't know if that test would have changed my friend's outcome. But I do know it can give people information they otherwise wouldn't have.

When I had my annual physical, I asked my doctor about it. She gave me a referral. Two weeks later, I went in for the scan. The whole process took about 30 minutes, and I had the results on my phone later that day.

My score came back as a zero — no detectable plaque buildup in my arteries. That means my current risk is low, and I won't need to test again for a few years.

For me, that peace of mind was worth it.

Since then, I've talked about this scan with just about everyone — at the gym, with friends, even in casual conversations. What's been surprising is how inconsistent the results can be.

You'll have people who look fit, eat well, and exercise regularly — and their scores come back higher than expected.

Then you'll have others who don't work out much and don't follow a structured nutrition plan — and their scores are low or even zero.

That's because you can't always see what's happening inside your body.

And that's the point.

A scan like this doesn't fix anything on its own. It simply gives you awareness. And awareness gives you options.

If something shows up, you and your doctor can take action early — whether that's lifestyle changes, medication, or a combination of both.

Because once something becomes a major issue, your options become more limited.

No one wants to be on medication long-term. But ignoring a problem doesn't make it go away — it just delays the moment you have to deal with it.

Fitness and nutrition will always be the foundation. Strength training, movement, real food, sleep — those things matter.

But pairing those habits with preventive care? That's how you take ownership of your health.

If there's one piece of advice I'd give, it's this: don't wait for something to go wrong.

Ask questions. Get the tests. Know your numbers.

Because taking care of your health isn't just about how you look or how you feel today.

It's about making sure you're here — and healthy — for the years ahead.

Brandon Brigman is the owner of No Excuses CrossFit in Suwanee. For 15 years he has helped more than 1,000 people improve their fitness and nutrition through group classes and personal training. For more information, visit www.noexcusescrossfit.com.

SCTC to host workforce summit

From staff reports

GRIFFIN — Southern Crescent Technical College invites residents, employers, educators and community leaders from across the region toattend the free Southern Crescent Region Workforce Development Summit Thursday, April 30 from 8 a.m. to 2 p.m. at the Griffin Campus.

The event will bring together leaders to address workforce challenges, share innovative strategies, and strengthen partnerships that support economic growth across the Southern Crescent region.

Speakers will include Rebecca Hunt, of the University of Georgia Carl Vinson Institute of Government; along with elected officials such as Henry County District 5 Commissioner Kevin Lewis; Ga. District 82 Rep. Karen Mathiak, R-Griffin; Griffin Mayor Doug Hollberg and Spalding County District 5 Commissioner Clay Davis III.

The summit will also feature speakers from industry partners — including Lisa Daniel, of Inline Plastics; Randy Ballinger, of DART Container; Janie Clarkof Brightmoor Hospice; and Butts County Fire Chief Wesley Johnston.

Additional perspectives will be shared by regional workforce leaders — including Stephanie Matthews of the Three Rivers Regional Commission; Henry Charlot, the Atlanta Regional Commission; Amy Jones, of the Northeast Georgia Regional Commission and Justin Haight, of the Metro Atlanta Chamber of Commerce.

Attendees will engage in discussions focused on building talent pipelines, aligning education with industry needs, and exploring solutions to workforce shortages.

Registration is free and includes breakfast and lunch.

Event sponsors include Georgia Power, Technical Training Aids and Three Rivers Regional Commission.

Advance registration is required and space may be limited.

♦♦♦

To register, visit www.sctech.edu/workforcesummit.

Commissioner recognized for fountain efforts

Special Photo

During a special presentation at the Tuesday, April 14 Henry County Board of Commissioners meeting, District 4 Commissioner Michael T. Price recognized Vice-Chair/District 3 Commissioner Dee W. Anglyn III with a framed portrait of the newly-completed community fountain on McDonough Square. Commissioner Price captured and prepared the portrait. Anglyn spearheaded the effort to build the fountain at the site of the Confederate soldier statue that was removed in 2020. Construction on the fountain began in January of 2026. "Since the completion of the fountain, I've been seeing different nationalities of people that have been visiting the Square," said Price. "There were families that were sitting on the wall, taking portraits on the fountain, people walking up and throwing coins in as well."

Henry County Board of Commissioners
NOTICE OF BUDGET MEETINGS
Public Hearings and Adoption for the Proposed FY 2027 Budget

The Henry County Board of Commissioners will conduct the following **Public Hearings and Adoption** of the proposed FY 2026-2027 Budget:

1. **Public Hearing:**
   Tuesday, May 5, 2026, at 9:00 a.m.
   Henry County Administration Building (Community Room)
   140 Henry Parkway
   McDonough, GA 30253
   (Regularly scheduled BOC Meeting)

2. **Public Hearing and Adoption:**
   Wednesday, May 19, 2026, at 6:30 p.m.
   Henry County Administration Building (Community Room)
   140 Henry Parkway
   McDonough, GA 30253
   (Regularly scheduled BOC Meeting)

Any persons wishing to watch the meeting or speak during the public hearing regarding the budget can join as follows:

1. (To watch): via Facebook: **https://www.facebook.com/HenryCountyBOC/**; Henry County website: **https://www.henrycountyga.gov/Government/Agenda-Minutes**; or Spectrum Channel 180
2. (To participate in person): **No pre-registration required**.
3. (Submit comments in writing to be delivered to Management and Board): Email **brcampbell@henrycountyga.gov** by May 4th (for the May 5th Meeting) or by May 18th (for the May 19th Meeting) before 12:00 p.m. (noon).

The proposed FY 2027 Budget is available online: **www.henrycountyga.gov** , and for review at the Henry County Superior Court, One Courthouse Square, McDonough, GA or at the Henry County State Court, One Judicial Center, McDonough, GA during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday.

North

Apr 24, 2026 at 10:30:35 AM
265 E James Cir
Hampton GA 30228
United States

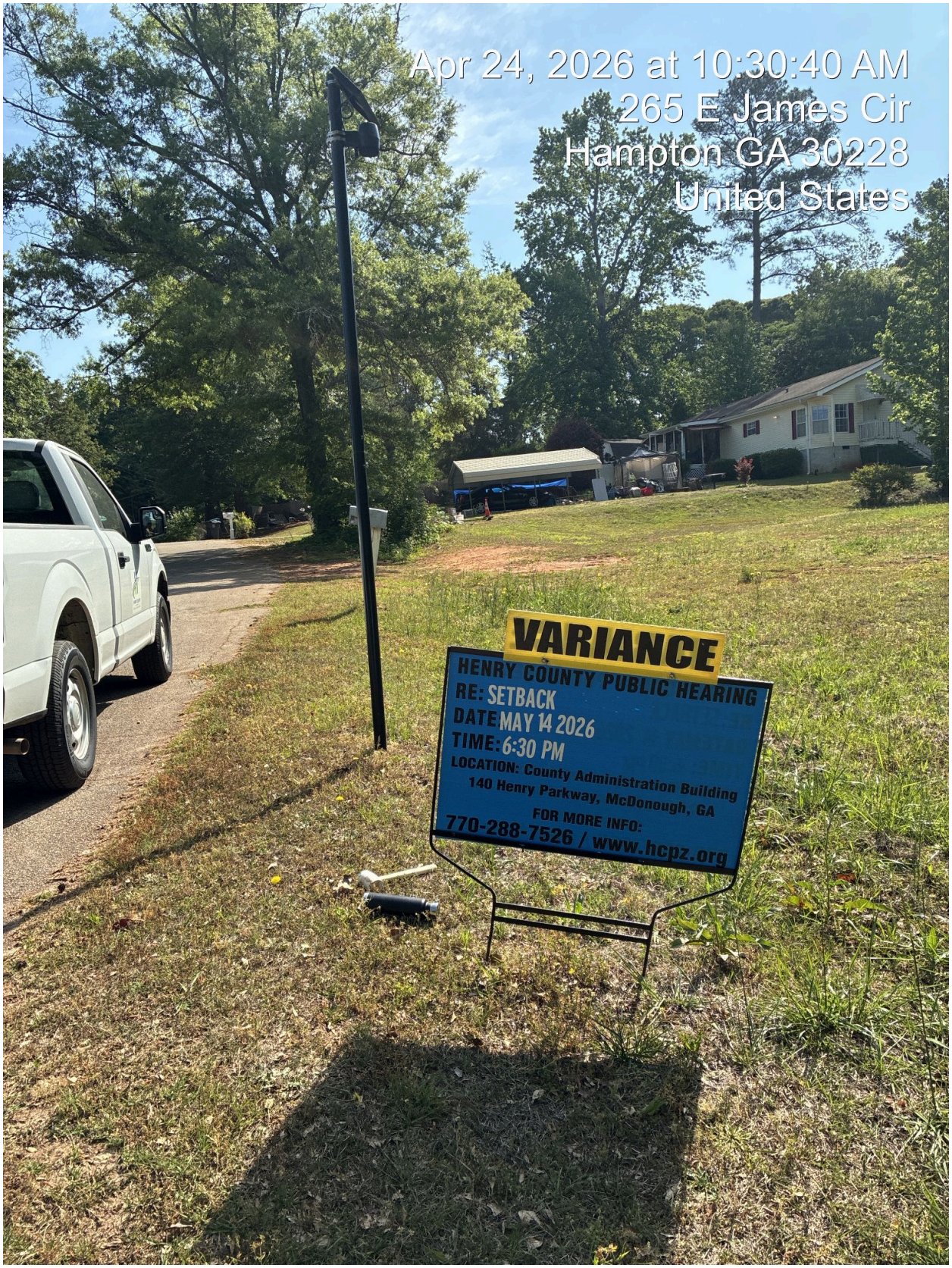
South

Apr 24, 2026 at 10:30:44 AM
265 E James Cir
Hampton GA 30228
United States

East

Apr 24, 2026 at 10:30:29 AM
265 E James Cir
Hampton GA 30228
United States
VARIANCE
HENRY COUNTY PUBLIC HEARING
RE: SETBACK
DATE MAY 14 2026
TIME: 6:30 PM
LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA
FOR MORE INFO:
770-288-7526 / www.hcpz.org

West


Apr 24, 2026 at 10:30:40 AM
265 E James Cir
Hampton GA 30228
United States
VARIANCE
HENRY COUNTY PUBLIC HEARING
RE: SETBACK
DATE: MAY 14 2026
TIME: 6:30 PM
LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA
FOR MORE INFO:
770-288-7526 / www.hcpz.org

Apr 24, 2026 at 10:30:26 AM
265 E James Cir
Hampton GA 30228
United States
VARIANCE
HENRY COUNTY PUBLIC HEARING
RE: SETBACK
DATE: MAY 14 2026
TIME: 6:30 PM
LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA
FOR MORE INFO:
770-288-7526 / www.hcpz.org

RESOLUTION NO. 22-16 ZAB

RESOLUTION REGARDING VARIANCE REQUEST FROM DEVELOPMENT REGULATIONS FOR PROPERTY LOCATED AT 265 EAST JAMES CIRCLE IN LAND LOT 198 OF THE 6TH DISTRICT

WHEREAS, Reginald McCutchen Jr., of College Park, GA requests a variance **(VR-22-11)** from development regulations for property located at 265 East James Circle (Parcel ID 007A01014000) in Land Lot 198 of the 6th District; and

WHEREAS, all County and State requirements for legal advertisement and public hearing have been met; and

WHEREAS, the Planning and Zoning staff for Henry County has reviewed the request and submitted a report that is part of the public record;

NOW, THEREFORE, BE IT RESOLVED THAT the Henry County Zoning Advisory Board **approves** the variance request to reduce the front yard minimum setback from 60 feet (60') to 41 feet (41') and the rear yard minimum setback requirement from 40 feet (40') to 31 feet (31') with the following stipulations:

1. The approval of the variance is subject to meeting any and all requirements established by the Henry County Environmental Health Department regarding installation of an on-site sewage management system.
2. Any and all trailers and debris shall be cleared from the subject property and all Code Enforcement Department requirements shall be satisfied before any permits are issued.
3. Any additional accessory structure shall not exceed 200 sq. ft. in size.

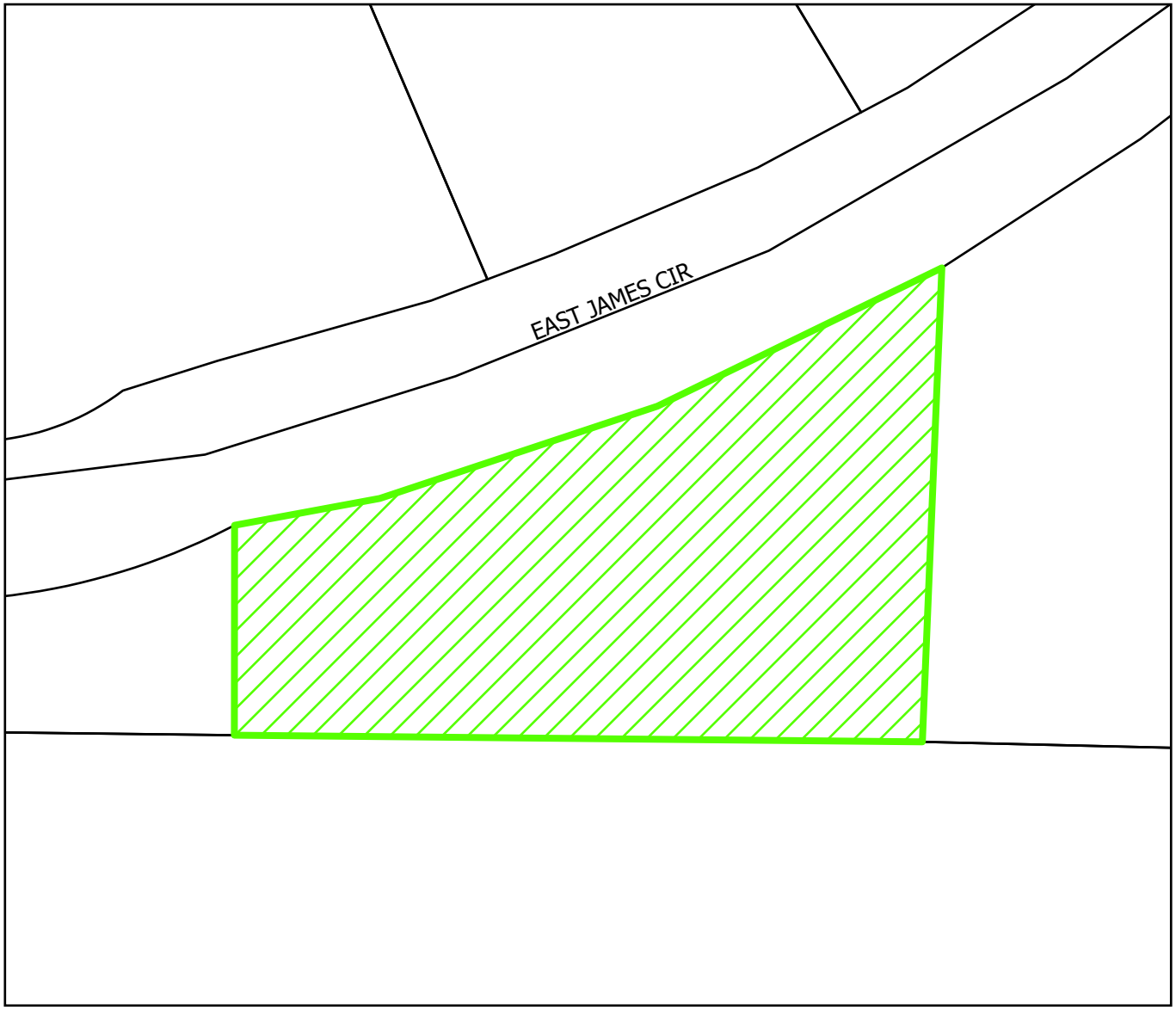
BE IT SO RESOLVED THIS 13TH DAY OF OCTOBER, 2022.

ZONING ADVISORY BOARD
OF HENRY COUNTY, GEORGIA

Delander Nelson, Chair

ATTEST:

Toussaint Kirk, Director
Planning & Zoning



Legend

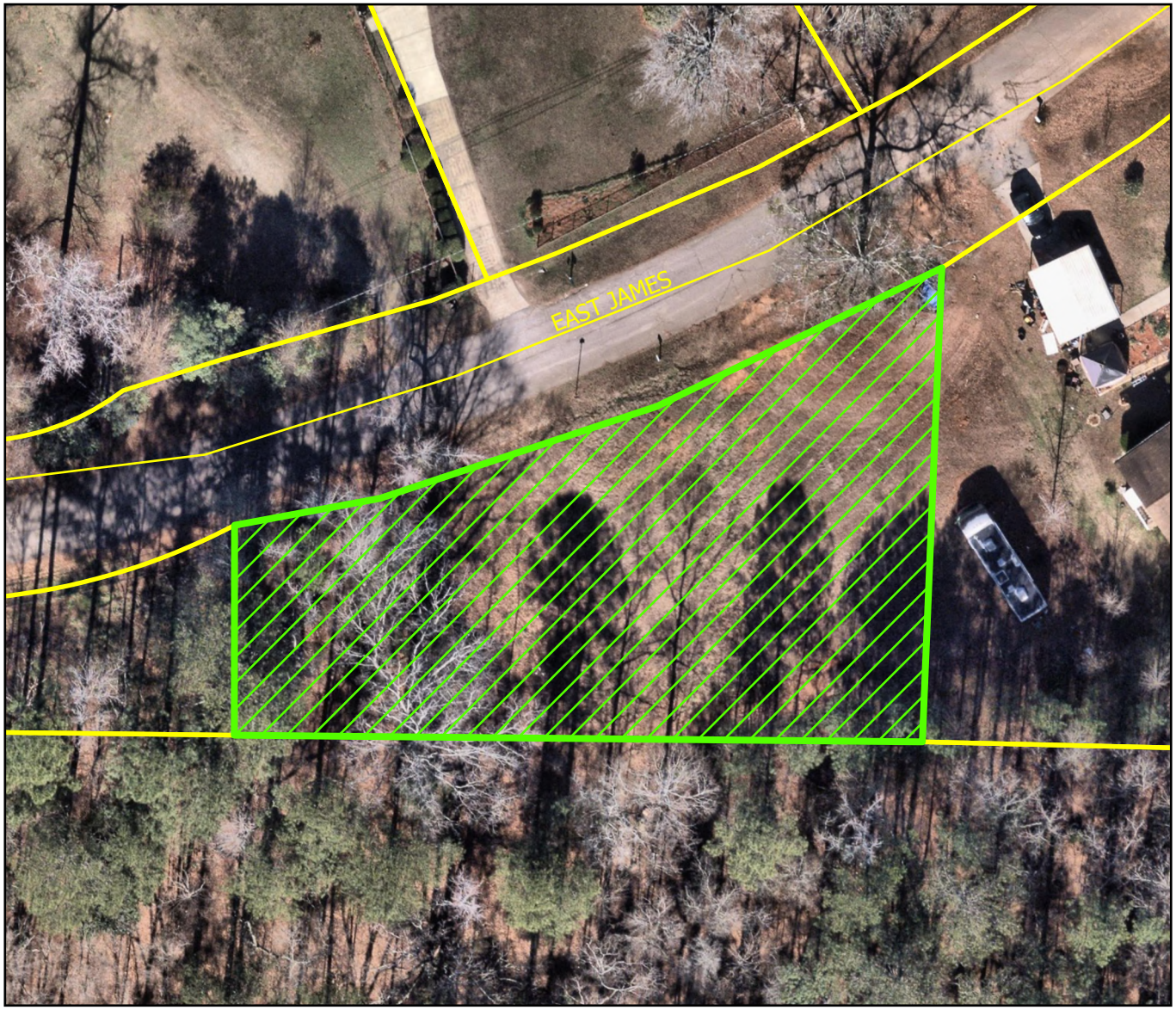
VR-26-02

N

30 15 0 30 US Feet

Steven Peay. Henry County GIS

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



Legend

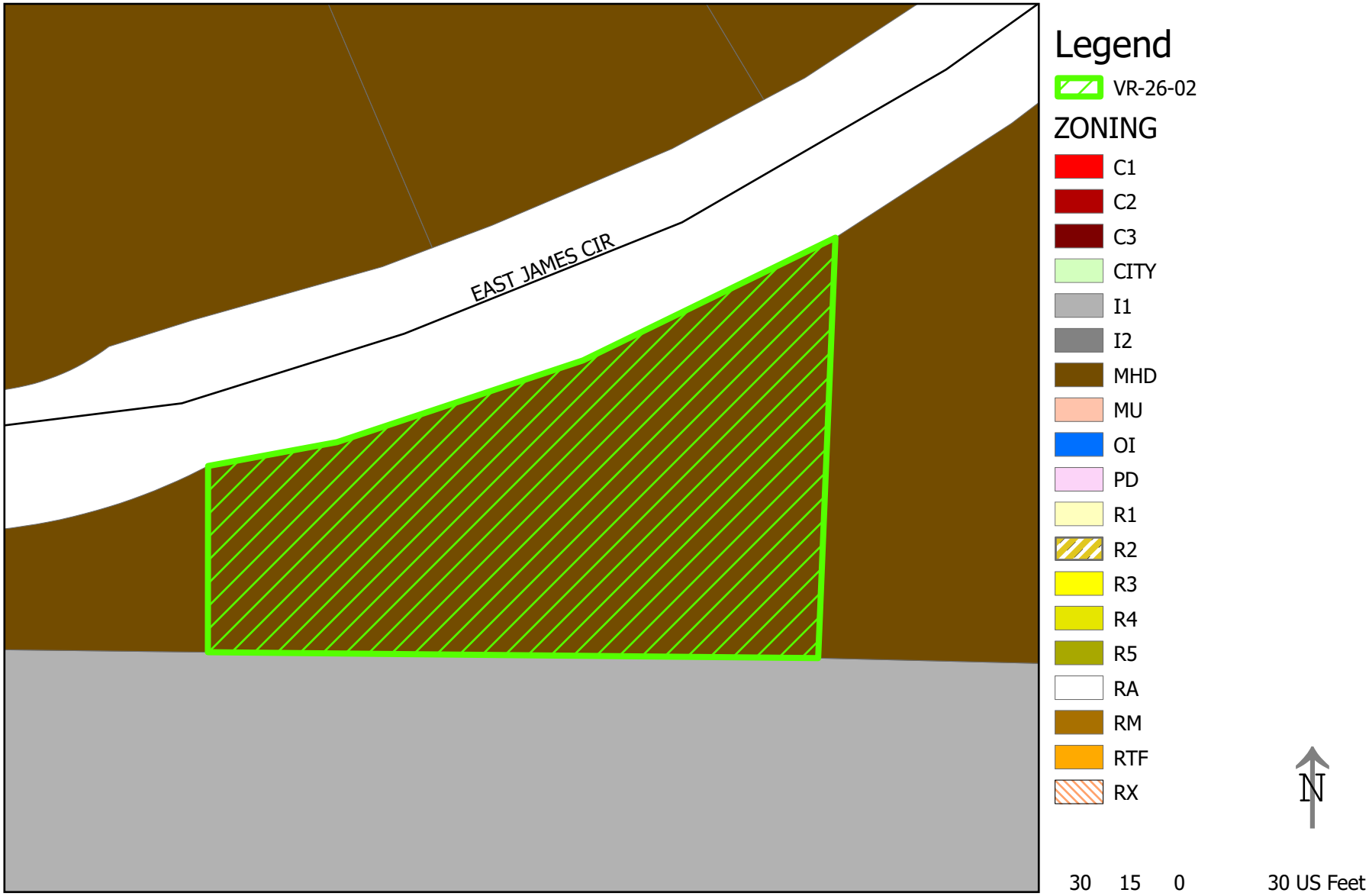
VR-26-02

N

30 15 0 30 US Feet

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

Steven Peay. Henry County GIS



Steven Peay. Henry County GIS

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

Legend

VR-26-02

Future Land Use

- COM
- GREEN
- HDMU
- HDS
- INDUS
- LDMU
- LDS
- MDS
- PI
- RR
- TBD
- UR
- UTI
- VC
- CITY

N

30 15 0 30 US Feet

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

Steven Peay. Henry County GIS

RESOLUTION NO. _____ZAB

RESOLUTION REGARDING VARIANCE REQUEST FROM DEVELOPMENT REGULATIONS FOR PROPERTY LOCATED AT 265 EAST JAMES CIRCLE IN LAND LOT 198 OF THE 6TH DISTRICT

WHEREAS, Robert Cooper, of Hampton, GA requests a variance (**VR-26-02**) from development regulations for property located at 265 East James Circle (Parcel ID 007A01014000) in Land Lot 198 of the 6th District; and

WHEREAS, all County and State requirements for legal advertisement and public hearing have been met; and

WHEREAS, the Planning and Zoning staff for Henry County has reviewed the request and submitted a report that is part of the public record;

NOW, THEREFORE, BE IT RESOLVED THAT the Henry County Zoning Advisory Board **approves** the variance request to reduce the front yard minimum setback from 41 feet (41') to 29 feet (29') and the rear yard minimum setback requirement from 31 feet (31') to 10 feet (10') with the following stipulations:

1. The approval of the variance is subject to meeting any and all requirements established by the Henry County Environmental Health Department regarding installation of an on-site sewage management system.
2. Any additional accessory structure shall not exceed 200 sq. ft. in size.

BE IT SO RESOLVED THIS 14TH DAY OF MAY, 2026.

ZONING ADVISORY BOARD
OF HENRY COUNTY, GEORGIA

_____
Dawn Randolph, Chair

ATTEST:

_____
Kamau As-Salaam, Deputy Director
Planning & Zoning

Y:\Zoning Advisory Board\Resolutions\2026\5-14-26, May 14\VR-26-02, Robert Cooper, 265 East James Circle.docx

Henry County Planning & Zoning RZ-26-01

Commission District: 1
Commissioner: Johnny Wilson
ZAB Member: Don Veum
Report Prepared By: Joyah Mitchell, Planner I

Applicant: John Valdivieso

Agent: Steve Moore
1350 Keys Ferry Court
McDonough, GA 3025

Location: 3536 Hwy 81
Land Lot 145 of the 8th District

Parcel ID(s): 155-01001001, 155-01001002, 155-01001004, 155-01001005 & 155-01001006

Proposed Use /Purpose: 78,600 SF Commercial Retail and Fuel Station

Request: Rezoning from RA (Residential-Agricultural) to C-2 (General Commercial)

Current Land Use: Undeveloped

Future Land Use Map Designation: Village

Notices Mailed: April 28 , 2026

Sign Posted: April 23, 2026

ZAB Meeting: May 14, 2026

Lot Size: 19.83 +/- acres

Road Access: Highway 81 (major arterial) and Keys Ferry Road (major arterial)

Zoning History:

The subject property is zoned RA (Residential-Agricultural), as illustrated on the Henry County Official Zoning Map, which was adopted on November 19, 2013, by the Henry County Board of Commissioners. A review of zoning files indicates there have been no previously approved zoning actions for the subject property.

Table 1.0 (following page) illustrates the current zoning and land use of surrounding properties.

Table 1.0 Current Zoning and Land Uses of Adjacent Properties

	Current Zoning	Current Land Use
North	MU (Mixed-Use) C-2 (General Commercial)	Undeveloped Commercial
East	C-3 (Highway Commercial)	Commercial
South	R-1 (Single-Family Residence)	Undeveloped
West	RA (Residential-Agricultural)	Undeveloped

Source: *Henry County Zoning Map, QPublic*

Executive Summary:

The applicant is requesting to rezone 19.83 +/- acres from R A (Residential Agricultural) to C-2 (General Commercial) for the purpose of developing a 90,120 square foot commercial development, including a gasoline station which would need to meet the standards of *Section 4.03.09* of the ULDC.

The subject property is within the boundaries of the Highway Corridor Overlay District and all development is required to comply with the development standards therein.

The property is currently undeveloped with a single-family home located on Parcel #155-01001001. Previously, a portion of McClain Drive ran through the property but has since become an abandoned road.

Development Regulations Relevant to Request:

- *Chapter 2. Section 2.01.03(C). C-2 General Commercial District*
- *Chapter 3, Section 3.04.02.E. Establishment of Watershed Protection Area*
- *Chapter 4. Section 4.03.09 Gasoline service stations (with or without convenience stores).*
- *Chapter 4, Section 4.05.00 Highway Corridor Overlay District*
- *Chapter 5. Section 5.02.02: Buffer Requirements*
- *Chapter 8. Section 8.04.03 Detention Design Requirements*
- Henry County Comprehensive Plan 2045
- All other sections regarding site development standards and requirements

Analysis of Request (*Chapter 12, Section 12.02.09(C)(2)(a-i)*):

***Criteria point 1*: Consistency with comprehensive plan.**

The subject property has a Future Land Use Map (FLUM) designation of Village. The request to develop a commercial development is consistent with the current FLUM designation, which supports community centers in outlying areas that offer walkability and public spaces to encourage a people-oriented environment.

***Criteria point 2*: The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this ULDC.**

The proposed development of the site for commercial uses is consistent with the purpose of the C-2 (General Commercial) zoning district, which is "intended to provide locations for a wide variety of retail and service uses to satisfy the common and frequent needs of residents in large sections of the county and of the traveling public. It is the intent of this district to encourage businesses to be part of planned commercial centers, neighborhood shopping centers, or community shopping centers," per *Chapter 2, Section 2.01.03(C)*.

Table 2.0 (following page) lists the ordinance requirements for the C-2 zoning district

Table 2.0 Standards for Gasoline Service Stations (with a convenience store)

	ORDINANCE REQUIREMENTS	PROPOSED	COMPLIANCE
Minimum Lot Size	32,670 square feet with septic system and county water	Not Illustrated	**Required**
Minimum Lot Width	125 feet	Not Illustrated	**Required**
Minimum Setbacks	Front: 50 feet Side: 40 feet Rear: 40 feet	Not Illustrated	**Required**
Access requirements for corner lot	Access drives shall be a minimum of 40 feet from the intersection of street right-of-way lines	≥ 40 feet	**Required**
Maximum Height	Unlimited for new development, 50 feet for all other situations	Not illustrated	**Required**

Source: ULDC Section 2.01.03(B) & 4.03.09(F)

***Criteria Point 3:* Potential positive effects of the amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.**

The area surrounding the subject property is characterized by a growing commercial and residential mix. Some of the nearby commercial activity includes, a gas station, small box discount store, car wash, grocery store plaza, and quick service restaurants. There is a single-family residential subdivision development to the north and one planned south of the subject property. The existing Future Land Use designation of Village supports community centers in outlying areas that offer walkability and public spaces to encourage a people-oriented environment. The site is located along a growing commercial segment of Highway 81, at the intersection of Keys Ferry Road.

***Criteria Point 4*: The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.**

The proposed use subject property is situated on five existing parcels. A portion of the property is undeveloped (Parcel ID# 155-01001002, 1155-01001004, 155-01001005, 155-01001006) while the other portion has an existing single-family dwelling with driveway access on Highway 81 (Parcel ID# 155-01001001). The site appears to be physically capable of being developed as proposed. Issues regarding topography, drainage, access, utility easements, and shape of the property will be addressed through the development plan review phase.

***Criteria Point 5*: The impact upon adjacent property owners should the request be approved.**

The impacts on the adjacent residential property owners would be an increase in traffic, noise, and light pollution, typical of any new commercial development.

