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, July 9, 2026

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. ACCEPTANCE OF THE AGENDA

IV. PLANNING STAFF COMMENTS

V. VARIANCES

A.

VR-26-01

Ben and Paige Hopkins of Locust Grove, GA requests a variance for property located at 1000 Laney Road in Land Lots 209 & 240 of the 7th District. The property consists of 13.12 +/- acres and the request is for relief from development standards. **District 1**

VI. ASSOCIATED CASES

A.

COMP-AM-23-07

EPL Enterprises, Inc. of Lithonia, GA requests an amendment to the Comprehensive Plan for property located on Highway 155 North to the west of Valley Road in Land Lot 133 of the 11th District. The property consists of 5.01 +/- acres, and the request is to amend the Future Land Use Map designation from Low Density Suburban to Village. **District 3**

RZ-23-15
EPL Enterprises, Inc. of Lithonia, GA requests a rezoning from R-A (Residential Agricultural) to C-2 (General Commercial) for property located on Highway 155 North to the west of Valley Road in Land Lot 133 of the 11th District. The property consists of 5.01 +/- acres, and the request is for commercial development. **District 3**

B.

COMP-AM-26-01
Hecht Walker Jordan, PC of Stockbridge, GA requests an amendment to the Comprehensive Plan for property located at 3485 Highway 155 South in Land Lots 174 & 179 of the 2nd District. The property consists of 2.17 +/- acres and the request is to amend the Future Land Use Map designation from Low Density Suburban to Commercial. **District 1**

RZ-26-04
Hecht Walker Jordan, PC of Stockbridge, GA requests a rezoning from R-A (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located at 3485 Highway 155 South in Land Lots 174 & 179 of the 2nd District. The property consists of 2.17 +/- acres and the request is for commercial development. **District 1**

Commission District: 1
Commissioner: Johnny Wilson
ZAB Member: Don Veum
Report Prepared by: Kamryn Bowen, Planner I

Applicant: Ben & Paige Hopkins

Location: 1000 Laney Road

Parcel ID: 158-01008001

Request: Variance to allow accessory structure (swimming pool) in front yard

Proposed Use /Purpose: Single-Family Residence with accessory structure

Current Land Use: Residential

Future Land Use: Rural Residential

Mailed Notices: June 22, 2026

Sign Posted: June 22, 2026

ZAB Meeting: **July 9th, 2026**

Lot Size: 13.12+/- acres

Road Access: Laney Road (local street)

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

Table 1.0 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)	Single Family Residence
East	R-A (Residential Agricultural)	Single Family Residence
South	R-A (Residential Agricultural)	Single Family Residence
West	R-A (Residential Agricultural)	Single Family Residence

Source: Henry County Official Zoning Map & Tax Assessor's Q-Public Website

Executive Summary:

The applicant is requesting a variance for relief from *Section 6.8.11 (B)(2)(a)* of the Henry County Unified Land Development Code (ULDC) which establishes private swimming pool requirements. "Swimming pools are allowed in rear yards only."

The subject property is zoned R-A (Residential Agricultural), is not located within a platted subdivision, and contains 13.12 +/- acres. Majority of the property is located within a flood plain, which restricts the applicant's ability to install the proposed swimming pool in the rear yard. As a result, the front yard is the only feasible location for the proposed pool.

Laney Road is an unimproved roadway that primarily serves residential traffic. The subject property contains existing cypress trees along the front of the property, which provide a natural buffer and screening from the roadway.

Criteria for Granting a Variance per Section 10.5.2 (A-B):

***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 subject property, as a large majority of the property is located within a designated floodplain. According to the survey provided by the applicant, dated February 18, 2020, the subject property is located within a flood zone identified by the FEMA Flood Insurance Rate Map (F.I.R.M. No. 13151C0195D). The floodplain area is located within the rear yard of the subject property, which creates a unique site condition that impacts the developable area of the property for a swimming pool.

***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**.

The provisions of *Section 6.8.11 (B)(2)(a)* currently **do not** allow for a private swimming pool to be located in the front yard. The provisions of this chapter **would** deprive the applicant of development rights commonly enjoyed by other properties within the R-A (Residential Agricultural) zoning district. However, variance procedures are in place to consider proposed deviations from development standards and other property owners within this district may request a variance from the Zoning Advisory Board (ZAB).

***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 for the relief from private swimming pool requirements will confer special privileges that are denied to other properties within the R-A (Residential Agricultural) zoning district. However, other similarly situated applicants could also apply for a variance. This property is primarily located in a floodplain which creates the need for relief of the private swimming pool location requirements.

***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 the general public.**

The requested variance is in harmony with the purpose and intent of *Section 10.5.2 (A-B) Variances* and would not be injurious to the neighborhood or the general public.

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

The special circumstances are **not** a result of actions by the applicant.

***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 legal use of the property; however it is the minimum needed to be developed as proposed by the applicant.

***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 R-A (Residential Agricultural) zoning district.

Recommendation:

Staff recommends **Approval** of the applicant's request for relief from private swimming pool standards with the following condition:

1. The existing cypress tree buffer located within the front yard of the property shall be preserved and maintained in a healthy condition. In the event the existing tree buffer is removed, damaged, destroyed, dies, or otherwise fails to provide adequate screening, the property owner shall be responsible for replanting and restoring the buffer with evergreen trees, shrubs, fencing, berming, or other screening materials sufficient to reestablish an adequate visual buffer, as determined by the Planning and Zoning Department. Replacement landscaping shall be installed within a reasonable timeframe as determined by staff, or during the next appropriate planting season. This condition shall run with the land and shall be binding upon the property owner, heirs, successors, assigns, and any future owners of the property.

Attachments:

- Application
- Site Photos
- Sign Photo
- Exhibit Maps
- Resolution

Project/Case #

2026.05.1474

Pre-Application Number

Pre-Application Meeting #2026.04.1195

Address:

1000 LANEY RD, LOCUST GROVE, GA 30248

Parcel Number(s):

158-01008001

Planning & Zoning

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

HENRY COUNTY VARIANCE APPLICATION

Applicant Information

Company Applying

Email:

[redacted]

First Name: Ben

Last Name: Hopkins

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

South Ola Road and Laney Road

Size of Tract in Acres

13.12

Is this property in a protected watershed?

Is this property in a floodplain?

Is the property on sewer?

○ Yes ◉ No

is not	is

Request Information

Please describe the variance you are requesting:

We would like to put a pool in the front yard of our home because the majority of the property is in a floodplain. The front yard area is not.

Current Zoning of the property?

RA Residential-Agricultural

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:

Building Permit BLD-2026-507578 which was denied and the reason we are submitting this variance request.

Henry County Planning & Zoning

Variance Request Application

Name of Applicant Ben & Paige Hopkins Phone: [redacted] Email: [redacted]

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

Name of Agent NA Phone: _____ Email: _____

Address Agent: NA City/State/Zip: _____

Secondary Agent/Attorney NA 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. _____Acknowledgement

Variance being requested:

To place an inground pool in our front yard.

Address of Property: 1000 Laney Rd Locust Grove, Ga 30248

(Street Address)

Size of Tract: 13.12 acre(s) **per survey**, Land Lot Number(s): 209 District(s): 7

Property Tax Parcel Number(s): 158-01008001 **(Required)**

Victoria J Cook
Witness' Signature

Paige E. B. Hopkins
Signature of Applicant/s

Victoria J. Cook
Printed Name of Witness

Paige E. B. Hopkins
Ben Hopkins
Printed Name of Applicant/s

Jaide Braden
Notary

Signature of Agent

JAIDE BRADEN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
MAY 14, 2029
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: _____

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** ___✓___ **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 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 8 day of May, 2026

Paige E.B. Hopkins
Ben Hopkins
Applicant's Name - Printed

Paige E. B. Hopkins
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8th day of May, 2026.

JAIDE BRADEN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
MAY 14, 2029
HENRY COUNTY, GEORGIA

Notary Public

5/7/2026

Zoning Advisory Board,

We, Ben Hopkins and Paige Hopkins, are co-owners of 1000 Laney Road and are aware of the zoning variance request to place a pool in the front yard of our property.

Ben Hopkins

Paige E. B. Hopkins

Letter of ownership

5/7/2026

Zoning Advisory Board,

I, Ben Hopkins, am co-owner of 1000 Laney Road with my wife Paige Hopkins would like to construct an inground pool in the front yard of my property in front of my home at 1000 Laney Road. The reason for our request is the property is primarily in a floodplain and the front yard area is not meaning this is essentially the only place to construct the pool on our property.

Zoning Advisory Board,

I, Paige Hopkins, am co-owner of 1000 Laney Road with my husband Ben Hopkins would like to construct an inground pool in the front yard of my property in front of my home at 1000 Laney Road. The reason for our request is the property is primarily in a floodplain and the front yard area is not meaning this is essentially the only place to construct the pool on our property.

Paige E. B. Hopkins

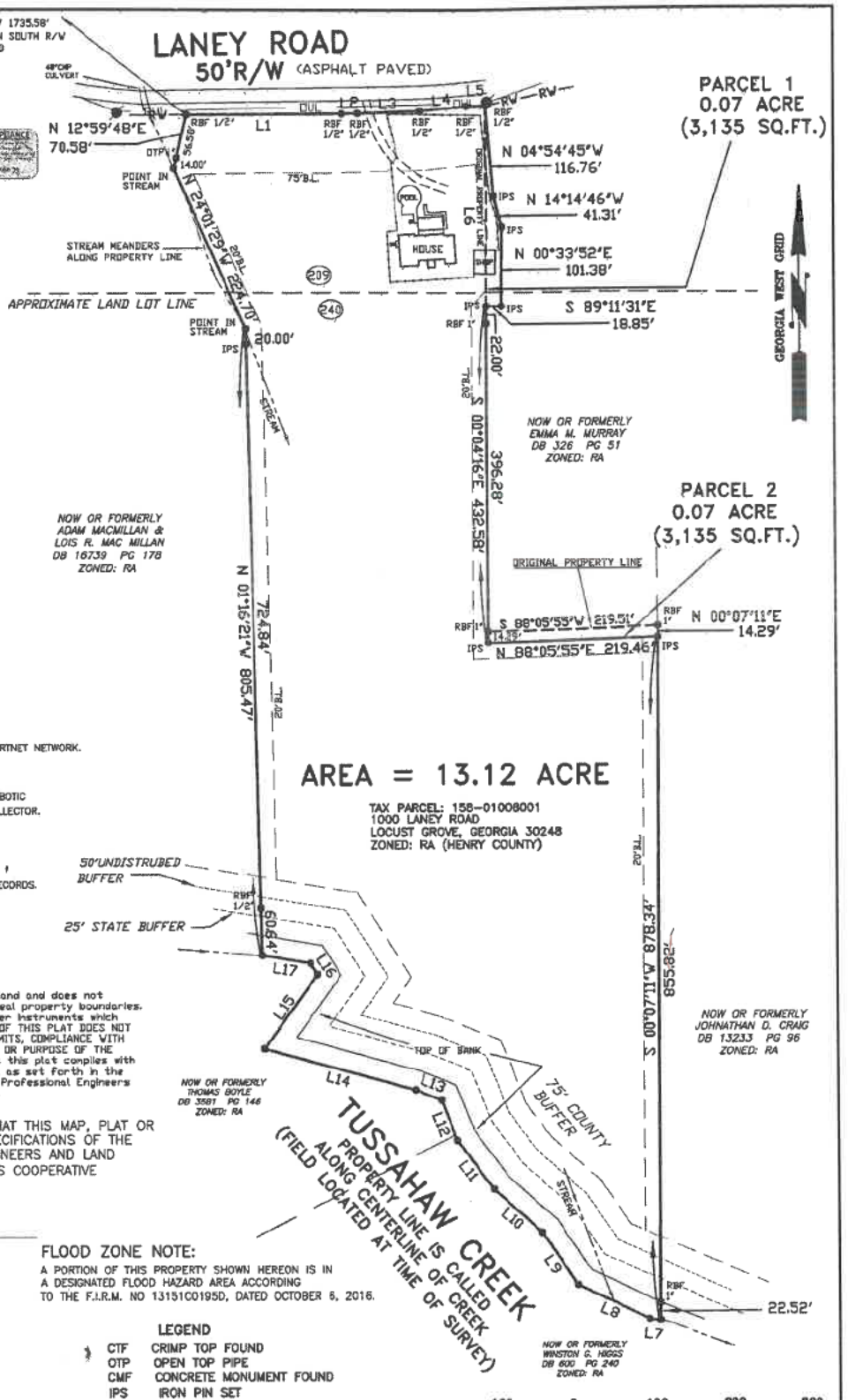
Letter of Intent

BK: 68 PG: 176-176
Filed and Recorded
03-06-2026 03:58 PM
DOC# P2026-000062

SABRIYA HILL
CLERK OF SUPERIOR COURT
Henry COUNTY

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

REVIEWED FOR CODE COMPLIANCE



NUMBERED CALLS

Course	Bearing	Distance
L1	N 89°37'47" E	200.91'
L2	N 88°16'43" E	19.83'
L3	N 88°05'16" E	80.72'
L4	N 83°59'05" E	61.26'
L5	N 88°08'52" E	25.28'
L6	S 00°04'16" E	257.48'

NUMBERED CALLS ALONG TUSSAHAW CREEK

Course	Bearing	Distance
L7	N 83°20'18" W	14.57'
L8	N 64°25'39" W	102.06'
L9	N 33°59'05" W	81.28'
L10	N 48°20'52" W	83.72'
L11	N 36°49'00" W	78.37'
L12	N 21°31'31" W	56.14'
L13	N 68°01'58" W	36.09'
L14	N 74°47'00" W	201.81'
L15	N 35°47'54" E	117.58'
L16	N 32°29'05" W	16.83'
L17	N 80°36'51" W	62.75'

NOTES:

1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS OTHERWISE STATED.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS AN OPEN TRAVERSE AND HAD NO ADJUSTMENT.
3. BEARING BASIS TAKEN FROM A GPS OBSERVATION USING THE LEICA SMARTNET NETWORK.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 461,159 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A SOKKIA IX AUTO TRACKING ROBOTIC TOTAL STATION, A CHAMPION GPS I80 AND A CHAMPION HC-3 DATA COLLECTOR.
6. FIELD WORK COMPLETED ON FEBRUARY 12, 2020.
7. SETBACK SHOWN ARE FROM COUNTY RECORDS. DAVID GARRISON LAND SURVEYING IS NOT LIABLE FOR DISCREPENCIES.
8. REFERENCED PROPERTY IS THE SAME AS THAT CERTAIN TRACT OF LAND RECORDED IN DEED BOOK 4600, PAGE 84, HENRY COUNTY, GEORGIA RECORDS.
9. THIS PROPERTY IS NOT ON HENRY COUNTY WATER SYSTEM.
10. THIS PROPERTY IS ON A PAVED HENRY COUNTY RIGHT-OF-WAY.
11. THIS PROPERTY IS NOT PART OF A PLATTED SUBDIVISION.
12. THIS PROPERTY HAS BODIES OF WATER ON THE PROPERTY.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY.

GEORGIA REGISTERED No. 2759 LAND SURVEYOR DAVID L. GARRISON

FLOOD ZONE NOTE:
A PORTION OF THIS PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO THE F.I.R.M. NO 13151C0195D, DATED OCTOBER 5, 2016.

LEGEND

CTF	CRIMP TOP FOUND
OTP	OPEN TOP PIPE
CMF	CONCRETE MONUMENT FOUND
IPS	IRON PIN SET
RBF	REBAR FOUND
	FIRE HYDRANT
	UTILITY POLE
	WATER METER
	UTILITY POLE
	GAS METER
—RW—	RIGHT OF WAY
	STORM WATER JUNCTION BOX
	SANITARY SEWER MANHOLE

100 0 100 200 300
GRAPHIC SCALE – FEET
1" = 100'

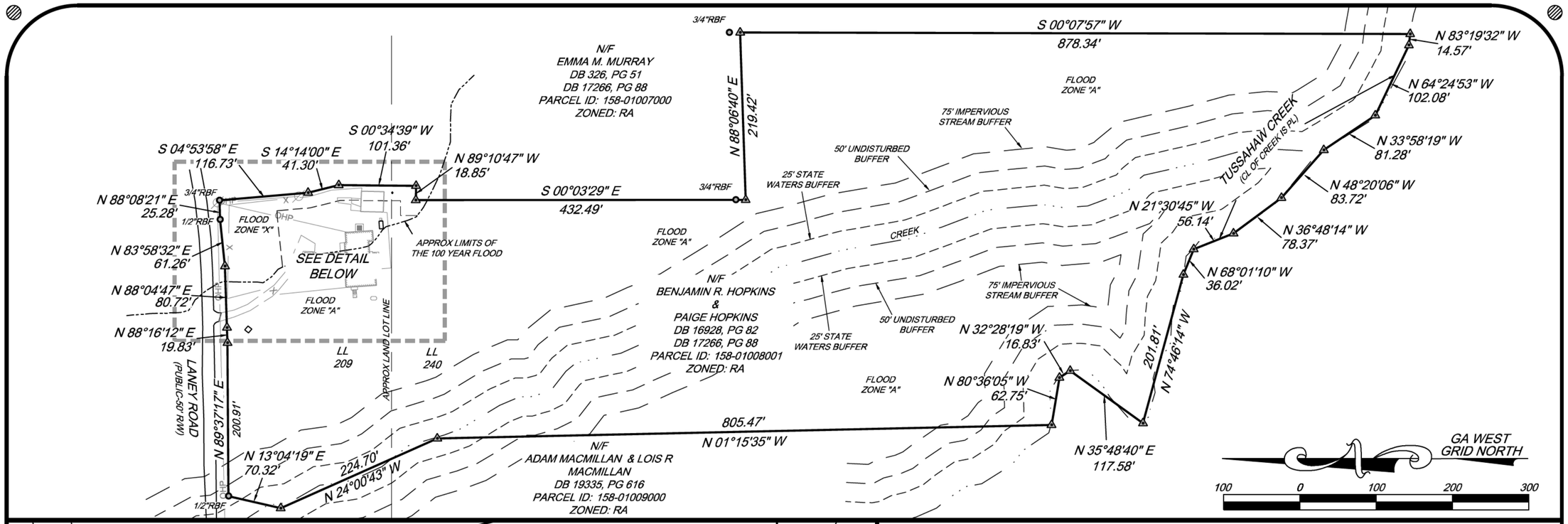
RETRACEMENT SURVEY AND BOUNDARY LINE SWAP FOR:

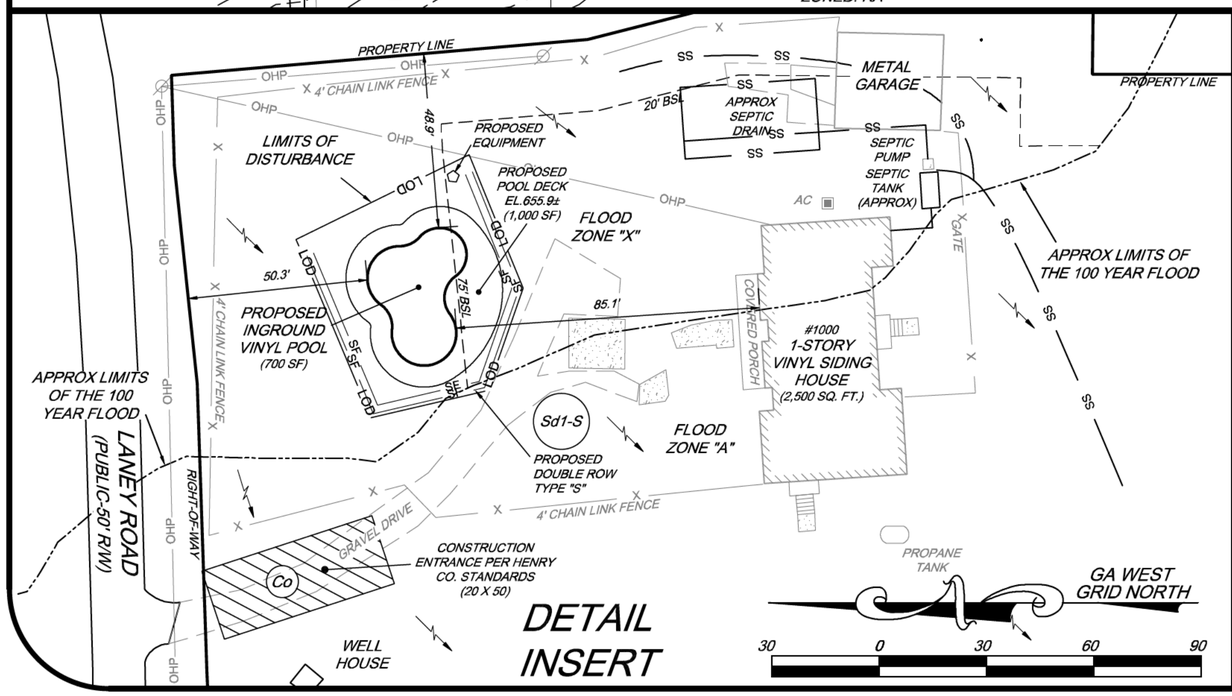
BEN HOPKINS AND PAIGE HOPKINS

LAND LOTS 240 AND 209
7TH DISTRICT
HENRY COUNTY, GEORGIA

DATE : FEBRUARY 18, 2020
JOB NO. : 1000 LANEY RD
FILE NO : 1000 LANEY RD

DAVID L. GARRISON
LAND SURVEYING
969 HALE ROAD
MAYSVILLE, GEORGIA 30558
PH.(770)560-8031 EMAIL:DGARRISON1@AOL.COM





DETAIL INSERT

24 HOUR CONTACT

HAMPTON POOLS
220 KEYS FERRY ST.
MCDONOUGH, GA. 30253
CLIF THOMPSON
TEL: 678-643-3498

REFERENCE PLAT:
RETRACMENT SURVEY AND BOUNDARY LINE SWAP FOR BEN HOPKINS AND PAIGE HOPKINS PREPARED BY DAVID L. GARRISON LAND SURVEYING DATED FEBRUARY 18, 2020.