As per *Chapter 5, Section 5.02.02: Buffer Requirements* of the ULDC, the intent for buffer requirements is to enhance the visual and aesthetic appearance of the county for the purpose of providing screening and relief from traffic, noise, heat, glare, odor and the spread of dust and debris. *Section 5.02.03: Buffer area standards* of the ULDC requires a minimum buffer area of forty feet (40') for commercial uses adjacent to single-family zoning districts.

Further, *Chapter 4, Section 4.03.09* of the ULDC requires supplemental standards specifically for gasoline services stations, including, but not limited to, a fencing requirement in addition to a buffer.

***Criteria Point 6& 7*: The potential impact of the proposed amendment on County infrastructure including water and sewage system, adjacent thoroughfares, pedestrian and vehicular circulation and traffic volumes.**

Water and Wastewater Treatment
A letter from the Henry County Water Authority, dated August 13, 2025, states that water service is available and public sewer is not available to the subject property.

Environmental Health
A letter from the Henry County Environmental Health Department, dated October 29, 2025, states that there are suitable soils for septic system installation.

Streets and Sidewalks
The subject property is located along the Highway Corridor Overlay District. Public improvements such as sidewalks, pedestrian lights and street trees along all road frontages are also a requirement of HCOD.

A traffic impact study (TIS) is needed to further determine the need for the left turn lane off Keys Ferry Road.

SPLOST
Coordinate with SPLOST regarding the Phase II, SR-81 project and Keys Ferry Extension Project.

Public Safety
All fire lanes must meet IFC 2024 for width and grade standards. Fire hydrant must be placed at each entrance and every 400' per road travel. Sprinkler and alarm systems will need to meet local ordinances. The proposed development would be served by the Henry County Fire Department Fire Station #4 located at 1092 Keys Ferry Road which is located approximately 2.3 miles from the subject property.

***Criteria Point 8*: The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Zoning Advisory Board and Board of Commissioners may use in furthering the objective of the comprehensive plan.**

The requested rezoning is consistent with the FLUM designation of the subject property of Village. The Village Future Land Use designation is intended to accommodate a variety of uses, including commercial, office, and housing in a walkable, people-oriented environment. Approval of the requested amendment would complement the growing commercial and residential mix.

The requested rezoning will be held to the standards of the Highway Corridor Overlay District.

***Criteria Point 9*: The ability of the subject land to be developed as it is presently zoned.**

The property is presently zoned RA (Residential-Agricultural). The property may be developed as per the RA (Residential-Agricultural) development standards, as outlined in *Section 2.01.02(A)* of the ULDC.

Recommendation:

Staff recommends **approval** of the applicant's request to rezone the subject property from RA (Residential-Agricultural) to C-2 (General Commercial) with the following conditions:

General

1. The development standards of the ULDC shall govern regardless of the conceptual site plan or other application document except as conditioned otherwise.
2. The development shall be conceptually consistent with the site plan presented at the Board of Commissioners Meeting dated June, 16, 2026 titled _. Henry County Planning and Zoning shall have administrative approval to modify setbacks and configuration of the site plan as needed.

Infrastructure

3. All entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit. All entrances shall have a deceleration lane and acceleration taper designed and constructed to HCDOT and/or GDOT standards.
4. A traffic impact study shall be required. All indicated improvements shall be required of the owner/ developer by GDOT and/or HCDOT before the development permit is issued.
5. The developer/owner shall coordinate with SPLOST to minimize/avoid conflict with the future widening Phase II of SR-81 and the Keys Ferry Extension Project.
6. A conceptual landscape plan, meeting the standards of *Section 7.2 Landscaping, Buffers, and Screening* of the 2026 ULDC shall be required prior to the Board of Commissioners meeting.

Commercial

7. In addition to the prohibited uses of the Highway Corridor Overlay District, the following uses are prohibited:
    a. Laundromats
    b. Taxi offices
    c. Pawnshop or loan brokers, other than mortgage loan brokers.
    d. Funeral homes and mortuaries
    e. Commercial kennels
    f. Mobile home sales lots
    g. Used car/truck lots
    h. Tattoo parlor
    i. Body piercing shops
    j. Vape and/or e-cigarette shops
    k. Nail Salons
    l. Automobile Wash
    m. Rentals of vehicle and equipment as the primary use
8. Bicycle parking shall be provided meeting the standards of Section 7.1.2.C of the ULDC.
9. As per Section 7.04.09 of the ULDC. A Master Sign Plan shall be required. The Master Sign plan shall be approved before, and included on, all development plans and final plats.

Attachments:

- Application
- Legal Ad
- Site Photos
- Sign Photos
- Exhibit Maps

SWING FOR A CAUSE

Golf tournament to benefit Special Olympics planned

By Matthew Adams
matthew.adams@news-daily.com

STOCKBRIDGE — Next month, Henry County Parks and Recreation, in partnership with Chick-fil-A, will host the second annual Swing for a Cause golf tournament at Eagle's Landing Country Club.

Proceeds from the tournament will go to the Henry County Parks and Recreation Special Olympics Program.

The tournament is at 100 Eagle's Landing Way, Stockbridge, on May 11 from 8 a.m. to 3 p.m.

The cost for a foursome is $1,000 and various sponsorships are also available.

A glance at the sponsorship levels:

Signature Sponsor ($3,500)

— Marketing banner in Chick-fil-A's drive-thru.

— Quarterly recognition in the Henry County Parks and Recreation Department's program.

— Reserved marketing area on tournament day.

— Company logo on event banner and T-shirt.

— Two foursomes.

Platinum Sponsor ($2,500)

— Marketing space on tournament day.

— Quarterly recognition in the Henry County Parks and Recreation Department's program.

— Company logo on event banner and T-shirt.

— One foursome.

Gold Sponsor ($2,000)

— Marketing space on tournament day.

— One-time recognition in the Henry County Parks and Recreation Department's program.

— Company logo on event banner and T-shirt.

— One foursome.

Hole signs are also available for $200.

— — —

To learn more, visit www.hcprd.org or email parksrec@henrycountyga.gov, call Chick-fil-A's Miles Fallin at 661-644-7880 or call Henry County Special Olympics at 770-288-7295.

COLUMNIST | TIMOTHY DALY

Time to plan your summer garden

Daly

Though now is still too early to plant most summer vegetables, we can begin planning what to plant this season. The average last date of frost in our area is April 15, so wait until after then to plant cold sensitive plants. Many vegetables thrive in our climate, and they can be productive if given proper care.

Vegetables gardens have several requirements necessary for success. The site needs to be in full sun although some morning or afternoon shade is fine. They require supplemental water during dry spells. Make sure you have a source for watering such as a garden hose. Drip irrigation is another good way to provide water. Good soil is a necessity. Before doing anything, heaves your soil tested through Henry County Extension to determine fertilizer needs and lime requirements. See the following link to an Extension publication on how to do so: https://tinyurl.com/38fw4s4n. Also, adding organic amendments such as peat moss, topsoil or compost is beneficial since growing the plants in our clay soils can be difficult.

What should you plant? That depends on what your preferences as many types do well here. Tomatoes are the most popular. Two classifications of them exist: determinate and indeterminate. The determinant ones have a compact bush form and produce most of their crop at one time. These ones are frequently used in soups, tomato sauce, and many recipes. Varieties include 'Celebrity,' 'Early Girl,' and 'Rutgers.' The indeterminate ones produce fruit continually throughout the year up to the first frost. Most of them are vines and require support such as with tomato cages. Varieties include 'Sweet 100,' 'Big Boy,' and 'Better Boys.'

Peppers come in many varieties. Their 'hotness' is determined by the amount of the chemical capsaicin in the fruit. Some have little to no such as bell peppers and sweet banana peppers. Other can be quite hot and care must be used when using in food as some people can have an allergic reaction. Hotter varieties include the cayenne, jalapeno, and ghost peppers. The chemical capsaicin is a key component of mace and pepper spray used by law enforcement.

One of the best vegetables to grow are beans. They come in two types: pole (vines) and bush beans. Make sure you know which type you are planting. Some of the best bush bean varieties are 'Blue Lake,' Gold Rush,' and 'Venture.' Good pole bean varieties include 'Kentucky Blue,' and 'Kentucky Wonder.' Harvest the beans when they are four inches long as if they get too big, they are tough and will reduce the production of beans. You can stagger the planting time to get consistent harvest. Plant some this week, some the following week, and so forth.

Many types of squash grow well in our gardens. They can be divided into two types: summer and winter squash. Summer squash include yellow crookneck and zucchini. Harvest them before they get too large as if they do so, the fruits become tough and will shut down production. Zucchini squash, being green like cucumbers, can hide under the leaves and are hard to see. The name winter squash does not mean it grows in the winter. It means that the squash can be stored during the winter months in cellars as in the days before refrigeration. Unlike summer squash, they should be left on the vine until late in the season as the plant slowly dies out for the season. Winter squash include spaghetti squash, acorn squash, and butternut squash.

Many other vegetables can be grown including okra, corn, watermelon, cucumber, eggplant, and many others. See the Extension publication with the vegetable planting chart at: https://tinyurl.com/5yvj45wx. Consider planting a vegetable garden and enjoy the rewards.

If you would like to learn more about vegetable gardening, Henry County Extension, as part of our monthly 'Lunch and Learn' series will have a class on vegetable gardening on Tuesday, April 14, from noon to 1 p.m. at the Extension Office, 97 Lake Dow Road McDonough. The presenter will be Bethany Harris, Director of the University of Georgia Center for Urban Agriculture. The program is free, and no registration is required.

Timothy Daly is an Agricultural and Natural Resource Extension Agent with UGA Extension Henry County. He can be contacted at 770-288-8421 or tdaly@uga.edu.

classifieds

henryherald.com

HENRY HERALD ADVERTISING DEADLINES

LINERS: Pub. Date: WEDNESDAY, SATURDAY — DEADLINE: TUESDAY 3 PM, FRIDAY 3 PM

DISPLAY AD: Pub. Date: WEDNESDAY, SATURDAY — DEADLINE: TUESDAY 3 PM, THURSDAY 10 AM

9003 Public Hearing

HDH GPN16

Notice of Cancellation for Public Hearing City of Hampton Mayor and City Council April 14th, 2026 6:00 p.m.

Notice of Cancellation is hereby given for the City of Hampton Public Hearing scheduled for Tuesday, April 14th, ORD 2026-TBD regarding Text Amendment Appendix A. Article 12, Sec. 12.1-9 and addition of Sec. 12-11 Planning Commission.

9003-548800, 04/11/2026

9004 Public Sales/Auctions

Gpn17
hdh1739
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE (LEVANS SOLUTIONS LLC)
You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.
The vehicles are currently located at **5248 N HENRY BLVD, STOCKBRIDGE GA 30281.** The vehicles subject to liens as stated above are identified as:

2016 NISSAN ALTIMA SEDAN SEDAN, VIN 1N4BL3AP3GC146615 TAG CVG8665 GA,

2011 BUICK SUV VIN# 5GAKRBED8BJ296177 TAG RXW1470 GA,

2015 CHRYSLER 200 S, VIN# 1C3CCCDG7FN540345, TAG CXT6025 GA,

2018 BUICK. ENCORE, VIN KIACJASBSJB635262, TAG RRX9552 TX,

2017 MERCEDES BENZ E300 VIN# WDDZF4JB3HA175383 TAG UAT4234 VA, LIMITED
The auction will be held at **5248 N Henry Blvd.s, rear lot at 9am on APRIL 19 and April 26 at 9am (same location), 2026.**
4/4/11 2026

9066 Zoning

HDH GPN13

PUBLIC HEARING NOTICE
Henry County Zoning Advisory Board (ZAB)

Date: May 14, 2026
Location: Henry County Administration Building 140 Henry Parkway, McDonough, Georgia 30253
Public Meeting: 6:30 PM, Community Meeting Room

SPECIAL USE:

SU-26-01
David Curry of McDonough, GA requests a special use for property located at 238 Elliott Road in Land Lot 73 of the 7th District. The property consists of 22.02 +/- acres and the request is for a single-family conservation subdivision.
District 3

REZONING:

RZ-26-01
John Valdivieso of McDonough, GA requests a rezoning from RA (Residential Agricultural) to C-2 (General Commercial) for property located southwest of the intersection of Highway 81 East and Keys Ferry Road in Land Lots 145, 176, and 177 of the 8th District. The property consists of 19.83 +/- acres and the request is for a commercial shopping center.
District 1

RZ-26-02
Sawgrass Development, LLC, of Atlanta, GA requests a rezoning from RA (Residential Agricultural) to R-4 (Single Family Residential) for property south of Honey Creek Road, west of Honey Lane in Land Lots 79, 82, and 83 of the 8th District. The property consists of 209.15 +/- acres and the request is for a single-family subdivision
District 3

RZ-26-03
David Curry of McDonough, GA requests a rezoning from RA (Residential Agricultural) to R-3 (Single Family Residential) for property located at 238 Elliott Road in Land Lot 73 of the 7th District. The property consists of 22.02 +/- acres and the request is for a single-family conservation subdivision.
District 3

VARIANCE:

VR-26-01
Sun Rise Brothers Properties, LLC, of Sugar Hill, GA requests a variance for property located at 830 McCullough Road in Land Lot 87 of the 6th District. The property consists of 0.97 +/- acres and the request is for relief from development standards.
District 2

VR-26-02
Robert Cooper of Hampton, GA requests a variance for property located at 265 East James Circle in Land Lot 219 of the 6th District. The property consists of 0.24 +/- acres and the request is for relief from development standards.
District 5

9066-548715, 04/11/2026

9075 Foreclosures

Hdh1756
gpn11
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF HENRY
By virtue of a Power of Sale contained in that certain Security Deed from HOLLY L. BALLARD to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, dated June 18, 2018, and recorded on June 22, 2018, in Deed Book 15918, at Page 102, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Eighty-Three Thousand, Seven Hundred Ninety and no/100 Dollars ($283,790.00), with interest thereon as provided therein, as last transferred to NEW AMERICAN FUNDING LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING, recorded in Deed Book 19485, at Page 646, in aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Henry County, Georgia, or at such place as has been or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2026, all property described in said Security Deed including, but not limited to, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 15 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 7, BLOCK C, THE VILLAGES AT EAGLES LANDING, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 18, PAGE 171, HENRY COUNTY GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.
Said property may more commonly be known as **113 Wexford Ct, Stockbridge, GA 30281.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New American Funding, c/o Home Retention Department, 8201 North FM 620, Suite 120, Austin, Texas 78726; telephone: (800) 893-5304.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Gloria Rae Ballard, Holly L Ballard and/or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code, 2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and 3) any legal impediments to the undertaking and completion of sale.
The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.
New American Funding, LLC, as Attorney-in-Fact for Holly L. Ballard
Contact: PADGETT LAW GROUP, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520
Ad Run Dates: 04/11/2026, 04/18/2026, 04/25/2026, 05/02/2026

Hdh1646
gpn11
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF HENRY
By virtue of a Power of Sale contained in that certain Security Deed from BRANDON EDWARD MCGEE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, dated December 29, 2022, and recorded, on January 9, 2023, in Deed Book 19236, at Page 1094, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Four Hundred Sixty-One Thousand, Four Hundred Sixty-Seven and no/100 Dollars ($461,467.00), with interest thereon as provided therein, as last transferred to NEW AMERICAN FUNDING LLC F/K/A BROKER SOLUTIONS INC. D/B/A NEW AMERICAN FUNDING, recorded in Deed Book 19390, at Page 282, in aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Henry County, Georgia, or at such place as has been or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2026, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 163 OF THE 2ND DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 49, OF BERKELEY LAKES SUBDIVISION, PHASE 2A AS PER PLAT RECORDED IN PLAT BOOK 62, PAGES 95-97, HENRY COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION.
Said property may more commonly be known as **1509 Stinson Lane, Locust Grove, GA 30248.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New American Funding, LLC, New American Funding, c/o Home Retention Department, 8201 North FM 620, Suite 120, Austin, TX 78726, 800-893-5304.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Brandon Edward McGee and/or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
New American Funding, LLC,
as Attorney-in-Fact for Brandon Edward McGee
Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone (850) 422-2520
Ad Run Dates: 04/04/2026, 04/11/2026, 04/18/2026, 04/25/2026, 05/02/2026

Hdh1754
gpn11
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF HENRY
By virtue of a Power of Sale contained in that certain Security Deed from AYISHA RANDLE and STEVE JACOBS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, dated September 15, 2017 and recorded on September 21, 2017 in Deed Book 15466, Page 101, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred One Thousand Two Hundred Eighty-Six and 00/100 dollars ($201,286.00) with interest thereon as provided therein, as last transferred to New American Funding, LLC F/K/A Broker Solutions, Inc., D/B/A New American Funding, recorded in Deed Book 19422, Page 2056, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Henry County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2026, all property described in said Security Deed including but not limited to the following described property:
All that tract or parcel of land lying and being in Land Lot 177 of the 3rd District, Henry County, Georgia, being 3.227 acres, more or less, as shown on the Plat of Survey for: Joseph H. Ellison, filed August 23, 2002, recorded in Plat Book 35, page 269, Henry County, Georgia records, which said plat being incorporated herein by reference thereto.
LESS AND EXCEPT that property conveyed in Right of Way Deed to Henry County as recorded in Deed Book 11491, page 262, Henry County, Georgia records.
Said property may more commonly be known as **984 Rocky Creek Road, Hampton, GA 30228.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New American Funding, LLC, New American Funding c/o Home Retention Department 8201 North FM 620, Suite 120 Austin, TX 78726 800-893-5307.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Aysha Randle, Steve Jacobs and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code, 2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and 3) any legal impediments to the undertaking and completion of sale.
The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.
New American Funding, LLC as Attorney-in-Fact for AYISHA RANDLE AND STEVE JACOBS
Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Ad Run Dates: 04/11/2026, 04/18/2026, 04/25/2026, 05/02/2026.

Hdh1755
gpn11
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF HENRY
By virtue of a Power of Sale contained in that certain Security Deed from AUBREY NICHELLE ERVIN AND JUSTIN JORRELL ERVIN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, dated November 16, 2022, and recorded on November 22, 2022, in Deed Book 19227, at Page 1144, as Instrument Number 2022-040169, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Three Hundred Seventy-Four Thousand, Eight Hundred Fifty-Nine and no/100 Dollars ($374,859.00), with interest thereon as provided therein, as last transferred to NEW AMERICAN FUNDING, LLC FKA BROKERS SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, recorded in Deed Book 19466, at Page 725, as Instrument Number D2025-028866, in aforesaid records, will be sold at public outcry, to the highest bidder, for cash, before the courthouse door of Henry County, Georgia, or at such place been as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2026, all property described in said Security Deed including, but not limited to, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 35 OF THE 11TH DISTRICT OF HENRY COUNTY, GEORGIA, BEING LOT 174, THE RESERVE AT CALCUTTA SUBDIVISION, PHASE IA, AS MORE PARTICULARLY DEPICTED ON A PLAT RECORDED IN PLAT BOOK 61, PAGES 157-160, AS REVISED IN PLAT BOOK 61, PAGES 207-210, HENRY COUNTY, GEORGIA RECORDS, WHICH PLATS ARE INCORPORATED HEREIN BY REFERENCE HERETO.
Said property may more commonly be known as **394 Faulkner Street, Stockbridge, GA 30281.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New American Funding, LLC, New American Funding, c/o Home Retention Department, 8201 North FM 620, Suite 120, Austin, TX 78726; telephone: (800) 893-5304.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Aubrey Nichelle Ervin, Justin Jorrell Ervin and/or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code, 2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and 3) any legal impediments to the undertaking and completion of sale.
The Financial Crimes Enforcement Network (?FinCEN?), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.
New American Funding, LLC, as Attorney-in-Fact for Aubrey Nichelle Ervin and Justin Jorrell Ervin Contact: PADGETT LAW GROUP, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520
25-016227
Ad Run Dates: 04/11/2026, 04/18/2026, 04/25/2026, 05/02/2026

This Newspaper is Recyclable

CLASSIFIEDS

125 Cemeteries, Monuments

EASTLAWN Memorial - McDonough, Ga. For sale: Plot - 1 spot w/ double deck depth in H Garden, Lot # 57, Space A. Includes headstone for 2. $2,000. Call Jackie at 678-300-3010.

205 Accounting

PART-TIME CNA WANTED
- 3 hours in the morning
- McDonough area

770-288-2477
JRKelly1028@yahoo.com

900 Yard Sales

COMMUNITY YARD SALE

CREEKSIDE ESTATES ANNUAL COMMUNITY YARD SALE

COME ONE, COME ALL to our one-day Community-Wide Yard Sale. Creekside Estates Annual Community Yard Sale will be held Saturday, April 11th, 2026, from 8am-2pm.
There will be bargains too-good-to-be-true; deals you can't pass up. Come by and see our goods at this multi-homes event which promises to be a grand shopping event.
Directions: From I75 Exit 221 turn right on Jonesboro Rd, go 1 mile and turn left on Chambers Rd and continue 1 mile to a preferred Henry County Community-Creekside Estates.

TIMELESS TREASURES REDISCOVERED LIVING ESTATE SALE
April 17, 18 & 19
Hours: Friday 10-4 | Saturday 10-3 | Sunday 12-4

After 25 years, treasures from Antiques at the Junction by Donna Bell are being rediscovered and offered to the public!

This special **Living Estate Sale** also features collections from three additional family estates, bringing together an incredible variety of antiques, vintage pieces, and unique finds.

Expect to find:

- Antiques & vintage collectibles
- Furniture (various styles & periods)
- Glassware, china & decorative items
- Jewelry & smalls
- Artwork & one-of-a-kind pieces

➔ Location: 4903 Hwy 155 North, Stockbridge, GA
TENANT ON SITE SO NO EARLY SALES

Conducted by J & K Antiques

Come early - 25 years of collecting means something for everyone! Everything must go!

Project/Case #

2026.02.0563

Pre-Application Number

Pre-Application Meeting #2025.04.0923

Address:

3536 HIGHWAY 81 E, MCDONOUGH, GA 30252

Parcel Number(s):

155-01001001, 155-01001002, 155-01001004, 155-01001005 & 155-01001006 - Portion of

Planning & Zoning

140 Henry Parkway, McDonough, GA 30253, (770) 288-7526

HENRY COUNTY REZONING

Applicant Information

Company Applying

John Valdivieso

Email:

First Name:

John

Last Name:

Valdivieso

Phone #:

Address:

City:

State:

Zip:

Agent Information

Will there be an agent representing the applicant?

◉ Yes ○ No

First Name	Last Name	Phone #	Email
Steve	Moore	(770) 914-9394	atlpermitting@moorebass.com

Street Address

1350 Keys Ferry Court

City	State	Zip
McDonough	Georgia	30253

Property Owner Information

First Name:	Last Name:	Phone #:	Email:
John	Valdivieso		

Street Address:

City: **State:** **Zip:**

Please list all other owner names:

LOCK LETITIA ELON V

Property Information

Nearest Intersection

Highway 81 E & Keys Ferry Road

Rezoning Type

◉ Commercial ○ Residential ○ Mixed Use

Size of Tract in Acres	Land Lot Numbers associated with property. Please list all.	District
19.83	145	8

Net and Gross density are only required if requesting residential or mixed use rezoning.

Gross density units per acre

Net density units per acre

Is this property in an Overlay District?

◉ Yes ○ No

Is this property in a protected watershed?

Yes

Does this property contain any floodplain?

No

Does the property have access to sewer as per the Henry County Water Authority?

No

Request Information

Current Zoning of the Property?

RA Residential-Agricultural

What zoning is being requested in the rezoning? t

C-2 General Commercial

The requested zoning is being proposed for (Type of Development)

Commercial Development

Is this request associated with another application?

○ Yes ◉ No

If so, please list all other application types you are submitting that are associated with this project:

Is the proposal requested a DRI?

no

Henry County Planning & Zoning Department
Rezoning Request Application

Name of Applicant John Valdivieso Phone: [redacted] Email: _____

Address Applicant: [redacted] City/State/Zip: [redacted]

Name of Agent Moore Bass Consulting, Inc./Pam Powers Phone: 770-914-9394 Email: ppowers@moorebass.com

Address Agent: 1350 Keys Ferry Road City/State/Zip: McDonough, GA 30253

Secondary Agent/Attorney _____ Phone: _____ Email _____

Address: _____ City/State/Zip: _____

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

Request from RA (Current Zoning) to C-2 (Requested Zoning)

The property will be POSTED with a Henry County Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen (15) days prior to either ZAB and/or BOC meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. PP **Acknowledgement**

For the Purpose of Rezoning

Address of Property: Highway 81 East (Street Address) Nearest intersection to the property: Keys Ferry Road

Size of Tract: 19.83 acre(s) **as per survey**, Land Lot Number(s): _____ District(s): 8

Gross Density: _____ units per acre Net Density: _____ units per acre

Property Tax Parcel Number(s): 155-01001004, 155-01001006, 155-01001002, 155-01001001 & 155-01001005 **(Required)**

Hannah Combs
Witness' Signature

Hannah Combs
Printed Name of Witness

Pam Powers
Notary

John Valdivieso
Signature of Applicant/s

John Valdivieso
Printed Name of Applicant/s

Signature of Agent/Attorney

NOTARY STAMP:

PAM POWERS NOTARY PUBLIC HENRY COUNTY, GEORGIA

6/21/28

(For Office Use Only)

Total Paid $_____ Cash ☐ Card ☐ Check #_____ Received by: _____ *(FEES ARE NON-REFUNDABLE)*

Application checked by: _____ Title: _____ Date: _____

Pre-application meeting: _____ Title: _____ Date: _____

ZAB Recommendation: _____ Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: XX **APPLICANT** XX **PROPERTY OWNER** ____ **AGENT** ____ **ATTORNEY** ____ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes ____ **No** XX

If **Yes**, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 18th day of February, 2026

Petitioner Name
Applicant/Property Owner/Agent/Other Name - Printed

Signature of Applicant/Property Owner/Agent/Other

Hannah Combs
Witness name - Printed

Hannah Combs
Signature of Witness

Sworn to and subscribed before me, this 18th day of February, 2026

PAM POWERS NOTARY PUBLIC HENRY COUNTY, GEORGIA

Pam Powers
Notary Public

4/21/28

/\Planning_Zoning\Office Procedures\Office Forms\Zoning Applications\APPLICATIONS - Without Yr\2023 Revisions\Rezoning\Rezoning Application.docx

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: XX **APPLICANT** XX **PROPERTY OWNER** ____ **AGENT** ____ **ATTORNEY** ____ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes ____ **No** XX

If **Yes**, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 18th day of February, 2024

John Valdivieso
Applicant/Property Owner/Agent/Other Name - Printed

John Valdivieso
Signature of Applicant/Property Owner/Agent/Other

Hannah Combs
Witness name - Printed

Hannah Combs
Signature of Witness

Sworn to and subscribed before me, this 18th day of February 2024

PAM POWERS
NOTARY
PUBLIC
HENRY COUNTY, GEORGIA
Feb 21/28

Notary Public

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: _____APPLICANT _____PROPERTY OWNER ✓ AGENT _____ATTORNEY _____OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes _____No ✓

If **Yes**, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Board Member

We certify that the foregoing information is true and correct, this _____day of _____, _____

Steve Moore
Applicant/Property Owner/Agent/Other Name - Printed

Signature of Applicant/Property Owner/Agent/Other

Alex McCart
Witness name - Printed

Alex McCart
Signature of Witness

Sworn to and subscribed before me, this _____day of _____, _____.

PAM POWERS NOTARY PUBLIC HENRY COUNTY, GEORGIA

Pam Powers
Notary Public

MOORE BASS CONSULTING

LAND USE PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
CONSTRUCTION ADMINISTRATION
DRONE LIDAR SURVEYING & MAPPING

ATLANTA | 770.914.9394
TALLAHASSEE | 850.222.5678
moorebass.com

February 24, 2026

Henry County Planning and Zoning
140 Henry Parkway
McDonough, GA 30253

RE: Keys Ferry Road, Commercial – Henry County
Parcel ID# Portion of 155-01001001, 155-01001002, 155-0100104, 155-01-001005, 155-01001006
Letter of Intent - Request for Rezoning

Dear Toussaint,

This document is intended to serve as the Letter of Intent for the availability request for the above-mentioned property, located on Keys Ferry Road, south of its intersection with Highway 81 East, in unincorporated Henry County.

The subject property has frontage on Keys Ferry Road. The property consists of 19.83 acres of land. The proposed intent is to rezone the property from RA to C-2 for the development of 7 commercial tracts on septic.

If you have any questions concerning the above or if any additional information is required, please do not hesitate to call me at (770) 914-9394.

Sincerely,

Stephen D. Moore

Moore Bass Consulting, Inc.

1350 Keys Ferry Court • McDonough, GA 30253
GA Engineering Cert. of Authorization No. 48661 • GA Surveying Cert. of Authorization No. LSF001179

February 18, 2026

Henry County Planning and Zoning
140 Henry Parkway
McDonough, GA 30253

RE: Keys Ferry Commercial – Henry County
Parcel ID# 155-01001004, 155-01001006, 155-01001002,
155-01001001 & 155-01001005
Letter of Ownership for Rezoning

To Whom It May Concern:

This letter is being written to confirm that I am the owner of the above referenced property. Further, I am aware of the proposed rezoning request and do authorize Moore Bass Consulting and /or their agents, to represent this request on my behalf.

If you have any questions concerning the above or if any additional information is required, please do not hesitate to call me at [redacted]

Sincerely,

February 18, 2026

Henry County Planning and Zoning
140 Henry Parkway
McDonough, GA 30253

RE: Keys Ferry Commercial – Henry County
Parcel ID# 155-01001004, 155-01001006, 155-01001002,
155-01001001 & 155-01001005
Letter of Ownership for Rezoning

To Whom It May Concern:

This letter is being written to confirm that I am the owner of the above referenced property. Further, I am aware of the proposed rezoning request and do authorize Moore Bass Consulting and /or their agents, to represent this request on my behalf.

If you have any questions concerning the above or if any additional information is required, please do not hesitate to call me at

X Melitta Clock

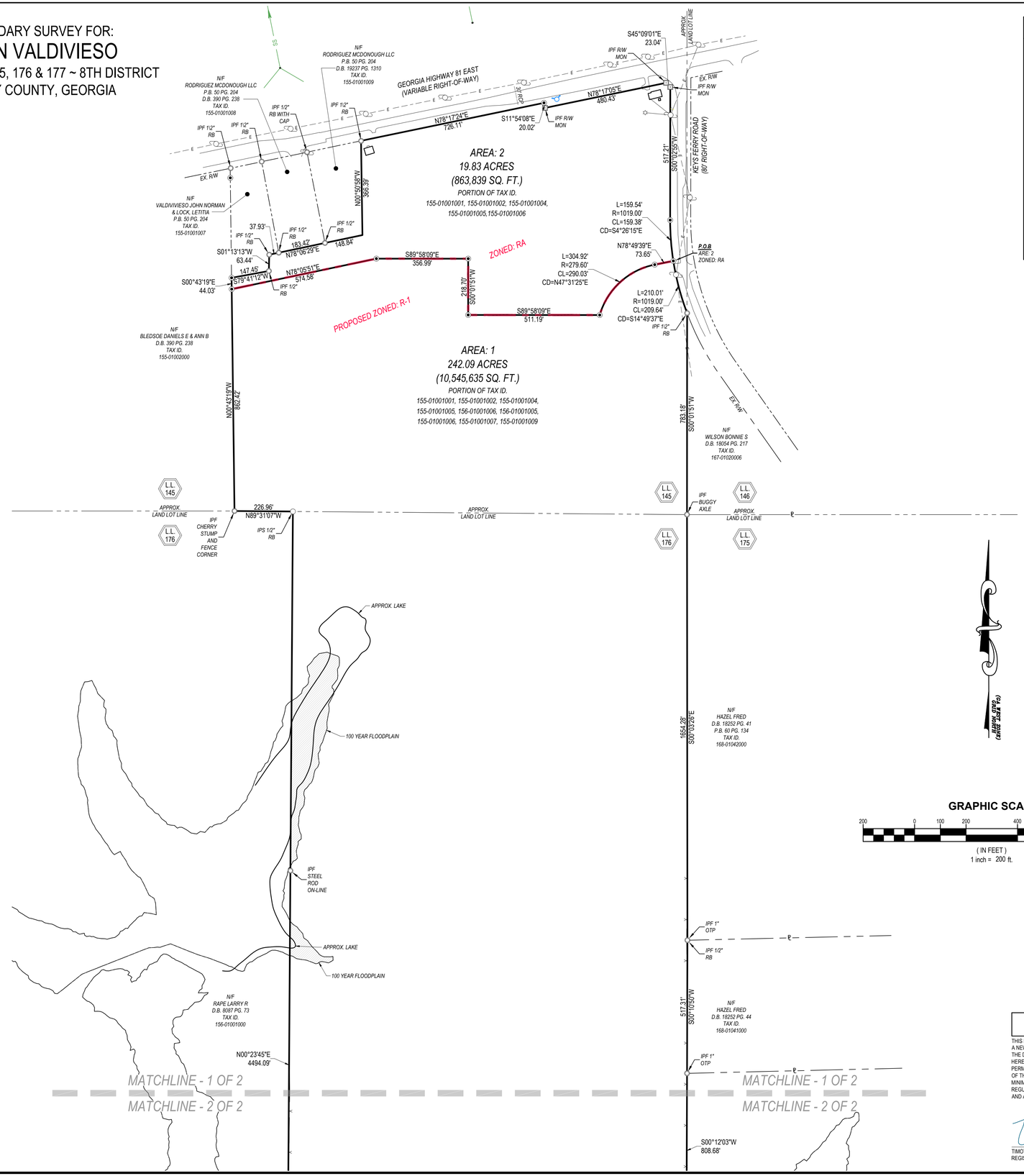
Sincerely,

Tel [redacted]

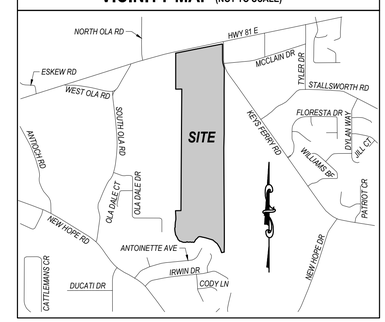
email [redacted]

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

BOUNDARY SURVEY FOR:
JOHN VALDIVIESO
LAND LOTS 145, 176 & 177 ~ 8TH DISTRICT
HENRY COUNTY, GEORGIA



VICINITY MAP (NOT TO SCALE)



REFERENCES

1. DEED AND SURVEY RECORDED IN DEED BOOK 3689, PAGE 16 PER HENRY COUNTY RECORDS.
2. SURVEY MADE FOR CAROL H. VALDIVIESO RECORDED IN PLAT BOOK 27, PAGE 14 PER HENRY COUNTY RECORDS.
3. DEED RECORDED IN DEED BOOK 4595, PAGE 12 PER HENRY COUNTY RECORDS.
2. SURVEY MADE FOR CAROL H. VALDIVIESO RECORDED IN PLAT BOOK 33, PAGE 136 PER HENRY COUNTY RECORDS.
3. DEED AND SURVEY RECORDED IN DEED BOOK 3141, PAGE 106 PER HENRY COUNTY RECORDS.
3. DEED AND SURVEY RECORDED IN DEED BOOK 3315, PAGE 13 PER HENRY COUNTY RECORDS.
3. DEED AND SURVEY RECORDED IN DEED BOOK 4023, PAGE 109 PER HENRY COUNTY RECORDS.
2. SURVEY MADE FOR JOHN VALDIVIESO RECORDED IN PLAT BOOK 50, PAGE 204 PER HENRY COUNTY RECORDS.
3. WARRANTY DEED RECORDED IN DEED BOOK 2875, PAGE 52 PER HENRY COUNTY RECORDS.
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FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C0195D EFFECTIVE DATE OCTOBER 6TH, 2016, THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD ZONE.

SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING AND/OR TIMOTHY M. WORLEY DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY TIMOTHY M. WORLEY IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

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THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,339 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT. "THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE FOR AREA: 1 WITHIN ONE FOOT IN 1,453,303 FEET, AREA: 2 WITHIN ONE FOOT IN 461,282 FEET." THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.

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LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PK/S	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	FT.	FEET
N/F	NOW OR FORMERLY		IRON PIN FOUND
-E-	OVERHEAD POWER LINE		IRON PIN SET
CMP	CORRUGATED METAL PIPE		CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY		POWER POLE (PP)
TBM	TEMPORARY BENCHMARK		FIRE HYDRANT (FH)
P.O.B.	POINT OF BEGINNING		WATER VALVE (WV)
P.O.C.	POINT OF COMMENCEMENT		WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE		JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE		SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE		DROP INLET (DI)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CONCRETE R/W MONUMENT FOUND (CMF)
℄	PROPERTY LINE		SINGLE WING CATCH BASIN (SWCB)
℄	CENTERLINE		DOUBLE WING CATCH BASIN (DWCB)
ID	IDENTIFICATION		CURB INLET (CI)
B.S.L.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
			AREA INLET (AI)

GEORGIA SURVEY CERTIFICATE

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TIMOTHY M. WORLEY
REGISTERED LAND SURVEYOR #3360 (tworley@moorebass.com)

6/29/22
DATE:

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• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: HWY 81 / KEYS FERRY ROAD HENRY COUNTY, GEORGIA

CLIENT NAME: JOHN VALDIVIESO 757 CAMPGROUND ROAD MCDONOUGH, GEORGIA 30253

REVISIONS
1. REVISED TO DISPLAY ZONING LINE 6-29-2022

A1521.0003 BND

DATE	6-22-2022
CONTRACT #	A0910.0078
DRAWN BY	TMW, DC

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED No. 3360 LAND SURVEYOR TIMOTHY M. WORLEY
6-29-22

SHEET TITLE
BOUNDARY SURVEY

SHEET
1 OF 2

O:\A1521.0003 - Hwy 81 Keys Ferry\Survey\Boundary\A1521.0003 BND.dwg, 1\2\2, zasarter, Sep 05, 2025 - 9:41:36am

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

BOUNDARY SURVEY FOR:
JOHN VALDIVIESO
LAND LOTS 145, 176 & 177 ~ 8TH DISTRICT
HENRY COUNTY, GEORGIA

REFERENCES

1. DEED AND SURVEY RECORDED IN DEED BOOK 3689, PAGE 16 PER HENRY COUNTY RECORDS.
2. SURVEY MADE FOR CAROL H. VALDIVIESO RECORDED IN PLAT BOOK 27, PAGE 14 PER HENRY COUNTY RECORDS.
3. DEED RECORDED IN DEED BOOK 4595, PAGE 12 PER HENRY COUNTY RECORDS.
2. SURVEY MADE FOR CAROL H. VALDIVIESO RECORDED IN PLAT BOOK 33, PAGE 136 PER HENRY COUNTY RECORDS.
3. DEED AND SURVEY RECORDED IN DEED BOOK 3141, PAGE 106 PER HENRY COUNTY RECORDS.
3. DEED AND SURVEY RECORDED IN DEED BOOK 3315, PAGE 13 PER HENRY COUNTY RECORDS.
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LEGEND

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P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L	LINE LABEL
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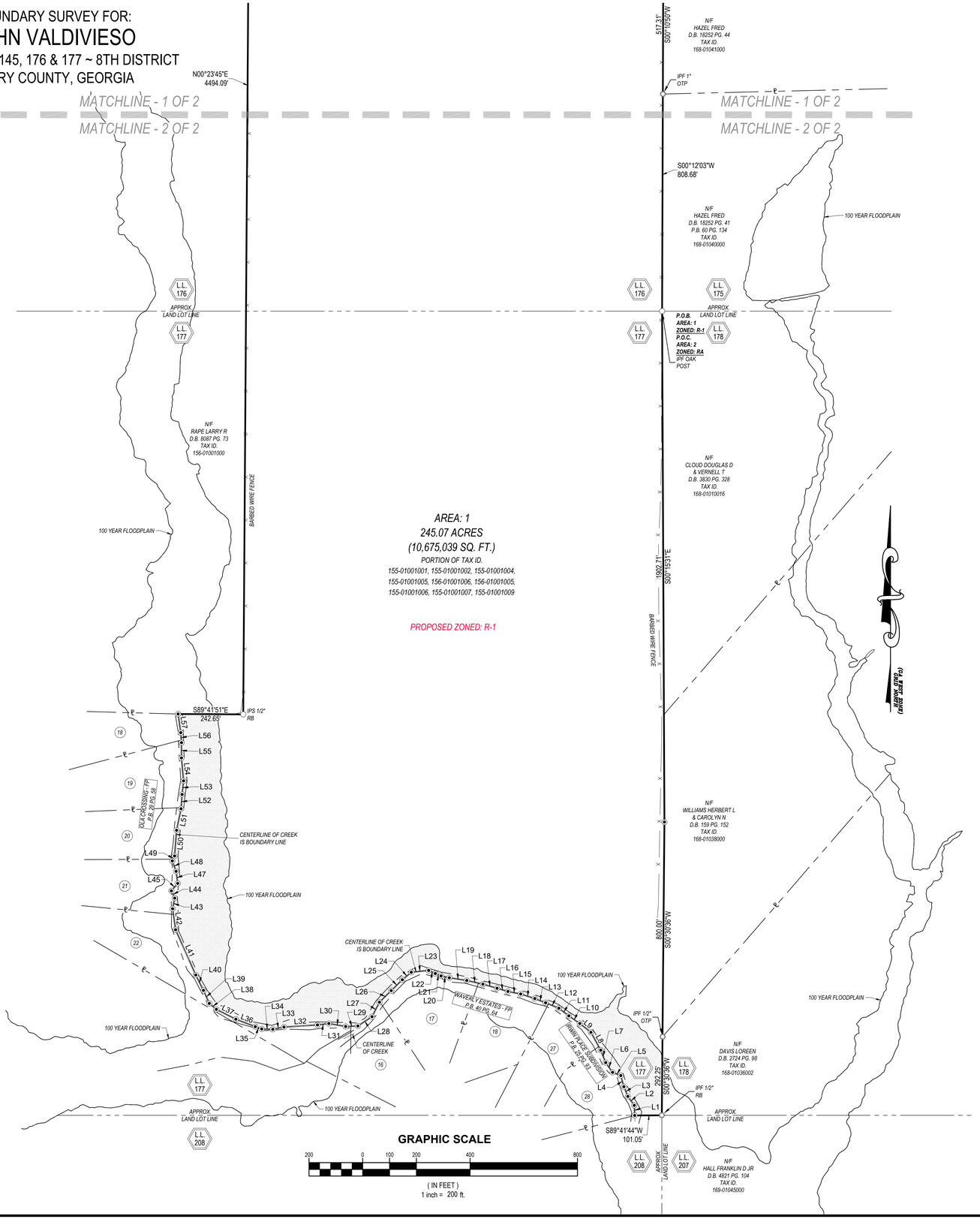
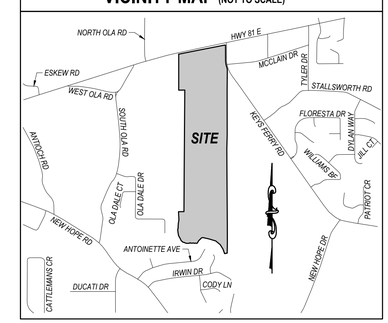
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
			AREA INLET (AI)



VICINITY MAP (NOT TO SCALE)



BOUNDARY LINE TABLE		
LINE #	DISTANCE	BEARING
L1	37.68'	N2° 19' 39"W
L2	41.15'	N35° 37' 14"W
L3	38.96'	N22° 21' 36"W
L4	43.04'	N15° 26' 40"W
L5	32.85'	N68° 53' 11"W
L6	44.38'	N35° 09' 29"W
L7	49.95'	N21° 44' 24"W
L8	75.92'	N28° 48' 59"W
L9	52.92'	N51° 37' 07"W
L10	49.84'	N55° 02' 25"W
L11	46.78'	N52° 36' 39"W
L12	53.25'	N67° 38' 34"W
L13	43.26'	N68° 44' 56"W
L14	55.17'	N72° 01' 46"W
L15	48.45'	N78° 46' 25"W
L16	42.17'	N73° 44' 00"W
L17	54.96'	N73° 52' 11"W
L18	61.44'	N77° 00' 11"W
L19	65.96'	N81° 14' 50"W
L20	31.50'	N77° 30' 32"W
L21	23.16'	N66° 38' 27"W
L22	27.33'	N65° 15' 39"W
L23	65.16'	S83° 55' 13"W
L24	43.42'	S49° 48' 08"W
L25	57.90'	S45° 49' 11"W
L26	61.62'	S45° 25' 44"W
L27	60.50'	S27° 08' 40"W
L28	63.06'	S56° 39' 42"W
L29	45.72'	S87° 39' 07"W
L30	63.53'	N79° 57' 52"W
L31	42.56'	S82° 57' 54"W
L32	125.19'	S86° 17' 44"W
L33	42.22'	S78° 38' 00"W
L34	41.37'	N87° 57' 39"W
L35	25.37'	N70° 46' 49"W
L36	77.77'	N68° 58' 15"W
L37	81.15'	N63° 09' 57"W
L38	34.52'	N49° 50' 31"W
L39	53.04'	N24° 06' 46"W
L40	64.15'	N26° 44' 39"W
L41	184.43'	N23° 59' 01"W
L42	78.93'	N8° 01' 26"W
L43	40.50'	N10° 50' 55"E
L44	29.80'	N24° 41' 25"W
L45	36.44'	N40° 34' 05"E
L47	45.31'	N7° 32' 26"W
L48	41.27'	N20° 06' 14"W
L49	20.27'	N24° 35' 50"E
L50	95.87'	N4° 27' 49"E
L51	81.97'	N11° 47' 20"E
L52	53.30'	N4° 06' 29"E
L53	51.03'	N6° 07' 20"E
L54	85.63'	N5° 11' 45"W
L55	56.97'	N0° 12' 24"E
L56	37.39'	N4° 33' 28"W
L57	70.13'	N7° 57' 18"W

GEORGIA SURVEY CERTIFICATE

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TIMOTHY W. WORLEY
REGISTERED LAND SURVEYOR #3360 (tworley@moorebass.com)

DATE: 6/29/22

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• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
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TALLAHASSEE • ATLANTA
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McDonough, GA 30253
770.914.9394

PROJECT NAME
HWY 81 / KEYS FERRY ROAD
HENRY COUNTY, GEORGIA

CLIENT NAME
JOHN VALDIVIESO
757 CAMPGROUND ROAD
MCDONOUGH, GEORGIA 30253

REVISIONS
1. REVISED TO DISPLAY ZONING LINE 6-29-2022

A1521.0003 BND

DATE	6-22-2022
CONTRACT #	A0910.0078
DRAWN BY	TMW, DC

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED No. 3360 LAND SURVEYOR TIMOTHY M. WORLEY
6-29-22

SHEET TITLE
BOUNDARY SURVEY

SHEET
2 OF 2

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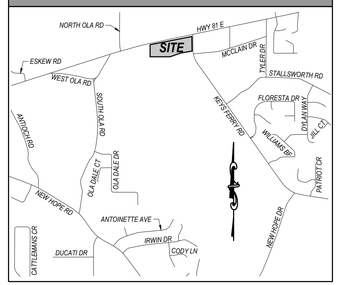
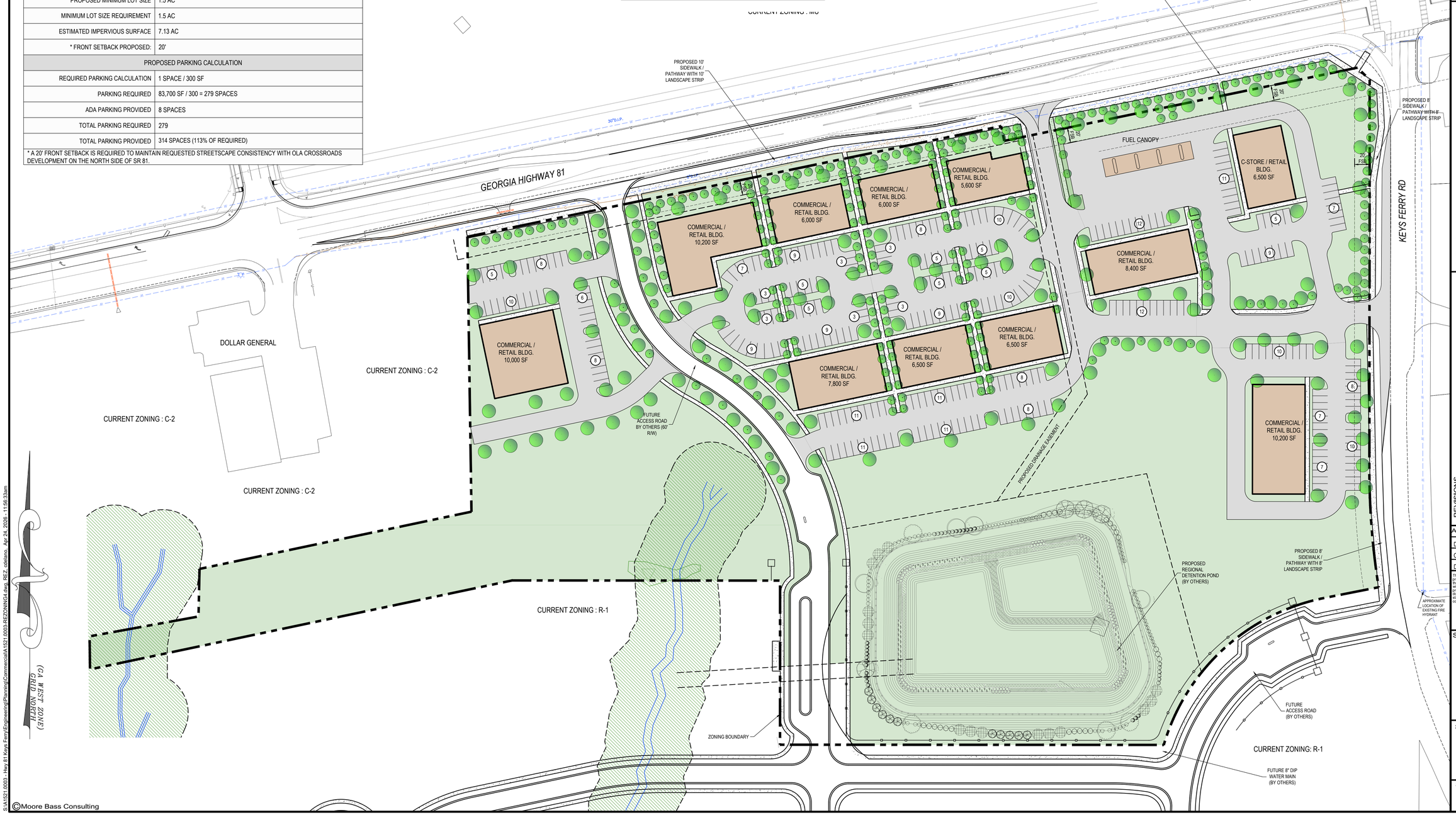
QJA1521.0003 - Hwy 81 Keys Ferry\Survey\Boundary\A1521.0003 BND.dwg, 20*22, acarter, Sep 05, 2025 - 9:41:37am

SITE DATA	
EXISTING SITE INFORMATION	
PROJECT NAME	HWY 81 EAST / KEYS FERRY ROAD - COMMERCIAL
SITE AREA	19.83 AC. +/-
CURRENT ZONING	RA
TAX ID #	155-01001004,155-01001006,155-01001002, 155-01001001, 155-01001005
LAND LOT/ DISTRICT	LAND LOT 145 OF THE 8TH DISTRICT
TOPOGRAPHIC SOURCE	HENRY COUNTY GIS
CURRENT F.L.U.M. DESIGNATION	VILLAGE
OVERLAY(S) AFFECTING PROPERTY	TUSSAHAW CREEK WATERSHED PROTECTION DISTRICT HIGHWAY OVERLAY DISTRICT
PROPOSED COMMERCIAL DEVELOPMENT INFORMATION	
PROPOSED ZONING	C-2
PROPOSED LAND USE	COMMERCIAL DEVELOPMENT
PROPOSED COMMERCIAL BUILDING AREA	90,120 SF
PROPOSED MINIMUM LOT SIZE	1.5 AC
MINIMUM LOT SIZE REQUIREMENT	1.5 AC
ESTIMATED IMPERVIOUS SURFACE	7.13 AC
* FRONT SETBACK PROPOSED:	20'
PROPOSED PARKING CALCULATION	
REQUIRED PARKING CALCULATION	1 SPACE / 300 SF
PARKING REQUIRED	83,700 SF / 300 = 279 SPACES
ADA PARKING PROVIDED	8 SPACES
TOTAL PARKING REQUIRED	279
TOTAL PARKING PROVIDED	314 SPACES (113% OF REQUIRED)

* A 20' FRONT SETBACK IS REQUIRED TO MAINTAIN REQUESTED STREETSCAPE CONSISTENCY WITH OLA CROSSROADS DEVELOPMENT ON THE NORTH SIDE OF SR 81.

VICINITY MAP (NOT TO SCALE)





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SJA1521.0003 - Hwy 81 Keys Ferry\Engineering\Planning\Commercial\A1521.0003-REZONING4.dwg REZ, ctelino, Apr 24, 2026 - 11:56:33am

Moore Bass Consulting, Inc.

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- Landscape Architecture
- Environmental Permitting

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TALLAHASSEE • ATLANTA

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PROJECT NAME: HWY 81 / KEYS FERRY COMMERCIAL

CLIENT NAME: JOHN VALDIVIESO

REVISIONS

A1521.0003-REZONING4

DATE	04-24-2026
CONTRACT #	A1521.0003
DRAWN BY	SDM

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

SHEET TITLE

CONCEPTUAL SITE / LANDSCAPE PLAN

SHEET

1

KEYS FERRY COURT
Store 1
Store 2
Store 3
Store 4
Store 5
Store 6
GA-30252
STORE
STORE
Keys Ferry Commercial
Streetscape View 01

STORE
STORE
KEYS FERRY COURT
MB
Keys Ferry Commercial
Streetscape View 02

Keys Ferry Commercial

Streetscape View 03

MB
Keys Ferry Commercial
Streetscape View 05

Keys Ferry Commercial
Streetscape View 06

Septic System Information for Zoning Requests

Henry County Environmental Health Department
135 Henry Parkway, McDonough, GA 30253
(470) 661-0044

Complete and submit to the Henry County Environmental Health Department. Once completed by the Environmental Health Department, it must be submitted to the Planning and Zoning Department with all applications for properties that are not served by public sewer.

Name of Applicant: John Valdivieso Phone: _____ Cell: _____

Applicant Address: _____ City, State: _____

Name of Agent: Moore Bass Consulting, Inc. Phone: 770-914-9394 Cell: _____

Agent Address: 1350 Keys Ferry Court City, State: McDonough, GA Zip: 30253

Request (Check one):

Rezoning XX (Current Zoning RA Requested Zoning C-2) Conditional Use ___

For the Purpose of Commercial Development

Property Address: Highway 81 E Land Lot:(s) 145 , District(s): 8th

Size of Tract: 22.9 acres Property Tax Parcel Number(s): 155-01001004, 155-0101001002, 155-0101001002
Portion of 155-01001001 & Portion of 155-01001006

Proposed Number of Lots/Dwelling units: N/A Proposed Number of Employees: N/A

Signature of Owner: _____ Printed Name of Owner: _____

Signature of Agent: Pam Powers Printed Name of Agent: Pam Powers

---

(To be Completed by Henry County Environmental Health)

Soil Test: ☐ Level 1 ☐ Level 2 ☑ Level 3 ☐ Level 4 Date: 10-29-25

X 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.

_____ The existing septic system will **not** support the proposed development and/or use.

Comments: _____

Completed by: Todd A. Driver Title: EH County Manager

Signature: Todd A. Driver Date: 2-5-26

Henry County Water Authority
Engineering Division

August 13, 2025

Re: Water Services - Availability

Proposed Development:	**Commercial**
Property Information:	**SR 81 East at Keys Ferry Road** **Parcel Nos. 155-01001001, 155-01001002, 155-01001004, 155-01001005, 155-01001006 & 155-01001009** **LL 145; District 8; 21.33 +/- acres**
Proposed Zoning:	**C-2**
Sewer Basin:	**N/A**
Watershed Basin:	**Tussahaw Reservoir**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property described above. A fire flow test conducted in the area revealed the following data:

Static:	74	psi
Residual:	66	psi
Flow	1190	gpm
Calculated Flow @ 20 psi:	3337	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said commercial development as established by the Henry County Board of Commissioners.

Public sewer service is not currently available.

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

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

Please note this property is in the Tussahaw Reservoir Watershed Area and must meet the guidelines set forth by the Henry County Watershed Protection Ordinance. A copy of the Ordinance is available to you upon request.

This letter was prepared with information submitted to HCWA on a Conceptual Site Plan dated 07/28/2025 prepared by Moore Bass Consulting, Inc.

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

North

Apr 23, 2026 at 3:12:31 PM
REZONING
HENRY COUNTY PUBLIC HEARING
RE: RA TO C-2
DATE: MAY 14 2026
TIME: 6:30 PM
LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA
FOR MORE INFO:
770-288-7526 / WWW.hcpz.org

South

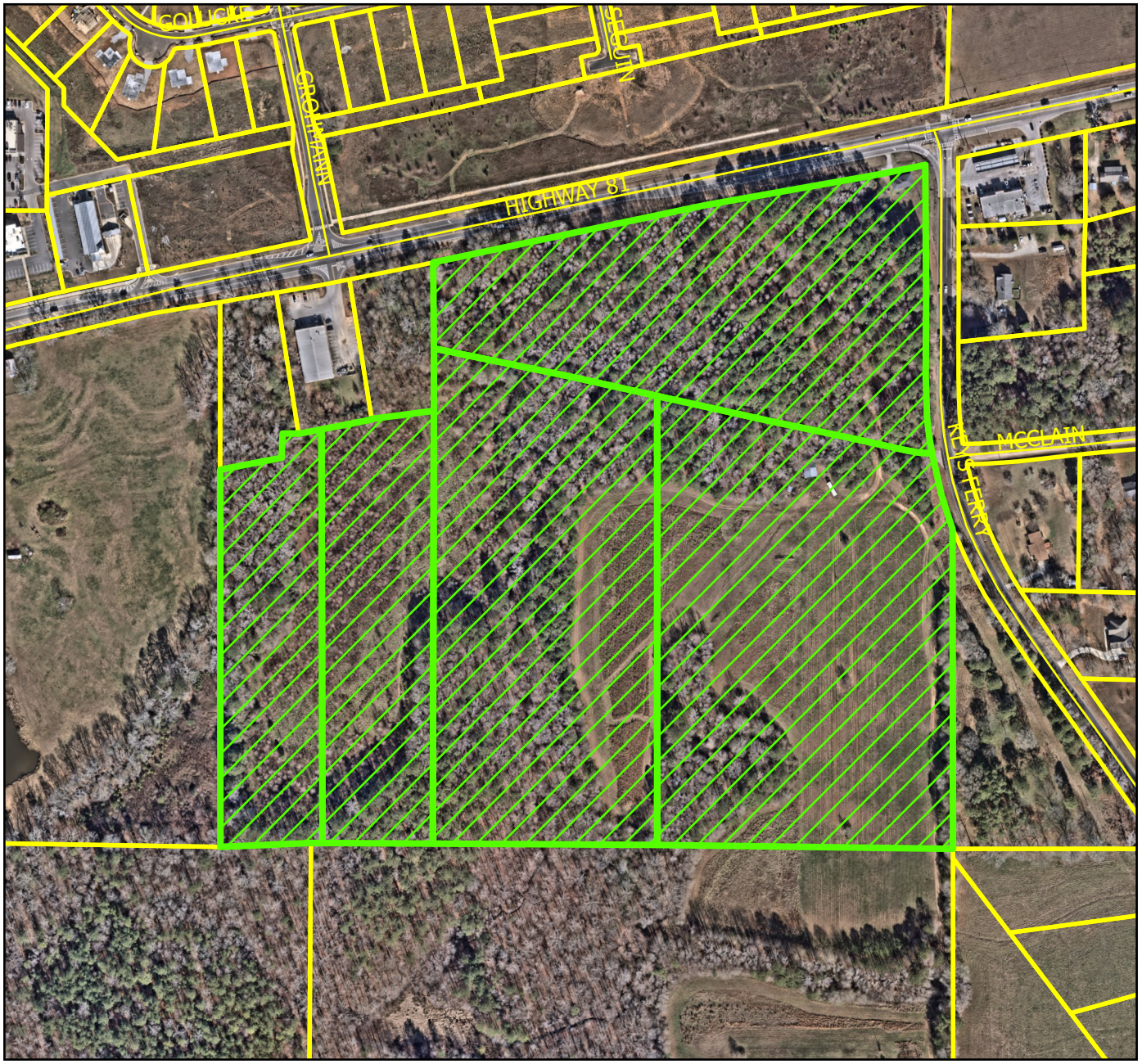
East

Apr 23, 2026 at 3:12:10 PM
REZONING
HENRY COUNTY PUBLIC HEARING
RE: RA TO C-2
DATE: MAY 14 2026
TIME: 6:30 PM
LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA
FOR MORE INFO:
770-288-7526 / www.hcpz.org

West

Apr 23, 2026 at 3:12:25 PM
REZONING
HENRY COUNTY PUBLIC HEARING
RE: RA TO C-2
DATE: MAY 14 2026
TIME: 6:30 PM
LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA
FOR MORE INFO:
770-288-7526 / www.hcpz.org

Apr 23, 2026 at 3:12:05 PM
REZONING
HENRY COUNTY PUBLIC HEARING
RE: RA TO C-2
DATE: MAY 14 2026
TIME: 6:30 PM
LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA
FOR MORE INFO:
770-288-7526 / www.hcpz.org