DEED BOOK 17266, PAGE 88.

NOTES
THE PURPOSE OF THIS PLAN IS TO PORTRAY THE LOCATION OF THE PROPOSED STRUCTURE & TO BE SUBMITTED TO HENRY COUNTY FOR ISSUANCE OF A BUILDING PERMIT.

BASED ON GRAPHICAL INTERPRETATION, THIS PROPERTY IS SITUATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AND FLOOD ZONE "A" (AREAS WITHOUT BASE FLOOD ELEVATION DETERMINED) AS DEPICTED BY THE NFIP FLOOD INSURANCE RATE MAP NO. 13151C0195D HAVING AN EFFECTIVE DATE OF OCTOBER 06, 2016. USER OF THIS INFORMATION IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NECESSARY.

THERE ARE NO TREE SAVE AREAS ON THIS SITE.

WATER IS PROVIDED ON SITE WELL.

SEWER IS PROVIDED BY ONSITE SEPTIC SYSTEM.

NOTES

THIS SITE CONTAINS A LIVE STREAM, WATERS OF THE STATE AND JURISDICTIONAL WETLAND AREAS.

LEGEND

RBF	REBAR FOUND
EM	ELECTRIC METER
SSE	SANITARY SEWER EASEMENT
BSL	BUILDING SETBACK LINE
SS	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
R/W	RIGHT-OF-WAY
A/C	AIR CONDITIONER
Co	CONSTRUCTION ENTRANCE
Sd1	SEDIEMNT BARRIER / SILT FENCE
MFFE	MINIMUM FINISH FLOOR ELEVATION
T/F=	TOP OF FOOTING FORM
△	CALCULATED POINT
	DIRECTION OF FLOW
LOD	LIMITS OF DISTURBANCE
SF	PROPOSED SILT FENCE

LOT AREA =13.12± ACRES
DISTURBED AREA= 0.07± AC. (2,950± S.F.)

NOTE: THIS DRAWING WAS PREPARED FOR PERMITTING ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES.

RESIDENTIAL SITE PLAN

OF

1000 LANEY ROAD
LOCUST GROVE, GA.
TAX PARCEL: 158-01008001

PROPERTY INFORMATION
LAND LOTS: 209 & 240
DISTRICT: 7th
SECTION: NA
COUNTY: HENRY
STATE: GEORGIA
CITY: NA

DRAWING INFORMATION	
DATE: 12-29-25	REVISIONS
SCALE: AS SHOWN	
DWN: JCS	
CHCK: MHE	
JOB No.: 16056	
FILE: 16056-SITE-0	

FOR THE FIRM
METRO ENGINEERING & SURVEYING CO., INC.
GA. L.S.F. #00538

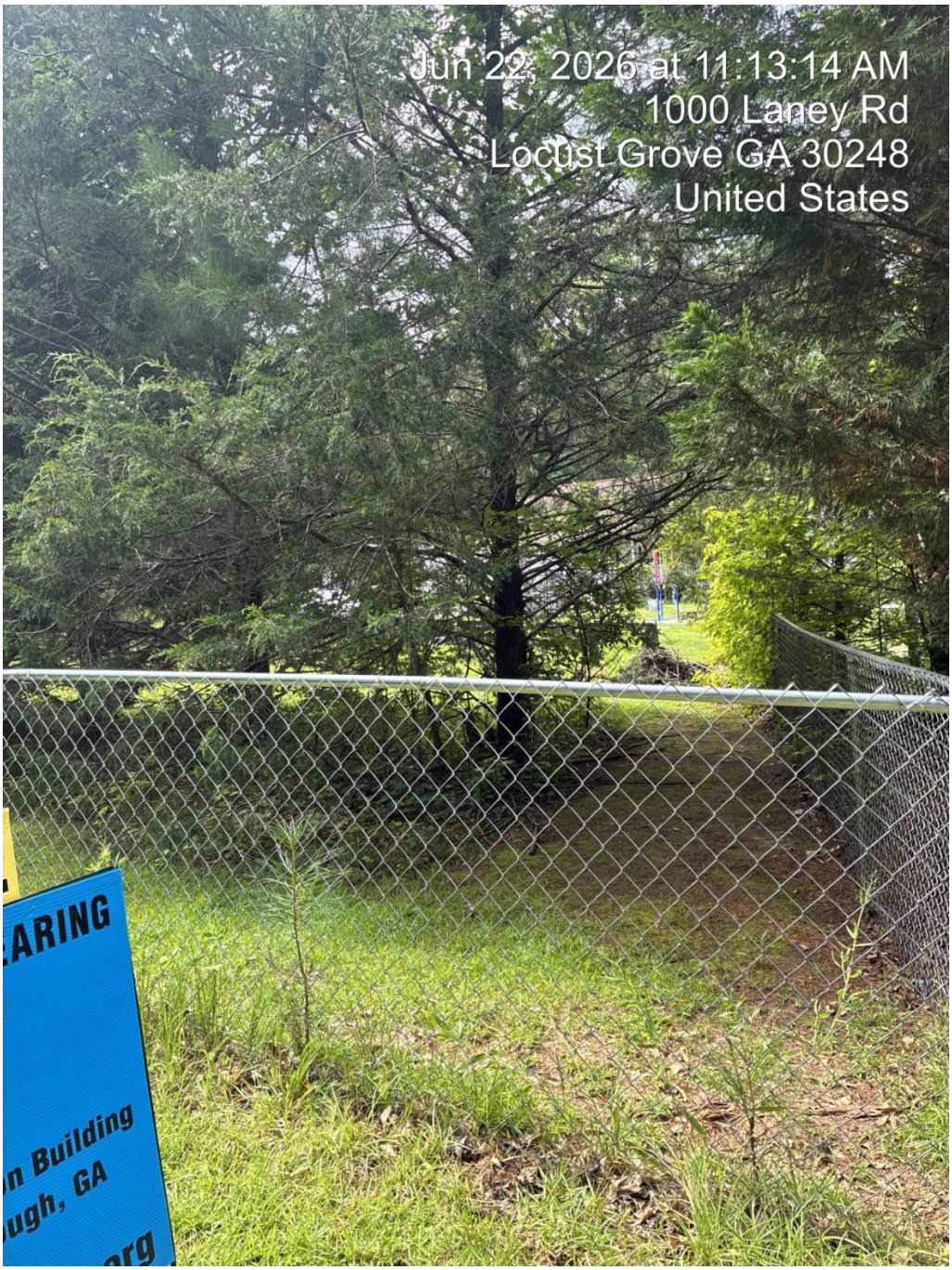
GEORGIA REGISTERED No. 26679 PROFESSIONAL LAND SURVEYOR MICHAEL H. ELLIOTT JR.

01-05-26

EXPIRATION: 12-31-26

METRO ENGINEERING & SURVEYING CO., INC.
SURVEYORS - ENGINEERS - PHOTOGRAMMETRISTS
PROVIDING PROFESSIONAL SERVICE SINCE 1967
1469 Highway 20 West - McDonough, Georgia 30253
Phone: 770-707-0777 - Fax:770-707-0755
www.metro-engineering.com

VR-26-03 East


Jun 22, 2026 at 11:13:14 AM
1000 Laney Rd
Locust Grove GA 30248
United States
ARING
n Building
ugh, GA

VR-26-03 North

VR-26-03 South

VR-26-03 West

Jun 22, 2026 at 11:13:10 AM
1000 Laney Rd
Locust Grove GA 30248
United States
VARIA
HENRY COUNTY PU
RE: POOL IN FRONT
DATE: JULY 9 2026
TIME: 6:30 PM
LOCATION: County Adminis
140 Henry Parkway, Mc
FOR MOR
770-288-752

VR-26-03 Sign

Jun 22, 2026 at 11:13:02 AM
1000 Laney Rd
Locust Grove GA 30248
United States
VARIANCE
HENRY COUNTY PUBLIC HEARING
RE: POOL IN FRONT YARD
DATE: JULY 9 2026
TIME: 6:30 PM
LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA
FOR MORE INFO:
770-288-7526 / www.hcpz.org

CEDAR RIDGE RD
LANEY RD
SOUTH OLA RD
CRAIG DR
WHITWORTH DR
1,180 ft
N

VR-26-03 Aerial Map

Legend

- Aerial Centerlines
- Hydro
- Parcel 158-01008001
- Aerial Parcels

500 250 0 500 Feet

N

Steven Peay
June 29, 2026
NAD StatePlane 1983 Georgia West
FIPS 1002 (US Feet)

VR-26-03 Zoning Map

Legend

- Centerlines
- Hydro
- Parcel 158-01008001

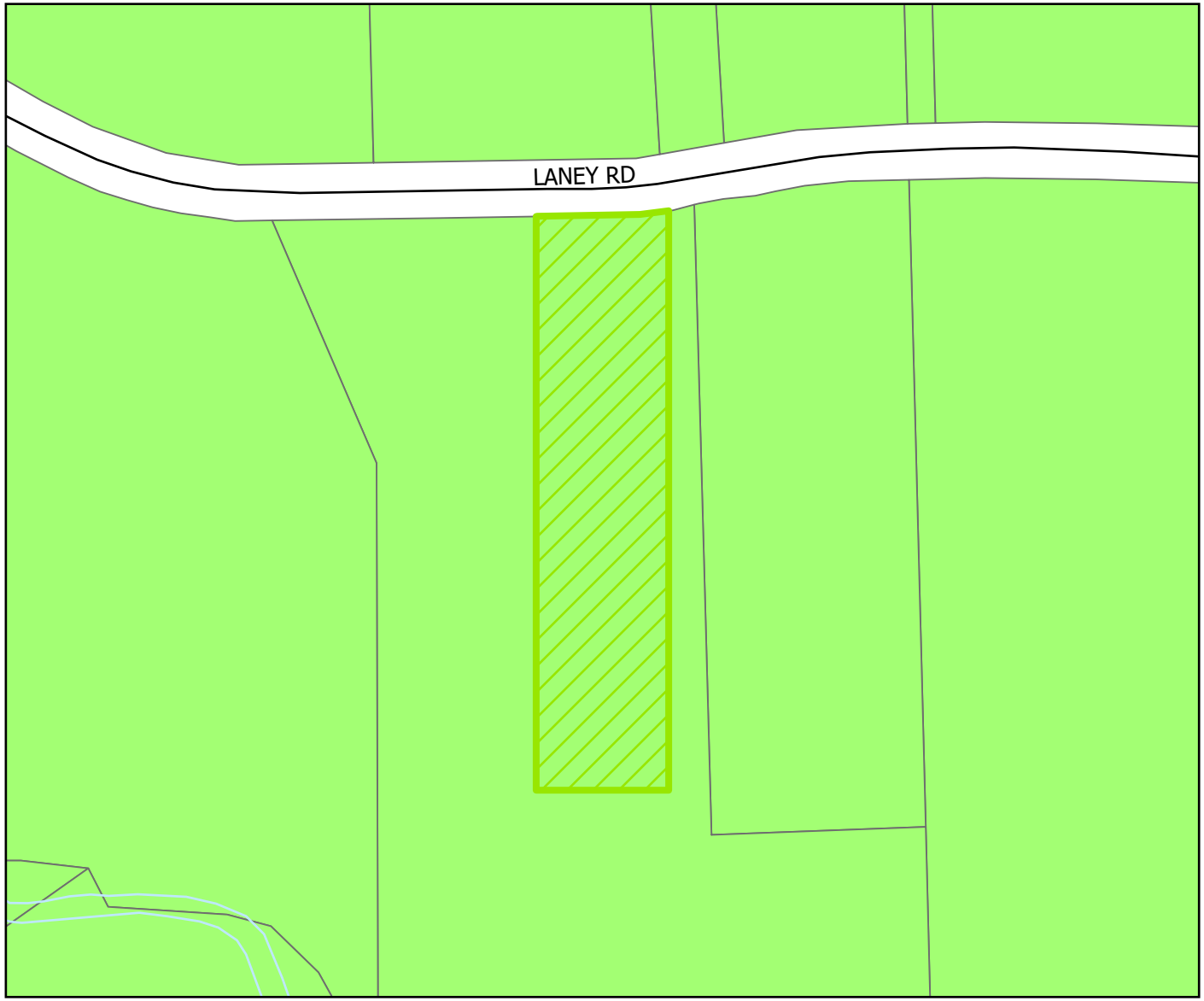
ZONING

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

500 250 0 500 Feet

N

Steven Peay
June 29, 2026
NAD StatePlane 1983 Georgia West
FIPS 1002 (US Feet)



VR-26-03 Future Land Use Map

Legend

- Centerlines
- Hydro
- Parcel 158-01008001

FLU

- CITY
- COM
- COMM
- HD
- INDUS
- LD
- MD
- MX
- OI
- PI
- PRC
- RR
- TCU

500 250 0 500 Feet

N

Steven Peay
June 29, 2026
NAD StatePlane 1983 Georgia West
FIPS 1002 (US Feet)

RESOLUTION NO. _____ZAB

RESOLUTION APPROVING A VARIANCE REQUEST TO ALLOW AN ACCESSORY STRUCTURE (SWIMMING POOL) IN FRONT YARD FOR PROPERTY LOCATED AT 1000 LANEY ROAD

WHEREAS, Ben & Paige Hopkins, of Locust Grove, GA requests a variance (**VR-26-03**) to allow accessory structure (swimming pool) in front yard property located at 1000 Laney Road (Parcel ID 158-01008001) in Land Lot 209 of the 7th 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 for relief from private swimming pool standards with the following condition:

1. The existing cypress tree buffer located within the front yard of the property shall be preserved and maintained in a healthy condition. In the event the existing tree buffer is removed, damaged, destroyed, dies, or otherwise fails to provide adequate screening, the property owner shall be responsible for replanting and restoring the buffer with evergreen trees, shrubs, fencing, berming, or other screening materials sufficient to reestablish an adequate visual buffer, as determined by the Planning and Zoning Department. Replacement landscaping shall be installed within a reasonable timeframe as determined by staff, or during the next appropriate planting season. This condition shall run with the land and shall be binding upon the property owner, heirs, successors, assigns, and any future owners of the property.

BE IT SO RESOLVED THIS 9TH DAY OF JULY, 2026.

ZONING ADVISORY BOARD
OF HENRY COUNTY, GEORGIA

_____
Dawn Randolph, Chair

ATTEST:

_____
Kamau As-Salaam, Deputy Director
Planning & Zoning

Henry County Planning & Zoning COMP-AM-23-07

Commission District: 3
Commissioner: Dee Anglyn
ZAB Member: James Risher
Report Prepared By: Tayla Solomon, Planner III

Applicant: EPL Entreprises, Inc.
5042 Rocksprings Road
Lithonia, GA 30038

Agent: Rodney Parland

Location: Highway 155 North in Land Lot 133 of the 11th District

Parcel ID(s): 083-02007000

Proposed Use /Purpose: Office/Commercial Space

Request: Low Density Residential to Village

Current Land Use: Undeveloped

Future Land Use Map Designation: Low Density Suburban (up to 2.0 dwelling unit per acre, net)

Notices Mailed: June 22, 2026

Sign Posted: June 24, 2026

ZAB Meeting: **July 9, 2026**

Lot Size: 5.010 +/- acres

Road Access: Highway 155 N (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	C-1 (Neighborhood Commercial) and C-2 (General Commercial)	Commercial
East	OI (Office Institutional) and R-2 (Single-Family Residence)	Undeveloped & Single-Family Residential Subdivision
South	RA (Residential-Agricultural)	Single-Family Residence
West	RA (Residential-Agricultural)	Undeveloped

Source: *Henry County Zoning Map, QPublic*

Executive Summary:

The applicant is requesting to amend the current Future Land Use Map (FLUM) designation of the subject property from Low Density Suburban, which supports residential developments with a density of up to 2.0 dwelling units per net acre, to Village. The applicant's request is required to support a concurrent rezoning request (RZ-23-15) from RA (Residential-Agricultural) to C-2 (General Commercial).

Evaluation:

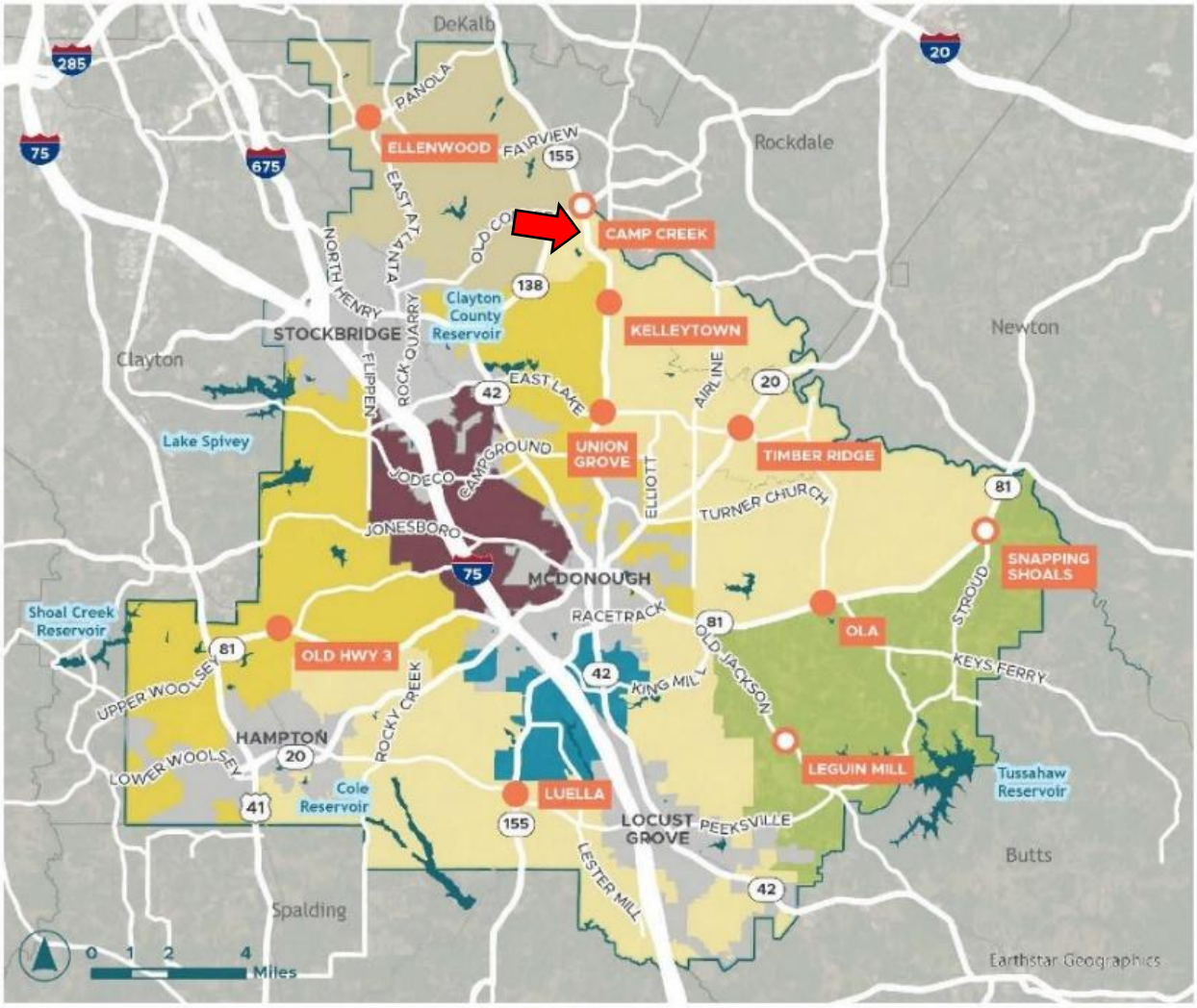
The applicant is requesting to amend the Future Land Use Map (FLUM) of the Comprehensive Plan to change the designation of the subject property from Low Density Suburban to Village. The applicant is requesting concurrent rezoning (RZ-23-15) from RA (Residential-Agricultural) to C-2 (General Commercial) for office/commercial development, which is not supported within the Low Density Suburban FLUM designation.