Steven Peay. Henry County GIS

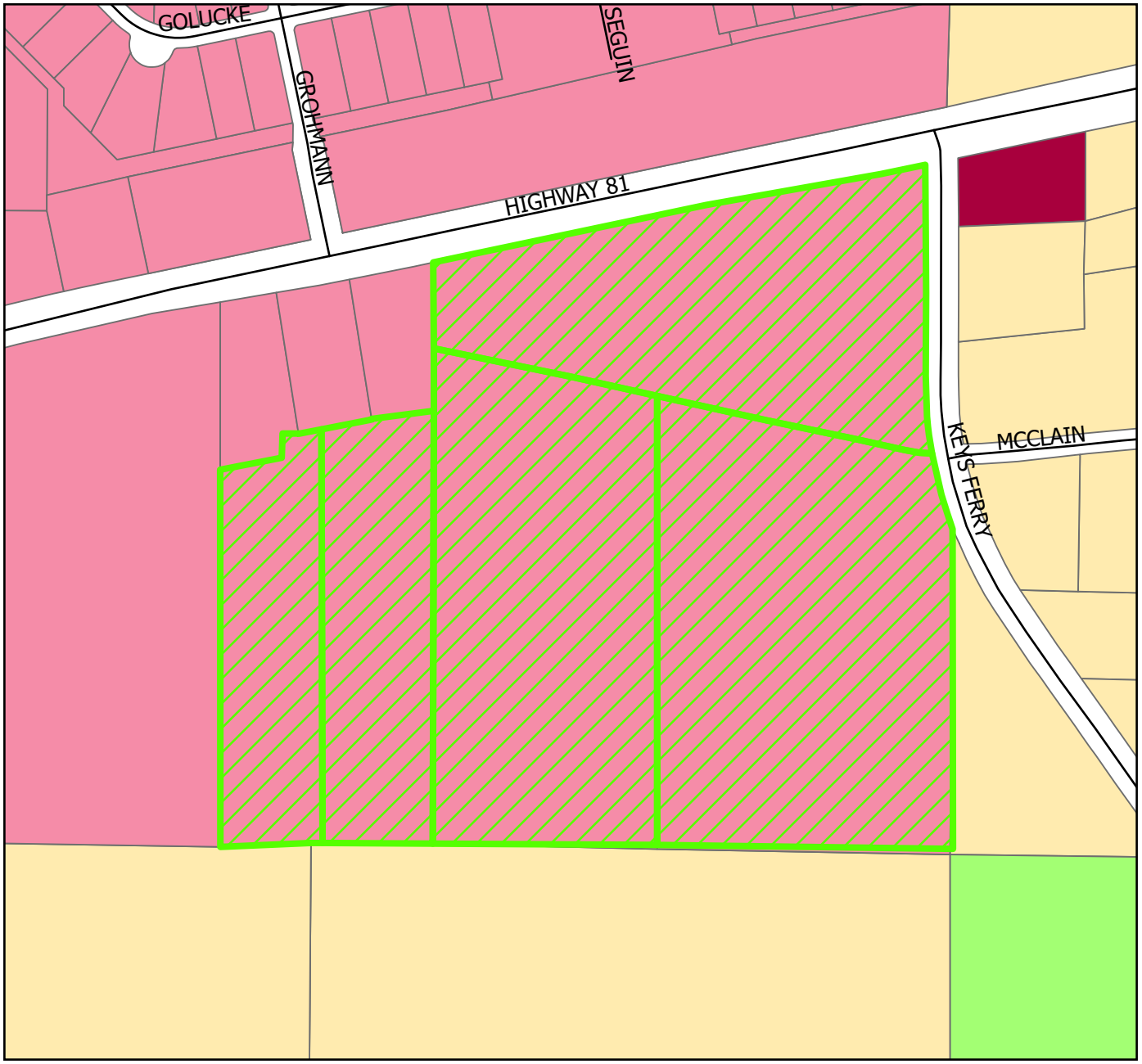
Legend

RZ-26-01

N

300 150 0 300 Feet

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



Steven Peay. Henry County GIS

Legend

RZ-26-01

2023 FLUM

- COM
- GREEN
- HDMU
- HDS
- INDUS
- LDMU
- LDS
- MDS
- PI
- RR
- TBD
- UR
- UTI
- VC
- CITY

N

300 150 0 300 Feet

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

Steven Peay. Henry County GIS

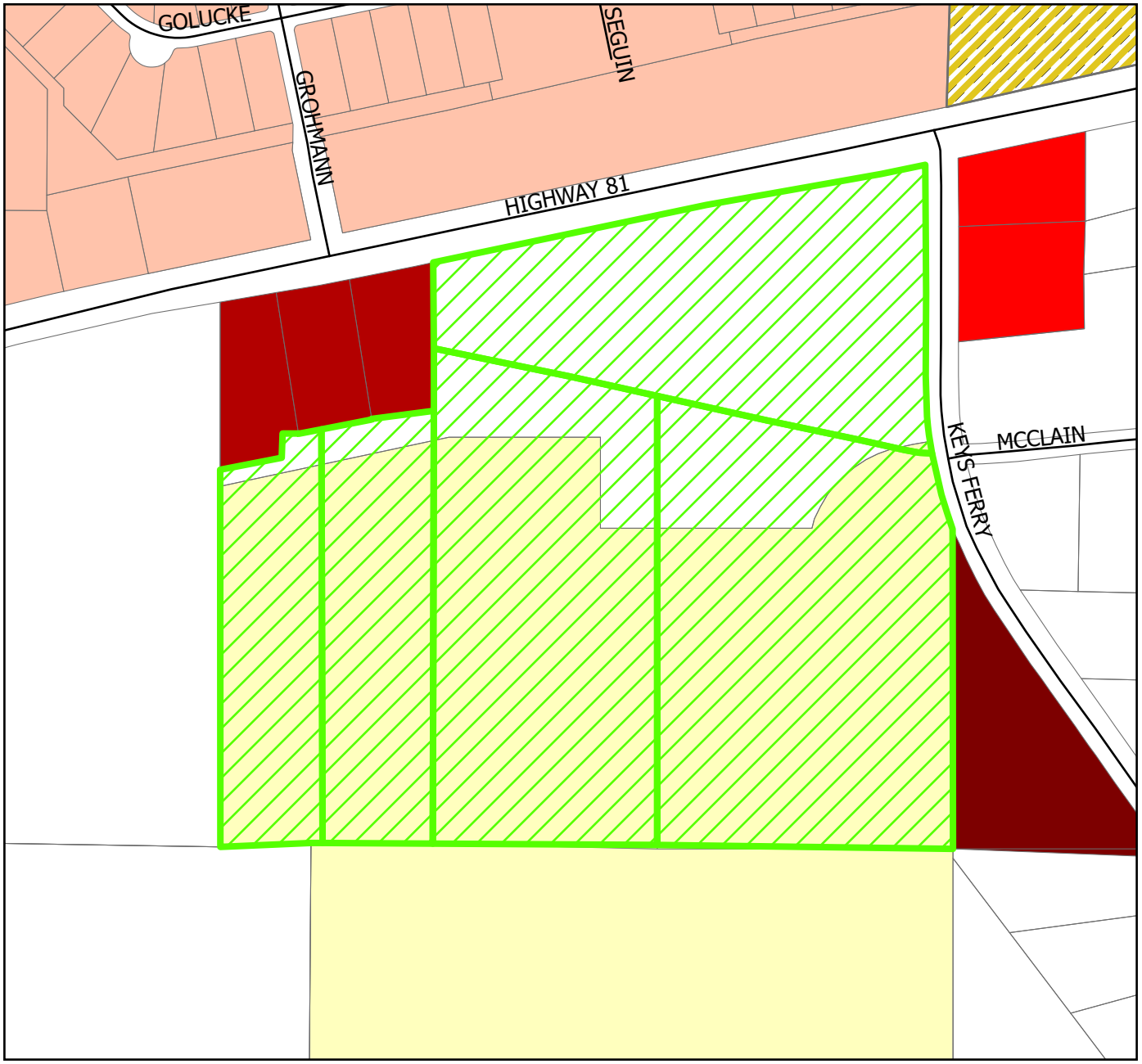
Legend

RZ-26-01

N

300 150 0 300 Feet

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



Steven Peay. Henry County GIS

Legend

RZ-26-01

CurrentZoning

- C1
- C2
- C3
- CITY
- I1
- I2
- MHD
- MU
- OI
- PD
- R1
- R2
- R3
- R4
- R5
- RA
- RM
- RTF
- RX

N

300 150 0 300 Feet

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

HENRY COUNTY PLANNING & ZONING *RZ-26-03*

Commission District: 3
Commissioner: Dee Anglyn III
ZAB Member: James Risher
Report Prepared by: Diamond Owens, Planner II

Applicant: David Curry

Agent: Moore Bass Consulting, Inc.
Stephen D. Moore
1350 Keys Ferry Court
McDonough, GA 30253
(770) 914-9394

Location: 238 Elliott Road
Land Lot 73 of the 7th District

Request: Rezoning from R-A (Residential Agricultural) to R-3 (Single-Family Residence)

Parcel ID(s): 121-01025000

Proposed Use /Purpose: Conservation Subdivision

Current Land Use: Single-Family Residential

Future Land Use: Low Density Suburban (up to 2.0 du/acre, net)

Sign Posted: April 23, 2026

Postcards Mailed: April 28, 2026

ZAB Meeting: **May 14, 2026**

Lot Size: 22.019 +/- acres

Road Access: Elliott Road (collector)

Proposed Density: 1.9 dwelling units per acre, net

Proposed Lots: 35 lots

Zoning History:
The subject property is zoned R-A (Residential Agricultural) as illustrated on the Henry County Official Zoning Map adopted on March 17, 2026, by the Henry County Board of Commissioners. A review of zoning files indicates there have been no previously approved zoning actions for the subject property.

Table 1.0 (following page) illustrates the current zoning and land use of surrounding properties.

Table 1.0 Current Zoning and Land Uses of Adjacent Properties

	Current Zoning	Current Land Use
North	R-A (Residential Agricultural) and R-3 (Single-Family Residential)	Single-Family Residences Single-Family Residential Subdivision
East	R-A (Residential Agricultural)	Single-Family Residences and Single-Family Residential Subdivision
South	R-A (Residential Agricultural)	Single-Family Residences
West	R-A (Residential Agricultural)	Single-Family Residences

Source: *Henry County Zoning Map, Adopted March 17, 2026 & Henry County Tax Assessor's*

Executive Summary:

The applicant is requesting to rezone 22.00 +/- acres from R-A (Residential Agricultural) to R-3 (Single-Family Residential) for the purpose of a conservation subdivision. The yield plan of the proposed development consists of thirty-five (35) lots designed as a conventional R-3 (Single-Family Residential) subdivision with a net density of 2.0 dwelling units per acre, net. The proposal of up to thirty-five (35) lots warrants the need for a rezoning request. As a conservation subdivision, the development would be allowed to cluster the proposed thirty-five (35) lots with a minimum lot size of 5,000 square feet with an approved special use. The Conservation Subdivision Plan, dated March 18, 2026, proposes a minimum lot area of 10,890 square feet.

The applicant is requesting a concurrent special use (SU-26-01) to allow for a conservation subdivision, if approved by the Board of Commissioners.

The Future Land Use Map (FLUM) designation of the subject property is Low Density Suburban, which supports a density of up to 2.0 dwelling units per acre, net. The net density of the proposal is 1.9 dwelling units per acre, net.

Development Regulations Relevant to Request:

- *Article 3, Section 3.4. R-3 Single-Family Residential*
- *Article 6, Section 3.3. Conservation Subdivision*
- *Article 10, Section 10.2. Amendments*
- Henry County/Cities Joint 2040 Comprehensive Plan.
- All other sections regarding site development standards and requirements

Analysis of Request [*Article 10, Section 10.2.3.A.2.(a-i)*]:

***Criteria point 1*: Consistency with comprehensive plan.**

The request to develop an R-3 (Single-Family Residential) property is consistent with the Future Land Use Map (FLUM), which designates the subject property for Low Density Suburban land uses. This FLUM designation allows for development with a net density of up to 2.0 dwelling units per acre, net. The net density of the proposal is 1.9 dwelling units per acre, net.

***Criteria point 2*: The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this ULDC.**

The development of the site as a single-family residential subdivision is consistent with the purpose of the R-3 (Single-Family Residence) zoning district, which is, "*intended to provide for detached single-family residential dwellings that are either site-built or industrialized on lots.*" per *Article 3, Section 3.4* of the ULDC.

Table 2.0 (following page) lists the ordinance requirements for the R-3 zoning district.

Table 2.0 Ordinance Requirements for R-3 Zoning District

ORDINANCE REQUIREMENTS		PROPOSED *	COMPLIANCE
Minimum Lot Size	18,000 square feet	10,890 square feet	Yes, with approved SU
Minimum Lot Width	80 feet (same as lot frontage)	90 feet	Yes
Minimum Setbacks	Front: 30 feet Street side: 20 feet Side:10 feet Rear: 30 feet	Front: 30 feet Side:10 feet Rear: 30 feet	Yes
Minimum Heated Floor Space	Not specified	Not specified	**Required**

*Source: ULDC Section 3.4. R-3 Single Family Residential *Based on Yield Plan prepared by Moore Bass Consulting, dated March 18, 2026*

<u>Criteria Point 3:</u> Potential positive effects of the amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The development is supported by the Future Land Use Map (FLUM) as a part of the Comprehensive Plan, which is the policy guide for development. A conservation subdivision saves infrastructure maintenance costs and provides environmental and open space benefits.

Figure 1.0 depicts the proximity of nearby residential developments to the subject property, and **Table 3.0** (following page) summarizes the characteristics of existing residential subdivisions in the area coded by number (in **red**). Numbers on **Figure 1.0** reference **Table 3.0**.

Figure 1.0 Map of Existing Developments in the Area

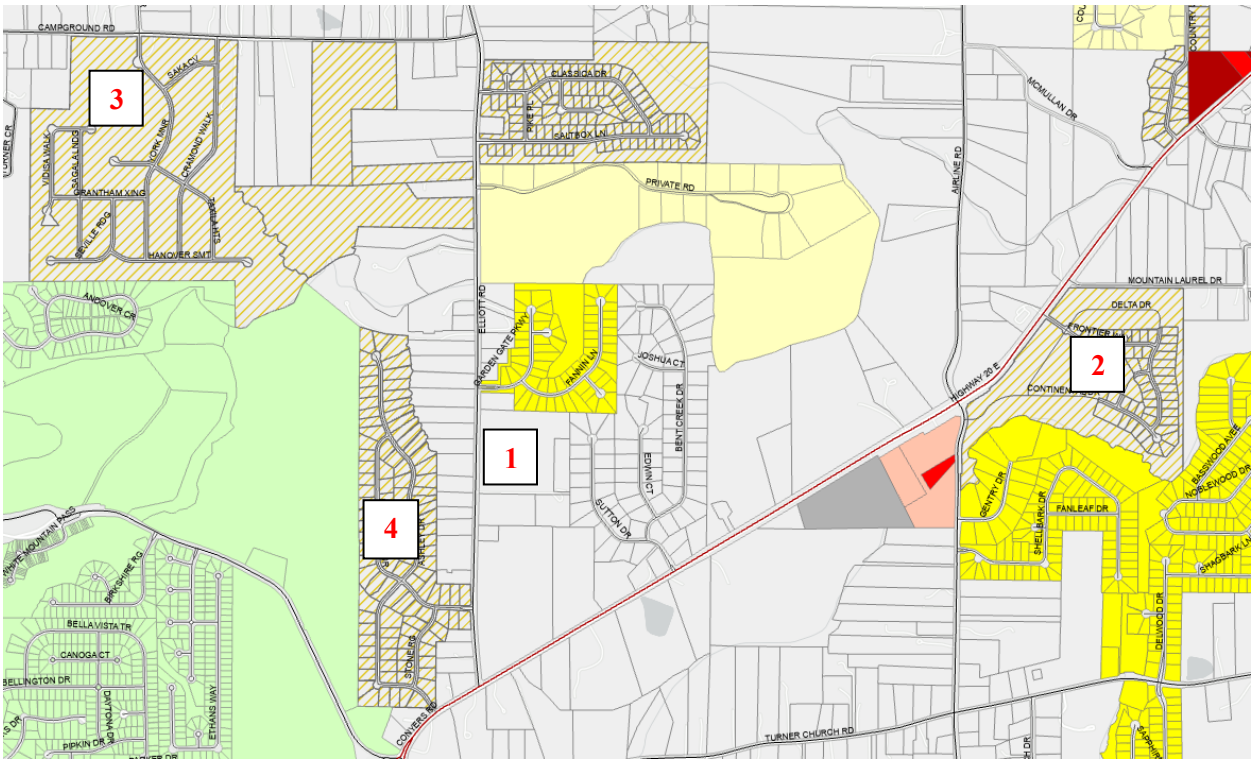


Table 3.0 Characteristics of Developments in the Area

Map #	Subdivision	Zoning	Acreage +/-	Lots	Minimum Lot Size (sq. ft.)	House Size (sq. ft.)	Density
1	**Proposed**	**R-3**	**23.24 +/-**	**35**	**10,890**	**(not specified)**	**1.9 units/ acre (net)**
2	Trinity Park (Conservation Subdivision)	R-2(S)	93.69 +/-	131	22,000 (average)	*2,500 (min.) and 2,800 (min).	1.81 units/acre (net)
3	King Oaks (Conservation Subdivision)	R-2(S)	183.18 +/-	216	18,000 (average)	*2,400 (min.) and 2,800 (min.)	1.2 units/ acre (net)
4	Emerald Plantation (Single-Family Subdivision)	R-2 (S)	42.312 +/-	50	15,00 18,000 (average)	1,700	1.83 units/ acre (net)

Source: Approved final plats from County records, case files, and concept plans
**House size minimum varies based on the layout of the structure.*

***Criteria Point 4*: The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.**

The subject property appears to be physically capable of being developed as proposed. Any issues with regards to drainage and access will be determined after the submittal of development plans, during the Development Plan Review stage.

***Criteria Point 5*: The impact upon adjacent property owners should the request be approved.**

The Future Land Use Map (FLUM) designates the area for developments of this density. The possible impacts upon adjacent property owners should be those typical of any new single-family residential development, including increases in vehicle traffic and school enrollment. The subject property is located in an area currently comprised of single-family residential subdivisions. There are existing R-A (Residential Agricultural), R-2 (Single-Family Residence), and R-3 (Single-Family Residence) zoned residential subdivisions in the immediate area. Any adverse impacts of an appropriately zoned development may be mitigated by appropriate zoning conditions.

***Criteria Point 6&7*: The potential impact of the proposed amendment on County infrastructure including water and sewage system, adjacent thoroughfares, pedestrian and vehicular circulation and traffic volumes.**

Water and Wastewater Treatment
A letter from the Henry County Water Authority, dated February 13, 2026, states that water service is available to the property. Sewage treatment and sewer line capacity are currently available for the property.

Streets and Sidewalks
The proposed development will have frontage on Elliott Road, which is classified as a collector on the Functional Road Plan. Entrances are to be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and must have a deceleration lane and possible acceleration lane designed and constructed to Henry County Department of Transportation (HCDOT) standards

The Henry County Transportation Plan recommends widening State Route 20 at Elliott Road in the long-range (2035-2050) from two lanes to four lanes. This proposed subdivision will contribute additional traffic to State Route 20. Therefore, as long as, State Route 20 is widened, per recommendation of the

Transportation Plan, the road infrastructure in the vicinity of this proposed subdivision can and will be able to handle the additional traffic now and in the future.

Schools
Correspondence received from the Henry County Board of Education, dated January 12, 2026 states that the schools serving the proposed development are Timber Ridge Elementary, Union Grove Middle, and Union Grove High Schools. The proposed development will generate an estimated additional 27 students for the schools collectively based upon 35 dwelling units. At this time, there are no modular classrooms on site at Timber Ridge Elementary. There are 6 modular classrooms at Union Grove Middle and 2 modular classrooms at Union Grove High School. According to the correspondence, the additional students would result in the need for **2** additional classrooms collectively. The projected capital improvement costs are $25,000 per modular classroom and $300,000 per additional permanent classroom.

Fire
Correspondence received from Henry County Fire mentions that 1 (one) additional firefighter will be required per addition of population. The proposed development shall have a 26 feet wide fire access lane with hydrants placed every 525 feet road travel starting at the first lot of the subdivision.

Erosion Control
Correspondence from Erosion Control mentions that the wetland buffer will increase to 50 feet for residential site development utilizing master drainage plan.

Police
Per the comments received from the Henry County Police Department the projected population increase is 100.45 new residents. The recommended police staffing is 0.20 Full-Time Officer.

Criteria Point 8: The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Zoning Advisory Board and Board of Commissioners may use in furthering the objective of the comprehensive plan.

The requested rezoning is consistent with the development regulations of the ULDC for a single-family residential development. The applicant is proposing a conservation subdivision which protects environmentally sensitive areas and reduces the amount of infrastructure requiring future maintenance. The comprehensive plan anticipates new development that is in character with the existing development of an area.

Criteria Point 9: The ability of the subject land to be developed as it is presently zoned.

The subject property can be developed as a one-acre lot subdivision meeting the development regulations outlined in *Section 3.1.* of the ULDC for the R A (Residential Agricultural) zoning district. The subject property can be developed as a conservation subdivision, with an approved special use, and meeting the development regulations outlined in *Article 6, Section 6.3.3.* of the ULDC for conservation subdivisions.

Recommendation:

Staff recommends **Approval** of the applicant's rezoning request from R-A (Residential Agricultural) to R-3 (Single-Family Residence) with the following conditions:

General

1. The development standards of the ULDC shall govern except as conditioned otherwise.
2. The development shall be conceptually consistent with the site plan presented at the Board of Commissioners Meeting. Henry County Planning and Zoning shall have administrative approval to modify setbacks and configuration of the site plan as needed.
3. An ingress/egress access easement shall be maintained so as not to restrict access to the adjacent property at 242 Elliott Road, Parcel 121-01026000.

Infrastructure

4. All entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit. All entrances shall have a deceleration lane and acceleration taper designed and constructed to HCDOT and/or GDOT standards.
5. A Traffic Impact Study shall be required. All indicated improvements shall be required of the owner/ developer by HCDOT before the development permit is issued.

Residential Standards

6. Planning and Zoning Staff shall provide final approval for all elevations before final plat submittal.
7. The development shall be limited to 35 lots. Compliance with zoning conditions and development standards may further limit the number of dwelling units.
8. Each permitted home in the development shall be compatible with existing homes, as determined by the Planning and Zoning Department. The Planning and Zoning Department is authorized to require the heated square footage to be increased and/or the architectural style to be modified in instances where incompatibility is determined.
9. All homes shall include a covered front porch or stoop.
10. Each home shall have a minimum two-car garage.
11. All disturbed areas shall be sodded, except where landscaping is present or installed.

Landscape and Signage

12. Entrance signs shall be monument-based meeting the approval of the Planning and Zoning Department. The sign structure shall be constructed of materials consistent with the architecture and exterior treatment of the residential building.
13. The proposed development should have a vegetated buffer along public roadways to protect rural character or be designed as a conservation subdivision.

Homeowner's Association

14. The subdivision shall be developed as an owner-occupied community. Covenants shall be recorded which mandate no more than five (5%) percent of the homes may be rented or lease-purchased at any one time. The HOA documents (Covenants, Conditions and Restrictions - CC&Rs) shall be reviewed and approved by the Henry County Building and Plan Review prior final plat approval.

Attachments:

- Application
- Legal Ad
- Site Photos
- Sign Photo
- Exhibit Maps

Project/Case #

2026.03.0834

Pre-Application Number

Pre-Application Meeting #2025.10.2985

Address:

238 ELLIOTT RD, MCDONOUGH, GA 30252

Parcel Number(s):

121-01025000

Planning & Zoning

140 Henry Parkway, McDonough, GA 30253, (770) 288-7526

HENRY COUNTY REZONING

Applicant Information

Company Applying

David Curry

Email:

First Name:

David

Last Name:

Curry

Phone #:

[redacted]

Address:

[redacted]

City:

[redacted]

State:

[redacted]

Zip:

[redacted]

Agent Information

Will there be an agent representing the applicant?

◉ Yes ○ No

First Name	Last Name	Phone #	Email
Steve	Moore	(770) 914-9394	atlpermitting@moorebass.com

Street Address

1350 Keys Ferry Court

City	State	Zip
McDonough	Georgia	30253

Property Owner Information

First Name:

238 ELLIOTT DEVELOPMENT LLLP LLC

Last Name:

David Curry

Phone #:

Email:

Street Address:

[redacted]

City: [redacted]

State: [redacted]

Zip: [redacted]

Please list all other owner names:

Property Information

Nearest Intersection

Highway 20 East

Rezoning Type

○ Commercial ◉ Residential ○ Mixed Use

Size of Tract in Acres

22

Land Lot Numbers associated with property. Please list all.

73

District

7

Net and Gross density are only required if requesting residential or mixed use rezoning.

Gross density units per acre

1.6

Net density units per acre

1.9

Is this property in an Overlay District?

○ Yes ◉ No

Is this property in a protected watershed?

No

Does this property contain any floodplain?

No

Does the property have access to sewer as per the Henry County Water Authority?

Yes

Request Information

Current Zoning of the Property?

RA Residential-Agricultural

What zoning is being requested in the rezoning?

R-3 Single-Family Residence

t

The requested zoning is being proposed for (Type of Development)

Conservation Single Family

Is this request associated with another application?

◉ Yes ○ No

If so, please list all other application types you are submitting that are associated with this project:

Special Use

Is the proposal requested a DRI?

no

Henry County Planning & Zoning Department
Rezoning Request Application

Name of Applicant David Curry Phone: _____ Email: _____

Address Applicant: [redacted] City/State/Zip: [redacted]

Name of Agent Moore Bass Consulting, Inc./Pam Powers Phone: 770-914-9394 Email: ppowers@moorebass.com

Address Agent: 1350 Keys Ferry Road City/State/Zip: McDonough, GA 30253

Secondary Agent/Attorney _____ Phone: _____ Email _____

Address: _____ City/State/Zip: _____

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

Request from RA (Current Zoning) to R-3 Conservation (Requested Zoning)

The property will be POSTED with a Henry County Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen (15) days prior to either ZAB and/or BOC meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. PP **Acknowledgement**

For the Purpose of Rezoning-Conditional Use

Address of Property: 238 Elliott Road (Street Address) Nearest intersection to the property: Conyers Road/Highway 20E

Size of Tract: 22.0 acre(s) **as per survey**, Land Lot Number(s): 73 District(s): 7th

Gross Density: 1.5 units per acre Net Density: 1.8 units per acre

Property Tax Parcel Number(s): 121-01025000 **(Required)**

Hannah Combs
Witness' Signature

Signature of Applicant/s

Hannah Combs
Printed Name of Witness

David M. Curry
Printed Name of Applicant/s

Pam Powers
Notary

Signature of Agent/Attorney

PAM POWERS NOTARY PUBLIC HENRY COUNTY, GEORGIA

NOTARY STAMP:

(For Office Use Only)

Total Paid $_____ Cash ☐ Card ☐ Check #_____ Received by: _____ *(FEES ARE NON-REFUNDABLE)*

Application checked by: _____ Title: _____ Date: _____

Pre-application meeting: _____ Title: _____ Date: _____

ZAB Recommendation: _____ Date: _____ BOC Decision: _____ Date: _____

Planning Director's Signature: _____ Date: _____

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: X **APPLICANT** X **PROPERTY OWNER** ____ **AGENT** ____ **ATTORNEY** ____ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes ____ **No** X

If **Yes**, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 5th day of February, 2024

David M. Curry
Applicant/Property Owner/Agent/Other Name - Printed

Signature of Applicant/Property Owner/Agent/Other

Hannah Combs
Witness name - Printed

Hannah Combs
Signature of Witness

Sworn to and subscribed before me, this 5th day of February, 2024

PAM POWERS NOTARY PUBLIC HENRY COUNTY, GEORGIA

Pam Powers
Notary Public

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: _____APPLICANT _____PROPERTY OWNER XX AGENT _____ATTORNEY _____OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes _____No XX

If **Yes**, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 5th day of February, 2026

Steve Moore
Applicant/Property Owner/Agent/Other Name - Printed

Signature of Applicant/Property Owner/Agent/Other

Alex McCart
Witness name - Printed

Alex McCart
Signature of Witness

Sworn to and subscribed before me, this 5th day of February, 2026.

PAM POWERS NOTARY PUBLIC HENRY COUNTY, GEORGIA

Pam Powers
Notary Public

MOORE BASS CONSULTING

LAND USE PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
CONSTRUCTION ADMINISTRATION
DRONE LIDAR SURVEYING & MAPPING

ATLANTA | 770.914.9394
TALLAHASSEE | 850.222.5678
moorebass.com

March 18, 2026

Henry County Planning and Zoning
140 Henry Parkway
McDonough, GA 30253

RE: 238 Elliott Road – Henry County
Parcel ID# 121-01025000
Letter of Intent - Request for Rezoning/Special Use-Conservation

Dear Toussaint,

This document is intended to serve as the Letter of Intent for the rezoning with special use request for the above-mentioned property, located on Elliott Road, north of its intersection with Highway 20 East, in unincorporated Henry County.

The subject property has frontage on Elliott Road. The property consists of 22.0 acres of land. The proposed intent is to rezone the property from RA to R-3 Conservation subdivision for the development of 35 single family residential with public water and sewer.

If you have any questions concerning the above or if any additional information is required, please do not hesitate to call me at (770) 914-9394.

Sincerely,

Stephen D. Moore

Moore Bass Consulting, Inc.

February 5, 2026

Henry County Planning and Zoning
140 Henry Parkway
McDonough, GA 30253

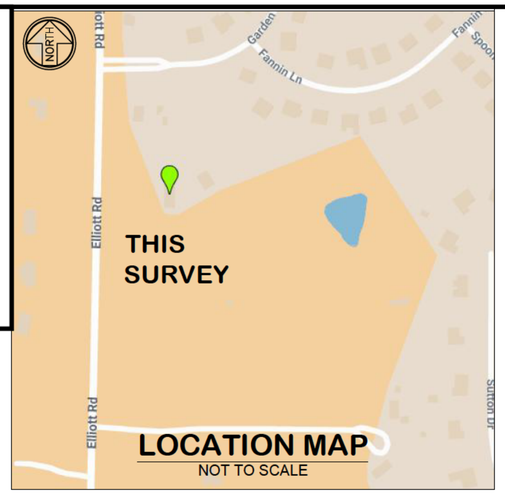
RE: 238 Elliott Road
Henry County Parcel ID# 121-01025000
Letter of Ownership Authorization – Conditional Use

To Whom It May Concern:

This letter is being written to confirm that I am the owner of the above referenced property. Further, I am aware of the proposed conditional use request and do authorize Moore Bass Consulting and /or their agents, to represent this request on my behalf.

If you have any questions concerning the above or if any additional information is required, please do not hesitate to call me at [redacted]

Sincerely,



LOCATION MAP
NOT TO SCALE

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

LEGEND

A = ARC LENGTH
B/L = BUILDING SETBACK LINE
C&G = CURB & GUTTER
C/L = CENTERLINE
CALC = CALCULATED POINT
CHB = CHORD BEARING
CHL = CHORD LENGTH
CMP = CORRUGATED METAL PIPE
D = DELTA ANGLE
DB = DEED BOOK
FOM = FIBER OPTIC MARKER
GMP = GAS MARKER POST
GV = GAS VALVE
GW = GUY WIRE
ICV = IRRIGATION CONTROL VALVE
IPF = IRON PIN FOUND
IPP = IRON PIN PLACED
L.L.L. = APPARENT LAND LOT LINE
LL = LAND LOT
N/F = NOW OR FORMERLY
OHW = OVERHEAD WIRE
OTP = OPEN TOP PIPE
OTP = OPEN TOP PIPE
P/C = PROPERTY CORNER
P/L = PROPERTY LINE
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POWER POLE
R = RADIUS
R/W = RIGHT OF WAY
RB = REBAR
RBC = REBAR & CAP
RCP = REINFORCED CONCRETE PIPE
= SANITARY SEWER MANHOLE
SQFT = SQUARE FEET
WM = WATER METER
WV = WATER VALVE
A/C = AIR CONDITIONING UNIT

SYMBOL LEGEND

= CONCRETE
= ASPHALT PAVEMENT
= BUILDING OUTLINE
= IRON PIN FOUND
= IRON PIN PLACED (1/2" REBAR)
= BOUNDARY POINT
= IPF CONCRETE MONUMENT
= OVERHEAD WIRE
= GUY WIRE ANCHOR
= POWER POLE
= AIR CONDITIONING UNIT
= ELECTRIC METER
= GAS MARKER POST
= FIRE HYDRANT
= WATER METER
= WATER VALVE
= LAND LOT NUMBER
= HOG WIRE FENCE
= BARBED WIRE FENCE
= WOOD FENCE
= CHAINLINK FENCE
= RIGHT-OF-WAY
= CENTERLINE OF ROAD
= LAND LOT LINE
= BRICK PAVERS

REFERENCE MATERIALS INCLUDE:

PB 45, PG 60
PB 42, PG 156
PB 26, PG 243
DB 15649, PG 3
DB 19221, PG 1377
DB 13987, PG 230
DB 14542, PG 1
DB 14138, PG 225
DB 19217, PG 179
DB 11062, PG 95
DB 11671, PG 2
DB 15179, PG 80
DB 16034, PG 209
DB 11687, PG 204205
DB 18939, PG 209
DB 12382, PG 292
DB 3086, PG 321

HENRY COUNTY RECORDS

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ALL EASEMENTS AND MATTERS OF RECORD MAY NOT BE SHOWN HEREON.

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA.
PANEL 13151C0180D
EFFECTIVE DATE: 10/06/2016

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY REAL TIME KINEMATIC (RTK) GPS. 100% OF THIS SURVEY WAS PERFORMED BY GPS. THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY WAS MADE BY LEICA, MODEL: GS18I OR GS18T AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.

THE CURRENT PROPERTY OWNER IS HOWARD HARVEY D & NANETTE O PER DEED BOOK 15649 PAGE 1 OF HENRY COUNTY, GEORGIA RECORDS.

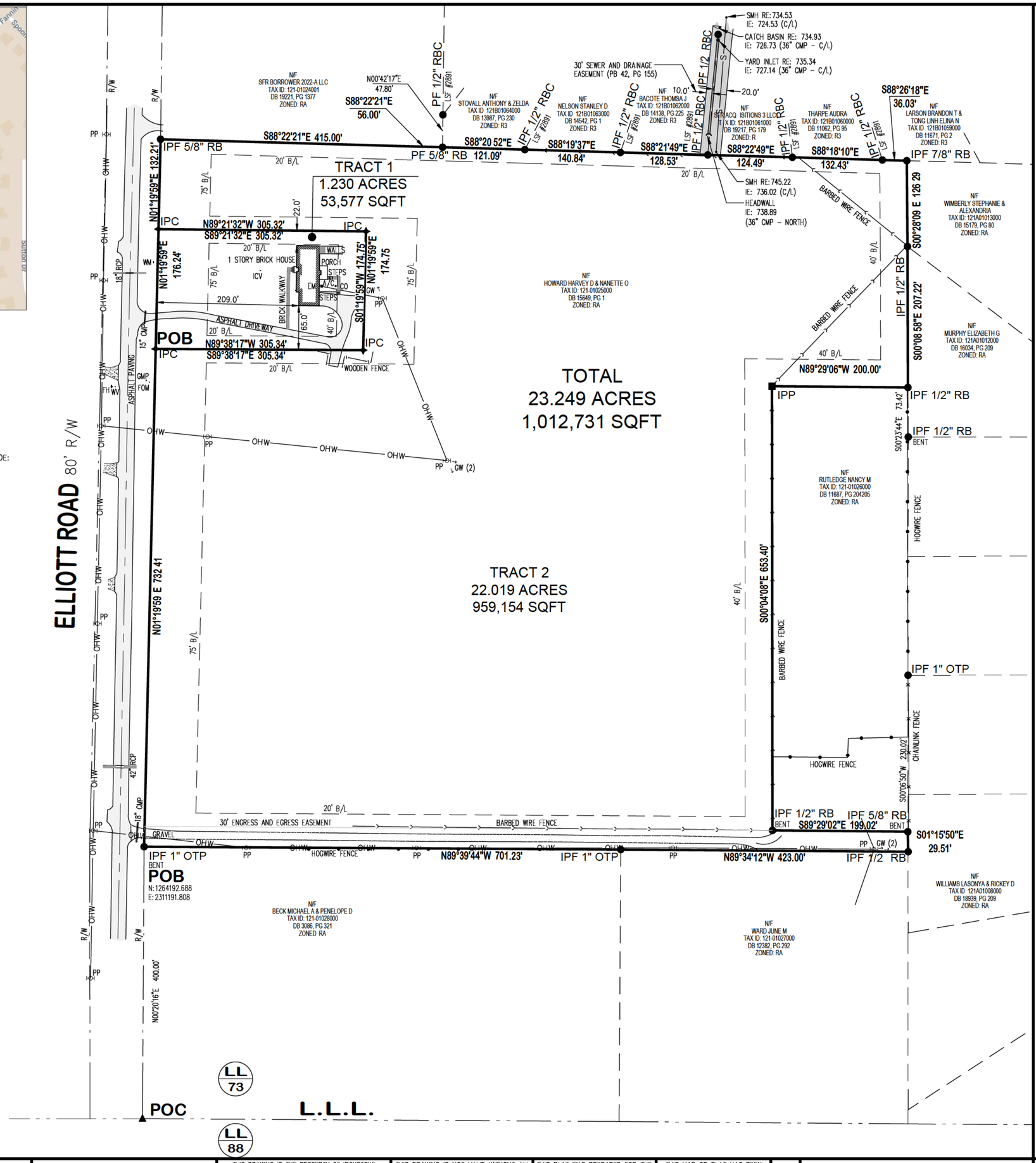
NOTE:
PROPERTY IS LOCATED IN THE WALNUT CREEK WATER SHED PROTECTION DISTRICT.
PROPERTY IS NOT PART OF A SUBDIVISION.
A PORTION OF THIS PROPERTY IS NOT LOCATED IN A WETLAND AREA.
PROPERTY IS SERVED BY COUNTY WATER.
THIS PROPERTY DOES NOT INCLUDE BODIES OF WATER ON THE PROPERTY.
PROPERTY IS LOCATED ON A PAVED ASPHALT ROAD.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA PROFESSIONAL NO. 2595 LAND SURVEYOR KENYON L. MILLER

Kenyon L. Miller
KENYON L. MILLER, P.L.S. #2595

03/30/2026
DATE



GRID NORTH
NAD83/GA WEST

NO.	JOB NO.	DESCRIPTION OF REVISION	DATE
2	250106	TRACT ONE IS NOW 1.29 ACRES	03/30/2026
1	250106	DRAINAGE STRUCTURES AND EASEMENT TO NORTH	9/22/25

IRONSTONE CONSULTING & DESIGN
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4614 / Email office@ironstonesurveying.com

LOT DIVISION SURVEY
FOR DAVID CURRY
IN LAND LOT 73, DISTRICT 7, HENRY COUNTY, GEORGIA

GEORGIA811 www.Georgia811.com Contact 811 before you dig.

ORIGINAL PLAT DATE: 03/21/2025	DRAWN BY: SB	CREW: ES/KW	JOB NUMBER: 250106	A	ADDRESS:	238 ELLIOTT ROAD McDONOUGH, GEORGIA, 30252	THIS DRAWING IS THE PROPERTY OF IRONSTONE CONSULTING AND DESIGN AND IS AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.	THIS DRAWING IS NOT VALID WITHOUT ALL SHEETS PRESENT, STAMPED, AND SIGNED BY THE REGISTERED SURVEYOR NAMED IN THE OFFICIAL SEAL STAMPED HEREON.	THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.	THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 890,347 FEET.	SCALE: 1" =100'	0' 100' 200' 300'	SHEET NUMBER: 1 of 1
ORIGINAL FIELD DATE: 03/19/2025	CHECKED BY: KLM	FIELD BOOK: FIELD SKETCH	DWG NAME: 250106-BND	24X18									

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- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

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TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: ELLIOTT ROAD RESIDENTIAL

CLIENT NAME

REVISIONS

A2601.0004-R-3-YP

DATE 08-05-2025

CONTRACT #

DRAWN BY PC

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McDONOUGH, GA 30253
LSF #1179

SEAL

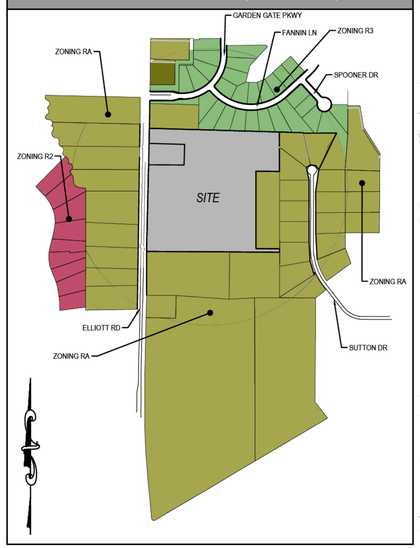
SHEET TITLE
CONCEPTUAL SITE PLAN

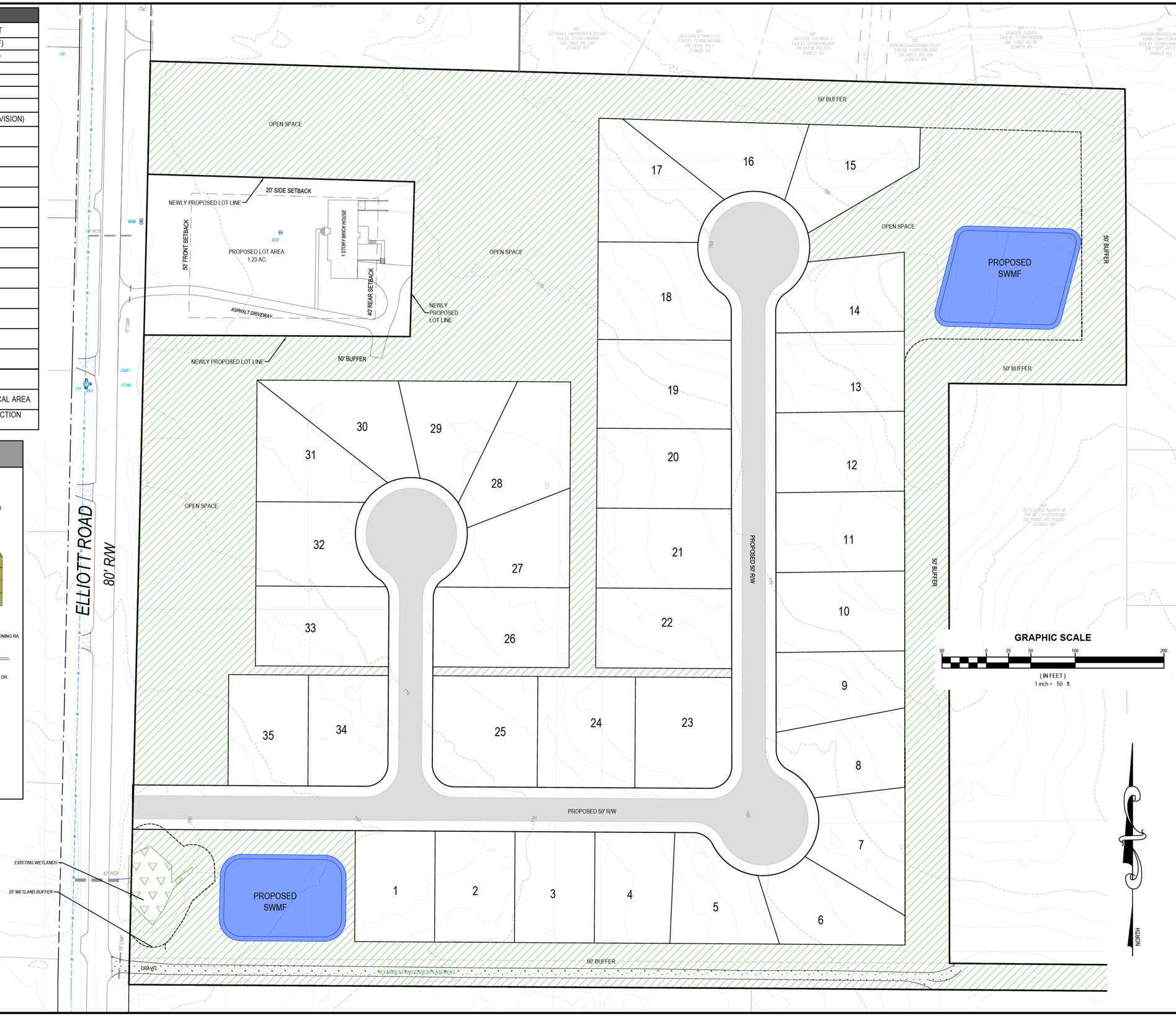
SHEET
1

Q:\A2601.0004 - Elliott Road\Engineering\Planning\A2601.0004-R-3-YP.dwg, Layout1, smoore, Sep 22, 2025 - 4:18:14pm

SITE DATA	
PROJECT NAME	ELLIOTT ROAD TRACT
TOTAL SITE AREA	23.24 AC (1,012,731 SF)
SITE AREA TO BE REZONED	22.01 AC (959,337 SF)
CURRENT ZONING	RA
PARCEL #	121-01025000
LANDLOT / DISTRICT	73 / 7
PROPOSED DEVELOPMENT INFORMATION	
PROPOSED ZONING	R-3 (CONSERVATION SUBDIVISION)
MINIMUM LOT SIZE REQUIRED	5,000 SQFT
MINIMUM LOT SIZE PROVIDED	10,890 SQFT
MINIMUM LOT WIDTH REQUIRED	50'-0"
MINIMUM LOT WIDTH PROVIDED	90'
PROPOSED LOT COUNT	35 UNITS
MAX DENSITY PER FLUM	2 UNITS / AC.
PROPOSED R/W	2.47 AC
PROPOSED SWMF	.75 AC
PROPOSED DEVELOPABLE AREA	18.79 AC
NET DENSITY	1.9 UNITS PER ACRE
GROSS DENSITY	1.6 UNITS PER ACRE
REQUIRED OPEN SPACE	40% (8.8 AC)
PROPOSED OPEN SPACE	43% (9.6 AC)
NOTE: THIS SITE IS NOT LOCATED WITHIN A WATER QUALITY CRITICAL AREA	
NOTE: THIS SITE IS NOT LOCATED WITHIN A WATERSHED PROTECTION DISTRICT	

VICINITY MAP (NOT TO SCALE)





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McDonough, GA 30253
770.914.9394

PROJECT NAME: ELLIOTT ROAD RESIDENTIAL

CLIENT NAME: DAVID CURRY, 3018 EAST LAKE ROAD, MCDONOUGH, GEORGIA 30252

REVISIONS
1. REVISED PER PAZ COMMENTS 03/24/2026

A2601.0004-R-3-CSD.2 (90' LOTS)WAS

DATE	03/18/2026
CONTRACT #	A2601.0004
DRAWN BY	CD

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McDONOUGH, GA 30253
LSF #1179

SEAL

SHEET TITLE
OVERALL SITE PLAN

SHEET
1.0

©Moore Bass Consulting

S:\A2601.0004_238 ELLIOTT ROAD\Engineering\Planning\A2601.0004-R-3-CSD.2 (90' LOTS)WAS.dwg, Layout1, cdollano, Mar 24, 2026 - 1:09:45pm

TABLE 9.3. RECOMMENDED TREE LIST

Scientific Name	Common Name	Street or Parking Lot Tree*	Preferred Species
Overstory Tree Species			
Overstory trees must be planted 30 feet on center			
Carya cordiformis	Bitternut Hickory		Yes
Carya glabra	Pignut Hickory		Yes
Carya illinoinensis	Pecan		Yes
Carya ovata	Shagbark Hickory		
Carya pallida	Sand Hickory		
Carya tomentosa	Mockernut Hickory		Yes
Castanea dentata	American Chestnut		
Fagus grandifolia	American Beech	Yes	Yes
Fraxinus americana	White Ash	Yes	Yes
Fraxinus pennsylvanica	Green Ash	Yes	
Ginkgo biloba	Maidenhair Tree (male only)	Yes	
Gleditsia triacanthos	Honey Locust (thornless varieties only)		
Liquidambar styraciflua	Sweetgum (fruitless varieties only)	Yes	Yes
Liriodendron tulipifera	Tulip Poplar	Yes	Yes
Magnolia grandiflora	Southern Magnolia	Yes	Yes
Metasequoia glyptostroboides	Dawn Redwood		
Nyssa aquatica	Swamp Tupelo		
Platanus acerifolia	London Planetree	Yes	
Platanus occidentalis	American Sycamore	Yes	Yes
Quercus alba	White Oak	Yes	Yes
Quercus bicolor	Swamp White Oak		
Quercus coccinea	Scarlet Oak	Yes	
Quercus falcata	Southern Red Oak	Yes	Yes
Quercus marilandica	Blackjack Oak	Yes	Yes
Quercus montana	Nuttall Oak	Yes	
Quercus phellos	Willow Oak	Yes	
Quercus palustris	Pin Oak	Yes	
Quercus shumardii	Shumard Oak	Yes	Yes
Quercus stellata	Post Oak		Yes
Taxodium distichum	Bald Cypress	Yes	Yes
Ulmus americana	American Elm	Yes	
Mid-canopy Tree Species			
Mid-canopy trees must be planted 20 feet on center			
Acer barbatum	Southern Sugar Magnolia	Yes	
Acer leucoderme	Chalk Maple	Yes	
Acer rubrum	Red Maple	Yes	
Betula nigra	River Birch		Yes
Carpinus betulus	European Hornbeam	Yes	
Castanea mollissima	Chinese Chestnut		
Celtis laevigata	Sugarberry	Yes	
Cladrastis kentukea	Yellowwood		
Magnolia acuminata	Cucumber Magnolia		
Nyssa sylvatica	Blackgum	Yes	
Ostrya virginiana	Eastern Hop Hornbeam	Yes	
Salix nigra	Black Willow		Yes
Ulmus alata	Winged Elm		
Ulmus rubra	Slippery Elm	Yes	
Understory Tree Species			
Understory trees must be planted 20 feet on center			
Acer buergerianum	Trident Maple	Yes	
Amelanchier arborea	Serviceberry	Yes	Yes
Carpinus caroliniana	American Hornbeam	Yes	Yes
Cercis canadensis	Eastern Redbud	Yes	Yes
Cercis chinensis	Chinese Redbud		
Chionanthus virginicus	Fringetree	Yes	Yes
Cornus alternifolia	Alternate Leaf Dogwood		
Cornus florida	Flowering Dogwood	Yes	Yes
Cornus kousa	Chinese Dogwood		
Cotinus obovatus	American Smoketree		
Halesia carolina	Carolina Silverbell	Yes	
Hamamelis virginiana	Witch Hazel		
Ilex spp.	Holly (tree form varieties)	Yes	
Lagerstroemia indica	Crape Myrtle (non-dwarf)	Yes	
Magnolia x soulangiana	Saucer Magnolia		
Magnolia stellata	Star Magnolia		
Magnolia virginiana	Sweetbay Magnolia		Yes
Malus floribunda	Japanese Flowering Crabapple	Yes	
Myrica cerifera	Wax Myrtle		
Oxydendrum arboreum	Sourwood		Yes
Prunus serrulata	Japanese Flowering Cherry		
Prunus subhirtella	Winter Flowering Cherry		
Prunus x yedoensis	Yoshino Flowering Cherry		
Quercus georgiana	Georgia Oak	Yes	Yes
Rhus spp.	Sumac		
Sassafras albidum	Sassafras	Yes	
Coniferous Evergreen Tree Species			
Coniferous evergreen trees must be planted 12 feet on center			
Cedrus atlantica "Glauca"	Blue Atlas Cedar		
Cedrus deodara	Deodar Cedar		
Chamaecyparis obtusa	Hinoki Cypress		
Chamaecyparis thyoides	Atlantic White Cedar		
Cryptomeria japonica	Japanese Cedar		
Juniperus virginiana	Eastern Red Cedar	Yes	
Thuja occidentalis	Arborvitae		
Pinus echinata	Shortleaf Pine		Yes
Pinus taeda	Loblolly Pine		Yes
Pinus virginiana	Virginia Pine		Yes
Tsuga canadensis	Eastern Hemlock		

* Understory trees may only be used in parking lot and street tree applications where site conditions do not allow the planting of overstory or mid-canopy trees. Understory trees must be single trunk when adjacent to streets.

NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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McDonough, GA 30253
770.914.9394

PROJECT NAME
ELLIOTT ROAD RESIDENTIAL

CLIENT NAME
DAVID CURRY
3018 EAST LAKE ROAD
MCDONOUGH, GEORGIA 30252

REVISIONS

A2601.0004-R-3-CSD.2 (90' LOTS)WAS

DATE	04/09/2026
CONTRACT #	A2601.0004
DRAWN BY	CD

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McDONOUGH, GA 30253
LSF #1179

SEAL

SHEET TITLE
PROPOSED LANDSCAPE PLAN

SHEET
1.0

S:\A2601.0004 -238 ELLIOTT ROAD\Engineering\Planning\A2601.0004-R-3-CSD.2 (90' LOTS)WAS.dwg, Layout1 (2), kimoore, Apr 09, 2026 - 2:44:07pm

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Henry County Water Authority
Engineering Division

February 13, 2026

Re: Water and Sewer Services - Availability

Proposed Development:	**Single-Family Residential Conservation Subdivision**
Property Information:	**238 Elliott Road**
Parcel No:	**Parcel No. 121-01025000**
	LL 73; District 7; 22.67+/- acres
Proposed Zoning:	**R3-Conservation**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Walnut Creek**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property. A fire flow test calculated in the area revealed the following data:

Static:	128	psi
Residual:	96	psi
Flow	1500	gpm
Calculated Flow @ 20 psi:	2893	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 750 gpm for said single-family residential development as established by the Henry County Board of Commissioners.

Sewage **treatment** and sewer line **capacity** are currently available for the property.

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

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

This letter was prepared with information submitted to HCWA on a Site Plan dated 08/05/2025 prepared by Moore Bass Consulting, Inc.

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

HENRY COUNTY SCHOOLS

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

Unified Governance

Henry County Board of Education

Sophe Pope
Board Chair
District 4

Annette Edwards
Board Vice Chair
District 2

Dr. Pam Nutt
District 1

Jennifer Carter
District 3

Makenzie McDaniel
District 5

Dr. John Pace, III
Superintendent

To: Pam Powers

Date: 1/12/2026

Re: Elliott Rd

Property Address and Nearest Intersection: Elliott Rd & Garden Gate Pkwy

Projected Number of Dwelling Units: 35

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
Timber Ridge Elem	0	35 Units x .77 Children per unit	27 students ÷25 per class	If Modular $25,000 per Classroom
Union Grove Middle	6	27 students	2 Classrooms	If Permanent $300,000 per Classroom
Union Grove High	2			

Respectfully,

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

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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

SWING FOR A CAUSE

Golf tournament to benefit Special Olympics planned

By Matthew Adams
matthew.adams@news-daily.com

STOCKBRIDGE — Next month, Henry County Parks and Recreation, in partnership with Chick-fil-A, will host the second annual Swing for a Cause golf tournament at Eagle's Landing Country Club.

Proceeds from the tournament will go to the Henry County Parks and Recreation Special Olympics Program.

The tournament is at 100 Eagle's Landing Way, Stockbridge, on May 11 from 8 a.m. to 3 p.m.

The cost for a foursome is $1,000 and various sponsorships are also available.

A glance at the sponsorship levels:

Signature Sponsor ($3,500)

— Marketing banner in Chick-fil-A's drive-thru.

— Quarterly recognition in the Henry County Parks and Recreation Department's program.

— Reserved marketing area on tournament day.

— Company logo on event banner and T-shirt.

— Two foursomes.

Platinum Sponsor ($2,500)

— Marketing space on tournament day.

— Quarterly recognition in the Henry County Parks and Recreation Department's program.

— Company logo on event banner and T-shirt.

— One foursome.

Gold Sponsor ($2,000)

— Marketing space on tournament day.

— One-time recognition in the Henry County Parks and Recreation Department's program.

— Company logo on event banner and T-shirt.

— One foursome.

Hole signs are also available for $200.

— — —

To learn more, visit www.hcprd.org or email parksrec@henrycountyga.gov, call Chick-fil-A's Miles Fallin at 661-644-7880 or call Henry County Special Olympics at 770-288-7295.

COLUMNIST | TIMOTHY DALY

Time to plan your summer garden

Daly

Though now is still too early to plant most summer vegetables, we can begin planning what to plant this season. The average last date of frost in our area is April 15, so wait until after then to plant cold sensitive plants. Many vegetables thrive in our climate, and they can be productive if given proper care.

Vegetables gardens have several requirements necessary for success. The site needs to be in full sun although some morning or afternoon shade is fine. They require supplemental water during dry spells. Make sure you have a source for watering such as a garden hose. Drip irrigation is another good way to provide water. Good soil is a necessity. Before doing anything, heaves your soil tested through Henry County Extension to determine fertilizer needs and lime requirements. See the following link to an Extension publication on how to do so: https://tinyurl.com/38fw4s4n. Also, adding organic amendments such as peat moss, topsoil or compost is beneficial since growing the plants in our clay soils can be difficult.

What should you plant? That depends on what your preferences as many types do well here. Tomatoes are the most popular. Two classifications of them exist: determinate and indeterminate. The determinant ones have a compact bush form and produce most of their crop at one time. These ones are frequently used in soups, tomato sauce, and many recipes. Varieties include 'Celebrity,' 'Early Girl,' and 'Rutgers.' The indeterminate ones produce fruit continually throughout the year up to the first frost. Most of them are vines and require support such as with tomato cages. Varieties include 'Sweet 100,' 'Big Boy,' and 'Better Boys.'

Peppers come in many varieties. Their 'hotness' is determined by the amount of the chemical capsaicin in the fruit. Some have little to no such as bell peppers and sweet banana peppers. Other can be quite hot and care must be used when using in food as some people can have an allergic reaction. Hotter varieties include the cayenne, jalapeno, and ghost peppers. The chemical capsaicin is a key component of mace and pepper spray used by law enforcement.

One of the best vegetables to grow are beans. They come in two types: pole (vines) and bush beans. Make sure you know which type you are planting. Some of the best bush bean varieties are 'Blue Lake,' Gold Rush,' and 'Venture.' Good pole bean varieties include 'Kentucky Blue,' and 'Kentucky Wonder.' Harvest the beans when they are four inches long as if they get too big, they are tough and will reduce the production of beans. You can stagger the planting time to get consistent harvest. Plant some this week, some the following week, and so forth.

Many types of squash grow well in our gardens. They can be divided into two types: summer and winter squash. Summer squash include yellow crookneck and zucchini. Harvest them before they get too large as if they do so, the fruits become tough and will shut down production. Zucchini squash, being green like cucumbers, can hide under the leaves and are hard to see. The name winter squash does not mean it grows in the winter. It means that the squash can be stored during the winter months in cellars as in the days before refrigeration. Unlike summer squash, they should be left on the vine until late in the season as the plant slowly dies out for the season. Winter squash include spaghetti squash, acorn squash, and butternut squash.

Many other vegetables can be grown including okra, corn, watermelon, cucumber, eggplant, and many others. See the Extension publication with the vegetable planting chart at: https://tinyurl.com/5yvj45wx. Consider planting a vegetable garden and enjoy the rewards.

If you would like to learn more about vegetable gardening, Henry County Extension, as part of our monthly 'Lunch and Learn' series will have a class on vegetable gardening on Tuesday, April 14, from noon to 1 p.m. at the Extension Office, 97 Lake Dow Road McDonough. The presenter will be Bethany Harris, Director of the University of Georgia Center for Urban Agriculture. The program is free, and no registration is required.

Timothy Daly is an Agricultural and Natural Resource Extension Agent with UGA Extension Henry County. He can be contacted at 770-288-8421 or tdaly@uga.edu.

classifieds

henryherald.com

HENRY HERALD ADVERTISING DEADLINES

LINERS: Pub. Date: WEDNESDAY, SATURDAY — DEADLINE: TUESDAY 3 PM, FRIDAY 3 PM

DISPLAY AD: Pub. Date: WEDNESDAY, SATURDAY — DEADLINE: TUESDAY 3 PM, THURSDAY 10 AM

9003 Public Hearing

HDH
GPN16

Notice of Cancellation for Public Hearing City of Hampton Mayor and City Council April 14th, 2026 6:00 p.m.

Notice of Cancellation is hereby given for the City of Hampton Public Hearing scheduled for Tuesday, April 14th, ORD 2026-TBD regarding Text Amendment Appendix A. Article 12, Sec. 12.1-9 and addition of Sec. 12-11 Planning Commission.