The subject property is located within an area designated as the Rural Communities Development and Infrastructure Strategy Area (identified by a red arrow on the following map). The vision for Rural Communities areas is to maintain a rural environment that accommodates some low intensity residential growth. Sewer capacity should be expanded slowly in targeted amounts, and roadway improvements should focus on projects that address safety and maintenance issues.

The Village FLUM designation is intended to support Community Centers with non-residential uses within an 800 foot radius of the community enter intersection and residential uses that match the density of the surrounding area beyond the radius. The subject property falls outside of the 800 foot non-residential radius advised by the Comprehensive Plan.

The strategies and policies outlined in the Comprehensive Plan are intended to ensure that new developments promote a better sense of place and preserve valued elements of community character. A request to amend the FLUM designation for the subject property from Low Density Suburban to Village would not be in keeping with the policies outlined in the Comprehensive Plan and does not seem reasonable based on the current zoning trends of the area for the subject property.

>> MAP 17. DEVELOPMENT + INFRASTRUCTURE STRATEGY AREAS



LEGEND

DEVELOPMENT + INFRASTRUCTURE STRATEGY AREAS:

- Central District
- Rural Reserve
- Suburban Mix
- Panola Mountain
- Rural Communities
- Workplace Center
- Community Center
- Future Community Center
- Lakes + Reservoirs
- Incorporated Areas

Recommendation:

Staff recommends **denial** of the applicant's request to amend the FLUM designation of the subject property from Low Density Suburban to Village.

Attachments:

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

Henry County Planning & Zoning COMP-AM-23-07

Amendment to the Comprehensive Plan Application

Name of Applicant EPL ENTERPRISES, INC Phone: [redacted] Date: 03/05/2023

Address Applicant: [redacted] Fax _____ Pager/Cell # _____

City: [redacted] State: [redacted] Zip: [redacted] E-mail: [redacted]

Name of Agent RODNEY PARLAND Phone: [redacted] Date: _____

Address Agent: [redacted] Fax _____ Pager/Cell # _____

City: [redacted] State: [redacted] Zip: [redacted] E-mail: PROGRESSIVECONSTRUCTION_INC@YAHOO.COM

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. RODNEY PARLAND Acknowledgement

Amendment being requested: REZONING

Address of Property: 0 HWY 155 N, GA 30281 (Street Address) Nearest intersection to the property: HWY 138 & hWY 155

Size of Tract: 5.010 acre(s), Land Lot Number(s): 1, District(s): 113

Property Tax Parcel Number: 083 - 020 - 070 - 00 (Required)

Witness' Signature

Signature of Applicant/s

ROSEANN DONALDSON
Printed Name of Witness

ERICK P LOUISIUS
Printed Name of Applicant/s

Notary

Signature of Agent

Notary Seal:

A SIMMONS
My Commission Expires
NOTARY PUBLIC
May 21 2027
DEKALB COUNTY, GEORGIA

(For Office Use Only)

Total Amount Paid $1,550.50 Cash ____ Check # Card Received by: YNieves (*FEES ARE NON-REFUNDABLE*)

Fee includes RZ fee

Application checked by: YNieves Date: 09/21/2023 Map Number(s): 083 (one parcel)

Pre-application meeting: Kamau As-Salaam, Inte. Assist. Director Date: January 10, 2023

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Director's Signature: _____ Date: _____

PRE-APPLICATION FORM

DATE 01/10/2023

APPLICANT: EPL ENTERPRISES
TYPE OF APPLICATION: REZONING/COMP PLAN AMENDMENT
PROPERTY ADDRESS: HWY 155 N

DIST: 11 **LAND LOT(S):** 133 **PARCEL I.D.:** 083-02007000

MAP NUMBER: 083 **CURRENT ZONING:** RA **PROPOSED ZONING:** C1/C2

FUTURE LAND USE MAP DESIGNATION: RURAL RESIDENTIAL

REQUEST/ITEMS DISCUSSED:
REZONING FROM RA TO C2 FOR COMMERCIAL COMPLEX, COMP PLAN FROM RR TO COMMERCIAL
5 ACRE LOT ALONG HWY 155 N WITH COMMERCIAL LOTS TO THE NORTH.
REZONING FEE WILL BE DECIDED BASED ON ACREAGE PROVIDED ON SURVEY.
FEE CHART, APPLICATIONS, HCOD INFO, DEPARTMENT CONTACT LIST, PROVIDED. MUST RECEIVE LETTER DIRECTLY FROM ENV HEALTH OR WATER AUTHORITY. STAFF RESERVES RIGHT TO RECOMMEND DENIAL. WILL BE HEARD BY THE ZAB AND DECIDED BY THE BOC.

ADJACENT PROPERTIES ZONING:
NORTH: C1/C2 SOUTH: R2/RA EAST: OI/RA WEST: RA

PREVIOUS REZONING REQUESTS IN THE AREA/INCLUDING SURROUNDING SUBDIVISIONS: CROSSROADS VALLEY, MELROSE

ATTENDANTS:
Rodney Parlanel Signature (Owner/Agent)
_____ Signature
Kamau A. Signature
_____ Signature

PLEASE NOTE:

No application will be accepted unless all necessary documentation is complete and a pre-application meeting has been held (No exceptions).

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.

Information contained herein has been researched as requested and provided as a public service. Information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requestor. Information contained herein does not exempt a developer, builder, or property owner from any required review and/or approval required by other Henry County Departments, from private development covenants, and/or any other code/development regulations. Planning & Zoning can only provide information relating to zoning and permitted uses as approved by the Board of Commissioners. Planning & Zoning cannot give guidance or approvals regarding compliance required by other departments. Appropriate research and due diligence are strongly recommended before acquiring property for specific use. Planning & Zoning assumes no liability for errors and omissions. Information contained herein has been obtained from public records, which may be inspected during regular business hours.

Applicant Campaign Disclosure Form

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

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, 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 _____ day of _____, _____

ERICK P. LOUISIUS
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

RODNEY PARLAND
Applicant's Attorney, if applicable - Printed

Rodney Parland
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of OCTOBER, 2022.

DONNA W. HOUSE
My Commission Expires
NOTARY PUBLIC
December 18, 2025
DEKALB COUNTY, GEORGIA

Donna W. House
Notary Public

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

Applicant Campaign Disclosure Form

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

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, 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 10 day of August, 2023

RODNEY PARLAND
Applicant's Name - Printed

Rodney Parland
Signature of Applicant/Property Owner/Agent

NOT APPLICABLE
Applicant's Attorney, if applicable - Printed

NOT APPLICABLE
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 10 day of August, 2023.

JAYDEN WARE
My Commission Expires
NOTARY PUBLIC
March 27, 2027
DEKALB COUNTY, GEORGIA

Jayden Ware
Notary Public

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

PROGRESSIVE CONSTRUCTION
& FLOORING SERVICES, LLC
GA LIC# RBCO007354
GA LIC# RLCO004417
HOME INSPECTION CERT.
NACHI22071142

[redacted]

Email: progressiveconstruction_inc@yahoo.com

www.progressiveconstructionandflooring.com
Toll Free: 1(888) 661-0221

FLOOR PLANS - PERMIT ASSISTANCE - PROJECT MANAGEMENT - GENERAL CONTRACTOR - HOME INSPECTIONS

LETTER OF INTENT

STATE OF GEORGIA, HENRY COUNTY

February 22, 2023

Director-Henry County Planning & Zoning
140 Henry Parkway
McDonough, GA 30253

Re: Rezoning –

5.010 acres located on HWY 155N / Land Lot 133 / 11th District / Parcel ID No.: 08302007000

To Whom It May Concern,

Progressive Construction and Flooring Services, LLC (FDC) is pleased to submit our letter of intent for the above referenced property.

The property is owned by EPL Enterprises, Inc and is documented as one (1) parcel totaling 5.010 acres (attached Boundary Survey by Sibley-Miller Surveying and Planning, Inc, September 26, 2022).

The property is currently zoned Residential-Agricultural (RA) and we are requesting +/- 5.010 acres of the property to be rezoned to C-1 Neighborhood Commercial OR C-2 General Commercial District with either sewer or septic (attached Rezoning Exhibit by Progressive Construction and Flooring Services, LLC, October 20, 2022).

The property owner intends to rezone +/- 5.010 acres for a General Commercial District on either sewer or septic. The purpose of the rezoning is to provide local small business owners with a means to facilitate business via offices, retail spaces, and other support facilities that enhance local small business development. The property owner intends to build the facility for the use of local business owners.

The estimated construction and development of the property would be 9 to 12 months from the time of building and development permit issuance to completion.

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

RODNEY PARLAND
PROGRESSIVE CONSTRUCTION & FLOORING SERVICES, LLC
[redacted]

Scan to verify

InterNACHI Certified

EXISTING ZONING

RA: Residential-agricultural zoning district. This district is intended to preserve the mixed agricultural and residential character of land while providing a transition between rural and agricultural land and suburban and urban land; and locations to carry out agricultural activities, including those related to crops, livestock, and timber. This district will also provide for detached single-family residential dwellings that are site-built, manufactured or industrialized on lots.

REZONING POSSIBILITIES

C-2: General commercial district. This district 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. Accessory uses and structures, essential public services and all "permitted" C-1 uses are permissible. **(PREFERRED PROPOSED)**

OI: Office-institutional district. This district is intended to provide for the development of a complimentary mix of business, professional and institutional activities that are compatible with the primary purpose of this district. Limited retail uses normally associated with office or institutional uses, accessory structures, and essential public services are also permissible.

C-1: Neighborhood commercial district. This district is intended to provide locations for limited retail and service uses to satisfy the common and frequent needs of residents of nearby residential neighborhoods. It is further the intent of this district to encourage such uses to be a part of a neighborhood convenience shopping center. Accessory uses and structures and essential public services are permissible.

PROGRESSIVE CONSTRUCTION & FLOORING SERVICES, LLC
GA LIC# RBCO007354
GA LIC# RLCO004417
HOME INSPECTION CERT.
NACHI22071142

[redacted]

Email: progressiveconstruction_inc@yahoo.com

www.progressiveconstructionandflooring.com
Toll Free: 1(888) 661-0221

FLOOR PLANS - PERMIT ASSISTANCE - PROJECT MANAGEMENT - GENERAL CONTRACTOR - HOME INSPECTIONS

SPECIAL POWER OF ATTORNEY

AFFIDAVIT STATE OF GEORGIA Henry **COUNTY**

This 27 day of October, 2022,

I, EPL Enterprises, Inc. / Erick Louisius the owner of Parcel ID: 083-02007000 (property address and/or Tax Map ID) make, constitute, and appoint Rodney Parland (Name of Attorney or Representative) my true and lawful attorney-in-fact/representative, and in my name, place and stead giving unto said Rodney Parland full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make application for said Rezoning Application. (Type of Application)

The rights, powers, and authority of said attorney-in-fact/representative herein granted shall commence and be in full force and effect on October 27, 2022, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Henry County Office of Planning, Zoning, and Sustainability stating that the terms of this power have been revoked or modified.

EPL Enterprises, Inc / Erick Louisius
(Name of Owner)

(Signature of Owner / Grantor)

Rodney Parland
(Name of Attorney or Representative)

(Signature of Attorney or Representative)

DONNA W. HOUSE
My Commission Expires
NOTARY PUBLIC
December 18, 2025
DEKALB COUNTY, GEORGIA

STATE OF GEORGIA: Dekalb (COUNTY), GEORGIA

Subscribed and sworn before me this 27th day of OCTOBER, 2022 in my County and State aforesaid, by the aforenamed Principal.

Donna W. House My Commission Expires: 12/18/2025
NOTARY PUBLIC

Scan to verify

InterNACHI Certified

PROGRESSIVE CONSTRUCTION & FLOORING SERVICES, LLC
GA LIC# RBCO007354
GA LIC# RLCO004417
HOME INSPECTION CERT.
NACHI22071142

[redacted]

Email: progressiveconstruction_inc@yahoo.com

www.progressiveconstructionandflooring.com
Toll Free: 1(888) 661-0221

FLOOR PLANS - PERMIT ASSISTANCE - PROJECT MANAGEMENT - GENERAL CONTRACTOR - HOME INSPECTIONS

PROPERTY OWNER(S) AUTHORIZATION FORM

I EPL ENTERPRISES, INC / ERICK LOUISIUS (Property Owner's Name) swear and affirm that I am the owner of the property at 0 HWY 155N, STOCKBRIDGE, GA 30281 / PARCEL ID: 083-020-070-00, (Property Address and Parcel Number) as shown on the Tax Map And/or deed records of HENRY County, Georgia. I hereby authorize RODNEY PARLAND (Applicant Name) to act as the applicant or agent in pursuit of the development requested on this property.

EPL ENTERPRISES, INC / ERICK LOUISIUS
(NAME - PROPERTY OWNER)

(SIGNATURE OF PROPERTY OWNER)

RODNEY PARLAND
(NAME - AUTHORIZED AGENT)

(SIGNATURE OF AUTHORIZED AGENT)

STATE OF GEORGIA: Dekalb (COUNTY), GEORGIA

Subscribed and sworn before me this 27th day of October, 2022 in my County and State aforesaid, by the aforenamed Principal.

Donna W. House
NOTARY PUBLIC

My Commission Expires: 12/18/2025

DONNA W. HOUSE
My Commission Expires
NOTARY PUBLIC
December 18, 2025
DEKALB COUNTY, GEORGIA

Scan to verify

InterNACHI Certified

LEGEND

C01 000 COVER / SURVEY /EX ST COND T ONS
C02 000 PROPOSED S TE / UT L TY PLAN / GRAD NG PLAN

LEGAL JURISDICTION HENRY COUNTY GA
APPLICABLE CODES/EDITIONS

- NTERNAT ONAL RES DENT AL CODE (RC) 2018 ED T ON W TH 2020 GEORG A AMENDMENTS
- NTERNAT ONAL BU LD NG CODE (BC) 2018 ED T ON W TH 2020 GEORG A AMENDMENTS
- NAT ONAL ELECTR C CODE (NEC) 2017 ED T ON
- NTERNAT ONAL FUEL GAS CODE (FGC) 2018 ED T ON W TH 2020 GA AMENDMENTS
- NTERNAT ONAL MECHAN CAL CODE (MC) 2018 ED T ON W TH 2020 GEORG A AMENDMENTS
- NTERNAT ONAL PLUMB NG CODE (PC) 2018 ED T ON W TH 2020 GEORG A AMENDMENTS
- NTERNAT ONAL ENERGY CONSERVAT ON CODE (ECC) 2018 ED T ON W TH GEORG A AMENDMENTS
- NTERNAT ONAL F RE CODE (FC) 2018 ED T ON W TH 2020 GEORG A F RE MARSHAL AMENDMENTS
- GEORG A ACCESS B L TY CODE (GAC) 120 3 20 2010 ED T ON
- NTERNAT ONAL SW MM NG POOL AND SPA CODE (SPSC) 2018 ED T ON W TH GEORG A AMENDMENTS
- NAT ONAL F RE PROTECT ON ASSOC AT ON 101 L FE SAFETY CODE (NFPA) 2018 ED T ON
- 2014 PRESCR PT VE DECK CODES W TH 2015 GA AMENDMENTS

SITE NOTES:

1) THE S TE CONTA NS 5 010 ACRES / 218 270 S F
TOTAL D STURBED AREA 84 505 05 SQFT (1 94 ACRES)

2) ADDRESS 0 HWY 155 STOCKBR DGE GA 30281 TAX PARCEL D NUMBER 083-02007000

3) SURVEY NFORMAT ON TAKEN FROM SURVEYS PERFORMED BY S BLEY-M LLER SURVEY NG DATED 09/26/2022

4) TH S S TE S LOCATED W TH N ZONE X AS DEF NED BY F R M COMMUN TY PANEL 0085 NUMBER 135468 MAP NUMBER 13151C0085D DATED 10/06/2016 FOR HENRY COUNTY GEORG A

5) THE EX ST NG UT L T ES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVEN ENCE THE ENG NEER ASSUMES NO RESPONS B L TY FOR THE LOCAT ONS S ZES MATER ALS OR DEPTH FOR THE UT L T ES SHOWN OR THE UT L T ES WH CH MAY EX ST ON THE S TE BUT ARE NOT SHOWN THE CONTRACTOR SHALL HAVE THE RESPONS B L TY TO VER FY THE LOCAT ON OF ALL UT L T ES SHOWN ON THE PLANS AND REPORT ANY D SCREPANC ES TO THE ENG NEER OF RECORD THE CONTRACTOR SHALL ALSO HAVE THE RESPONS B L TY BEFORE START NG ANY WORK TO MAKE SUCH EXPLORAT ONS AND PROBES NECESSARY TO ASCERTA N ANY SEWER L NES WATER SUPPLY L NES GAS L NES CABLE L NES TELEPHONE L NES OR OTHER UT L TY L NE

6) CONTRACTOR SHALL CONTACT THE UT L TY LOCATOR AS REQU RED BY GEORG A LAW AND HAVE ALL UT L T ES MARKED PR OR TO ANY CONSTRUCT ON ACT V TY CONTRACTOR W LL HAVE PR VATE UT L TY LOCATOR LOCATE ALL UT L T ES W TH N THE CONSTRUCT ON L M TS NOT COVERED BY THE UT L TY PROTECT ON CENTER

7) THE CONTRACTOR SHALL MMED ATELY NOT FY THE ENG NEER OF ANY D SCREPANC ES OR ERRORS THAT HE MAY D SCOVER N THESE PLANS

8) CONTRACTOR TO PROV DE ALL NECESSARY BARR CADES GUARDS L GHTS AND OTHER NSTALLAT ONS REQU RED TO PROTECT PERSONS AND PROPERTY DUR NG THE ENT RE CONSTRUCT ON PROCESS

9) THERE ARE NO EX ST NG EASEMENTS STATE WATER BUFFERS STREAM BUFFERS OR FLOOD PLA N BUFFER THAT APPLY TO TH S PROPERTY

10) TH S PROJECT S COMPL ANT W TH GRADE SEPARAT ON AND POS T VE DRA NAGE REQU REMENTS OF THE NTERNAT ONAL RES DENT AL CODE R401 3 R403 1 7 3 AND R04 1 5

11) DR VE WAY APRON TO MEET STATE OF GEORG A STANDARD

12) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETER ES ARCH TECTURAL OR ARCHEOLOG CAL LANDMARKS EX ST NG ON S TE N THE EVENT THAT THESE LANDMARKS ARE D SCOVERED DUR NG CONSTRUCT ON THE ENG NEER MUST BE CONTACTED MMED ATELY FOR REV EW AND AMEND NG THE CONSTRUCT ON PLANS

13) TH S PLAN WAS PREPARED FOR PERM T APPROVAL ONLY ACTUAL CONSTRUCT ON SHOULD BE BASED ON STAK NG BY A REG STERED LAND SURVEYOR THE FOOTPR NT S BASED ON AN ARCH TECTURAL PLAN BY OTHERS THE ARCH TECTURAL PLAN SHOULD BE USED FOR HOUSE POS T ON NG AND LOCAT ON

14) THE EX ST NG WATER L NE AND SEWER LATERAL FOR THE SUBJECT PROPERTY S TO BE USED FOR THE NEW CONSTRUCT ON EXACT LOCAT ON OF THE UT L T ES S TO BE DETERM NED N THE F ELD (NOT SHOWN ON SURVEY)

GENERAL NOTES:

1) THE NSTALLAT ON OF EROS ON AND SED MENTAT ON CONTROL MEASURES AND PRACT CES SHALL OCCUR PR OR TO OR CONCURRENT W TH LAND-D STURB NG ACT V T ES

2) EROS ON AND SED MENTAT ON CONTROL MEASURES W LL BE MA NTA NED AT ALL T MES F FULL MPLEMENTAT ON OF THE APPROVED PLAN DOES NOT PROV DE FOR EFFECT VE EROS ON AND SED MENT CONTROL ADD T ONAL EROS ON AND SED MENT CONTROL MEASURES SHALL BE MPLEMENTED TO CONTROL OR TREAT THE SED MENT SOURCE

3) ADD T ONAL EROS ON CONTROLS SHALL BE NSTALLED AS DEEMED NECESSARY BY THE ON-S TE NSPECTOR

4) ALL LOTS/S TES W TH 2' OF F LL OR GREATER W LL REQU RE A COMPACT ON CERT F CATE BY A PROFESS ONAL REG STERED ENG NEER PR OR TO A BU LD NG PERM T AND OR PR OR TO FOOTERS BE NG POURED