9003-548800, 04/11/2026

9004 Public Sales/Auctions

Gpn17
hdh1739
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE (LEVANS SOLUTIONS LLC)
You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.
The vehicles are currently located at **5248 N HENRY BLVD, STOCKBRIDGE GA 30281.** The vehicles subject to liens as stated above are identified as:

2016 NISSAN ALTIMA SEDAN SEDAN, VIN 1N4BL3AP3GC146615 TAG CVG8665 GA,

2011 BUICK SUV VIN# 5GAKRBED8BJ296177 TAG RXW1470 GA,

2015 CHRYSLER 200 S, VIN# 1C3CCCDG7FN540345, TAG CXT6025 GA,

2018 BUICK. ENCORE, VIN KIACJASBSJB635262, TAG RRX9552 TX,

2017 MERCEDES BENZ E300 VIN# WDDZF4JB3HA175383 TAG UAT4234 VA, LIMITED
The auction will be held at **5248 N Henry Blvd.s, rear lot at 9am on APRIL 19 and April 26 at 9am (same location), 2026.**
4/4/11 2026

9066 Zoning

HDH
GPN13

PUBLIC HEARING NOTICE
Henry County Zoning Advisory Board (ZAB)

Date: May 14, 2026
Location: Henry County Administration Building 140 Henry Parkway, McDonough, Georgia 30253
Public Meeting: 6:30 PM, Community Meeting Room

SPECIAL USE:

SU-26-01
David Curry of McDonough, GA requests a special use for property located at 238 Elliott Road in Land Lot 73 of the 7th District. The property consists of 22.02 +/- acres and the request is for a single-family conservation subdivision.
District 3

REZONING:

RZ-26-01
John Valdivieso of McDonough, GA requests a rezoning from RA (Residential Agricultural) to C-2 (General Commercial) for property located southwest of the intersection of Highway 81 East and Keys Ferry Road in Land Lots 145, 176, and 177 of the 8th District. The property consists of 19.83 +/- acres and the request is for a commercial shopping center.
District 1

RZ-26-02
Sawgrass Development, LLC, of Atlanta, GA requests a rezoning from RA (Residential Agricultural) to R-4 (Single Family Residential) for property south of Honey Creek Road, west of Honey Lane in Land Lots 79, 82, and 83 of the 8th District. The property consists of 209.15 +/- acres and the request is for a single-family subdivision
District 3

RZ-26-03
David Curry of McDonough, GA requests a rezoning from RA (Residential Agricultural) to R-3 (Single Family Residential) for property located at 238 Elliott Road in Land Lot 73 of the 7th District. The property consists of 22.02 +/- acres and the request is for a single-family conservation subdivision.
District 3

VARIANCE:

VR-26-01
Sun Rise Brothers Properties, LLC, of Sugar Hill, GA requests a variance for property located at 830 McCullough Road in Land Lot 87 of the 6th District. The property consists of 0.97 +/- acres and the request is for relief from development standards.
District 2

VR-26-02
Robert Cooper of Hampton, GA requests a variance for property located at 265 East James Circle in Land Lot 219 of the 6th District. The property consists of 0.24 +/- acres and the request is for relief from development standards.
District 5

9066-548715, 04/11/2026

9075 Foreclosures

Hdh1756
gpn11
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF HENRY
By virtue of a Power of Sale contained in that certain Security Deed from HOLLY L. BALLARD to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, dated June 18, 2018, and recorded on June 22, 2018, in Deed Book 15918, at Page 102, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Eighty-Three Thousand, Seven Hundred Ninety and no/100 Dollars ($283,790.00), with interest thereon as provided therein, as last transferred to NEW AMERICAN FUNDING LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING, recorded in Deed Book 19485, at Page 646, in aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Henry County, Georgia, or at such place as has been or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2026, all property described in said Security Deed including, but not limited to, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 15 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 7, BLOCK C, THE VILLAGES AT EAGLES LANDING, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 18, PAGE 171, HENRY COUNTY GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.
Said property may more commonly be known as **113 Wexford Ct, Stockbridge, GA 30281.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New American Funding, c/o Home Retention Department, 8201 North FM 620, Suite 120, Austin, Texas 78726; telephone: (800) 893-5304.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Gloria Rae Ballard, Holly L Ballard and/or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code, 2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and 3) any legal impediments to the undertaking and completion of sale.
The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.
New American Funding, LLC, as Attorney-in-Fact for Holly L. Ballard
Contact: PADGETT LAW GROUP, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520
Ad Run Dates: 04/11/2026, 04/18/2026, 04/25/2026, 05/02/2026

Hdh1646
gpn11
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF HENRY
By virtue of a Power of Sale contained in that certain Security Deed from BRANDON EDWARD MCGEE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, dated December 29, 2022, and recorded, on January 9, 2023, in Deed Book 19236, at Page 1094, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Four Hundred Sixty-One Thousand, Four Hundred Sixty-Seven and no/100 Dollars ($461,467.00), with interest thereon as provided therein, as last transferred to NEW AMERICAN FUNDING LLC F/K/A BROKER SOLUTIONS INC. D/B/A NEW AMERICAN FUNDING, recorded in Deed Book 19390, at Page 282, in aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Henry County, Georgia, or at such place as has been or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2026, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 163 OF THE 2ND DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 49, OF BERKELEY LAKES SUBDIVISION, PHASE 2A AS PER PLAT RECORDED IN PLAT BOOK 62, PAGES 95-97, HENRY COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION.
Said property may more commonly be known as **1509 Stinson Lane, Locust Grove, GA 30248.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New American Funding, LLC, New American Funding, c/o Home Retention Department, 8201 North FM 620, Suite 120, Austin, TX 78726, 800-893-5304.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Brandon Edward McGee and/or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
New American Funding, LLC,
as Attorney-in-Fact for Brandon Edward McGee
Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone (850) 422-2520
Ad Run Dates: 04/04/2026, 04/11/2026, 04/18/2026, 04/25/2026, 05/02/2026

Hdh1754
gpn11
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF HENRY
By virtue of a Power of Sale contained in that certain Security Deed from AYISHA RANDLE and STEVE JACOBS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, dated September 15, 2017 and recorded on September 21, 2017 in Deed Book 15466, Page 101, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred One Thousand Two Hundred Eighty-Six and 00/100 dollars ($201,286.00) with interest thereon as provided therein, as last transferred to New American Funding, LLC F/K/A Broker Solutions, Inc., D/B/A New American Funding, recorded in Deed Book 19422, Page 2056, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Henry County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2026, all property described in said Security Deed including but not limited to the following described property:
All that tract or parcel of land lying and being in Land Lot 177 of the 3rd District, Henry County, Georgia, being 3.227 acres, more or less, as shown on the Plat of Survey for: Joseph H. Ellison, filed August 23, 2002, recorded in Plat Book 35, page 269, Henry County, Georgia records, which said plat being incorporated herein by reference thereto.
LESS AND EXCEPT that property conveyed in Right of Way Deed to Henry County as recorded in Deed Book 11491, page 262, Henry County, Georgia records.
Said property may more commonly be known as **984 Rocky Creek Road, Hampton, GA 30228.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New American Funding, LLC, New American Funding c/o Home Retention Department 8201 North FM 620, Suite 120 Austin, TX 78726 800-893-5307.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Aysha Randle, Steve Jacobs and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code, 2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and 3) any legal impediments to the undertaking and completion of sale.
The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.
New American Funding, LLC as Attorney-in-Fact for AYISHA RANDLE AND STEVE JACOBS
Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Ad Run Dates: 04/11/2026, 04/18/2026, 04/25/2026, 05/02/2026.

Hdh1755
gpn11
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF HENRY
By virtue of a Power of Sale contained in that certain Security Deed from AUBREY NICHELLE ERVIN AND JUSTIN JORRELL ERVIN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, dated November 16, 2022, and recorded on November 22, 2022, in Deed Book 19227, at Page 1144, as Instrument Number 2022-040169, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Three Hundred Seventy-Four Thousand, Eight Hundred Fifty-Nine and no/100 Dollars ($374,859.00), with interest thereon as provided therein, as last transferred to NEW AMERICAN FUNDING, LLC FKA BROKERS SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, recorded in Deed Book 19466, at Page 725, as Instrument Number D2025-028866, in aforesaid records, will be sold at public outcry, to the highest bidder, for cash, before the courthouse door of Henry County, Georgia, or at such place been as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2026, all property described in said Security Deed including, but not limited to, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 35 OF THE 11TH DISTRICT OF HENRY COUNTY, GEORGIA, BEING LOT 174, THE RESERVE AT CALCUTTA SUBDIVISION, PHASE IA, AS MORE PARTICULARLY DEPICTED ON A PLAT RECORDED IN PLAT BOOK 61, PAGES 157-160, AS REVISED IN PLAT BOOK 61, PAGES 207-210, HENRY COUNTY, GEORGIA RECORDS, WHICH PLATS ARE INCORPORATED HEREIN BY REFERENCE HERETO.
Said property may more commonly be known as **394 Faulkner Street, Stockbridge, GA 30281.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New American Funding, LLC, New American Funding, c/o Home Retention Department, 8201 North FM 620, Suite 120, Austin, TX 78726; telephone: (800) 893-5304.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Aubrey Nichelle Ervin, Justin Jorrell Ervin and/or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code, 2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and 3) any legal impediments to the undertaking and completion of sale.
The Financial Crimes Enforcement Network (?FinCEN?), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.
New American Funding, LLC, as Attorney-in-Fact for Aubrey Nichelle Ervin and Justin Jorrell Ervin Contact: PADGETT LAW GROUP, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520
25-016227
Ad Run Dates: 04/11/2026, 04/18/2026, 04/25/2026, 05/02/2026

This Newspaper is Recyclable

CLASSIFIEDS

125 Cemeteries, Monuments

EASTLAWN Memorial - McDonough, Ga. For sale: Plot - 1 spot w/ double deck depth in H Garden, Lot # 57, Space A. Includes headstone for 2. $2,000. Call Jackie at 678-300-3010.

205 Accounting

PART-TIME CNA WANTED
- 3 hours in the morning
- McDonough area

770-288-2477
JRKelly1028@yahoo.com

900 Yard Sales

CREEKSIDE ESTATES ANNUAL COMMUNITY YARD SALE

COME ONE, COME ALL to our one-day Community-Wide Yard Sale. Creekside Estates Annual Community Yard Sale will be held Saturday, April 11th, 2026, from 8am-2pm.
There will be bargains too-good-to-be-true; deals you can't pass up. Come by and see our goods at this multi-homes event which promises to be a grand shopping event.
Directions: From I75 Exit 221 turn right on Jonesboro Rd, go 1 mile and turn left on Chambers Rd and continue 1 mile to a preferred Henry County Community-Creekside Estates.

TIMELESS TREASURES REDISCOVERED LIVING ESTATE SALE
April 17, 18 & 19
Hours: Friday 10-4 | Saturday 10-3 | Sunday 12-4

After 25 years, treasures from Antiques at the Junction by Donna Bell are being rediscovered and offered to the public!

This special **Living Estate Sale** also features collections from three additional family estates, bringing together an incredible variety of antiques, vintage pieces, and unique finds.

Expect to find:

- Antiques & vintage collectibles
- Furniture (various styles & periods)
- Glassware, china & decorative items
- Jewelry & smalls
- Artwork & one-of-a-kind pieces

➔ Location: 4903 Hwy 155 North, Stockbridge, GA
TENANT ON SITE SO NO EARLY SALES

Conducted by J & K Antiques

Come early - 25 years of collecting means something for everyone! Everything must go!

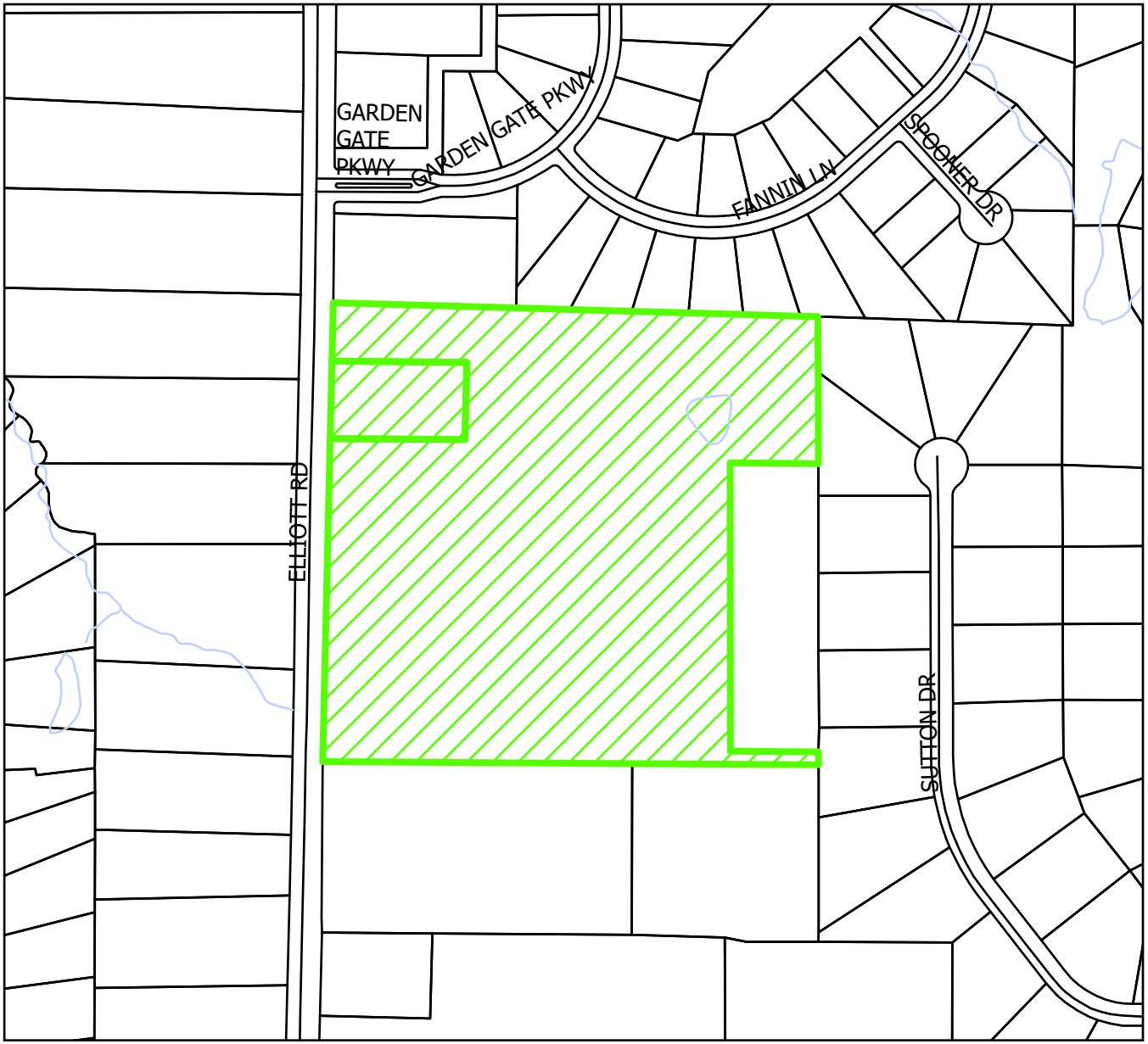
Apr 24, 2026 at 9:50:41 AM
238 Elliott Rd
McDonough GA 30252
United States

Apr 24, 2026 at 9:50:53 AM
238 Elliott Rd
McDonough GA 30252
United States
REZONING
HENRY COUNTY PUBLIC HEARING
RE: RA TO R-3 CONSERVATION
DATE: MAY 14 2026
TIME: 6:30 PM
LOCATION: 140 Henry Parkway, McDonough, Ga. 30253
FOR MORE INFO: 770-288-7526 / WWW.HCPZ.ORG
UNAUTHORIZED REMOVAL OF SIGN IS UNLAWFUL
BURT JONES

Apr 24, 2026 at 9:50:46 AM
238 Elliott Rd
McDonough GA 30252
United States

Apr 24, 2026 at 9:51:01 AM
238 Elliott Rd
McDonough GA 30252
United States

Apr 24, 2026 at 9:50:35 AM
238 Elliott Rd
McDonough GA 30252
United States



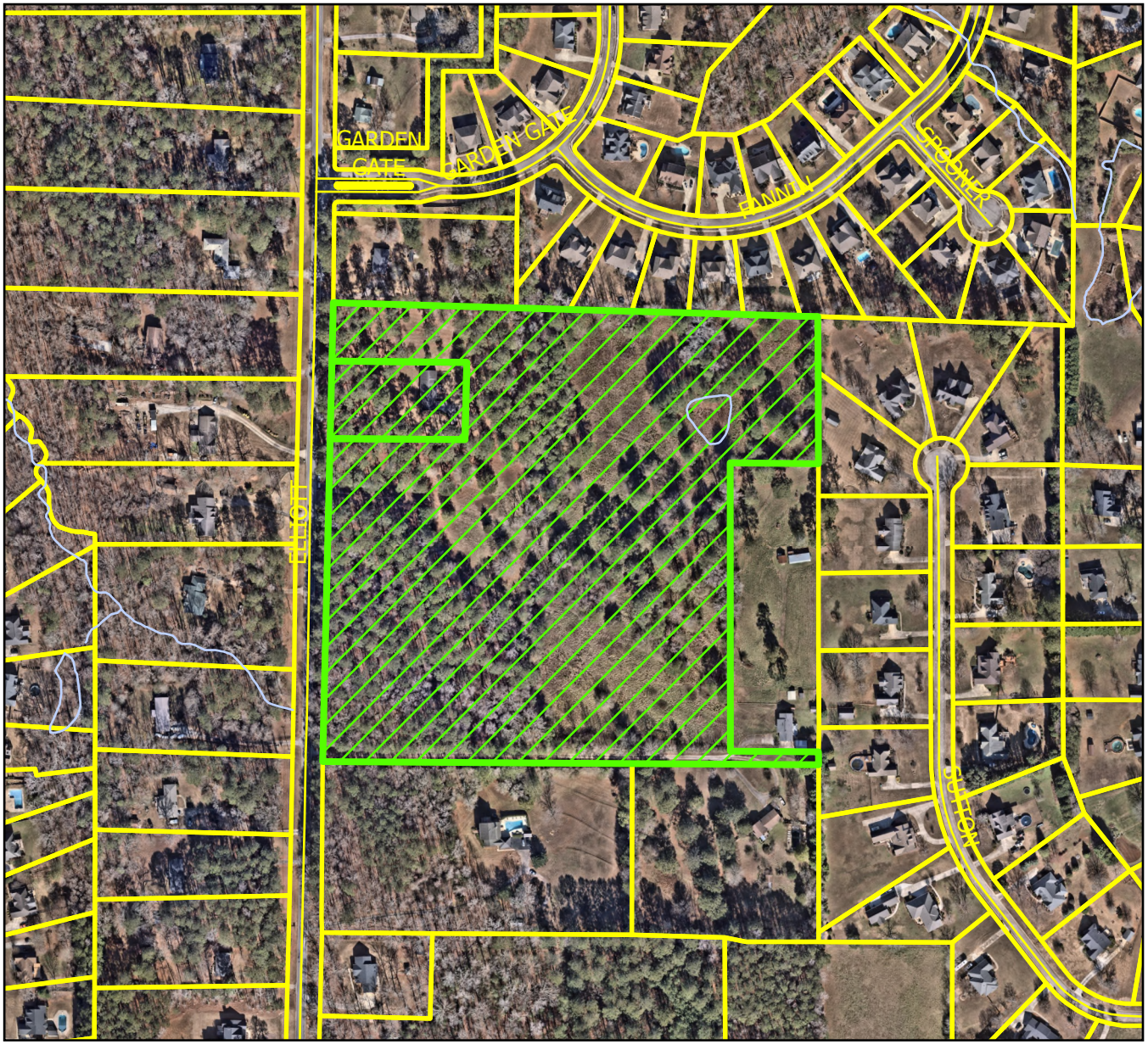
RZ-26-03 SU-26-01

N

300 150 0 300 US Feet

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

Steven Peay. Henry County GIS



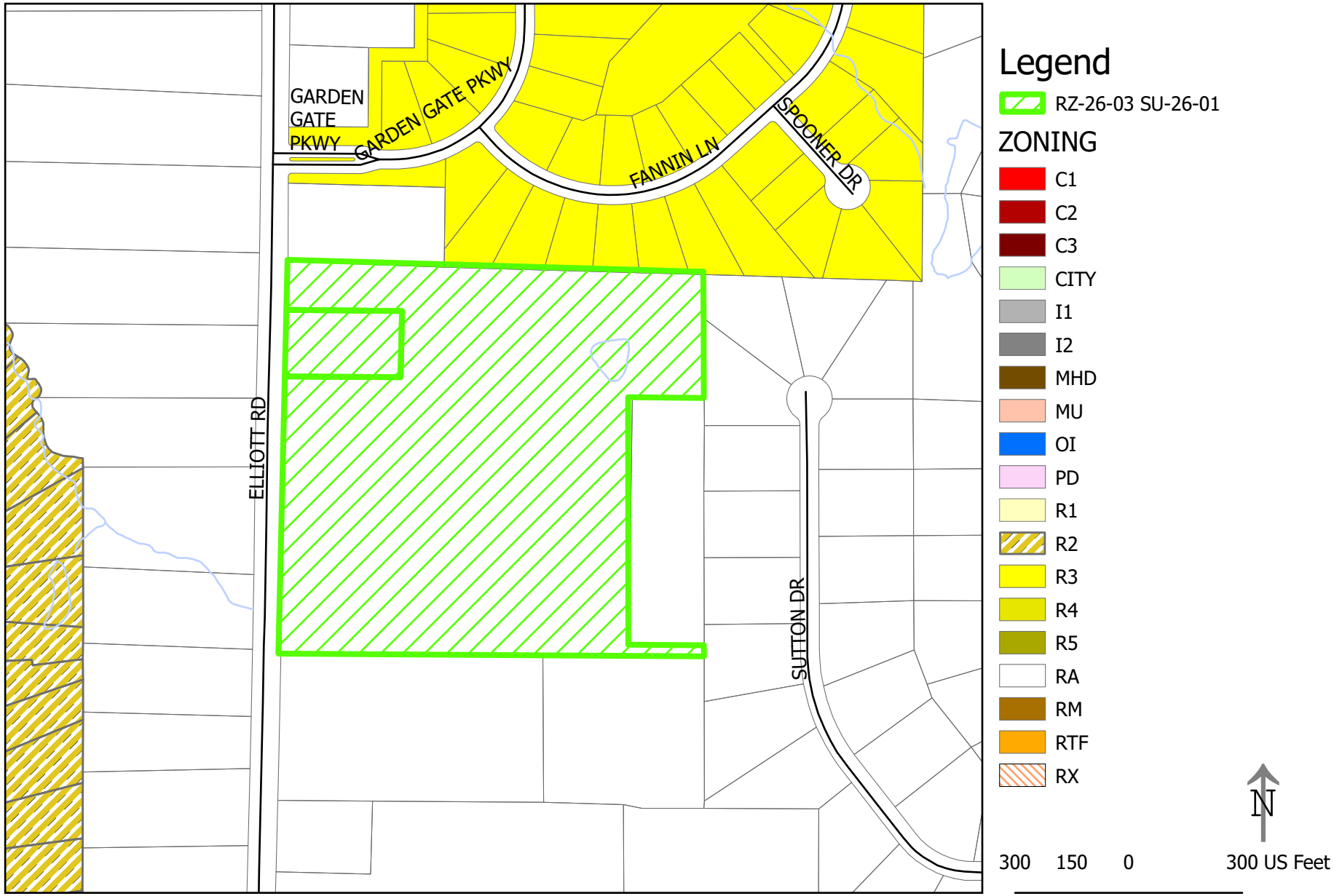
RZ-26-03 SU-26-01

N

300 150 0 300 US Feet

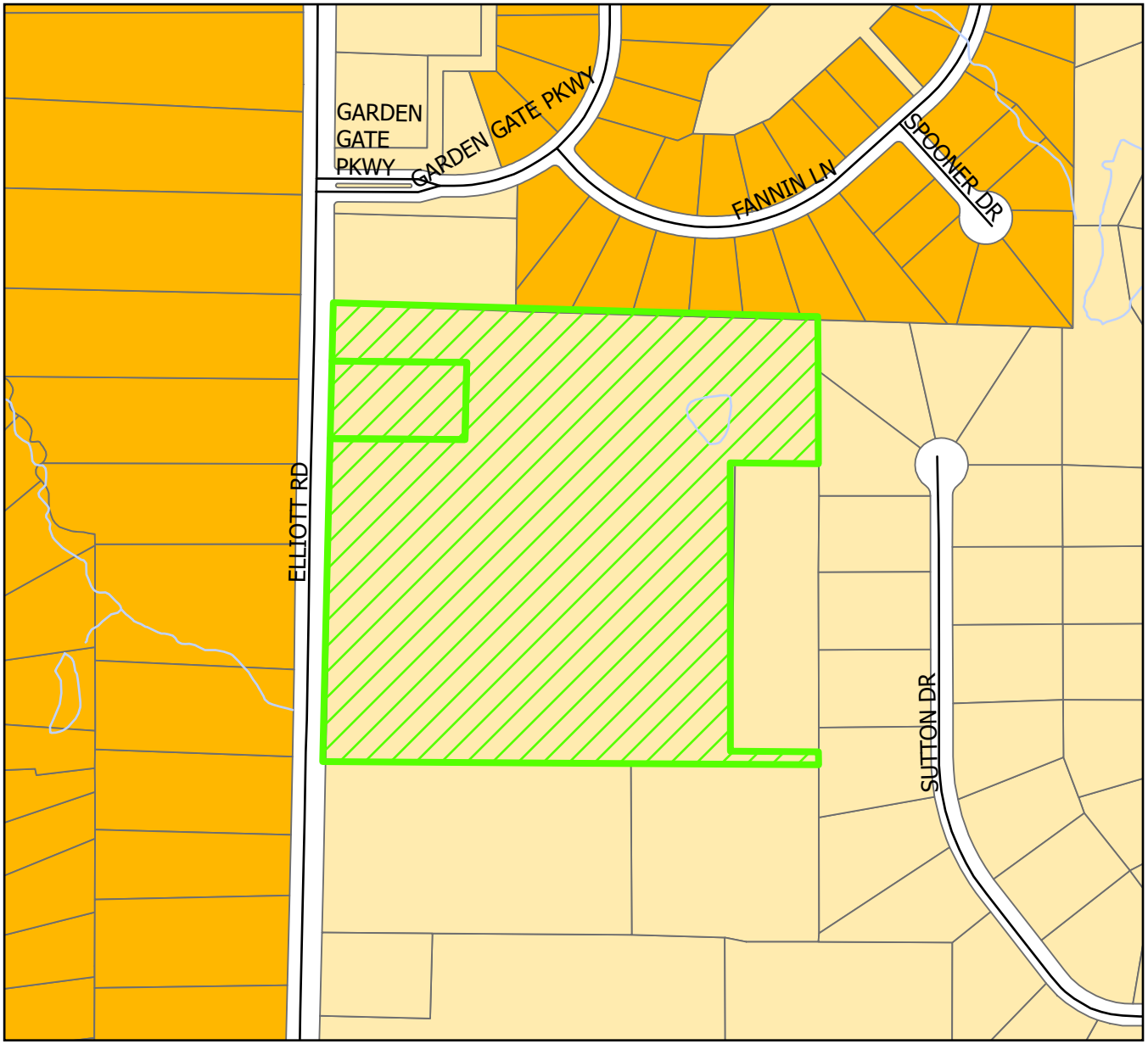
This map is for graphical representation only. It is not a legal document.

Steven Peay. Henry County GIS



Steven Peay. Henry County GIS

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



Legend

RZ-26-03 SU-26-01

Future Land Use

- COM
- GREEN
- HDMU
- HDS
- INDUS
- LDMU
- LDS
- MDS
- PI
- RR
- TBD
- UR
- UTI
- VC
- CITY

N

300 150 0 300 US Feet

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

Steven Peay. Henry County GIS

Commission District: 3
Commissioner: Dee Angyln III
ZAB Member: James Risher
Report Prepared by: Diamond Owens, Planner II

Applicant: David Curry

Agent: Moore Bass Consulting, Inc.
Stephen D. Moore
1350 Keys Ferry Court
McDonough, GA 30253
(770) 914-9394

Location: 238 Elliott Road
Land Lot 73 of the 7th District

Parcel ID(s): 121-01025000

Request: Single-family conservation subdivision

Proposed Use /Purpose: Conservation Subdivision

Current Land Use: Single-Family Residential

Future Land Use: Low Density Suburban (up to 2.0 net du/acre, net)

Sign Posted: April 23, 2026

Postcards Mailed: April 28, 2026

ZAB Meeting: **May 14, 2026**

Lot Size: 22.019 +/- acres

Road Access: Elliott Road (collector)

Proposed Density: 1.9 dwelling units per acre, net

Proposed Lots: 35 lots

Zoning History:

The subject property is zoned R-A (Residential Agricultural) as illustrated on the Henry County Official Zoning Map adopted on March 17, 2026, by the Henry County Board of Commissioners. A review of zoning files indicates there have been no previously approved zoning actions for the subject property.

Table 1.0 (following page) illustrates the current zoning and land use of surrounding properties.

Table 1.0 Current Zoning and Land Uses of Adjacent Properties

Current Zoning		Current Land Use
North	R-A (Residential Agricultural) and R-3 (Single-Family Residential)	Single-Family Residences Single-Family Residential Subdivision
East	R-A (Residential Agricultural)	Single-Family Residences and Single-Family Residential Subdivision
South	R-A (Residential Agricultural)	Single-Family Residences
West	R-A (Residential Agricultural)	Single-Family Residences

Source: *Henry County Zoning Map, Adopted March 17, 2026 & Henry County Tax Assessor's*

Executive Summary:
The applicant is requesting a special use permit to develop a conservation subdivision. Conservation subdivisions are permitted in any single-family residential zoning district with an approved special use. Under the conventional R-3 (Single-Family Residence) zoning, a subdivision (yield plan) on this site would allow up to 35 lots with a minimum lot size of 18,000 square feet, utilizing sewer service, and achieving a net density of 1.9 dwelling units per acre.

A conservation subdivision requires at least 40% of the gross site area to be preserved as open space with a 100-foot landscape buffer along the exterior road and a 50-foot landscape buffer along the remaining perimeter. The conservation plan submitted by the applicant includes clustering of the lots while preserving approximately 43% of the site as open space. The conservation plan indicates a lot count of 35 lots which is the same for what the yield plan would allow for.

The Future Land Use Map (FLUM) designates the property as Low Density Suburban, supporting a net density of up to 2.0 dwelling units per acre.

Development Regulations Relevant to Request:
- *Article 3, Section 3.4. R-3 Single Family Residential*
- *Article 6, Section 6.3.3. Conservation Subdivision*
- *Article 10, Section 10.3. Special Uses*
- *All other sections regarding site development standards and regulations*

Analysis of Request [*Article 10, Section 10.3.2.E.(1-6).*]:

***Criteria 1*: Whether the proposed use is suitable in view of the use and development of adjacent and nearby property.**

The proposed development of a conservation residential subdivision is suitable with adjacent and nearby property with surrounding subdivisions that are classified as R-A (Residential Agricultural) and R-3 (Single-Family Residence) subdivisions.

***Criteria 2*: Whether the proposed use is consistent with the requirements of the zoning district in which the use is proposed to be located.**

The subject property is consistent with the requirements of the R-3 zoning district which is intended to provide for detached single-family residential dwellings that are either site built or industrialized on lots.

***Criteria Point 3:* Whether the proposed use adversely affects the existing use or usability of adjacent or nearby property.**

The proposed use matches the existing characteristic of surrounding uses, single-family residences and subdivisions, and would not adversely affect the usability of nearby property.

***Criteria Point 4:* Whether the proposed use results in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or other public facilities.**

Water and Wastewater Treatment
A letter from the Henry County Water Authority, dated February 13, 2026, states that water service is available to the property. Sewage treatment and sewer line capacity are currently available for the property.

Streets and Sidewalks
The proposed development will have frontage on Elliott Road, which is classified as a collector on the Functional Road Plan. Entrances are to be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and must have a deceleration lane and possible acceleration lane designed and constructed to Henry County Department of Transportation (HCDOT) standards.

The Henry County Transportation Plan recommends widening State Route 20 at Elliott Road in the long-range (2035-2050) from two lanes to four lanes. This proposed subdivision will contribute additional traffic to State Route 20. Therefore, as long as, State Route 20 is widened, per recommendation of the Transportation Plan, the road infrastructure in the vicinity of this proposed subdivision can and will be able to handle the additional traffic now and in the future.

Fire
Correspondence received from Henry County Fire mentions that 1 (one) additional firefighter will be required per addition of population. The proposed development shall have a 26 feet wide fire access lane with hydrants placed every 525 feet road travel starting at the first lot of the subdivision

Police
Per the comments received from the Henry County Police Department the projected population increase is 100.45 new residents. The recommended police staffing is 0.20 Full-Time Officer.

***Criteria Point 5:* Whether there is adequate ingress and egress to the subject property, including evaluation of the traffic impact of the proposed use relative to street capacity and safety of public streets and nearby pedestrian uses.**

The Henry County Transportation Plan recommends widening State Route 20 at Elliott Road in the long-range (2035-2050) from two lanes to four lanes. This proposed subdivision will contribute additional traffic to State Route 20. Therefore, as long as, State Route 20 is widened, per recommendation of the Transportation Plan, the road infrastructure in the vicinity of this proposed subdivision can and will be able to handle the additional traffic now and in the future.

***Criteria Point 6:* Whether there are other existing or changing conditions which, because of their impact on the public health, safety, and general welfare, give supporting grounds for either approval or disapproval of the proposed use.**

Conservation subdivisions are designed to preserve a minimum of 40% of the gross site area as open space. In addition, such developments are required to provide a 100-foot landscape buffer along exterior road frontages and a 50-foot buffer along all remaining property boundaries. These buffering standards are intended to establish a natural visual screen for proposed conservation subdivisions. The proposed 35-lot subdivision is consistent with the conditions established by nearby conservation subdivisions, and is therefore compatible with similar conservation developments in the surrounding area.