5) LOCATE AND F ELD STAKE ALL UT L T ES EASEMENTS P PES FLOOD L M TS STREAM BUFFERS AND TREE SAVE AREAS PR OR TO ANY LAND D STURB NG ACT V T ES

6) ALL TREE PROTECT ON AREAS TO BE PROTECTED FROM SED MENTAT ON

7) ALL TREE PROTECT ON DEV CES TO BE NSTALLED PR OR TO LAND D STURBANCE AND MA NTA NED UNT L F NAL LANDSCAP NG

8) ALL TREE PROTECT ON FENC NG TO BE NSPECTED DA LY AND REPA RED OR REPLACED AS NEEDED

9) A F NAL AS-BU LT LOT SURVEY REQU RED PR OR TO SSUANCE OF CERT F CATE OF OCCUPANCY

10) A F NAL AS-BU LT WATER QUAL TY CERT F CATE REQU RED PR OR TO CERT F CATE OF OCCUPANCY

11) DUMPSTER AND/ TEMPORARY SAN TARY FAC L T ES SHALL NOT BE LOCATED N STREET OR TREE PROTECT ON AREA OR R GHT OF WAY

12) WATER QUAL TY BMP(s) TO BE NSTALLED AT THE T ME OF F NAL LANDSCAP NG

13) ALL COLLECTED WATER SHALL BE D RECTED TO THE WATER QUAL TY BMP(s)

14) NO WATER QUAL TY BMP(s) ALLOWED N UND STURBED STREAM BUFFERS OR TREE SAVE / CR T CAL ROOT ZONE

15) WORK HOURS AND CONSTRUCT ON DEL VER ES ARE
MONDAY - FR DAY 7 00 AM - 7 00 PM
SATURDAY 8 00 AM - 5 00 PM

16) CERT FY UNDER PENALTY OF LAW THAT TH S PLAN WAS PREPARED AFTER A S TE V S T TO THE LOCAT ONS DESCR BED HERE N BY MYSELF OR MY AUTHOR ZED AGENT UNDER MY D RECT SUPERV S ON

DEMOLITION NOTES:

1) ALL LAND D S URBANCE O BE S AB L ZED UPON COMPLE ON OF DEMOL ON
2) ALL REES SHOWN AS O REMA N O HAVE PROPER PRO EC ON UNLESS APPROVED PLANS ND CA ES O HERW SE.
3) ALL DEMOL ON DEBR S O BE HAULED OFF S E.
4) DUMPS ER AND/OR EMP. SAN A ON FAC L ES SHALL NO BE LOCA ED N S REE OR R GH OF WAY.
5) ADD ONAL EROS ON CON ROLS SHALL BE NS ALLED AS DEEMED NECESSARY BY HE ON S E NSPEC OR.
6) CALL FOR F NAL NSPEC ON A (SEE CLAY ON COUN Y WEB S E)
7) ALL U L ES MUS BE CU OFF AND CAPPED A HE S REE BEFORE DEMOL ON AC V ES.
8) HERE ARE NO EX S NG EASEMEN S, S A E WA ER BUFFERS, S REAM BUFFERS OR FLOODPLA N BUFFERS HA APPLY O H S PROPER Y PER HE SURVEY.

9/18/2023

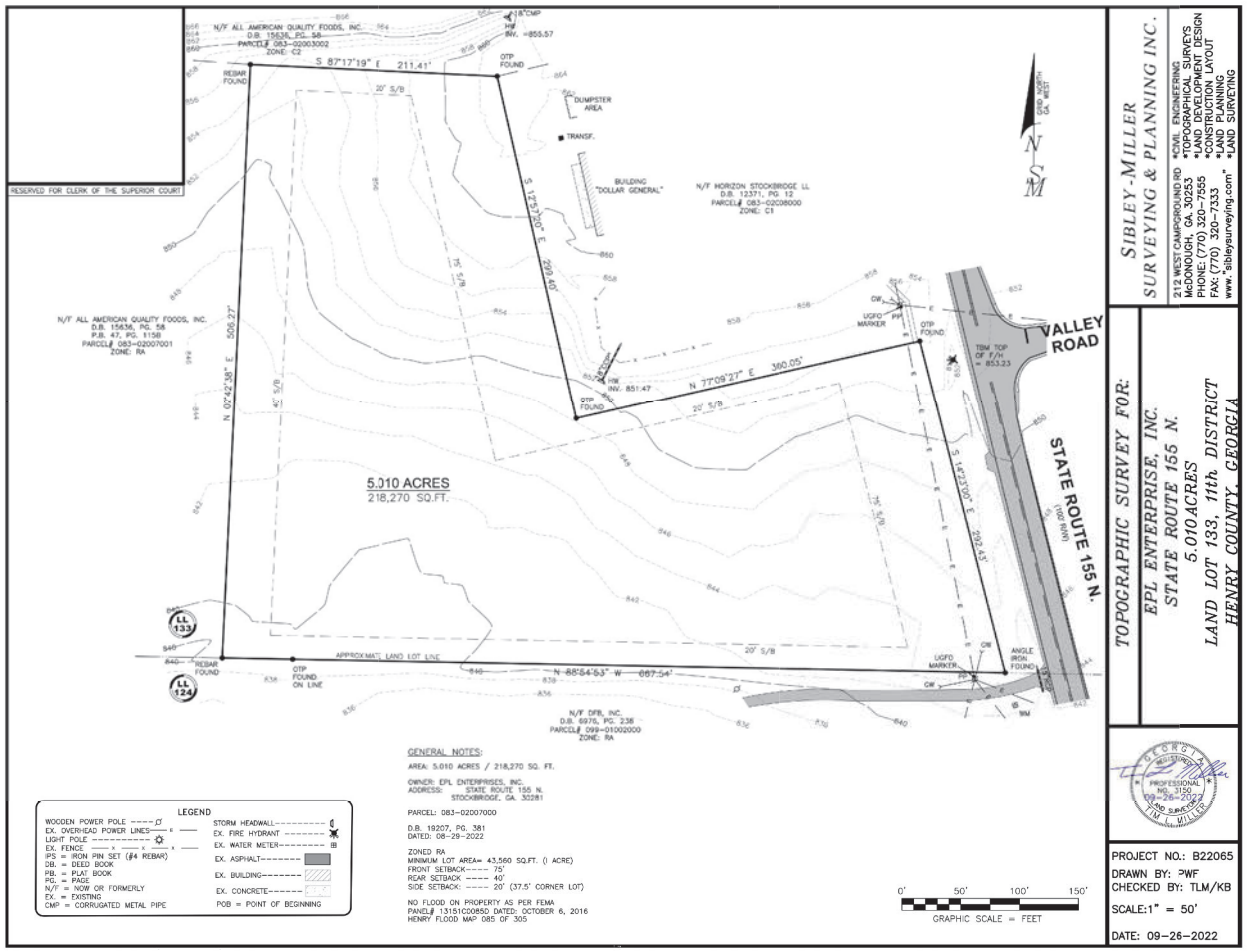
PROJECT NAME AND ADDRESS

SITE PLANS FOR NEW
1-STORY COMMERCIAL
RETAIL/OFFICE BUILDING
EPL ENTERPRISES, INC
5550 HWY 155
STOCKBRIDGE, GA 30281
PARCEL: 083-02007000
EXISTING ZONING: RA
PROPOSED ZONING: C-1 OR C-2
218270.00 SQFT. (5.010 ACRES)

PROPOSED SCOPE OF WORK:

1) NEW 1 S ORY COMMERC AL ME AL BLDG.
2) BR CK EX ER OR
3) PA N WALLS AND CE L NGS, NEW FLOOR NG
4) ELEC R CAL, HVAC, AND PLUMB NG
5) NEW ROOF AND FRAM NG NS ALLA ON
6) NEW FOO NG, FRAM NG, AND ROOF NG
7) NEW DOORS, NEW W NDOWS, NEW R M
8) NEW EX ER OR S D NG
9) NEW PARK NG LO
10) NEW SEP C ANK AND DRA N F ELD

VICINITY MAP
SCALE: N.T.S



LEGEND

WOODEN POWER POLE	STORM HEADWALL
EX. OVERHEAD POWER LINES	EX. FIRE HYDRANT
LIGHT POLE	EX. WATER METER
EX. FENCE	EX. ASPHALT
IPS = IRON PIN SET (#4 REBAR)	EX. BUILDING
DB. = DEED BOOK	EX. CONCRETE
PB. = PLAT BOOK	POB = POINT OF BEGINNING
PG. = PAGE	
N/F = NOW OR FORMERLY	
EX. = EXISTING	
CMP = CORRUGATED METAL PIPE	

GENERAL NOTES:

AREA: 5.010 ACRES / 218,270 SQ. FT.

OWNER: EPL ENTERPRISES, INC.
ADDRESS: STATE ROUTE 155 N.
STOCKBRIDGE, GA. 30281

PARCEL: 083-02007000

D.B. 19207, PG. 381
DATED: 08-29-2022

ZONED RA
MINIMUM LOT AREA= 43,560 SQ.FT. (1 ACRE)
FRONT SETBACK---- 75'
REAR SETBACK ---- 40'
SIDE SETBACK: ---- 20' (37.5' CORNER LOT)

NO FLOOD ON PROPERTY AS PER FEMA
PANEL# 13151C0085D DATED: OCTOBER 6, 2016
HENRY FLOOD MAP 085 OF 305

EXISTING SITE CONDITIONS / SURVEY
SCALE: 1" = 50'-0"

SIBLEY-MILLER SURVEYING & PLANNING INC.
212 WEST CAMPGROUND RD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com
*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING

TOPOGRAPHIC SURVEY FOR:
EPL ENTERPRISE, INC.
STATE ROUTE 155 N.
5.010 ACRES
LAND LOT 133, 11th DISTRICT
HENRY COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL No. 3150 09-26-2022 LAND SURVEYOR TIM MILLER

PROJECT NO.: B22065
DRAWN BY: PWF
CHECKED BY: TLM/KB
SCALE:1" = 50'
DATE: 09-26-2022

CERTIFICATION
The plan preparer or the designee thereof visited the site prior to creation of the plan in accordance with EPD Rule 391-3-7-10.

OWNER / CONTRACTOR / DEVELOPER	24 HOUR EMERGENCY CONTACT INFO:	LIMITS OF DISTURBANCE (PROPOSED)
NAME: EPL ENTERPRISES, INC (ERICK LOUISIUS) PHONE: (404) 432-8161	NAME: EPL ENTERPRISES, INC (ERICK LOUISIUS) PHONE: (404) 432-8161	AREA OF D STURBANCE 84 505 05 SQFT ACRES OF D STURBANCE 1 94 ACRES

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

IF YOU DIG GEORGIA... CALL US FIRST! 1-800-282-7411 (7770) 623-4344 (METRO ATLANTA ONLY) UTILITIES PROTECTION CENTER IT'S THE LAW

PROGRESSIVE SERVICES
7 PIEDMONT CENTER STE 300
ATLANTA GEORGIA 30305
PROGRESSIVECONSTRUCTION INC@YAHOO.COM
(404) 806 3849

TH S DOCUMENT S THE EXCLUS VE PROPERTY OF THE ARCH TECTS AND MAY NOT BE REPRODUCED OR USED W THOUT THE R WR TTEN PERM SS ON

PROJECT DESIGN
RODNEY PARLAND
ENGINEER
H L LARK

REV NO	DESCRIPTION	BY	DATE

PROJECT NAME AND ADDRESS

S TE PLANS FOR NEW
RETA L/OFF CE BU LD NG
EPL ENTERPR SES NC
0 155HWY N
STOCKBR DGE GA 30281
PARCEL 08302007000
EX ST NG ZON NG RA
PROPOSED ZONING: C-1 OR C-2
218 270 SQFT (5 015 ACRES)

RELEASED FOR CONSTRUCTION

DRAWN BY
R PARLAND

CHECKED BY
L LARK

SEAL

PAGE NAME
COVER PAGE AND EXISTING SURVEY

DATE:
9/18/2023

SCALE:
SEE DRAWING

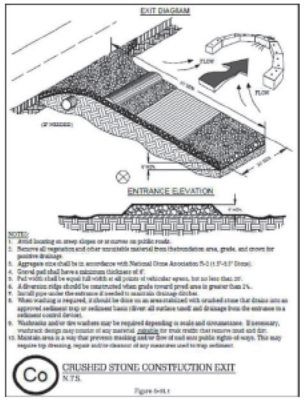
SHEET
C1.000

LIMITS OF DISTURBANCE (PROPOSED)
AREA OF D STURBANCE 134 054 90 SQFT
ACRES OF D STURBANCE 3 077 ACRES

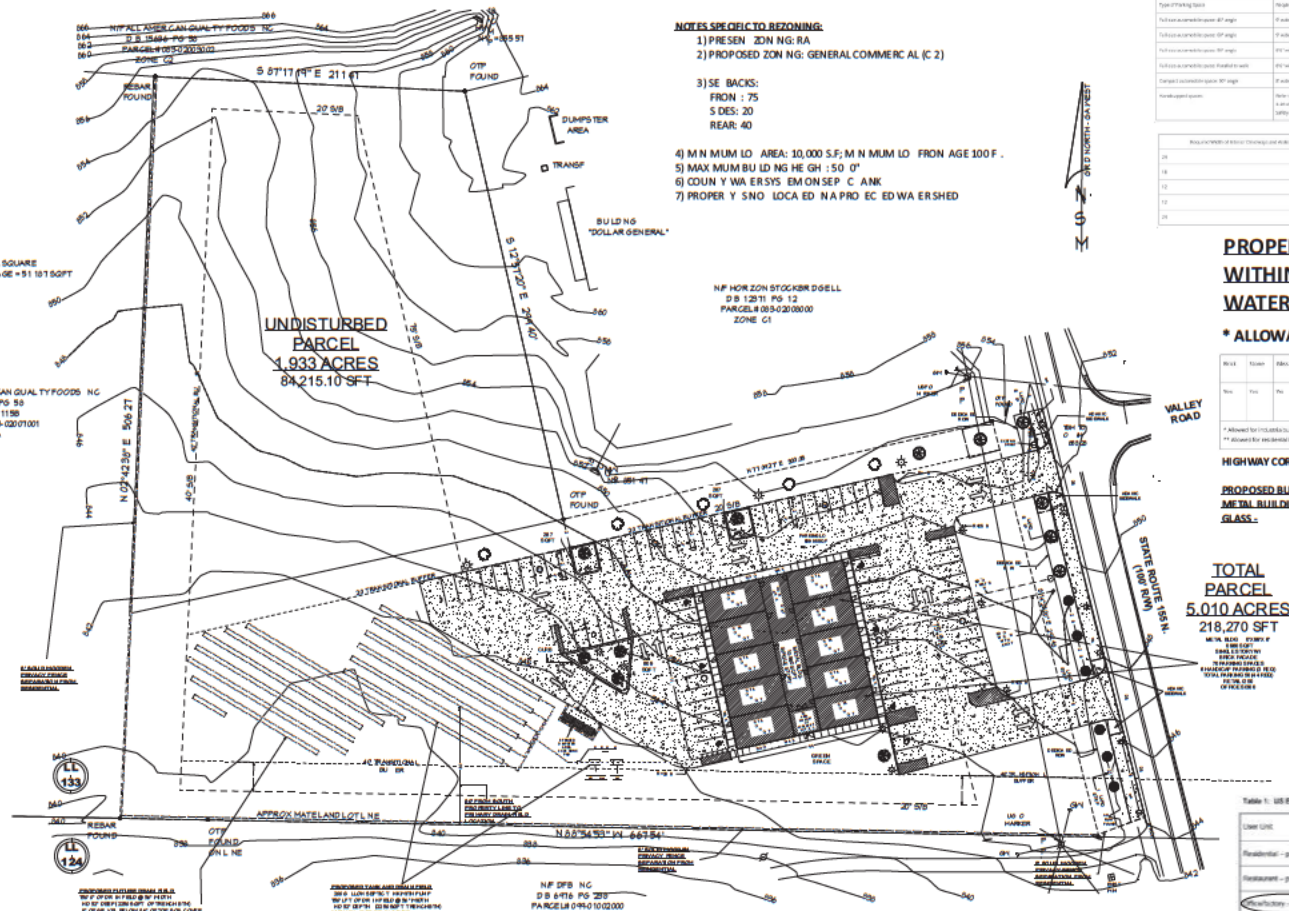
24 HOUR EMERGENCY CONTACT INFO:
NAME: EPL ENTERPRISES, INC (ERICK LOUISIUS)
PHONE: (404) 432-8161

Property Description:		
0 HWY 155		
STOCKBRIDGE, GA 30281		
Lot Dimension	Lot Area	Acres
256 x 69	(218,270.00)	5.0 0
Proposed Building Coverage Percentage		
Structure	Dimension	Square Footage
Proposed Building	oo Prin	0,980.00
Proposed NA	oo Prin	000.00
Proposed NA	oo Prin	000.00
Proposed NA	oo Prin	000.00
	To al Building Coverage	0,980.00
	To al Building Percen age	5.03%
Proposed Lot Coverage Percentage		
Structure	Dimension	Square Footage
Building Coverage Area	oo Prin	0,980.00
Drive Way & Parking o	oo Prin	43,307.00
Side Walks	oo Prin	2, 90.00
	To al o Coverage	56,447.00
	o Coverage Percen age	(25.87%)

LOT COVERAGE TABLE
SCALE: N.T.S



VICINITY MAP
SCALE: N.T.S



NOTES SPECIFIC TO REZONING:
1) PRESEN ZON NG: RA
2) PROPOSED ZON NG: GENERAL COMMERC AL (C 2)

3) SE BACKS:
FRON : 75
S DES: 20
REAR: 40

4) M N MUM LO AREA: 10,000 S.F; M N MUM LO FRON AGE 100 F .
5) MAX MUM BU LD NG HE GH : 50 0"
6) COUN Y WA ERSYS EM ON SEP C ANK
7) PROPER Y S NO LOCA ED N A PRO EC ED WA ERSHED

Type of Parking Space	Required Dimension of Parking Space	See Construction Standard Drawing
Full size automobile space 45° angle	9' wide 20' deep	4.1.1
Full size automobile space 60° angle	9' wide 22' deep	4.1.2
Full size automobile space 90° angle	9'6" wide 20' deep	4.1.3
Full size automobile space Parallel to aisle	9'6" wide 26' deep	4.1.4
Compact automobile space 90° angle	8' wide 18' deep	4.1.5
Handicapped spaces	Refer to the Georgia Accessibility Code Chapter 120-3 and of the Rules and Regulations of the Georgia Safety Fire Commissioner	

Required Width of Minor Driveways and Aisles (feet)	Parking Design Angle of Angle
24	90°
18	60°
12	Parallel
12	One way traffic, Not adjacent to parking
24	Two way traffic, Not adjacent to parking

PROPERTY IS NOT WITHIN A PROTECTED WATERSHED DISTRICT.

*** ALLOWABLE BUILDING MATERIALS**

Brick	Stone	Block	T&W/Fiber Cement	Stucco	Concrete Blocks	CMU/Split Face Block	Cement Board Fiber Board	Metal	Tile
Yes	Yes	Yes	Yes**	Yes 40% per façade	No	Yes, 75% per façade	Yes**	No	No

* Allowed for Industrial buildings.
** Allowed for residential buildings. Buildings must have a minimum 4:12 roof pitch.

HIGHWAY CORRIDOR OVERLAY DISTRICT

PROPOSED BUILDING MATERIALS:
METAL BUILDING WITH BRICK FACADE - 100%
GLASS -

DESCRIPTION
METAL BLDG. 110' (L) X99' (W) X16' (H)
10,980 SQFT
SINGLE STORY W/
BRICK FACADE (100%)
GABLE ROOF (4:12 PITCH) ASPHALT SHINGLES
75 PARKING SPACES PROVIDED
6 HANDICAP PARKING PROVIDED (3 REQ)
IF RETAIL /150 (74 REQUIRED)
IF OFFICES /300 (37 REQUIRED)

Table 1: US EPA Typical Hydraulic Use vs. Georgia Design Flows

User Unit	EPA Typical Water Use gpd	GA Design Flow gpd
Residential - per Bedroom	120*	150
Restaurant - per Seat	10	50
Office/factory - per Person	15	25
Hotel (resort) - per Guest	50	75
Theater - per Seat	3	5
Hospital - per Bed	165	300

* Two persons per bedroom at a median flow of 60 gallons/day/person

EST MATED WATER CONSUMPT ON
2 EMPLOYEES PER SHELL UNT @
3 SH FTS PER DAY @ 25 GALLONS PER DAY (GPD)
= 1 500 GPD OR 45 000 PER MONTH

LEGEND
WOODEN POWER POLE —
EX OVERHEAD POWER L NES
L GH POLE —
EX FENCE
PS = RON P N SET (IN REBAR)
DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE
N/F = NOW OR FORMERLY
EX = EX ST NG
.CMP = CORRUGATED METAL P PE
STORM HEADWALL
EX F RE HYDRANT
EX WATER METER
EX ASPHALT
EX BU LD NG
EX CONCRETE
POB = PO NT OF BEG NN NG

GENERAL NOTES
AREA 5 010 ACRES / 218 270 SQ FT
OWNER EPL ENTERPR SES NC
ADDRESS STATE ROUTE 155 N
STOCKBR DGE GA 30281
PARCEL 083-02001000
D B 14201 PG 361
DATED 08-24-2022
ZONED RA
M N MUM LOT AREA= 43 560 SQ FT (ACRE)
FRONT SETBACK— 75'
REAR SETBACK — 40'
S DE SETBACK — 20' (35' CORNER LOT)
NO FLOOD ON PROPERTY AS PER FEMA
PANEL# 13 15 1C0085D DATED OCTOBER 6 2016
HENRY FLOOD MAP 085 OF 305

STREET TREES PER HIGHWAY CORRIDOR OVERLAY DISTRICT REQUIREMENT

	QTY	SYM	BOTANICAL NAME	COMMON NAME	SPACE	SIZE	TOTAL INCHES	PERCENTAGE OF TOTAL NUMBER OF TREES	COMMENTS
	8	HA	CARYA ILLINOI	HICKORY CORNSHOT	40 FT	3" DIA.	8 INCHES	20%	SMALL STREET TREE
	8	OS	OSMAN MORIA CAMILLI	OSMAN	40 FT	3" DIA.	8 INCHES	20%	LARGE STREET TREE
	8	NP	QUERCUS PALUSTRIS	NORTH RED OAK	40 FT	3" DIA.	8 INCHES	20%	LARGE STREET TREE
	8	NS	LIRIODENDRON TULIPIFERA	CHINESE ELM	40 FT	3" DIA.	8 INCHES	20%	LARGE STREET TREE
						TOTAL	32 INCHES		

NOTE:
NO MORE THAN TWENTY-FIVE(25) (OR TWENTY-FIVE(25) PERCENT OF THE TOTAL NUMBER, WHICHEVER IS GREATER) OF THE TREES INSTALLED MAY BE OF ANY ONE CO GENUS.
NO MORE THAN TWENTY-FIVE (25) PERCENT OF THE STREET TREES USED IN A SINGLE DEVELOPMENT SHALL BE OF SMALL TREE SPECIES, UNLESS LIMITED BY ROADWAY CLASSIFICATION OR POSTED SPEED LIMIT THAT AFFECT ROOT TYPE PLACEMENT.
STREET LIGHTING TO BE SPACED NO MORE THAN 150 FT. APART.

0' 50' 100' 150'
GRAPH C SCALE = FEET

PROPOSED SITE & UTILITY PLAN
SCALE: 1" = 40'-0"

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

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

NOTE:
A TRAFFIC IMPACT STUDY WILL NOT BE REQUIRED BY THE COUNTY FOR THOSE DEVELOPMENTS WITH FRONTAGE AND ACCESS ALONG A STATE ROUTE.

PROGRESSIVE CONSTRUCTION SERVICES
7 FRENCH DRIVE STE 200
ATLANTA, GEORGIA 30305
PROGRESSIVECONSTRUCTION.BIZ@GMAIL.COM
(404) 432-8161

TH S DOCUMENT S THE EXCLUS VE PROPERTY OF THE ARCH TECTS AND MAY NOT BE REPRODUCED OR USED W THOUT THE R WR TTEN PERM SSION

PROJECT DESIGN
RODNEY PARLAND
ENGINEER
H L LARK

REV. NO.	DESCRIPTION	BY	DATE

PROJECT NAME AND ADDRESS
S TE PLANS FOR NEW RETA L/OFF CE BU LD NG
EPL ENTERPR SES NC
0 155 HWY N
STOCKBR DGE GA 30281
PARCEL 083 02007000
EX ST NG ZON NG RA
PROPOSED ZONING: C-1 OR C-2
218 270 SQFT (5 015 ACRES)

RELEASED FOR CONSTRUCTION

DRAWN BY
R PARLAND

CHECKED BY
L LARK

SEAL

PAGE NAME
PROPOSED SITE PLAN AND UTILITY

DATE:
9/18/2023

SCALE:
SEE DRAWING

SHEET
C2.000

RESTORE

From A1

restoration initiatives that highlighted the cemetery's historical significance.

In 2011, then-McDonough Councilwoman Sandra Vincent and local preservation advocate Barbara Frazier helped coordinate a cleanup effort after descendants of Sallie Weems, a formerly enslaved woman buried at the cemetery, sought to visit the site. Frazier spent years researching and identifying grave locations, helping mark many of the burial sites.

Additional discussions involving state preservation agencies, Henry County officials and local students followed in subsequent years, but advocates say the cemetery has again become overgrown and needs maintenance.

Local historians note that many slave cemeteries throughout Georgia face similar challenges. Because enslaved individuals were often buried without formal headstones, many graves were marked only by fieldstones, wooden markers, or shallow depressions in the ground that have since deteriorated.

Preservation advocates say the Weems cemetery serves as an important reminder of Henry County's history and provides a rare connection for descendants seeking information about family members whose lives were often poorly documented during slavery.

Organizers hope the renewed attention generated by the fundraising campaign will help secure the resources necessary to restore the site and create a more permanent memorial honoring those buried there.

Those interested in supporting the effort can find the fundraiser through Honor Thy Roots Cemetery Preservation Inc.'s GoFundMe campaign.

About the Weems Plantation cemetery

♦ Located in the Luella area of Henry County.

♦ Contains the remains of an estimated 184 formerly enslaved individuals.

♦ Previous restoration efforts were organized in 2011.

♦ The cemetery is believed to be among the largest known slave burial grounds in Georgia.

♦ Current preservation goals include cleanup, signage, historical interpretation and long-term protection of the site.

HCWA

From A1

upcoming bid opportunities, capital projects, and procurement programs. The conference also featured companies currently working on Authority projects, which were seeking local talent to join their teams as subcontractors for HCWA work.

"We're looking for qualified, local subs to bring on board for some of our projects," noted Adam Berkstresser, vice president of Piedmont Construction Group in McDonough, whose company was awarded the bid on the new HCWA Operations Center. He was in attendance to recruit partners for this project as well as other Piedmont projects around the state.

"It benefits us to get to know local providers, because it results in better pricing and service for our clients," added Berkstresser.

Joy McAlman, entrepreneur and founder of Frozen Luxury, a premium water ice refreshment provider, found that the Spring Supplier Conference is an effective way to network. She specializes in building brands through powerful community partnerships.

"I loved being able to share information and find out what the Water Authority and others need, so I can be a better connector," said McAlman, who was a graduate of the HCWA Citizen Academy last year, where she first met some of the Authority's water professionals.

Garland Long, professional engineer (P.E.) with Lakeshore Engineering, is the point person for the Authority's Construction Manager at Risk (CMAR) East Lake Booster Pump Station project. He was in attendance to encourage more local businesses to get involved in projects his company is currently directing and will direct in the future.

"From what I've seen, we have a lot of common interests with those who are here, and they can help us on projects outside of Henry County, too," said Long, echoing the sentiments of the contractors from Piedmont Construction.

The HCWA utilizes Bidnet Direct, a third-party service, to collect and process bids on its behalf for Authority projects and for specified office products and services.

Potential vendors can register to do business with the HCWA by joining the Georgia Purchasing Group, which provides local businesses and professionals with access to bid opportunities and work with local governments throughout Georgia, in addition to the Water Authority.

To grow its number of qualified and diverse vendors, the HCWA board implemented initiatives to encourage local business owners and operators to participate in Authority bids. Those policies include the Local Business Preference Policy, the Local Sheltered Market Program, and the Supplier Inclusion Policy.

"Since we have implemented our new policies, we have seen a dramatic increase in the number and types of companies wanting to do business with us," said Tony Carnell, HCWA general manager. "Since we are smaller than most county or state governmental entities, we saw a need to better educate our community about business opportunities through networking events such as our Supplier Conferences."

The Authority's Local Business Preference Policy awards contracts to locally owned businesses or organizations located in Henry County if their bid is within 5% of the lowest bid from a non-Henry County business.

The HCWA Local Sheltered Market Program identifies and reserves supply and service contract opportunities with an annual estimated value of $100,000 or less, for locally owned and operated businesses.

Finally, the Authority's Supplier Inclusion Policy aims to identify, attract, promote, and build relationships with a competitively diverse population of qualified businesses with which to contract for goods, labor, materials, services, or supplies. Those qualified businesses who are prioritized for HCWA bids include registered Local and Small Business Enterprises (LSE), Minority-Owned Business Enterprises (MBE), Veteran-Owned Business Enterprises (VBE), and Women-Owned Business Enterprises (WBE).

"We've been intentional about expanding the reach of our procurement policies to ensure that local businesses are aware of opportunities to do business with us," noted Carnell.

For more information on how to do business with the HCWA through its procurement process, local businesses can visit the Authority's website at https://bit.ly/4iQ32CE, and register with Bidnet Direct at https://www.bidnetdirect.com/georgia/henrycountywaterauthority.

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

Hdh2349
gpn16

PUBLIC HEARING NOTICE
Henry County Zoning Advisory Board (ZAB)

Date: July 9, 2026
Location:Henry County Administration Building
140 Henry Parkway,
McDonough, Georgia 30253
Public Meeting:6:30 PM, Community Meeting Room

COMPREHENSIVE PLAN AMENDMENT REQUEST:

COMP-AM-23-07
EPL Enterprises, Inc. of Lithonia, GA requests an amendment to the Comprehensive Plan for property located on Highway 155 North to the west of Valley Road in Land Lot 133 of the 11th District. The property consists of 5.01 +/- acres, and the request is to amend the Future Land Use Map designation from Low Density Suburban to Village. **District 3**

COMP-AM-26-01
Hecht Walker Jordan, PC of Stockbridge, GA requests an amendment to the Comprehensive Plan for property located at 3485 Highway 155 South in Land Lots 174 & 179 of the 2nd District. The property consists of 2.17 +/- acres and the request is to amend the Future Land Use Map designation from Low Density Suburban to Commercial. **District 1**

REZONING:

RZ-23-15
EPL Enterprises, Inc. of Lithonia, GA requests a rezoning from R-A (Residential Agricultural) to C-2 (General Commercial) for property located on Highway 155 North to the west of Valley Road in Land Lot 133 of the 11th District. The property consists of 5.01 +/- acres, and the request is for commercial development. **District 3**

RZ-26-04
Hecht Walker Jordan, PC of Stockbridge, GA requests a rezoning from R-A (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located at 3485 Highway 155 South in Land Lots 174 & 179 of the 2nd District. The property consists of 2.17 +/- acres and the request is for commercial development. **District 1**

VARIANCE:

VR-26-01
Ben and Paige Hopkins of Locust Grove, GA requests a variance for property located at 1000 Laney Road in Land Lots 209 & 240 of the 7th District. The property consists of 13.12 +/- acres and the request is for relief from development standards. **District 1**

6:6, 2026

9075 Foreclosures

Hdh2300
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 Jannie G. King to Mortgage Electronic Registration Systems, Inc., as a nominee for Bank of America, N.A., dated September 18, 2012, and recorded on October 3, 2012, in Deed Book 12734, at Page 110, 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 One Hundred Four Thousand and no/100 Dollars ($104,000.00), with interest thereon as provided therein, as last transferred to Specialized Loan Servicing, LLC, recorded in Deed Book 15911, at Page 238, 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 July, 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 132 OF THE 11TH DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 68 OF SNAPFINGER FARMS, PHASE II, AS PER PLAT RECORDED IN PLAT BOOK 17, PAGES 263-266, HENRY COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.
Said property may more commonly be known as **225 Brooks Dr, 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 Newrez LLC dba Shellpoint Mortgage Servicing (fka Specialized Loan Servicing LLC), 75 Beattie Place, Greenville, SC 29601; telephone: (800) 365-7107. 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 Estate of Jannie G. King, Carol Cruz, Jannie G. King 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.
Newrez LLC dba Shellpoint Mortgage Servicing (fka Specialized Loan Servicing LLC), as Attorney-in-Fact for Jannie G. King
Contact: PADGETT LAW GROUP, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520
Ad Run Dates: 06/06/2026, 06/13/2026, 06/20/2026, 06/27/2026, 07/04/2026

9075 Foreclosures

Hdh2229
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 DONNY BROCK AND ALESHA BROCK to WELLS FARGO BANK, N.A., dated June 27, 2006 and recorded on August 9, 2006 in Deed Book 9451, Page 85, 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 One Hundred Seventeen Thousand Eight Hundred and 00/100 dollars ($117,800.00) with interest thereon as provided therein, as last transferred to NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING, recorded in Deed Book 19419, Page 995, 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 July, 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 66 OF THE 12TH DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 22, BLOCK A, UNIT ONE OF PINEHURST SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 185, HENRY COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.
Said property may more commonly be known as **150 Valley Drive, 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 Shellpoint Mortgage Servicing, 75 Beattie Place, Greenville, SC 29601, 1-800-365-7107.
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 Alesha Brock, Donny Brock 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.
NewRez LLC dba Shellpoint Mortgage Servicing as Attorney-in-Fact for DONNY BROCK AND ALESHA BROCK
Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
25-010110
Ad Run Dates: 06/06/2026 ,06/13/2026 , 06/20/2026 ,06/27/2026 , 07/04/2026 ;

Hdh2195
gpn11
STATE OF GEORGIA
COUNTY OF HENRY
NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained with that certain Security Deed dated November 19, 2021, from Taurus Sanders and Ariel Sanders to Mortgage Electronic Registration Systems, Inc., as nominee for Everett Financial, Inc. dba Supreme Lending, its successors and assigns, recorded on November 19, 2021 in Deed Book 18664 at Page 316 Henry County, Georgia records, having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC by Assignment and said Security Deed having been given to secure a note dated November 19, 2021, in the amount of $373,018.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Henry County, Georgia, on July 7, 2026 the following described real property (hereinafter referred to as the "Property"):
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 80 AND 81 OF THE 8TH DISTRICT, HENRY COUNTY, GEORGIA, AS PER PLAT RECORDED IN PLAT BOOK 29, PAGE 295, HENRY COUNTY GEORGIA RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF LAND LOT LINES SEPARATING LAND LOTS 80 AND 81 OF THE 8TH DISTRICT WITH THE NORTHERN RIGHT OF WAY OF HENRY CREEK ROAD (HAVING A 60 FOOT RIGHT OF WAY LINE); RUNNING THENCE ALONG THE NORTHERN RIGHT OF WAY LINE OF HONEY CREEK ROAD SOUTH 80 DEGREES 09 MINUTES WEST A DISTANCE OF 158.6 FEET TO THE POINT OF BEGINNING; RUNNING THENCE NORTH 2 DEGREES 10 MINUTES 26 SECONDS EAST A DISTANCE OF 332.93 FEET TO A POINT; RUNNING THENCE NORTH 80 DEGREES 09 MINUTES EAST A DISTANCE OF 200.71 FEET TO A POINT; RUNNING THENCE NORTH 2 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 178.68 FEET TO A POINT; RUNNING THENCE SOUTH 88 DEGREES 12 MINUTES 13 SECONDS WEST A DISTANCE OF 400.15 FEET TO A POINT; RUNNING THENCE SOUTH 02 DEGREES 09 MINUTES 24 SECONDS WEST A DISTANCE OF 190.60 FEET TO A POINT; RUNNING THENCE NORTH 80 DEGREES 09 MINUTES 00 SECONDS EAST A DISTANCE OF 176.65 FEET TO A POINT; RUNNING THENCE SOUTH 02 DEGREES 10 MINUTES 26 SECONDS WEST A DISTANCE OF 378.31 FEET TO A POINT; RUNNING THENCE NORTH 80 DEGREES 09 MINUTES 00 SECONDS EAST A DISTANCE OF 30.67 ON THE NORTHERN RIGHT OF WAY LINE OF HONEY CREEK ROAD TO THE POINT OF BEGINNING.
THE ABOVE-DESCRIBED PROPERTY CONTAINS 2.0 ACRES AS PER SURVEY MADE FOR TROY STRYKER BY RONALD MCCANN, HENRY COUNTY SURVEYOR, WHICH SURVEY IS DATED OCTOBER 7, 1999 AND INCORPORATED BY REFERENCE HEREIN.
The debt secured by the Security Deed and evidenced by the Note has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Taurus Sanders and Ariel Sanders.
The property, being commonly known as **137 Honey Creek Rd, McDonough, GA 30252** in Henry County, will be sold as the property of Taurus Sanders and Ariel Sanders, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed.
Pursuant to O.C.G.A.§ 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above-described mortgage is as follows: Rocket Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, 888-480-2432. The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument.
ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable. https://www.fincen.gov/rre and https://www.fincen.gov/rre-faqs
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.
Albertelli Law
Attorney for Nationstar Mortgage LLC as Attorney in Fact for Taurus Sanders and Ariel Sanders
100 Galleria Parkway, Suite 1000
Atlanta, GA 30339
Phone: (770) 373-4242
THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
- 25-018657
5:30, 6:6, 13, 20, 27, 7:4, 2026

Hdh2196
gpn11
STATE OF GEORGIA
COUNTY OF HENRY
NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained with that certain Security Deed dated August 19, 2016, from Carla L. Robinson to United States of America acting through the Rural Housing Service or Successor agency United States Department of Agriculture, recorded on August 29, 2016 in Deed Book 14786 at Page 46 Henry County, Georgia records, and said Security Deed being given to secure a Note in the amount of $120,00.00 said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Henry County, Georgia, on July 7, 2026 the following described real property (hereinafter referred to as the "Property"):
ALL THAT LOT, TRACT OR PARCEL OF LAND SITUATE, LYING, AND BEING IN LAND LOT 189 OF THE SIXTH LAND DISTRICT OF HENRY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY SHOWN AND DESIGNATED AS LOT 105, ON A PLAT OF SURVEY ENTITLED, "SUBDIVISION - LAKE TALMADGE", PREPARED BY BIBB ENGINEERING COMPANY, REGISTERED LAND SURVEYOR, DATED APRIL 1975, A COPY OF WHICH SAID PLAT IS RECORDED IN PLAT BOOK 2, PAGE 75, OF THE SUPERIOR COURT RECORDS OF HENRY COUNTY, GEORGIA, AND WHICH SAID PLAT, TOGETHER WITH THE METES, BOUNDS, COURSES, AND DISTANCES SHOWN THEREON WITH RESPECT TO SAID PROPERTY, IS INCORPORATED HEREIN AND MADE A PART HEREOF AS FULLY AS IF SET OUT HEREIN.
The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Carla L. Robinson.
The property, being commonly known as **90 North Drive, Hampton, GA, 30228** in Henry County, will be sold as the property of Carla L. Robinson , subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed.
Pursuant to O.C.G.A.§ 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Dawson's Realty & Mortgages, Inc., 1293 Whisperwood Lane, Lawrenceville, GA 30043, 678-558-7822. The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument.
ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule?s federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable. https://www.fincen.gov/rre and https://www.fincen.gov/rre-faqs
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.
Albertelli Law
Attorney for Secretary, United States Department of Agriculture, Rural Development as Attorney in Fact for Carla L. Robinson
100 Galleria Parkway, Suite 1000
Atlanta, GA 30339
Phone: (770) 373-4242
THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
- 26-002288
5:30, 6:6, 13, 20, 27, 7:4, 2026

Hdh2194
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 DARREN W. JERSON, SOLE OWNERSHIP to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR NEW AMERICAN FUNDING, LLC., A LIMITED LIABILITY COMPANY, dated July 7, 2025 and recorded on July 23, 2025 in Deed Book 19437, Page 1457, 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 Five Thousand Two Hundred Fifty and 00/100 dollars ($305,250.00) with interest thereon as provided therein, as last transferred to New American Funding, LLC, recorded in Deed Book 19504, Page 590, 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 July, 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 139 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 5, PARK POINT SUBDIVISION, POD 2, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 55, PAGES 254-264, HENRY COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE
Said property may more commonly be known as **668 Sedona Loop, 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 800-893-530
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 Darren W. Jerson 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 DARREN W. JERSON, SOLE OWNERSHIP
Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
26-007704
Ad Run Dates: 05/30/2026, 06/06/2026, 06/13/2026, 06/20/2026, 06/27/2026, 07/04/2026;

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RZ-23-15 & COMP-AM-23-07 View- North