Recommendation:

Planning Staff recommends **approval** of the applicant's request of a conditional use for a conservation subdivision with the following conditions:

1. The development standards of the ULDC shall govern except as conditioned otherwise.

2. If developed as a conservation subdivision the development shall be substantially consistent with the conceptual site plan "Elliot Road Residential" presented at the Board of Commissioners Meeting. Acceptance of substantial deviations or adjustments from the conceptual site plan shall be determined by Henry County Planning and Zoning Department.
3. The development shall be limited to 35 lots. Compliance with zoning conditions and development standards may further limit the number of dwelling units.
4. Planning and Zoning Staff shall provide final approval for all elevations before final plat submittal.
5. The required buffers shall comply with the standards set forth in *Section 6.3.3. of the ULDC*. A buffer of at least 100 feet must be provided along all existing streets exterior to the development. A buffer of at least 50 feet must be provided along all adjacent property lines. All buffers shall be subject to approval from the Henry County Building and Plan Review Department and the Planning and Zoning Department prior to the issuance of a land disturbance permit.
6. An ingress/egress access easement shall be maintained so as not to restrict access to the adjacent property at 242 Elliott Road, Parcel 121-01026000. This access easement may be within the required 50 foot perimeter buffer.

Attachments:

- Application
- Legal Ad
- Site Photos
- Sign Photo
- Exhibit Maps

Project/Case #

2026.04.1186

Pre-Application Number

Pre-Application Meeting #2025.10.2985

Address:

238 ELLIOTT RD, MCDONOUGH, GA 30252

Parcel Number(s):

121-01025000

Planning & Zoning

140 Henry Parkway, McDonough, GA 30253, (770) 288-7526

HENRY COUNTY REZONING

Applicant Information

Company Applying

David Curry

Email:

atlpermitting@moorebass.com

First Name:

David

Last Name:

Curry

Phone #:

[redacted]

Address:

[redacted]

City:

[redacted]

State:

[redacted]

Zip:

[redacted]

Agent Information

Will there be an agent representing the applicant?

◉ Yes ○ No

First Name	Last Name	Phone #	Email
Steve	Moore	(770) 914-9394	atlpermitting@moorebass.com

Street Address

1350 Keys Ferry Court

City	State	Zip
McDonough	Georgia	30253

Property Owner Information

First Name:	Last Name:	Phone #:	Email:
David	Curry	(770) 914-9394	atlpermitting@moorebass.com

Street Address:

[redacted]

City: [redacted]

State: [redacted]

Zip: [redacted]

Please list all other owner names:

Property Information

Nearest Intersection

Highway 20 East

Size of Tract in Acres

22

Land Lot Numbers associated with property. Please list all.

73

District

7

Net and Gross density are only required if requesting residential or mixed use rezoning.

Gross density units per acre

1.5

Net density units per acre

1.8

Is this property in an Overlay District?

○ Yes ◉ No

Is this property in a protected watershed?

No

Does this property contain any floodplain?

No

Does the property have access to sewer as per the Henry County Water Authority?

Yes

Request Information

Current Zoning of the Property?

RA Residential-Agricultural

Please describe the Special Use you are requesting:

R-3 Single Family Conservation

Is this request associated with another application?

◉ Yes ○ No

If so, please list all other application types you are submitting that are associated with this project and provide any associated Sages case numbers:

2026.03.0834

Is the proposal requested a DRI?

no

Henry County Planning & Zoning Department
Special Use Request Application

Name of Applicant David Curry Phone: _____ Email: _____

Address Applicant: [redacted] City/State/Zip: [redacted]

Name of Agent Moore Bass Consulting, Inc. Phone: 770-914-9394 Email: ppowers@moorebass.com

Address Agent: 1350 Keys Ferry Court City/State/Zip: McDonough, GA 30253

Secondary Agent/Attorney _____ Phone: _____ Email _____

Address: _____ City/State/Zip: _____

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

Special Use Requested R-3 Conservation

Address of Property: 238 Elliott Road
(Street Address)

The property will be POSTED with a Henry County Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen (15) days prior to either ZAB and/or BOC meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. PP **Acknowledgement**

Nearest intersection to the property: Conyers Road/Highway 20E

Size of Tract: 22.0 acre(s) **as per survey**, Land Lot Number(s): 73 District(s): 7th

Gross Density: 1.5 units per acre Net Density: 1.8 units per acre

Property Tax Parcel Number(s): 121-01025000 **(Required)**

Hannah Combs
Witness' Signature

Signature of Applicant/s

Hannah Combs
Printed Name of Witness

David Curry
Printed Name of Applicant/s

Pam Powers
Notary

Signature of Agent/Attorney

NOTARY STAMP:

State of Georgia, County of Henry

Acknowledged in my presence on April 20, 2026 by Pam Powers,
Date (Printed name of present, named signer)
who is personally known or who produced government issued photo identification pursuant to O.C.G.A. Sec. 45-17-8(c).

PAM POWERS NOTARY PUBLIC HENRY COUNTY, GEORGIA

Pam Powers
(Signature of Notary Public)

My commission expires: 6/28

Notary Public, State of Georgia [Stamp/Seal]

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: X **APPLICANT** X **PROPERTY OWNER** ____ **AGENT** ____ **ATTORNEY** ____ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes ____ **No** X

If **Yes**, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 5th day of February, 2024

David M. Curry
Applicant/Property Owner/Agent/Other Name - Printed

Signature of Applicant/Property Owner/Agent/Other

Hannah Combs
Witness name - Printed

Hannah Combs
Signature of Witness

Sworn to and subscribed before me, this 5th day of February, 2024

PAM POWERS NOTARY PUBLIC HENRY COUNTY, GEORGIA

Pam Powers
Notary Public

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: _____APPLICANT _____PROPERTY OWNER XX AGENT _____ATTORNEY _____OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes _____No XX

If **Yes**, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 5th day of February, 2026

Steve Moore
Applicant/Property Owner/Agent/Other Name - Printed

Signature of Applicant/Property Owner/Agent/Other

Alex McCart
Witness name - Printed

Alex McCart
Signature of Witness

Sworn to and subscribed before me, this 5th day of February, 2026.

PAM POWERS NOTARY PUBLIC HENRY COUNTY, GEORGIA

Pam Powers
Notary Public

MOORE BASS CONSULTING

LAND USE PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
CONSTRUCTION ADMINISTRATION
DRONE LIDAR SURVEYING & MAPPING

ATLANTA | 770.914.9394
TALLAHASSEE | 850.222.5678
moorebass.com

March 18, 2026

Henry County Planning and Zoning
140 Henry Parkway
McDonough, GA 30253

RE: 238 Elliott Road – Henry County
Parcel ID# 121-01025000
Letter of Intent - Request for Rezoning/Special Use-Conservation

Dear Toussaint,

This document is intended to serve as the Letter of Intent for the rezoning with special use request for the above-mentioned property, located on Elliott Road, north of its intersection with Highway 20 East, in unincorporated Henry County.

The subject property has frontage on Elliott Road. The property consists of 22.0 acres of land. The proposed intent is to rezone the property from RA to R-3 Conservation subdivision for the development of 35 single family residential with public water and sewer.

If you have any questions concerning the above or if any additional information is required, please do not hesitate to call me at (770) 914-9394.

Sincerely,

Stephen D. Moore

Moore Bass Consulting, Inc.

February 5, 2026

Henry County Planning and Zoning
140 Henry Parkway
McDonough, GA 30253

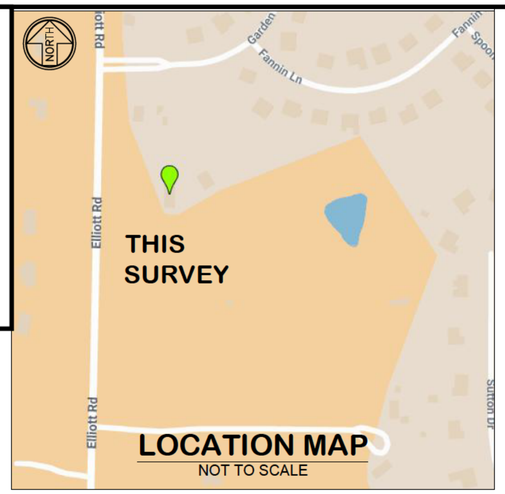
RE: 238 Elliott Road
Henry County Parcel ID# 121-01025000
Letter of Ownership Authorization – Conditional Use

To Whom It May Concern:

This letter is being written to confirm that I am the owner of the above referenced property. Further, I am aware of the proposed conditional use request and do authorize Moore Bass Consulting and /or their agents, to represent this request on my behalf.

If you have any questions concerning the above or if any additional information is required, please do not hesitate to call me at [redacted]

Sincerely,



LOCATION MAP
NOT TO SCALE

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

LEGEND

A = ARC LENGTH
B/L = BUILDING SETBACK LINE
C&G = CURB & GUTTER
C/L = CENTERLINE
CALC = CALCULATED POINT
CHB = CHORD BEARING
CHL = CHORD LENGTH
CMP = CORRUGATED METAL PIPE
D = DELTA ANGLE
DB = DEED BOOK
FOM = FIBER OPTIC MARKER
GMP = GAS MARKER POST
GV = GAS VALVE
GW = GUY WIRE
ICV = IRRIGATION CONTROL VALVE
IPF = IRON PIN FOUND
IPP = IRON PIN PLACED
L.L.L. = APPARENT LAND LOT LINE
LL = LAND LOT
N/F = NOW OR FORMERLY
OHW = OVERHEAD WIRE
OTP = OPEN TOP PIPE
OTP = OPEN TOP PIPE
P/C = PROPERTY CORNER
P/L = PROPERTY LINE
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POWER POLE
R = RADIUS
R/W = RIGHT OF WAY
RB = REBAR
RBC = REBAR & CAP
RCP = REINFORCED CONCRETE PIPE
= SANITARY SEWER MANHOLE
SQFT = SQUARE FEET
WM = WATER METER
WV = WATER VALVE
A/C = AIR CONDITIONING UNIT

SYMBOL LEGEND

= CONCRETE
= ASPHALT PAVEMENT
= BUILDING OUTLINE
= IRON PIN FOUND
= IRON PIN PLACED (1/2" REBAR)
= BOUNDARY POINT
= IPF CONCRETE MONUMENT
= OVERHEAD WIRE
= GUY WIRE ANCHOR
= POWER POLE
= AIR CONDITIONING UNIT
= ELECTRIC METER
= GAS MARKER POST
= FIRE HYDRANT
= WATER METER
= WATER VALVE
= LAND LOT NUMBER
= HOG WIRE FENCE
= BARBED WIRE FENCE
= WOOD FENCE
= CHAINLINK FENCE
= RIGHT-OF-WAY
= CENTERLINE OF ROAD
= LAND LOT LINE
= BRICK PAVERS

REFERENCE MATERIALS INCLUDE:

PB 45, PG 60
PB 42, PG 156
PB 26, PG 243
DB 15649, PG 3
DB 19221, PG 1377
DB 13987, PG 230
DB 14542, PG 1
DB 14138, PG 225
DB 19217, PG 179
DB 11062, PG 95
DB 11671, PG 2
DB 15179, PG 80
DB 16034, PG 209
DB 11687, PG 204205
DB 18939, PG 209
DB 12382, PG 292
DB 3086, PG 321

HENRY COUNTY RECORDS

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ALL EASEMENTS AND MATTERS OF RECORD MAY NOT BE SHOWN HEREON.

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA.
PANEL 13151C0180D
EFFECTIVE DATE: 10/06/2016

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY REAL TIME KINEMATIC (RTK) GPS. 100% OF THIS SURVEY WAS PERFORMED BY GPS. THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY WAS MADE BY LEICA, MODEL: GS18I OR GS18T AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.

THE CURRENT PROPERTY OWNER IS HOWARD HARVEY D & NANETTE O PER DEED BOOK 15649 PAGE 1 OF HENRY COUNTY, GEORGIA RECORDS.

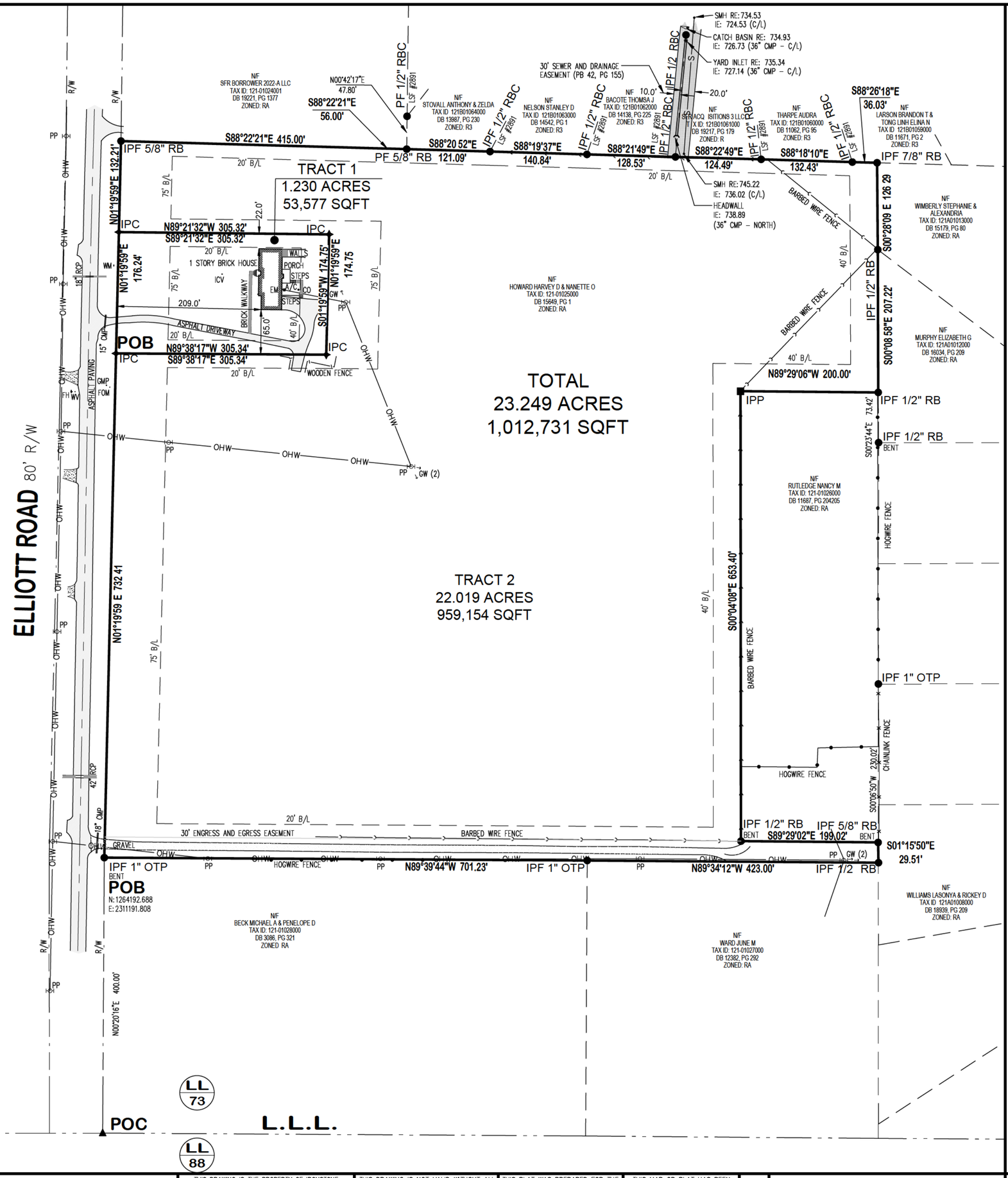
NOTE:
PROPERTY IS LOCATED IN THE WALNUT CREEK WATER SHED PROTECTION DISTRICT.
PROPERTY IS NOT PART OF A SUBDIVISION.
A PORTION OF THIS PROPERTY IS NOT LOCATED IN A WETLAND AREA.
PROPERTY IS SERVED BY COUNTY WATER.
THIS PROPERTY DOES NOT INCLUDE BODIES OF WATER ON THE PROPERTY.
PROPERTY IS LOCATED ON A PAVED ASPHALT ROAD.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA PROFESSIONAL NO. 2595 LAND SURVEYOR KENYON L. MILLER

Kenyon L. Miller
KENYON L. MILLER, P.L.S. #2595

03/30/2026
DATE



GRID NORTH
NAD83/GA WEST

NO.	JOB NO.	DESCRIPTION OF REVISION	DATE
2	250106	TRACT ONE IS NOW 1.29 ACRES	03/30/2026
1	250106	DRAINAGE STRUCTURES AND EASEMENT TO NORTH	9/22/25

IRONSTONE CONSULTING & DESIGN
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4614 / Email office@ironstonesurveying.com

LOT DIVISION SURVEY
FOR DAVID CURRY
IN LAND LOT 73, DISTRICT 7, HENRY COUNTY, GEORGIA

GEORGIA811 www.Georgia811.com Contact 811 before you dig.

ORIGINAL PLAT DATE: 03/21/2025	DRAWN BY: SB	CREW: ES/KW	JOB NUMBER: 250106	A	ADDRESS:	238 ELLIOTT ROAD McDONOUGH, GEORGIA, 30252	THIS DRAWING IS THE PROPERTY OF IRONSTONE CONSULTING AND DESIGN AND IS AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.	THIS DRAWING IS NOT VALID WITHOUT ALL SHEETS PRESENT, STAMPED, AND SIGNED BY THE REGISTERED SURVEYOR NAMED IN THE OFFICIAL SEAL STAMPED HEREON.	THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.	THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 890,347 FEET.	SCALE: 1" =100'	0' 100' 200' 300'	SHEET NUMBER: 1 of 1
ORIGINAL FIELD DATE: 03/19/2025	CHECKED BY: KLM	FIELD BOOK: FIELD SKETCH	DWG NAME: 250106-BND	24X18									

Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME
ELLIOTT ROAD RESIDENTIAL

CLIENT NAME

REVISIONS

A2601.0004-R-3-YP

DATE 08-05-2025

CONTRACT #

DRAWN BY PC

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

SHEET TITLE
CONCEPTUAL SITE PLAN

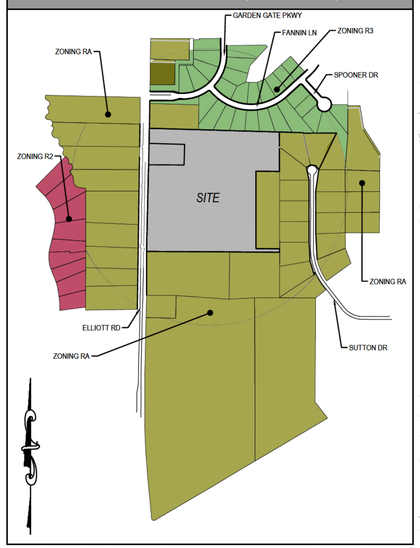
SHEET
1

Q:\A2601.0004 - Elliott Road\Engineering\Planning\A2601.0004-R-3-YP.dwg, Layout1, smoore, Sep 22, 2025 - 4:18:14pm

SITE DATA

PROJECT NAME	ELLIOTT ROAD TRACT
TOTAL SITE AREA	23.24 AC (1,012,731 SF)
SITE AREA TO BE REZONED	22.01 AC (959,337 SF)
CURRENT ZONING	RA
PARCEL #	121-01025000
LANDLOT / DISTRICT	73 / 7
PROPOSED DEVELOPMENT INFORMATION	
PROPOSED ZONING	R-3 (CONSERVATION SUBDIVISION)
MINIMUM LOT SIZE REQUIRED	5,000 SQFT
MINIMUM LOT SIZE PROVIDED	10,890 SQFT
MINIMUM LOT WIDTH REQUIRED	50'-0"
MINIMUM LOT WIDTH PROVIDED	90'
PROPOSED LOT COUNT	35 UNITS
MAX DENSITY PER FLUM	2 UNITS / AC.
PROPOSED R/W	2.47 AC
PROPOSED SWMF	.75 AC
PROPOSED DEVELOPABLE AREA	18.79 AC
NET DENSITY	1.9 UNITS PER ACRE
GROSS DENSITY	1.6 UNITS PER ACRE
REQUIRED OPEN SPACE	40% (8.8 AC)
PROPOSED OPEN SPACE	43% (9.6 AC)
NOTE: THIS SITE IS NOT LOCATED WITHIN A WATER QUALITY CRITICAL AREA	
NOTE: THIS SITE IS NOT LOCATED WITHIN A WATERSHED PROTECTION DISTRICT	

VICINITY MAP (NOT TO SCALE)



©Moore Bass Consulting

S:\A2601.0004-238 ELLIOTT ROAD\Engineering\Planning\A2601.0004-R-3-CSD.2 (90' LOTS)WAS.dwg, Layout1, cdolano, Mar 24, 2026 - 1:09:45pm

Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME
ELLIOTT ROAD RESIDENTIAL

CLIENT NAME
DAVID CURRY
3018 EAST LAKE ROAD
MCDONOUGH, GEORGIA 30252

REVISIONS
1. REVISED PER PAZ COMMENTS 03/24/2026

A2601.0004-R-3-CSD.2 (90' LOTS)WAS

DATE	03/18/2026
CONTRACT #	A2601.0004
DRAWN BY	CD

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

SHEET TITLE
OVERALL SITE PLAN

SHEET
1.0

TABLE 9.3. RECOMMENDED TREE LIST

Scientific Name	Common Name	Street or Parking Lot Tree*	Preferred Species
Overstory Tree Species			
Overstory trees must be planted 30 feet on center			
Carya cordiformis	Bitternut Hickory		Yes
Carya glabra	Pignut Hickory		Yes
Carya illinoinensis	Pecan		Yes
Carya ovata	Shagbark Hickory		
Carya pallida	Sand Hickory		
Carya tomentosa	Mockernut Hickory		Yes
Castanea dentata	American Chestnut		
Fagus grandifolia	American Beech	Yes	Yes
Fraxinus americana	White Ash	Yes	Yes
Fraxinus pennsylvanica	Green Ash	Yes	
Ginkgo biloba	Maidenhair Tree (male only)	Yes	
Gleditsia triacanthos	Honey Locust (thornless varieties only)		
Liquidambar styraciflua	Sweetgum (fruitless varieties only)	Yes	Yes
Liriodendron tulipifera	Tulip Poplar	Yes	Yes
Magnolia grandiflora	Southern Magnolia	Yes	Yes
Metasequoia glyptostroboides	Dawn Redwood		
Nyssa aquatica	Swamp Tupelo		
Platanus acerifolia	London Planetree	Yes	
Platanus occidentalis	American Sycamore	Yes	Yes
Quercus alba	White Oak	Yes	Yes
Quercus bicolor	Swamp White Oak		
Quercus coccinea	Scarlet Oak	Yes	
Quercus falcata	Southern Red Oak	Yes	Yes
Quercus marilandica	Blackjack Oak	Yes	Yes
Quercus montana	Nuttal Oak	Yes	
Quercus phellos	Willow Oak	Yes	
Quercus palustris	Pin Oak	Yes	
Quercus shumardii	Shumard Oak	Yes	Yes
Quercus stellata	Post Oak		Yes
Taxodium distichum	Bald Cypress	Yes	Yes
Ulmus americana	American Elm	Yes	
Mid-canopy Tree Species			
Mid-canopy trees must be planted 20 feet on center			
Acer barbatum	Southern Sugar Magnolia	Yes	
Acer leucoderme	Chalk Maple	Yes	
Acer rubrum	Red Maple	Yes	
Betula nigra	River Birch		Yes
Carpinus betulus	European Hornbeam	Yes	
Castanea mollissima	Chinese Chestnut		
Celtis laevigata	Sugarberry	Yes	
Cladrastis kentukea	Yellowwood		
Magnolia acuminata	Cucumber Magnolia		
Nyssa sylvatica	Blackgum	Yes	
Ostrya virginiana	Eastern Hop Hornbeam	Yes	
Salix nigra	Black Willow		Yes
Ulmus alata	Winged Elm		
Ulmus rubra	Slippery Elm	Yes	
Understory Tree Species			
Understory trees must be planted 20 feet on center			
Acer buergerianum	Trident Maple	Yes	
Amelanchier arborea	Serviceberry	Yes	Yes
Carpinus caroliniana	American Hornbeam	Yes	Yes
Cercis canadensis	Eastern Redbud	Yes	Yes
Cercis chinensis	Chinese Redbud		
Chionanthus virginicus	Fringetree	Yes	Yes
Cornus alternifolia	Alternate Leaf Dogwood		
Cornus florida	Flowering Dogwood	Yes	Yes
Cornus kousa	Chinese Dogwood		
Cotinus obovatus	American Smoketree		
Halesia carolina	Carolina Silverbell	Yes	
Hamamelis virginiana	Witch Hazel		
Ilex spp.	Holly (tree form varieties)	Yes	
Lagerstroemia indica	Crape Myrtle (non-dwarf)	Yes	
Magnolia x soulangiana	Saucer Magnolia		
Magnolia stellata	Star Magnolia		
Magnolia virginiana	Sweetbay Magnolia		Yes
Malus floribunda	Japanese Flowering Crabapple	Yes	
Myrica cerifera	Wax Myrtle		
Oxydendrum arboreum	Sourwood		Yes
Prunus serrulata	Japanese Flowering Cherry		
Prunus subhirtella	Winter Flowering Cherry		
Prunus x yedoensis	Yoshino Flowering Cherry		
Quercus georgiana	Georgia Oak	Yes	Yes
Rhus spp.	Sumac		
Sassafras albidum	Sassafras	Yes	
Coniferous Evergreen Tree Species			
Coniferous evergreen trees must be planted 12 feet on center			
Cedrus atlantica "Glauca"	Blue Atlas Cedar		
Cedrus deodara	Deodar Cedar		
Chamaecyparis obtusa	Hinoki Cypress		
Chamaecyparis thyoides	Atlantic White Cedar		
Cryptomeria japonica	Japanese Cedar		
Juniperus virginiana	Eastern Red Cedar	Yes	
Thuja occidentalis	Arborvitae		
Pinus echinata	Shortleaf Pine		Yes
Pinus taeda	Loblolly Pine		Yes
Pinus virginiana	Virginia Pine		Yes
Tsuga canadensis	Eastern Hemlock		

* Understory trees may only be used in parking lot and street tree applications where site conditions do not allow the planting of overstory or mid-canopy trees. Understory trees must be single trunk when adjacent to streets.

NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

©Moore Bass Consulting

S:\A2601.0004-238 ELLIOTT ROAD\Engineering\Planning\A2601.0004-R-3-CSD.2 (90' LOTS)\WAS.dwg, Layout1 (2), kimoore, Apr 09, 2026 - 2:44:07pm

Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME
ELLIOTT ROAD RESIDENTIAL

CLIENT NAME
DAVID CURRY
3018 EAST LAKE ROAD
MCDONOUGH, GEORGIA 30252

REVISIONS

A2601.0004-R-3-CSD.2 (90' LOTS)WAS

DATE	04/09/2026
CONTRACT #	A2601.0004
DRAWN BY	CD

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBI) for this Project are instruments of MBI for use solely with respect to this Project and, unless otherwise provided, MBI shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

SHEET TITLE
PROPOSED LANDSCAPE PLAN

SHEET
1.0

Henry County Water Authority
Engineering Division

February 13, 2026

Re: Water and Sewer Services - Availability

Proposed Development:	**Single-Family Residential Conservation Subdivision**
Property Information:	**238 Elliott Road**
Parcel No:	**Parcel No. 121-01025000**
	LL 73; District 7; 22.67+/- acres
Proposed Zoning:	**R3-Conservation**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Walnut Creek**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property. A fire flow test calculated in the area revealed the following data:

Static:	128	psi
Residual:	96	psi
Flow	1500	gpm
Calculated Flow @ 20 psi:	2893	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 750 gpm for said single-family residential development as established by the Henry County Board of Commissioners.

Sewage **treatment** and sewer line **capacity** are currently available for the property.

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

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

This letter was prepared with information submitted to HCWA on a Site Plan dated 08/05/2025 prepared by Moore Bass Consulting, Inc.

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

HENRY COUNTY SCHOOLS

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

Unified Governance

Henry County Board of Education

Sophe Pope
Board Chair
District 4

Annette Edwards
Board Vice Chair
District 2

Dr. Pam Nutt
District 1

Jennifer Carter
District 3

Makenzie McDaniel
District 5

Dr. John Pace, III
Superintendent

To: Pam Powers

Date: 1/12/2026

Re: Elliott Rd

Property Address and Nearest Intersection: Elliott Rd & Garden Gate Pkwy

Projected Number of Dwelling Units: 35

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
Timber Ridge Elem	0	35 Units x .77 Children per unit	27 students ÷25 per class	If Modular $25,000 per Classroom
Union Grove Middle	6	27 students	2 Classrooms	If Permanent $300,000 per Classroom
Union Grove High	2			

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

SWING FOR A CAUSE

Golf tournament to benefit Special Olympics planned

By Matthew Adams
matthew.adams@news-daily.com

STOCKBRIDGE — Next month, Henry County Parks and Recreation, in partnership with Chick-fil-A, will host the second annual Swing for a Cause golf tournament at Eagle's Landing Country Club.

Proceeds from the tournament will go to the Henry County Parks and Recreation Special Olympics Program.

The tournament is at 100 Eagle's Landing Way, Stockbridge, on May 11 from 8 a.m. to 3 p.m.

The cost for a foursome is $1,000 and various sponsorships are also available.

A glance at the sponsorship levels:

Signature Sponsor ($3,500)

— Marketing banner in Chick-fil-A's drive-thru.

— Quarterly recognition in the Henry County Parks and Recreation Department's program.

— Reserved marketing area on tournament day.

— Company logo on event banner and T-shirt.

— Two foursomes.

Platinum Sponsor ($2,500)

— Marketing space on tournament day.

— Quarterly recognition in the Henry County Parks and Recreation Department's program.

— Company logo on event banner and T-shirt.

— One foursome.

Gold Sponsor ($2,000)

— Marketing space on tournament day.

— One-time recognition in the Henry County Parks and Recreation Department's program.

— Company logo on event banner and T-shirt.

— One foursome.

Hole signs are also available for $200.

— — —

To learn more, visit www.hcprd.org or email parksrec@henrycountyga.gov, call Chick-fil-A's Miles Fallin at 661-644-7880 or call Henry County Special Olympics at 770-288-7295.

COLUMNIST | TIMOTHY DALY

Time to plan your summer garden

Daly

Though now is still too early to plant most summer vegetables, we can begin planning what to plant this season. The average last date of frost in our area is April 15, so wait until after then to plant cold sensitive plants. Many vegetables thrive in our climate, and they can be productive if given proper care.

Vegetables gardens have several requirements necessary for success. The site needs to be in full sun although some morning or afternoon shade is fine. They require supplemental water during dry spells. Make sure you have a source for watering such as a garden hose. Drip irrigation is another good way to provide water. Good soil is a necessity. Before doing anything, heaves your soil tested through Henry County Extension to determine fertilizer needs and lime requirements. See the following link to an Extension publication on how to do so: https://tinyurl.com/38fw4s4n. Also, adding organic amendments such as peat moss, topsoil or compost is beneficial since growing the plants in our clay soils can be difficult.