RZ-23-15 & COMP-AM-23-07 View- East

RZ-23-15 & COMP-AM-23-07 View- South

RZ-23-15 & COMP-AM-23-07 View- West

RZ-23-15 & COMP-AM-23-07 Sign

Legend

Request

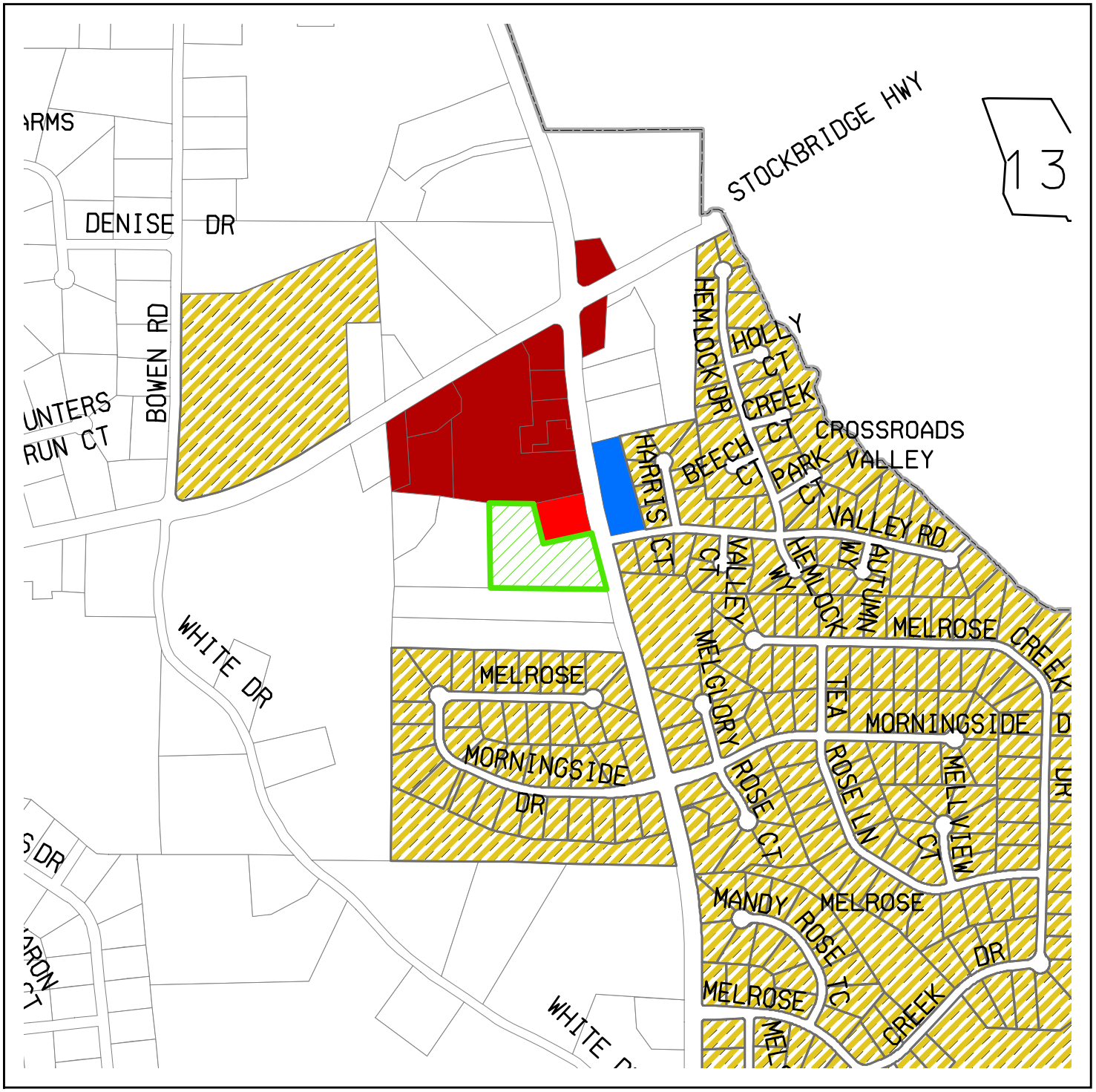
COMP-AM-23-07

AERIAL MAP

Scale: 1"= 800'

N
W E
S

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



Legend

Request

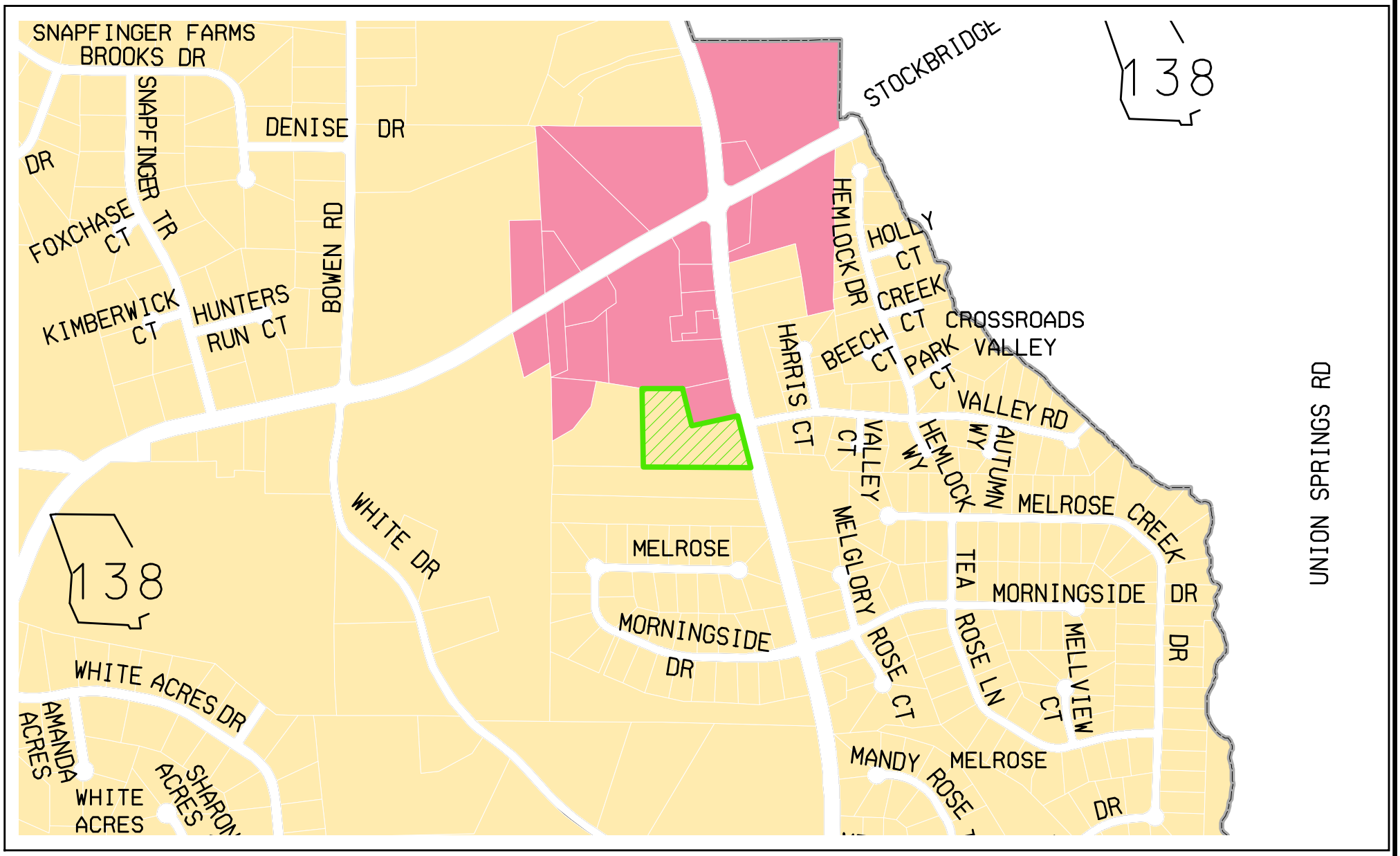
- COMP-AM-23-07
- RS
- RMH
- RM
- RD
- RA
- R-4
- R-3
- R-2
- R-1
- PD
- OI
- MU
- MR2
- MR1
- M-2
- M-1
- DTRC
- DTMU
- CITY
- C-3
- C-2
- C-1

Scale: 1"= 800'

Current Zoning Map

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

Future Land Use Map



Request

COMP-AM-23-07

FLU2023

- Commercial
- Greenspace
- High Density Mixed Use
- High Density Suburban
- Industrial
- Low Density Mixed Use
- Low Density Suburban
- Medium Density Suburban
- Public-Institutional
- Rural Residential
- TBD
- Urban Residential
- Utilities
- Village

Henry County Planning & Zoning RZ-23-15

Commission District:	3
Commissioner:	Dee Anglyn
ZAB Member:	James Risher
Report Prepared By:	Tayla Solomon, Planner III
Applicant:	EPL Entreprises, Inc. 5042 Rocksprings Road Lithonia, GA 30038
Agent:	Rodney Parland
Location:	Highway 155 North in Land Lot 133 of the 11th District
Parcel ID(s):	083-02007000
Proposed Use /Purpose:	Office/Commercial Space
Request:	Rezoning from RA (Residential-Agricultural) to C-2 (General Commercial)
Current Land Use:	Undeveloped
Future Land Use Map Designation:	Low Density Suburban (up to 2.0 dwelling units per acre, net)
Notices Mailed:	June 22, 2026
Sign Posted:	June 24, 2026
ZAB Meeting:	**July 9, 2026**
Lot Size:	5.010 +/- acres
Road Access:	Highway 155 N (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	C-1 (Neighborhood Commercial) and C-2 (General Commercial)	Commercial
East	OI (Office Institutional) and R-2 (Single-Family Residence)	Undeveloped & Single-Family Residential Subdivision
South	RA (Residential-Agricultural)	Single-Family Residence
West	RA (Residential-Agricultural)	Undeveloped

Source: *Henry County Zoning Map, QPublic*

Executive Summary:

The applicant is requesting to rezone 5.010 +/- acres from RA (Residential-Agricultural) to C-2 (General Commercial) for the purpose of office/commercial space. The subject property is within the boundaries of the Highway Corridor Overlay District and all development on the subject property, regardless of the zoning designation, is required to comply with the development standards therein.

The Future Land Use Map (FLUM) designation for the subject property of Low Density Suburban. The applicant has requested a concurrent Comprehensive Plan amendment request (COMP-AM-23-07) to amend the FLUM designation for the subject property from Low Density Suburban to Village, which would support the proposed development and rezoning request.

Development Regulations Relevant to Request:

- *Chapter 2. Section 2.01.03(C). C-2 General Commercial District*
- *Chapter 4. Section 4.05.00: Highway Corridor Overlay District*
- *Chapter 5. Section 5.02.02: Buffer Requirements*
- *Henry County 2045 Comprehensive Plan*
- *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 Low Density Suburban. The request to develop a commercial development is not consistent with the current FLUM designation of Low Density Suburban, which would support residential development with a density of up to 2.0 dwelling units per acre, net. The applicant has requested a concurrent Comprehensive Plan amendment request (COMP-AM-23-07) to amend the FLUM designation for the subject property from Low Density Suburban to Village, which would support the proposed development and rezoning request.

***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.*" per *Section 2.01.03(C)* of the ULDC.

Table 2.0 (following page) lists the ordinance requirements for the C-2 zoning district within the Highway Corridor Overlay District.

Table 2.0 C-2 General Commercial Development Standards Highway Corridor Overlay District

ORDINANCE REQUIREMENTS		PROPOSED	COMPLIANCE
Minimum Lot Size	32,670 sq. ft. on public septic 1.0 acre (Highway Corridor Overlay District)	5.010 +/- acres	Yes
Minimum Lot Width	125 feet on septic	≥ 125 feet	Yes
Minimum Setbacks	Front: 50 feet Side: None, except 30 feet on corner lots Rear: 20 feet	Front: 75 feet Side: 20 feet Rear: 40 feet	Yes
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	Yes
Minimum Buffer, adjacent to residentially zoned property	40 feet where abutting residential properties and includes a solid wall or solid fence not less than six feet in height	40 feet abutting residential properties with 8 feet fence	Yes

Source: ULDC Section 2.01.03(C) & 4.03.09

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

The area in the immediate vicinity of the subject property consists of single-family residential lots and subdivisions zoned RA (Residential-Agricultural) and R-2 (Single-Family Residence), and C-1 (Neighborhood Commercial) and C-2 (General Commercial) commercial developments.

***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 would appear to be physically capable of being used as proposed by the applicants for office/commercial space. However, 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 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 to provide 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 or office uses adjacent to residential land uses.

***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 (HCWA) dated March 3, 2023, states that water service is available to the subject property. Public sewer service is not currently available to the subject property. A form from the Henry County Environmental Health Department, dated August 8, 2023, states that the soils on the subject property would be able to accommodate the installation of a septic system. Development on the lots would be subject to any and all applicable Environmental Health Department requirements.

Streets and Sidewalks

According to the Henry County Transportation Planning Department Henry County plans to widen State Route 155 from two to four lanes from State Route 138 to McDonough Parkway in the long term (2036-2050). All entrances shall be designed and constructed to GDOT standards. Cross access easement from the neighboring commercial property may be necessary.

Public Safety

The proposed development would be served by the Henry County Fire Department Fire Station #11 located at 792 Flat Rock Road which is located approximately 3.9 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 not consistent with the FLUM designation of the subject property of Low Density Suburban. The applicant has requested a concurrent Comprehensive Plan amendment request (COMP-AM-23-07) to amend the FLUM designation for the subject property from Low Density Suburban to Village to support the proposed development and rezoning request.

The Village FLUM designation is intended to support Community Centers with non-residential uses intended to be within an 800 foot radius of the community enter intersection and residential uses that match the density of the surrounding area beyond the radius. The subject property falls outside of the 800 foot non-residential radius advised by the Comprehensive Plan.

***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 **denial** of the applicant's request to rezone the subject property from RA (Residential-Agricultural) to C-2 (General Commercial).

Attachments:

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

RZ-23-15

Henry County Planning & Zoning
Rezoning Request Application

Name of Applicant EPL ENTERPRISES, INC (ERICK LOUISIUS) Phone: [redacted] Date: 10/27/2022

Address Applicant: [redacted] Fax _____ Pager/Cell # _____

City: [redacted] Zip: [redacted] E-mail: [redacted]

Name of Agent RODNEY PARLAND Phone: (404) 918-5564 Date: _____

Address Agent: [redacted] Fax _____ Pager/Cell # _____

City: [redacted] State: [redacted] Zip: [redacted] E-mail: PROGRESSIVECONSTRUCTION_INC@YAHOO.COM

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. RODNEY PARLAND Acknowledgement

Request from RA (Current Zoning) to C2 (Requested Zoning)

For the Purpose of OFFICE SPACE, RETAIL SPACE, TRANSIENT MERCHANT SUPPORT (Type of Development)

Address of Property: 0 HWY 155 N (Street Address) Nearest intersection to the property: HWY 138 & HWY 155

Size of Tract: 5.010 acre(s), Land Lot Number(s): 1, District(s): 113

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

Property Tax Parcel Number: 083 - 020 - 070 - 00 (Required)

Witness Signature

Signature of Applicant/s

ROSE ANN DONALDSON
Printed Name of Witness

ERICK P. LOUISIUS
Printed Name of Applicant/s

Notary

Signature of Agent

NOTARY STAMP:

DONNA W. HOUSE
My Commission Expires
NOTARY PUBLIC
December 18, 2025
DEKALB COUNTY, GEORGIA

(For Office Use Only)

Total Amount Paid $1,550.50 Cash ____ Check # CARD Received by: YNieves (*FEES ARE NON-REFUNDABLE*)
Fee for RZ & COMP-AM

Application checked by: YNieves Date: 09/21/2023 Map Number(s): 083 (one parcel)

Pre-application meeting: Kamau As-Salaam, Interim Asst. Director Date: January 10, 2023

Recommendation of Zoning Advisory Board: _____

BOC Decision: _____

Planning Director's Signature: _____ Date: _____

PRE-APPLICATION FORM

DATE 01/10/2023

APPLICANT: EPL ENTERPRISES
TYPE OF APPLICATION: REZONING/COMP PLAN AMENDMENT
PROPERTY ADDRESS: HWY 155 N

DIST: 11 **LAND LOT(S):** 133 **PARCEL I.D.:** 083-02007000

MAP NUMBER: 083 **CURRENT ZONING:** RA **PROPOSED ZONING:** C1/C2

FUTURE LAND USE MAP DESIGNATION: RURAL RESIDENTIAL

REQUEST/ITEMS DISCUSSED:
REZONING FROM RA TO C2 FOR COMMERCIAL COMPLEX, COMP PLAN FROM RR TO COMMERCIAL
5 ACRE LOT ALONG HWY 155 N WITH COMMERCIAL LOTS TO THE NORTH.
REZONING FEE WILL BE DECIDED BASED ON ACREAGE PROVIDED ON SURVEY.
FEE CHART, APPLICATIONS, HCOD INFO, DEPARTMENT CONTACT LIST, PROVIDED. MUST RECEIVE LETTER DIRECTLY FROM ENV HEALTH OR WATER AUTHORITY. STAFF RESERVES RIGHT TO RECOMMEND DENIAL. WILL BE HEARD BY THE ZAB AND DECIDED BY THE BOC.

ADJACENT PROPERTIES ZONING:
NORTH: C1/C2 SOUTH: R2/RA EAST: OI/RA WEST: RA

PREVIOUS REZONING REQUESTS IN THE AREA/INCLUDING SURROUNDING SUBDIVISIONS: CROSSROADS VALLEY, MELROSE

ATTENDANTS:
Rodney Parlanel Signature (Owner/Agent)
_____ Signature
Kamau A. Signature
_____ Signature

PLEASE NOTE:

No application will be accepted unless all necessary documentation is complete and a pre-application meeting has been held (No exceptions).

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.

Information contained herein has been researched as requested and provided as a public service. Information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requestor. Information contained herein does not exempt a developer, builder, or property owner from any required review and/or approval required by other Henry County Departments, from private development covenants, and/or any other code/development regulations. Planning & Zoning can only provide information relating to zoning and permitted uses as approved by the Board of Commissioners. Planning & Zoning cannot give guidance or approvals regarding compliance required by other departments. Appropriate research and due diligence are strongly recommended before acquiring property for specific use. Planning & Zoning assumes no liability for errors and omissions. Information contained herein has been obtained from public records, which may be inspected during regular business hours.

Applicant Campaign Disclosure Form

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

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, 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 _____ day of _____, _____

ERICK P. LOUISIUS
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

RODNEY PARLAND
Applicant's Attorney, if applicable - Printed

Rodney Parland
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of OCTOBER, 2022.

DONNA W. HOUSE
My Commission Expires
NOTARY PUBLIC
December 18, 2025
DEKALB COUNTY, GEORGIA

Donna W. House
Notary Public

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

Applicant Campaign Disclosure Form

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

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, 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 10 day of August, 2023

RODNEY PARLAND
Applicant's Name - Printed

Rodney Parland
Signature of Applicant/Property Owner/Agent

NOT APPLICABLE
Applicant's Attorney, if applicable - Printed

NOT APPLICABLE
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 10 day of August, 2023.

JAYDEN WARE
My Commission Expires
NOTARY PUBLIC
March 27, 2027
DEKALB COUNTY, GEORGIA

Jayden Ware
Notary Public

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

PROGRESSIVE CONSTRUCTION
& FLOORING SERVICES, LLC
GA LIC# RBCO007354
GA LIC# RLCO004417
HOME INSPECTION CERT.
NACHI22071142

[redacted]

Email: progressiveconstruction_inc@yahoo.com

www.progressiveconstructionandflooring.com
Toll Free: 1(888) 661-0221

FLOOR PLANS - PERMIT ASSISTANCE - PROJECT MANAGEMENT - GENERAL CONTRACTOR - HOME INSPECTIONS

LETTER OF INTENT

STATE OF GEORGIA, HENRY COUNTY

February 22, 2023

Director-Henry County Planning & Zoning
140 Henry Parkway
McDonough, GA 30253

Re: Rezoning –

5.010 acres located on HWY 155N / Land Lot 133 / 11th District / Parcel ID No.: 08302007000

To Whom It May Concern,

Progressive Construction and Flooring Services, LLC (FDC) is pleased to submit our letter of intent for the above referenced property.

The property is owned by EPL Enterprises, Inc and is documented as one (1) parcel totaling 5.010 acres (attached Boundary Survey by Sibley-Miller Surveying and Planning, Inc, September 26, 2022).

The property is currently zoned Residential-Agricultural (RA) and we are requesting +/- 5.010 acres of the property to be rezoned to C-1 Neighborhood Commercial OR C-2 General Commercial District with either sewer or septic (attached Rezoning Exhibit by Progressive Construction and Flooring Services, LLC, October 20, 2022).

The property owner intends to rezone +/- 5.010 acres for a General Commercial District on either sewer or septic. The purpose of the rezoning is to provide local small business owners with a means to facilitate business via offices, retail spaces, and other support facilities that enhance local small business development. The property owner intends to build the facility for the use of local business owners.