What should you plant? That depends on what your preferences as many types do well here. Tomatoes are the most popular. Two classifications of them exist: determinate and indeterminate. The determinant ones have a compact bush form and produce most of their crop at one time. These ones are frequently used in soups, tomato sauce, and many recipes. Varieties include 'Celebrity,' 'Early Girl,' and 'Rutgers.' The indeterminate ones produce fruit continually throughout the year up to the first frost. Most of them are vines and require support such as with tomato cages. Varieties include 'Sweet 100,' 'Big Boy,' and 'Better Boys.'

Peppers come in many varieties. Their 'hotness' is determined by the amount of the chemical capsaicin in the fruit. Some have little to no such as bell peppers and sweet banana peppers. Other can be quite hot and care must be used when using in food as some people can have an allergic reaction. Hotter varieties include the cayenne, jalapeno, and ghost peppers. The chemical capsaicin is a key component of mace and pepper spray used by law enforcement.

One of the best vegetables to grow are beans. They come in two types: pole (vines) and bush beans. Make sure you know which type you are planting. Some of the best bush bean varieties are 'Blue Lake,' Gold Rush,' and 'Venture.' Good pole bean varieties include 'Kentucky Blue,' and 'Kentucky Wonder.' Harvest the beans when they are four inches long as if they get too big, they are tough and will reduce the production of beans. You can stagger the planting time to get consistent harvest. Plant some this week, some the following week, and so forth.

Many types of squash grow well in our gardens. They can be divided into two types: summer and winter squash. Summer squash include yellow crookneck and zucchini. Harvest them before they get too large as if they do so, the fruits become tough and will shut down production. Zucchini squash, being green like cucumbers, can hide under the leaves and are hard to see. The name winter squash does not mean it grows in the winter. It means that the squash can be stored during the winter months in cellars as in the days before refrigeration. Unlike summer squash, they should be left on the vine until late in the season as the plant slowly dies out for the season. Winter squash include spaghetti squash, acorn squash, and butternut squash.

Many other vegetables can be grown including okra, corn, watermelon, cucumber, eggplant, and many others. See the Extension publication with the vegetable planting chart at: https://tinyurl.com/5yvj45wx. Consider planting a vegetable garden and enjoy the rewards.

If you would like to learn more about vegetable gardening, Henry County Extension, as part of our monthly 'Lunch and Learn' series will have a class on vegetable gardening on Tuesday, April 14, from noon to 1 p.m. at the Extension Office, 97 Lake Dow Road McDonough. The presenter will be Bethany Harris, Director of the University of Georgia Center for Urban Agriculture. The program is free, and no registration is required.

Timothy Daly is an Agricultural and Natural Resource Extension Agent with UGA Extension Henry County. He can be contacted at 770-288-8421 or tdaly@uga.edu.

classifieds

henryherald.com

HENRY HERALD ADVERTISING DEADLINES

LINERS: Pub. Date: WEDNESDAY, SATURDAY — DEADLINE: TUESDAY 3 PM, FRIDAY 3 PM

DISPLAY AD: Pub. Date: WEDNESDAY, SATURDAY — DEADLINE: TUESDAY 3 PM, THURSDAY 10 AM

9003 Public Hearing

HDH GPN16

Notice of Cancellation for Public Hearing City of Hampton Mayor and City Council April 14th, 2026 6:00 p.m.

Notice of Cancellation is hereby given for the City of Hampton Public Hearing scheduled for Tuesday, April 14th, ORD 2026-TBD regarding Text Amendment Appendix A. Article 12, Sec. 12.1-9 and addition of Sec. 12-11 Planning Commission.

9003-548800, 04/11/2026

9004 Public Sales/Auctions

Gpn17
hdh1739
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE (LEVANS SOLUTIONS LLC)
You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.
The vehicles are currently located at **5248 N HENRY BLVD, STOCKBRIDGE GA 30281.** The vehicles subject to liens as stated above are identified as:

2016 NISSAN ALTIMA SEDAN SEDAN, VIN 1N4BL3AP3GC146615 TAG CVG8665 GA,

2011 BUICK SUV VIN# 5GAKRBED8BJ296177 TAG RXW1470 GA,

2015 CHRYSLER 200 S, VIN# 1C3CCCDG7FN540345, TAG CXT6025 GA,

2018 BUICK. ENCORE, VIN KIACJASBSJB635262, TAG RRX9552 TX,

2017 MERCEDES BENZ E300 VIN# WDDZF4JB3HA175383 TAG UAT4234 VA, LIMITED
The auction will be held at **5248 N Henry Blvd.s, rear lot at 9am on APRIL 19 and April 26 at 9am (same location), 2026.**
4/4/11 2026

9066 Zoning

HDH GPN13

PUBLIC HEARING NOTICE
Henry County Zoning Advisory Board (ZAB)

Date: May 14, 2026
Location: Henry County Administration Building 140 Henry Parkway, McDonough, Georgia 30253
Public Meeting: 6:30 PM, Community Meeting Room

SPECIAL USE:

SU-26-01
David Curry of McDonough, GA requests a special use for property located at 238 Elliott Road in Land Lot 73 of the 7th District. The property consists of 22.02 +/- acres and the request is for a single-family conservation subdivision.
District 3

REZONING:

RZ-26-01
John Valdivieso of McDonough, GA requests a rezoning from RA (Residential Agricultural) to C-2 (General Commercial) for property located southwest of the intersection of Highway 81 East and Keys Ferry Road in Land Lots 145, 176, and 177 of the 8th District. The property consists of 19.83 +/- acres and the request is for a commercial shopping center.
District 1

RZ-26-02
Sawgrass Development, LLC, of Atlanta, GA requests a rezoning from RA (Residential Agricultural) to R-4 (Single Family Residential) for property south of Honey Creek Road, west of Honey Lane in Land Lots 79, 82, and 83 of the 8th District. The property consists of 209.15 +/- acres and the request is for a single-family subdivision
District 3

RZ-26-03
David Curry of McDonough, GA requests a rezoning from RA (Residential Agricultural) to R-3 (Single Family Residential) for property located at 238 Elliott Road in Land Lot 73 of the 7th District. The property consists of 22.02 +/- acres and the request is for a single-family conservation subdivision.
District 3

VARIANCE:

VR-26-01
Sun Rise Brothers Properties, LLC, of Sugar Hill, GA requests a variance for property located at 830 McCullough Road in Land Lot 87 of the 6th District. The property consists of 0.97 +/- acres and the request is for relief from development standards.
District 2

VR-26-02
Robert Cooper of Hampton, GA requests a variance for property located at 265 East James Circle in Land Lot 219 of the 6th District. The property consists of 0.24 +/- acres and the request is for relief from development standards.
District 5

9066-548715, 04/11/2026

9075 Foreclosures

Hdh1756
gpn11
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF HENRY
By virtue of a Power of Sale contained in that certain Security Deed from HOLLY L. BALLARD to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, dated June 18, 2018, and recorded on June 22, 2018, in Deed Book 15918, at Page 102, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Eighty-Three Thousand, Seven Hundred Ninety and no/100 Dollars ($283,790.00), with interest thereon as provided therein, as last transferred to NEW AMERICAN FUNDING LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING, recorded in Deed Book 19485, at Page 646, in aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Henry County, Georgia, or at such place as has been or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2026, all property described in said Security Deed including, but not limited to, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 15 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 7, BLOCK C, THE VILLAGES AT EAGLES LANDING, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 18, PAGE 171, HENRY COUNTY GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.
Said property may more commonly be known as **113 Wexford Ct, Stockbridge, GA 30281.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New American Funding, c/o Home Retention Department, 8201 North FM 620, Suite 120, Austin, Texas 78726; telephone: (800) 893-5304.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Gloria Rae Ballard, Holly L Ballard and/or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code, 2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and 3) any legal impediments to the undertaking and completion of sale.
The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.
New American Funding, LLC, as Attorney-in-Fact for Holly L. Ballard
Contact: PADGETT LAW GROUP, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520
Ad Run Dates: 04/11/2026, 04/18/2026, 04/25/2026, 05/02/2026

Hdh1646
gpn11
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF HENRY
By virtue of a Power of Sale contained in that certain Security Deed from BRANDON EDWARD MCGEE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, dated December 29, 2022, and recorded, on January 9, 2023, in Deed Book 19236, at Page 1094, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Four Hundred Sixty-One Thousand, Four Hundred Sixty-Seven and no/100 Dollars ($461,467.00), with interest thereon as provided therein, as last transferred to NEW AMERICAN FUNDING LLC F/K/A BROKER SOLUTIONS INC. D/B/A NEW AMERICAN FUNDING, recorded in Deed Book 19390, at Page 282, in aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Henry County, Georgia, or at such place as has been or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2026, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 163 OF THE 2ND DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 49, OF BERKELEY LAKES SUBDIVISION, PHASE 2A AS PER PLAT RECORDED IN PLAT BOOK 62, PAGES 95-97, HENRY COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION.
Said property may more commonly be known as **1509 Stinson Lane, Locust Grove, GA 30248.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New American Funding, LLC, New American Funding, c/o Home Retention Department, 8201 North FM 620, Suite 120, Austin, TX 78726, 800-893-5304.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Brandon Edward McGee and/or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
New American Funding, LLC,
as Attorney-in-Fact for Brandon Edward McGee
Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone (850) 422-2520
Ad Run Dates: 04/04/2026, 04/11/2026, 04/18/2026, 04/25/2026, 05/02/2026

Hdh1754
gpn11
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF HENRY
By virtue of a Power of Sale contained in that certain Security Deed from AYISHA RANDLE and STEVE JACOBS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, dated September 15, 2017 and recorded on September 21, 2017 in Deed Book 15466, Page 101, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred One Thousand Two Hundred Eighty-Six and 00/100 dollars ($201,286.00) with interest thereon as provided therein, as last transferred to New American Funding, LLC F/K/A Broker Solutions, Inc., D/B/A New American Funding, recorded in Deed Book 19422, Page 2056, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Henry County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2026, all property described in said Security Deed including but not limited to the following described property:
All that tract or parcel of land lying and being in Land Lot 177 of the 3rd District, Henry County, Georgia, being 3.227 acres, more or less, as shown on the Plat of Survey for: Joseph H. Ellison, filed August 23, 2002, recorded in Plat Book 35, page 269, Henry County, Georgia records, which said plat being incorporated herein by reference thereto.
LESS AND EXCEPT that property conveyed in Right of Way Deed to Henry County as recorded in Deed Book 11491, page 262, Henry County, Georgia records.
Said property may more commonly be known as **984 Rocky Creek Road, Hampton, GA 30228.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New American Funding, LLC, New American Funding c/o Home Retention Department 8201 North FM 620, Suite 120 Austin, TX 78726 800-893-5307.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Aysha Randle, Steve Jacobs and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code, 2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and 3) any legal impediments to the undertaking and completion of sale.
The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.
New American Funding, LLC as Attorney-in-Fact for AYISHA RANDLE AND STEVE JACOBS
Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Ad Run Dates: 04/11/2026, 04/18/2026, 04/25/2026, 05/02/2026.

Hdh1755
gpn11
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF HENRY
By virtue of a Power of Sale contained in that certain Security Deed from AUBREY NICHELLE ERVIN AND JUSTIN JORRELL ERVIN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, dated November 16, 2022, and recorded on November 22, 2022, in Deed Book 19227, at Page 1144, as Instrument Number 2022-040169, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Three Hundred Seventy-Four Thousand, Eight Hundred Fifty-Nine and no/100 Dollars ($374,859.00), with interest thereon as provided therein, as last transferred to NEW AMERICAN FUNDING, LLC FKA BROKERS SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, recorded in Deed Book 19466, at Page 725, as Instrument Number D2025-028866, in aforesaid records, will be sold at public outcry, to the highest bidder, for cash, before the courthouse door of Henry County, Georgia, or at such place been as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2026, all property described in said Security Deed including, but not limited to, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 35 OF THE 11TH DISTRICT OF HENRY COUNTY, GEORGIA, BEING LOT 174, THE RESERVE AT CALCUTTA SUBDIVISION, PHASE IA, AS MORE PARTICULARLY DEPICTED ON A PLAT RECORDED IN PLAT BOOK 61, PAGES 157-160, AS REVISED IN PLAT BOOK 61, PAGES 207-210, HENRY COUNTY, GEORGIA RECORDS, WHICH PLATS ARE INCORPORATED HEREIN BY REFERENCE HERETO.
Said property may more commonly be known as **394 Faulkner Street, Stockbridge, GA 30281.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New American Funding, LLC, New American Funding, c/o Home Retention Department, 8201 North FM 620, Suite 120, Austin, TX 78726; telephone: (800) 893-5304.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Aubrey Nichelle Ervin, Justin Jorrell Ervin and/or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code, 2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and 3) any legal impediments to the undertaking and completion of sale.
The Financial Crimes Enforcement Network (?FinCEN?), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.
New American Funding, LLC, as Attorney-in-Fact for Aubrey Nichelle Ervin and Justin Jorrell Ervin Contact: PADGETT LAW GROUP, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520
25-016227
Ad Run Dates: 04/11/2026, 04/18/2026, 04/25/2026, 05/02/2026

This Newspaper is Recyclable

CLASSIFIEDS

125 Cemeteries, Monuments

EASTLAWN Memorial - McDonough, Ga. For sale: Plot - 1 spot w/ double deck depth in H Garden, Lot # 57, Space A. Includes headstone for 2. $2,000. Call Jackie at 678-300-3010.

205 Accounting

PART-TIME CNA WANTED
- 3 hours in the morning
- McDonough area

770-288-2477
JRKelly1028@yahoo.com

900 Yard Sales

COMMUNITY YARD SALE

CREEKSIDE ESTATES ANNUAL COMMUNITY YARD SALE

COME ONE, COME ALL to our one-day Community-Wide Yard Sale. Creekside Estates Annual Community Yard Sale will be held Saturday, April 11th, 2026, from 8am-2pm.
There will be bargains too-good-to-be-true; deals you can't pass up. Come by and see our goods at this multi-homes event which promises to be a grand shopping event.
Directions: From I75 Exit 221 turn right on Jonesboro Rd, go 1 mile and turn left on Chambers Rd and continue 1 mile to a preferred Henry County Community-Creekside Estates.

TIMELESS TREASURES REDISCOVERED LIVING ESTATE SALE
April 17, 18 & 19
Hours: Friday 10-4 | Saturday 10-3 | Sunday 12-4

After 25 years, treasures from Antiques at the Junction by Donna Bell are being rediscovered and offered to the public!

This special **Living Estate Sale** also features collections from three additional family estates, bringing together an incredible variety of antiques, vintage pieces, and unique finds.

Expect to find:

- Antiques & vintage collectibles
- Furniture (various styles & periods)
- Glassware, china & decorative items
- Jewelry & smalls
- Artwork & one-of-a-kind pieces

➔ Location: 4903 Hwy 155 North, Stockbridge, GA
TENANT ON SITE SO NO EARLY SALES

Conducted by J & K Antiques

Come early - 25 years of collecting means something for everyone! Everything must go!

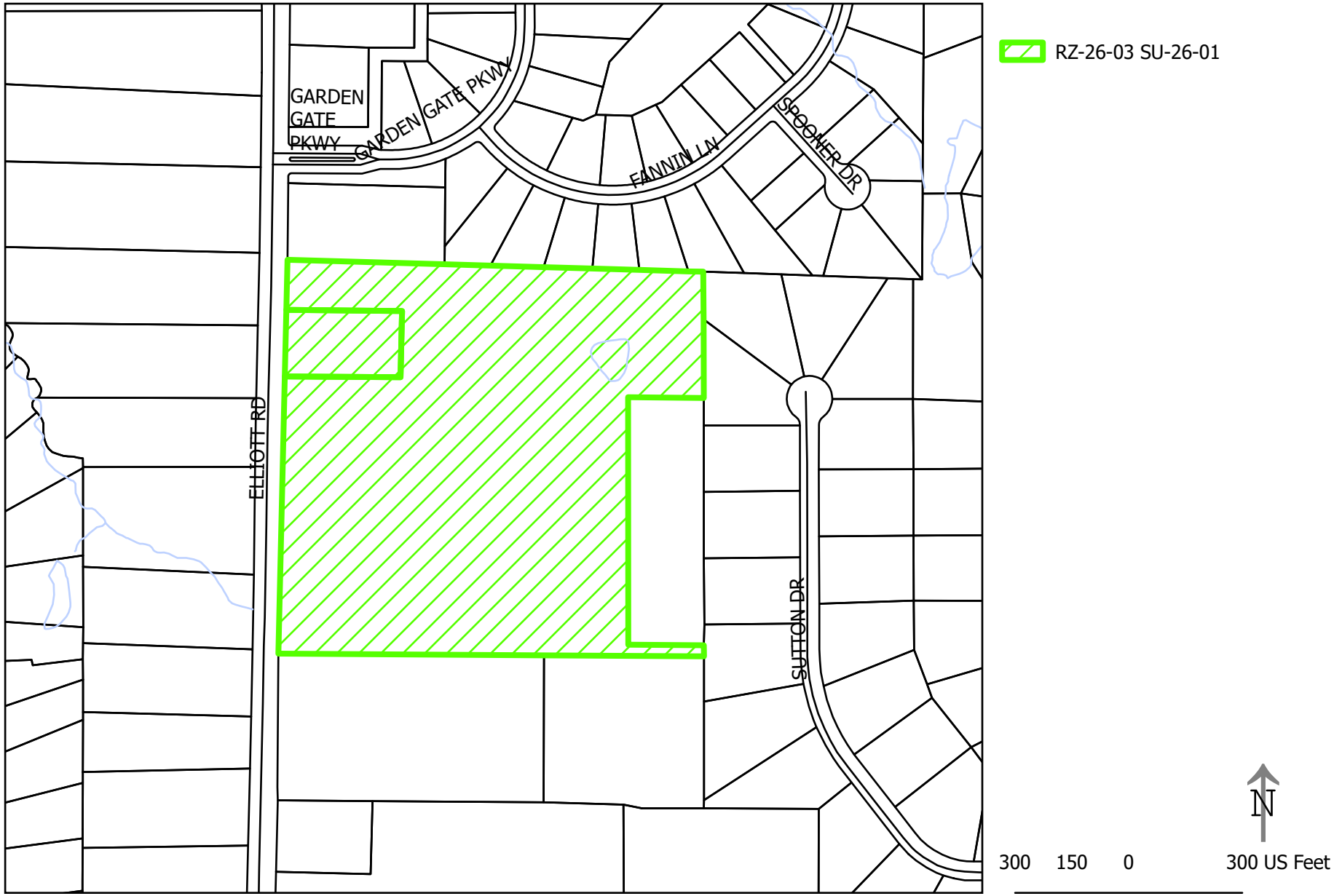
Apr 24, 2026 at 9:50:41 AM
238 Elliott Rd
McDonough GA 30252
United States

Apr 24, 2026 at 9:50:53 AM
238 Elliott Rd
McDonough GA 30252
United States
REZONING
HENRY COUNTY PUBLIC HEARING
RE: RA TO R-3 CONSERVATION
DATE: MAY 14 2026
TIME: 6:30 PM
LOCATION: 140 Henry Parkway, McDonough, Ga. 30253
FOR MORE INFO: 770-288-7526 / WWW.HCPZ.ORG
UNAUTHORIZED REMOVAL OF SIGN IS UNLAWFUL
BURT JONES

Apr 24, 2026 at 9:50:46 AM
238 Elliott Rd
McDonough GA 30252
United States

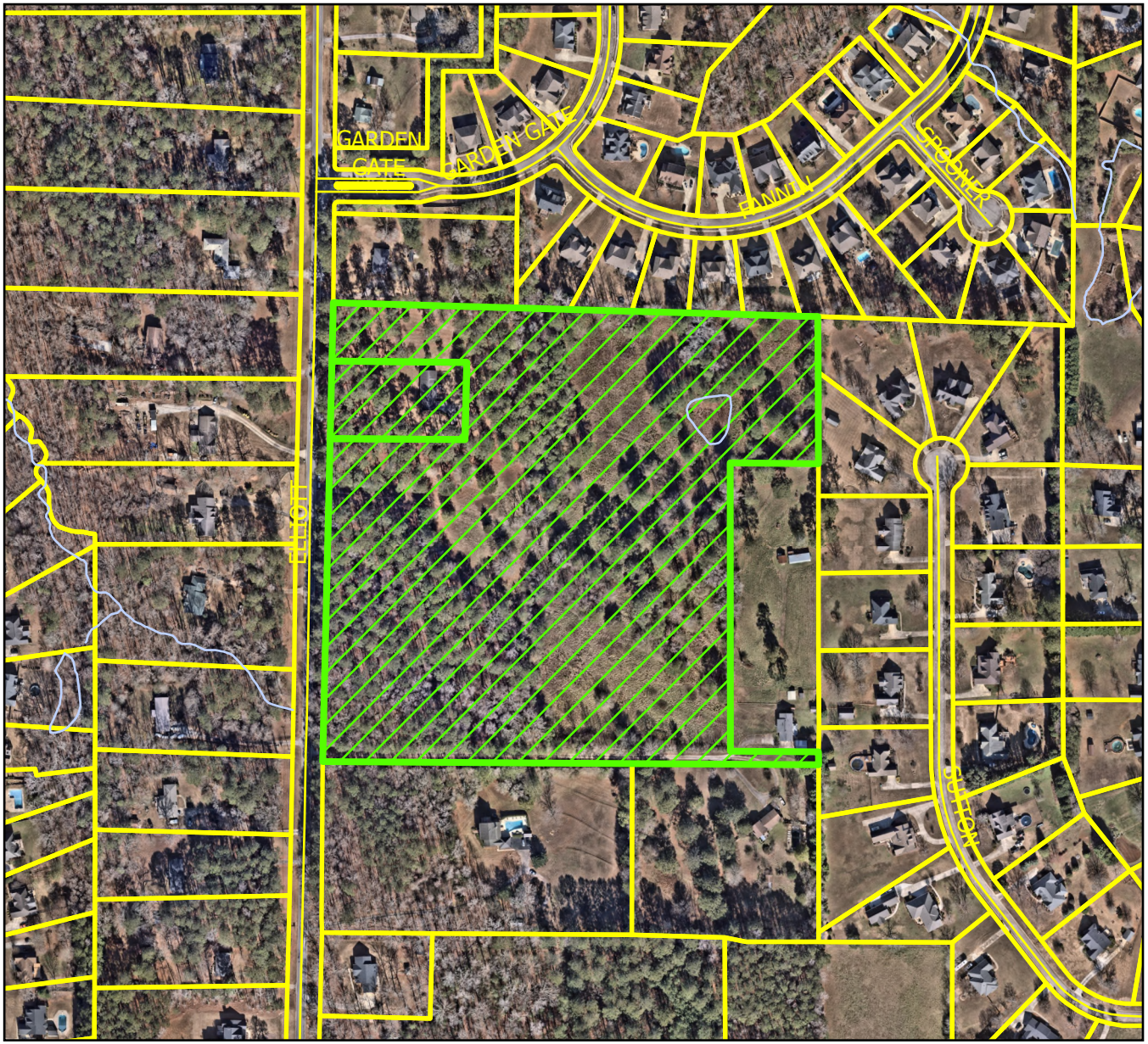
Apr 24, 2026 at 9:51:01 AM
238 Elliott Rd
McDonough GA 30252
United States
FOR SALE
CRYE-LEIKE
REAL ESTATE SERVICES
678-583-9995
www.crye-leike.com
SAVANNAH CURRY
770-658-9828

Apr 24, 2026 at 9:50:35 AM
238 Elliott Rd
McDonough GA 30252
United States



Steven Peay. Henry County GIS

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



RZ-26-03 SU-26-01

N

300 150 0 300 US Feet

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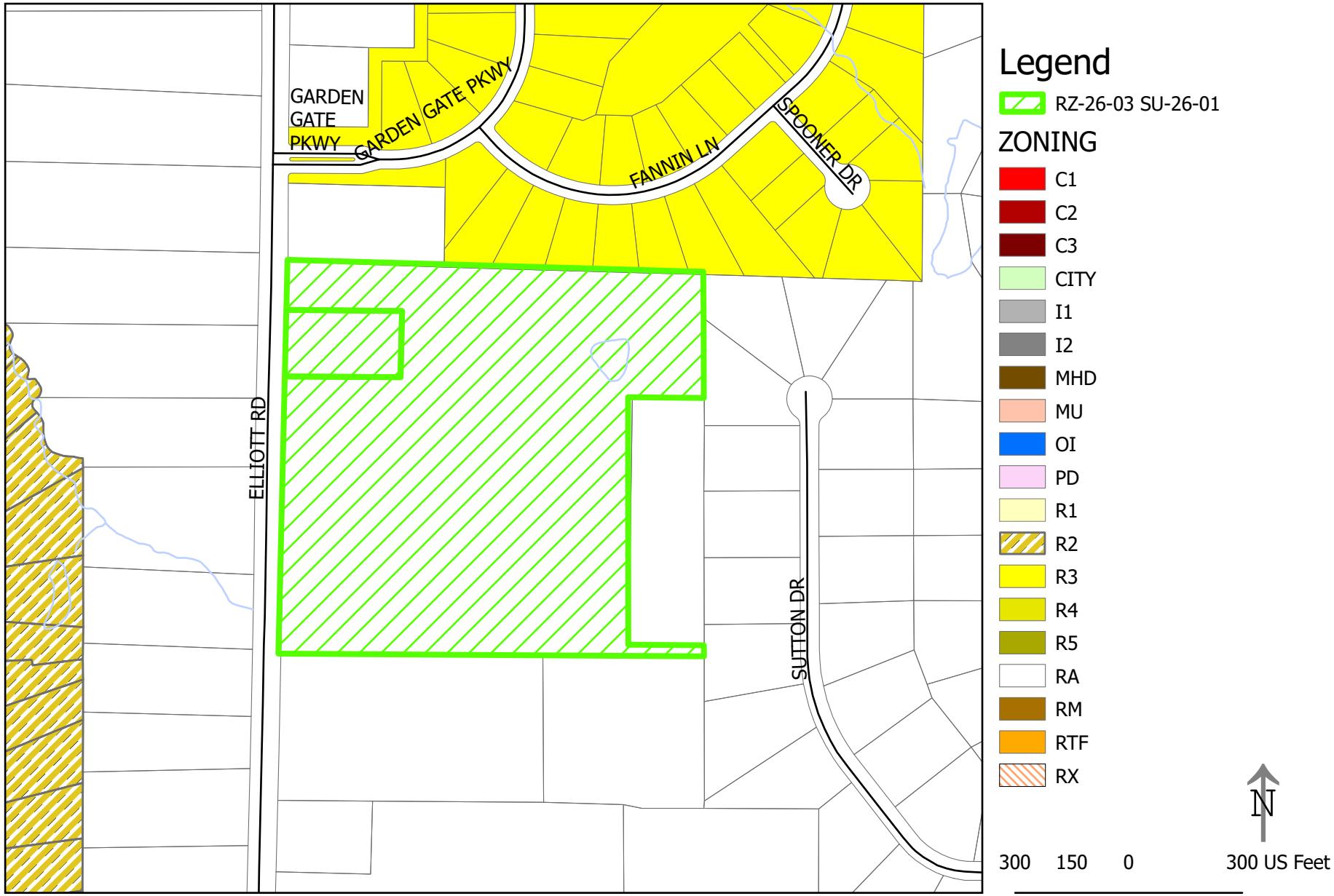

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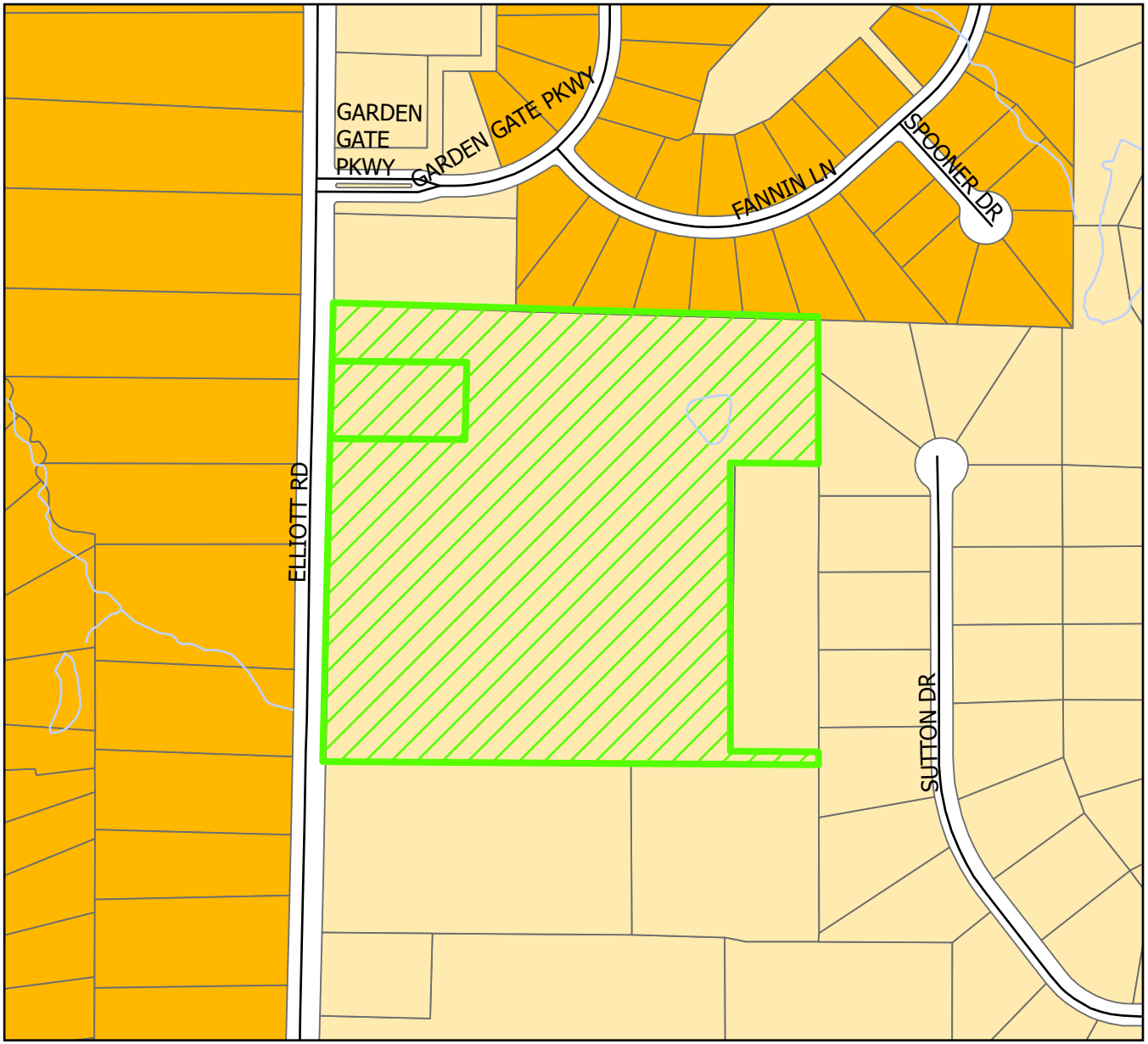

Legend

RZ-26-03 SU-26-01

Future Land Use

- COM
- GREEN
- HDMU
- HDS
- INDUS
- LDMU
- LDS
- MDS
- PI
- RR
- TBD
- UR
- UTI
- VC
- CITY

N

300 150 0 300 US Feet

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

Steven Peay. Henry County GIS