The estimated construction and development of the property would be 9 to 12 months from the time of building and development permit issuance to completion.

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

RODNEY PARLAND
PROGRESSIVE CONSTRUCTION & FLOORING SERVICES, LLC
CELL: [redacted]

Scan to verify

InterNACHI Certified

EXISTING ZONING

RA: Residential-agricultural zoning district. This district is intended to preserve the mixed agricultural and residential character of land while providing a transition between rural and agricultural land and suburban and urban land; and locations to carry out agricultural activities, including those related to crops, livestock, and timber. This district will also provide for detached single-family residential dwellings that are site-built, manufactured or industrialized on lots.

REZONING POSSIBILITIES

C-2: General commercial district. This district 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. Accessory uses and structures, essential public services and all "permitted" C-1 uses are permissible. **(PREFERRED PROPOSED)**

OI: Office-institutional district. This district is intended to provide for the development of a complimentary mix of business, professional and institutional activities that are compatible with the primary purpose of this district. Limited retail uses normally associated with office or institutional uses, accessory structures, and essential public services are also permissible.

C-1: Neighborhood commercial district. This district is intended to provide locations for limited retail and service uses to satisfy the common and frequent needs of residents of nearby residential neighborhoods. It is further the intent of this district to encourage such uses to be a part of a neighborhood convenience shopping center. Accessory uses and structures and essential public services are permissible.

PROGRESSIVE CONSTRUCTION & FLOORING SERVICES, LLC
GA LIC# RBCO007354
GA LIC# RLCO004417
HOME INSPECTION CERT.
NACHI22071142

[redacted]

Email: progressiveconstruction_inc@yahoo.com

www.progressiveconstructionandflooring.com
Toll Free: 1(888) 661-0221

FLOOR PLANS - PERMIT ASSISTANCE - PROJECT MANAGEMENT - GENERAL CONTRACTOR - HOME INSPECTIONS

SPECIAL POWER OF ATTORNEY

AFFIDAVIT STATE OF GEORGIA Henry **COUNTY**

This 27 day of October, 2022,

I, EPL Enterprises, Inc. / Erick Louisius the owner of Parcel ID: 083-02007000 (property address and/or Tax Map ID) make, constitute, and appoint Rodney Parland (Name of Attorney or Representative) my true and lawful attorney-in-fact/representative, and in my name, place and stead giving unto said Rodney Parland full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make application for said Rezoning Application. (Type of Application)

The rights, powers, and authority of said attorney-in-fact/representative herein granted shall commence and be in full force and effect on October 27, 2022, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Henry County Office of Planning, Zoning, and Sustainability stating that the terms of this power have been revoked or modified.

EPL Enterprises, Inc / Erick Louisius
(Name of Owner)

(Signature of Owner / Grantor)

Rodney Parland
(Name of Attorney or Representative)

(Signature of Attorney or Representative)

DONNA W. HOUSE
My Commission Expires
NOTARY PUBLIC
December 18, 2025
DEKALB COUNTY, GEORGIA

STATE OF GEORGIA: Dekalb (COUNTY), GEORGIA

Subscribed and sworn before me this 27th day of OCTOBER, 2022 in my County and State aforesaid, by the aforenamed Principal.

Donna W. House
NOTARY PUBLIC

My Commission Expires: 12/18/2025

Scan to verify

InterNACHI Certified

PROGRESSIVE CONSTRUCTION & FLOORING SERVICES, LLC
GA LIC# RBCO007354
GA LIC# RLCO004417
HOME INSPECTION CERT.
NACHI22071142

[redacted]
Email: progressiveconstruction_inc@yahoo.com
www.progressiveconstructionandflooring.com
Toll Free: 1(888) 661-0221

FLOOR PLANS - PERMIT ASSISTANCE - PROJECT MANAGEMENT - GENERAL CONTRACTOR - HOME INSPECTIONS

PROPERTY OWNER(S) AUTHORIZATION FORM

I EPL ENTERPRISES, INC / ERICK LOUISIUS (Property Owner's Name) swear and affirm that I am the owner of the property at 0 HWY 155N, STOCKBRIDGE, GA 30281 / PARCEL ID: 083-020-070-00, (Property Address and Parcel Number) as shown on the Tax Map And/or deed records of HENRY County, Georgia. I hereby authorize RODNEY PARLAND (Applicant Name) to act as the applicant or agent in pursuit of the development requested on this property.

EPL ENTERPRISES, INC / ERICK LOUISIUS
(NAME - PROPERTY OWNER)

(SIGNATURE OF PROPERTY OWNER)

RODNEY PARLAND
(NAME - AUTHORIZED AGENT)

(SIGNATURE OF AUTHORIZED AGENT)

STATE OF GEORGIA: Dekalb (COUNTY), GEORGIA

Subscribed and sworn before me this 27th day of October, 2022 in my County and State aforesaid, by the aforenamed Principal.

Donna W. House
NOTARY PUBLIC

My Commission Expires: 12/18/2025

DONNA W. HOUSE
My Commission Expires
NOTARY PUBLIC
December 18, 2025
DEKALB COUNTY, GEORGIA

Scan to verify

InterNACHI Certified

Henry County Water Authority
Engineering Division

March 3, 2023

Re: Water Services - Availability

Proposed Development:	**Office/Retail Space**
Property Information:	**Highway 155 Parcel No. 083-02007000**
	LL 113; District 11; 5.0 +/- acres
Zoning:	**C-2**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian Creek**

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 calculated in the area revealed the following data:

Static:	94	psi
Residual:	83	psi
Flow	1350	gpm
Calculated Flow @ 20 psi:	3778	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said proposed commercial property 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.

This letter was prepared with information submitted to HCWA on a Survey Plan dated 02/25/2023 prepared by Sibley-Miller Surveying & Planning Inc.

Scott Sage Date: 2023.03.03 10:25:36 -05'00'

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

Henry County Department of Planning & Zoning

Septic System Information for Zoning Requests

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

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

Name of Applicant: ELP ENTERPRISES, INC Phone: _____ Mobile: (770) 778-0064

Applicant Address: 5042 ROCKSPRINGS RD City, State: LITHONIA, GA Zip: 30038

Name of Agent: RODNEY PARLAND Phone: _____ Mobile: (404) 918-5564

Agent Address: 756 HEMPHILL RD City, State: STOCKBRIDGE, GA Zip: 30281

Request (Check one):

Rezoning X (Current Zoning RA Requested Zoning C2) Conditional Use __

For the Purpose of OFFICE AND RETAIL SPACE INCLUDING TRANSIENT MERCHANTS

Property Address: 0 HWY 155 N, STOCKBRIDGE GA 30281 Nearest Intersection to property: HWY 138 & HWY 155

Size of Tract: 5.010 acres Land Lot:(s) 133, District(s): 11

Property Tax Parcel Number: 083 - 020 - 070 - 00 Proposed Number of Lots: 1

Signature of Owner: [signature] Printed Name of Owner: ELP ENTERPRISES / ERICK P. LOUISIUS

Signature of Agent: Rodney Parland Printed Name of Agent: RODNEY PARLAND

(To be Completed by Henry County Environmental Health)

Check all that apply

✓ There are suitable soils for the installation of a septic system on the subject property.

_____ There are not suitable soils for the installation of a septic system on the subject property.

_____ There is an existing septic system on the subject property.

_____ The existing septic system will support the proposed development.

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

Comments: _____

Name of Person Completing: Todd A. Driver Title: Environmental Health County Manager

Signature: [signature] Date: 8-8-2023

E-mail Address: Todd.Driver@dph.ga.gov Phone Number: 470-661-0044

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

LEGEND

C01 000 COVER / SURVEY /EX ST COND T ONS
C02 000 PROPOSED S TE / UT L TY PLAN / GRAD NG PLAN

LEGAL JURISDICTION HENRY COUNTY GA
APPLICABLE CODES/EDITIONS

- NTERNAT ONAL RES DENT AL CODE (RC) 2018 ED T ON W TH 2020 GEORG A AMENDMENTS
- NTERNAT ONAL BU LD NG CODE (BC) 2018 ED T ON W TH 2020 GEORG A AMENDMENTS
- NAT ONAL ELECTR C CODE (NEC) 2017 ED T ON
- NTERNAT ONAL FUEL GAS CODE (FGC) 2018 ED T ON W TH 2020 GA AMENDMENTS
- NTERNAT ONAL MECHAN CAL CODE (MC) 2018 ED T ON W TH 2020 GEORG A AMENDMENTS
- NTERNAT ONAL PLUMB NG CODE (PC) 2018 ED T ON W TH 2020 GEORG A AMENDMENTS
- NTERNAT ONAL ENERGY CONSERVAT ON CODE (ECC) 2018 ED T ON W TH GEORG A AMENDMENTS
- NTERNAT ONAL F RE CODE (FC) 2018 ED T ON W TH 2020 GEORG A F RE MARSHAL AMENDMENTS
- GEORG A ACCESS B L TY CODE (GAC) 120 3 20 2010 ED T ON
- NTERNAT ONAL SW MM NG POOL AND SPA CODE (SPSC) 2018 ED T ON W TH GEORG A AMENDMENTS
- NAT ONAL F RE PROTECT ON ASSOC AT ON 101 L FE SAFETY CODE (NFPA) 2018 ED T ON
- 2014 PRESCR PT VE DECK CODES W TH 2015 GA AMENDMENTS

SITE NOTES:

1) THE S TE CONTA NS 5 010 ACRES / 218 270 S F
TOTAL D STURBED AREA 84 505 05 SQFT (1 94 ACRES)

2) ADDRESS 0 HWY 155 STOCKBR DGE GA 30281 TAX PARCEL D NUMBER 083-02007000

3) SURVEY NFORMAT ON TAKEN FROM SURVEYS PERFORMED BY S BLEY-M LLER SURVEY NG DATED 09/26/2022

4) TH S S TE S LOCATED W TH N ZONE X AS DEF NED BY F R M COMMUN TY PANEL 0085 NUMBER 135468 MAP NUMBER 13151C0085D DATED 10/06/2016 FOR HENRY COUNTY GEORG A

5) THE EX ST NG UT L T ES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVEN ENCE THE ENG NEER ASSUMES NO RESPONS B L TY FOR THE LOCAT ONS S ZES MATER ALS OR DEPTH FOR THE UT L T ES SHOWN OR THE UT L T ES WH CH MAY EX ST ON THE S TE BUT ARE NOT SHOWN THE CONTRACTOR SHALL HAVE THE RESPONS B L TY TO VER FY THE LOCAT ON OF ALL UT L T ES SHOWN ON THE PLANS AND REPORT ANY D SCREPANC ES TO THE ENG NEER OF RECORD THE CONTRACTOR SHALL ALSO HAVE THE RESPONS B L TY BEFORE START NG ANY WORK TO MAKE SUCH EXPLORAT ONS AND PROBES NECESSARY TO ASCERTA N ANY SEWER L NES WATER SUPPLY L NES GAS L NES CABLE L NES TELEPHONE L NES OR OTHER UT L TY L NE

6) CONTRACTOR SHALL CONTACT THE UT L TY LOCATOR AS REQU RED BY GEORG A LAW AND HAVE ALL UT L T ES MARKED PR OR TO ANY CONSTRUCT ON ACT V TY CONTRACTOR W LL HAVE PR VATE UT L TY LOCATOR LOCATE ALL UT L T ES W TH N THE CONSTRUCT ON L M TS NOT COVERED BY THE UT L TY PROTECT ON CENTER

7) THE CONTRACTOR SHALL MMED ATELY NOT FY THE ENG NEER OF ANY D SCREPANC ES OR ERRORS THAT HE MAY D SCOVER N THESE PLANS

8) CONTRACTOR TO PROV DE ALL NECESSARY BARR CADES GUARDS L GHTS AND OTHER NSTALLAT ONS REQU RED TO PROTECT PERSONS AND PROPERTY DUR NG THE ENT RE CONSTRUCT ON PROCESS

9) THERE ARE NO EX ST NG EASEMENTS STATE WATER BUFFERS STREAM BUFFERS OR FLOOD PLA N BUFFER THAT APPLY TO TH S PROPERTY

10) TH S PROJECT S COMPL ANT W TH GRADE SEPARAT ON AND POS T VE DRA NAGE REQU REMENTS OF THE NTERNAT ONAL RES DENT AL CODE R401 3 R403 1 7 3 AND R04 1 5

11) DR VE WAY APRON TO MEET STATE OF GEORG A STANDARD

12) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETER ES ARCH TECTURAL OR ARCHEOLOG CAL LANDMARKS EX ST NG ON S TE N THE EVENT THAT THESE LANDMARKS ARE D SCOVERED DUR NG CONSTRUCT ON THE ENG NEER MUST BE CONTACTED MMED ATELY FOR REV EW AND AMEND NG THE CONSTRUCT ON PLANS

13) TH S PLAN WAS PREPARED FOR PERM T APPROVAL ONLY ACTUAL CONSTRUCT ON SHOULD BE BASED ON STAK NG BY A REG STERED LAND SURVEYOR THE FOOTPR NT S BASED ON AN ARCH TECTURAL PLAN BY OTHERS THE ARCH TECTURAL PLAN SHOULD BE USED FOR HOUSE POS T ON NG AND LOCAT ON

14) THE EX ST NG WATER L NE AND SEWER LATERAL FOR THE SUBJECT PROPERTY S TO BE USED FOR THE NEW CONSTRUCT ON EXACT LOCAT ON OF THE UT L T ES S TO BE DETERM NED N THE F ELD (NOT SHOWN ON SURVEY)

GENERAL NOTES:

1) THE NSTALLAT ON OF EROS ON AND SED MENTAT ON CONTROL MEASURES AND PRACT CES SHALL OCCUR PR OR TO OR CONCURRENT W TH LAND-D STURB NG ACT V T ES

2) EROS ON AND SED MENTAT ON CONTROL MEASURES W LL BE MA NTA NED AT ALL T MES F ULL MPLEMENTAT ON OF THE APPROVED PLAN DOES NOT PROV DE FOR EFFECT VE EROS ON AND SED MENT CONTROL ADD T ONAL EROS ON AND SED MENT CONTROL MEASURES SHALL BE MPLEMENTED TO CONTROL OR TREAT THE SED MENT SOURCE

3) ADD T ONAL EROS ON CONTROLS SHALL BE NSTALLED AS DEEMED NECESSARY BY THE ON-S TE NSPECTOR

4) ALL LOTS/S TES W TH 2' OF F LL OR GREATER W LL REQU RE A COMPACT ON CERT F CATE BY A PROFESS ONAL REG STERED ENG NEER PR OR TO A BU LD NG PERM T AND OR PR OR TO FOOTERS BE NG POURED

5) LOCATE AND F ELD STAKE ALL UT L T ES EASEMENTS P PES FLOOD L M TS STREAM BUFFERS AND TREE SAVE AREAS PR OR TO ANY LAND D STURB NG ACT V T ES

6) ALL TREE PROTECT ON AREAS TO BE PROTECTED FROM SED MENTAT ON

7) ALL TREE PROTECT ON DEV CES TO BE NSTALLED PR OR TO LAND D STURBANCE AND MA NTA NED UNT L F NAL LANDSCAP NG

8) ALL TREE PROTECT ON FENC NG TO BE NSPECTED DA LY AND REPA RED OR REPLACED AS NEEDED

9) A F NAL AS-BU LT LOT SURVEY REQU RED PR OR TO SSUANCE OF CERT F CATE OF OCCUPANCY

10) A F NAL AS-BU LT WATER QUAL TY CERT F CATE REQU RED PR OR TO CERT F CATE OF OCCUPANCY

11) DUMPSTER AND/ TEMPORARY SAN TARY FAC L T ES SHALL NOT BE LOCATED N STREET OR TREE PROTECT ON AREA OR R GHT OF WAY

12) WATER QUAL TY BMP(s) TO BE NSTALLED AT THE T ME OF F NAL LANDSCAP NG

13) ALL COLLECTED WATER SHALL BE D RECTED TO THE WATER QUAL TY BMP(s)

14) NO WATER QUAL TY BMP(s) ALLOWED N UND STURBED STREAM BUFFERS OR TREE SAVE / CR T CAL ROOT ZONE

15) WORK HOURS AND CONSTRUCT ON DEL VER ES ARE
MONDAY - FR DAY 7 00 AM - 7 00 PM
SATURDAY 8 00 AM - 5 00 PM

16) CERT FY UNDER PENALTY OF LAW THAT TH S PLAN WAS PREPARED AFTER A S TE V S T TO THE LOCAT ONS DESCR BED HERE N BY MYSELF OR MY AUTHOR ZED AGENT UNDER MY D RECT SUPERV S ON

DEMOLITION NOTES:

1) ALL LAND D S URBANCE O BE S AB L ZED UPON COMPLE ON OF DEMOL ON
2) ALL REES SHOWN AS O REMA N O HAVE PROPER PRO EC ON UNLESS APPROVED PLANS ND CA ES O HERW SE.
3) ALL DEMOL ON DEBR S O BE HAULED OFF S E.
4) DUMPS ER AND/OR EMP. SAN A ON FAC L ES SHALL NO BE LOCA ED N S REE OR R GH OF WAY.
5) ADD ONAL EROS ON CON ROLS SHALL BE NS ALLED AS DEEMED NECESSARY BY HE ON S E NSPEC OR.
6) CALL FOR F NAL NSPEC ON A (SEE CLAY ON COUN Y WEB S E)
7) ALL U L ES MUS BE CU OFF AND CAPPED A HE S REE BEFORE DEMOL ON AC V ES.
8) HERE ARE NO EX S NG EASEMEN S, S A E WA ER BUFFERS, S REAM BUFFERS OR FLOODPLA N BUFFERS HA APPLY O H S PROPER Y PER HE SURVEY.

9/18/2023

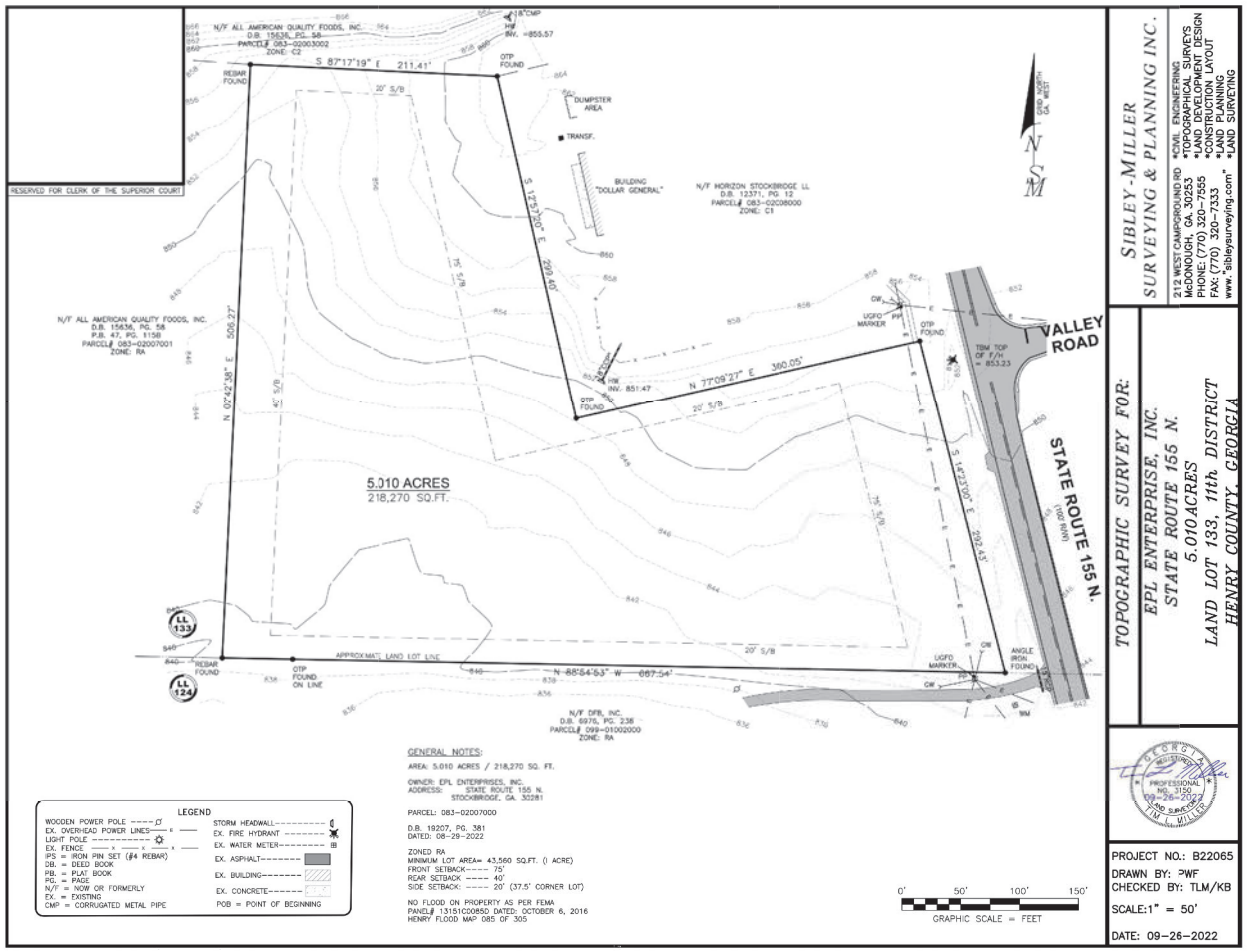
PROJECT NAME AND ADDRESS

SITE PLANS FOR NEW
1-STORY COMMERCIAL
RETAIL/OFFICE BUILDING
EPL ENTERPRISES, INC
5550 HWY 155
STOCKBRIDGE, GA 30281
PARCEL: 083-02007000
EXISTING ZONING: RA
PROPOSED ZONING: C-1 OR C-2
218270.00 SQFT. (5.010 ACRES)

PROPOSED SCOPE OF WORK:

1) NEW 1 S ORY COMMERC AL ME AL BLDG.
2) BR CK EX ER OR
3) PA N WALLS AND CE L NGS, NEW FLOOR NG
4) ELEC R CAL, HVAC, AND PLUMB NG
5) NEW ROOF AND FRAM NG NS ALLA ON
6) NEW FOO NG, FRAM NG, AND ROOF NG
7) NEW DOORS, NEW W NDOWS, NEW R M
8) NEW EX ER OR S D NG
9) NEW PARK NG LO
10) NEW SEP C ANK AND DRA N F ELD

VICINITY MAP
SCALE: N.T.S



GENERAL NOTES:

AREA: 5.010 ACRES / 218,270 SQ. FT.

OWNER: EPL ENTERPRISES, INC.
ADDRESS: STATE ROUTE 155 N.
STOCKBRIDGE, GA. 30281

PARCEL: 083-02007000

D.B. 19207, PG. 381
DATED: 08-29-2022

ZONED RA
MINIMUM LOT AREA= 43,560 SQ.FT. (1 ACRE)
FRONT SETBACK---- 75'
RCAR SETBACK ---- 40'
SIDE SETBACK: ---- 20' (37.5' CORNER LOT)

NO FLOOD ON PROPERTY AS PER FEMA
PANEL# 13151C0085D DATED: OCTOBER 6, 2016
HENRY FLOOD MAP 085 OF 305

LEGEND

WOODEN POWER POLE	STORM HEADWALL
EX. OVERHEAD POWER LINES	EX. FIRE HYDRANT
LIGHT POLE	EX. WATER METER
EX. FENCE	EX. ASPHALT
IPS = IRON PIN SET (#4 REBAR)	EX. BUILDING
DB. = DEED BOOK	EX. CONCRETE
PB. = PLAT BOOK	POB = POINT OF BEGINNING
PG. = PAGE	
N/F = NOW OR FORMERLY	
EX. = EXISTING	
CMP = CORRUGATED METAL PIPE	

0' 50' 100' 150'
GRAPHIC SCALE = FEET

SIBLEY-MILLER SURVEYING & PLANNING INC.
212 WEST CAMPGROUND RD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com
*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING

TOPOGRAPHIC SURVEY FOR:
EPL ENTERPRISE, INC.
STATE ROUTE 155 N.
5.010 ACRES
LAND LOT 133, 11th DISTRICT
HENRY COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL No. 3150 09-26-2022 LAND SURVEYOR TIM MILLER

PROJECT NO.: B22065
DRAWN BY: PWF
CHECKED BY: TLM/KB
SCALE:1" = 50'
DATE: 09-26-2022

EXISTING SITE CONDITIONS / SURVEY
SCALE: 1" = 50'-0"

OWNER / CONTRACTOR / DEVELOPER	24 HOUR EMERGENCY CONTACT INFO:	LIMITS OF DISTURBANCE (PROPOSED)
NAME: EPL ENTERPRISES, INC (ERICK LOUISIUS) PHONE: (404) 432-8161	NAME: EPL ENTERPRISES, INC (ERICK LOUISIUS) PHONE: (404) 432-8161	AREA OF D STURBANCE 84 505 05 SQFT ACRES OF D STURBANCE 1 94 ACRES

CERTIFICATION

The plan preparer or the designee thereof visited the site prior to creation of the plan in accordance with EPD Rule 391-3-7-10.

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

IF YOU DIG GEORGIA... CALL US FIRST! 1-800-282-7411 (7770) 623-4344 (METRO ATLANTA ONLY) UTILITIES PROTECTION CENTER IT'S THE LAW

PROGRESSIVE CONSTRUCTION SERVICES
7 PIEDMONT CENTER STE 300
ATLANTA GEORGIA 30305
PROGRESSIVECONSTRUCTION INC@YAHOO.COM
(404) 806 3849

TH S DOCUMENT S THE EXCLUS VE PROPERTY OF THE ARCH TECTS AND MAY NOT BE REPRODUCED OR USED W THOUT THE R WR TTEN PERM SS ON

PROJECT DESIGN
RODNEY PARLAND
ENGINEER
H L LARK

REV NO	DESCRIPTION	BY	DATE

PROJECT NAME AND ADDRESS

S TE PLANS FOR NEW
RETA L/OFF CE BU LD NG
EPL ENTERPR SES NC
0 155HWY N
STOCKBR DGE GA 30281
PARCEL 08302007000
EX ST NG ZON NG RA
PROPOSED ZONING: C-1 OR C-2
218 270 SQFT (5 015 ACRES)

RELEASED FOR CONSTRUCTION

DRAWN BY
R PARLAND

CHECKED BY
L LARK

SEAL

PAGE NAME
COVER PAGE AND EXISTING SURVEY

DATE:
9/18/2023

SCALE:
SEE DRAWING

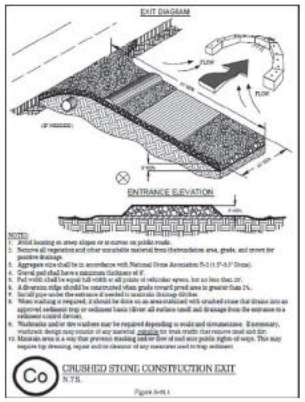
SHEET
C1.000

LIMITS OF DISTURBANCE (PROPOSED)
AREA OF D STURBANCE 134 054 90 SQFT
ACRES OF D STURBANCE 3 077 ACRES

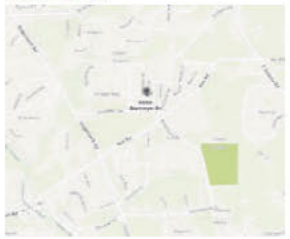
24 HOUR EMERGENCY CONTACT INFO:
NAME: EPL ENTERPRISES, INC (ERICK LOUISIUS)
PHONE: (404) 432-8161

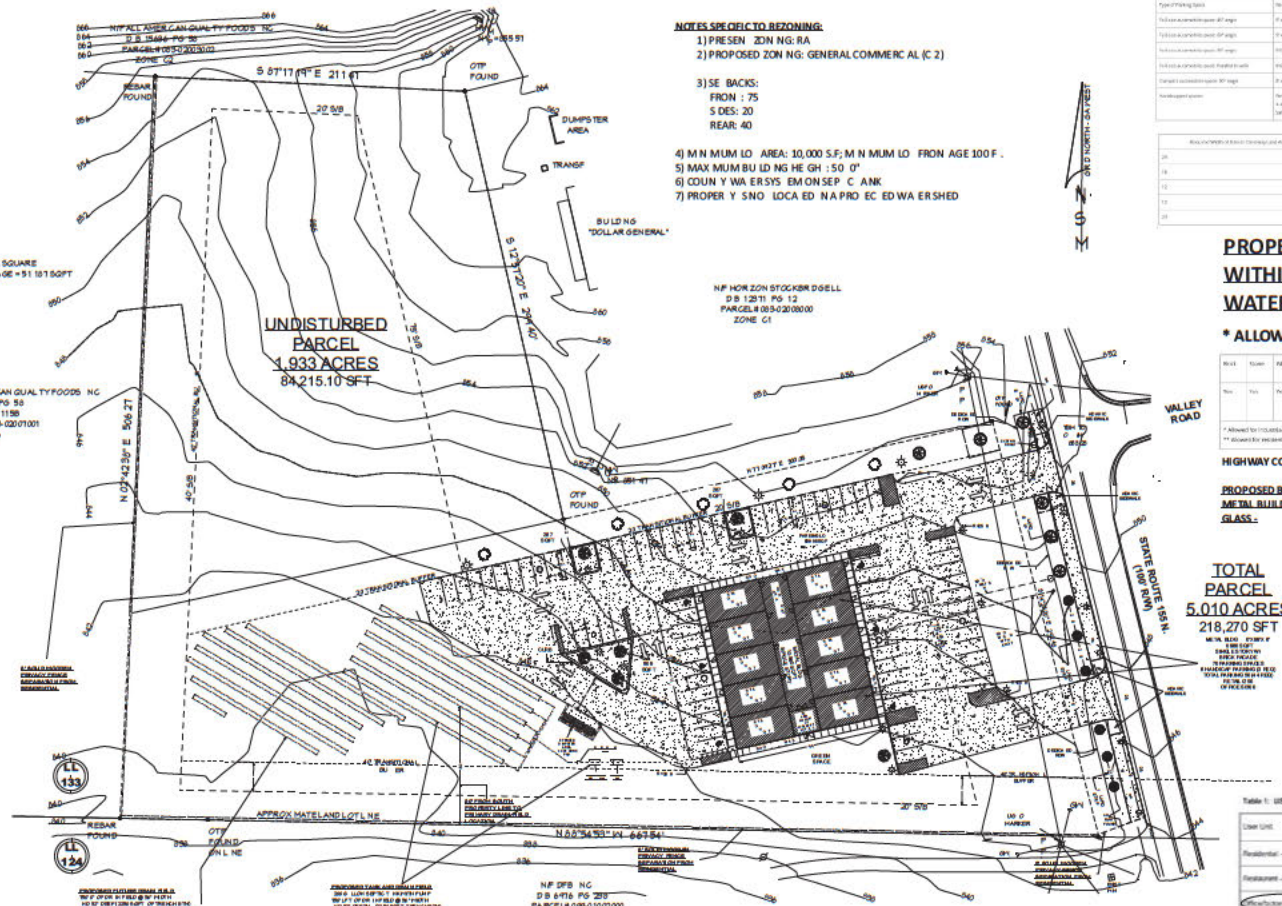
Property Description:		
0 HWY 155		
STOCKBRIDGE, GA 30281		
Lot Dimension	Lot Area	Acres
256 x 659	(218,270.00)	5.010
Proposed Building Coverage Percentage		
Structure	Dimension	Square Footage
Proposed Building	00 Prin	0,980.00
Proposed NA	00 Prin	000.00
Proposed NA	00 Prin	000.00
Proposed NA	00 Prin	000.00
	To al Building Coverage	0,980.00
	To al Building Percen age	5.03%
Proposed Lot Coverage Percentage		
Structure	Dimension	Square Footage
Building Coverage Area	00 Prin	0,980.00
Drive Way & Parking o	00 Prin	43,307.00
Side Walks	00 Prin	2, 90.00
	To al o Coverage	56,467.00
	o Coverage Percen age	(25.87%)

LOT COVERAGE TABLE
SCALE: N.T.S



VICINITY MAP
SCALE: N.T.S





NOTES SPECIFIC TO REZONING:
1) PRESEN ZON NG: RA
2) PROPOSED ZON NG: GENERAL COMMERC AL (C 2)

3) SE BACKS:
FRON : 75
S DES: 20
REAR: 40

4) M N MUM LO AREA: 10,000 S.F; M N MUM LO FRON AGE 100 F .
5) MAX MUM BU LD NG HE GH : 50 0"
6) COUN Y WA ERSYS EM ON SEP C ANK
7) PROPER Y S NO LOCA ED N A PRO EC ED WA ERSHED

PROPERTY IS NOT WITHIN A PROTECTED WATERSHED DISTRICT.

*** ALLOWABLE BUILDING MATERIALS**

Brick	Stone	Stucco	T&G Wood Cedar	Stucco (Dryvit)	Concrete Block	CMU (Split face Block)	Cement Board Hardi-Board	Metal	Tile
Yes	Yes	Yes	Yes*	Yes 40% per façade	No	Yes, 70% per façade	Yes**	Yes	No

* Allowed for 1 Hundred Buildings.
** Allowed for residential buildings. Buildings must have a minimum 8:12 roof pitch.

HIGHWAY CORRIDOR OVERLAY DISTRICT

PROPOSED BUILDING MATERIALS:
METAL BUILDING WITH BRICK FACADE - 100%
GLASS -

Table 1: US EPA Typical Hydraulic Use vs. Georgia Design Flows

User Unit	EPA Typical Water Use gpd	GA Design Flow gpd
Residential - per Bedroom	120*	150
Restaurant - per Seat	10	50
Office/Factory - per Person	15	25
Motel (resort) - per Guest	50	75
Theater - per Seat	3	5
Hospital - per Bed	165	300

* Two persons per bedroom at a median flow of 60 gallons/day/person.

EST MATED WATER CONSUMPT ON
2 EMPLOYEES PER SHELL UNT @
3 SH FTS PER DAY @ 25 GALLONS PER DAY (GPD)
= 1 500 GPD OR 45 000 PER MONTH

DESCRIPTION
METAL BLDG. 110' (L) X99' (W) X16' (H)
10,980 SQFT
SINGLE STORY W/
BRICK FACADE (100%)
GABLE ROOF (4:12 PITCH) ASPHALT SHINGLES
75 PARKING SPACES PROVIDED
6 HANDICAP PARKING PROVIDED (3 REQ)
IF RETAIL / 150 (74 REQUIRED)
IF OFFICES /300 (37 REQUIRED)

LEGEND
WOODEN POWER POLE
EX OVERHEAD POWER LINES
LIGHT POLE
EX FENCE
PIN = IRON PIN SET (#4 REBAR)
DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE
N/F = NOW OR FORMERLY
EX = EXISTING
CMP = CORRUGATED METAL PIPE
STORM HEADWALL
EX FIRE HYDRANT
EX WATER METER
EX ASPHALT
EX BUILDINGS
EX CONCRETE
POB = POINT OF BEGINNING

0' 50' 100' 150'
GRAPH C SCALE = FEET

PROPOSED SITE & UTILITY PLAN
SCALE: 1" = 40'-0"

GENERAL NOTES
AREA 5 010 ACRES / 218 270 SQ FT
OWNER EPL ENTERPRISES INC
ADDRESS STATE ROUTE 155 N
STOCKBRIDGE GA 30281
PARCEL 083-02001000
D B 14201 PG 381
DATED 08-24-2022
ZONED RA
M N MUM LOT AREA= 43 560 SQ FT (ACRE)
FRONT SETBACK— 75'
REAR SETBACK — 40'
S DE SETBACK — 20' (315' CORNER LOT)
NO FLOOD ON PROPERTY AS PER FEMA
PANEL# 13151C0085D DATED OCTOBER 6 2016
HENRY FLOOD MAP 085 OF 305

STREET TREES PER HIGHWAY CORRIDOR OVERLAY DISTRICT REQUIREMENT

	QTY	SYM	BOTANICAL NAME	COMMON NAME	SPACE	SIZE	TOTAL INCHES	PERCENTAGE OF TOTAL INCHES BY TREE	COMMENTS
	8	HA	CARPINUS BETULUS	EUROPEAN HORNBEAM	40 FT	3" DIA.	24 INCHES	20%	SMALL STREET TREE
	8	OS	OSMANTHUS BURKWOODII (HALLII)	OSMANTHUS	40 FT	3" DIA.	24 INCHES	20%	LARGE STREET TREE
	8	NS	QUERCUS NUTTALLII	NUTTALL RED OAK	40 FT	3" DIA.	24 INCHES	20%	LARGE STREET TREE
	8	NS	QUERCUS PHELLOS	WILLOW OAK	40 FT	3" DIA.	24 INCHES	20%	LARGE STREET TREE
						TOTAL	120 INCHES		

NOTE:
NO MORE THAN TWENTY-FIVE (25) PERCENT OF THE TOTAL NUMBER, WHICHEVER IS GREATER, OF THE TREES INCLUDED MAY BE OF ANY ONE CO GENUS.

NO MORE THAN TWENTY-FIVE (25) PERCENT OF THE STREET TREES USED IN A REGULAR DEVELOPMENT SHALL BE OF SMALL TREE SPECIES, UNLESS LIMITED BY ROADWAY CLASSIFICATION OR POSTED SPEED LIMIT THAT AFFECT TREE TYPE PLACEMENT.

STREET LIGHTING TO BE SPACED NO MORE THAN 150 FT. APART.

NOTE:
A TRAFFIC IMPACT STUDY WILL NOT BE REQUIRED BY THE COUNTY FOR THOSE DEVELOPMENTS WITH FRONTAGE AND ACCESS ALONG A STATE ROUTE.

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

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

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ATLANTA, GEORGIA 30308
PHONE 678 8 0 0 0 8 8 8 FAX 8 0 0 8 8 8 0 0 0
WWW.PEI.COM
JOB# 8 8 2 8 8

TH S DOCUMENT S THE EXCLUS VE PROPERTY OF THE ARCH TECTS AND MAY NOT BE REPRODUCED OR USED W THOUT THE R WR TTEN PERM SS ON

PROJECT DESIGN
RODNEY PARLAND
ENGINEER
H L LARK

REV. NO.	DESCRIPTION	BY	DATE

PROJECT NAME AND ADDRESS
S TE PLANS FOR NEW RETA L/OFF CE BU LD NG
EPL ENTERPR SES NC
0 155 HWY N
STOCKBR DGE GA 30281
PARCEL 083 02007 000
EX ST NG ZON NG RA
PROPOSED ZONING: C-1 OR C-2
218 270 SQFT (5 015 ACRES)

RELEASED FOR CONSTRUCTION

DRAWN BY
R PARLAND
CHECKED BY
L LARK
SEAL

PAGE NAME
PROPOSED SITE PLAN AND UTILITY

DATE:
9/18/2023

SCALE:
SEE DRAWING

SHEET
C2.000

RESTORE

From A1

restoration initiatives that highlighted the cemetery's historical significance.

In 2011, then-McDonough Councilwoman Sandra Vincent and local preservation advocate Barbara Frazier helped coordinate a cleanup effort after descendants of Sallie Weems, a formerly enslaved woman buried at the cemetery, sought to visit the site. Frazier spent years researching and identifying grave locations, helping mark many of the burial sites.

Additional discussions involving state preservation agencies, Henry County officials and local students followed in subsequent years, but advocates say the cemetery has again become overgrown and needs maintenance.

Local historians note that many slave cemeteries throughout Georgia face similar challenges. Because enslaved individuals were often buried without formal headstones, many graves were marked only by fieldstones, wooden markers, or shallow depressions in the ground that have since deteriorated.

Preservation advocates say the Weems cemetery serves as an important reminder of Henry County's history and provides a rare connection for descendants seeking information about family members whose lives were often poorly documented during slavery.

Organizers hope the renewed attention generated by the fundraising campaign will help secure the resources necessary to restore the site and create a more permanent memorial honoring those buried there.

Those interested in supporting the effort can find the fundraiser through Honor Thy Roots Cemetery Preservation Inc.'s GoFundMe campaign.

About the Weems Plantation cemetery

♦ Located in the Luella area of Henry County.

♦ Contains the remains of an estimated 184 formerly enslaved individuals.

♦ Previous restoration efforts were organized in 2011.

♦ The cemetery is believed to be among the largest known slave burial grounds in Georgia.

♦ Current preservation goals include cleanup, signage, historical interpretation and long-term protection of the site.

HCWA

From A1

upcoming bid opportunities, capital projects, and procurement programs. The conference also featured companies currently working on Authority projects, which were seeking local talent to join their teams as subcontractors for HCWA work.

"We're looking for qualified, local subs to bring on board for some of our projects," noted Adam Berkstresser, vice president of Piedmont Construction Group in McDonough, whose company was awarded the bid on the new HCWA Operations Center. He was in attendance to recruit partners for this project as well as other Piedmont projects around the state.

"It benefits us to get to know local providers, because it results in better pricing and service for our clients," added Berkstresser.

Joy McAlman, entrepreneur and founder of Frozen Luxury, a premium water ice refreshment provider, found that the Spring Supplier Conference is an effective way to network. She specializes in building brands through powerful community partnerships.

"I loved being able to share information and find out what the Water Authority and others need, so I can be a better connector," said McAlman, who was a graduate of the HCWA Citizen Academy last year, where she first met some of the Authority's water professionals.

Garland Long, professional engineer (P.E.) with Lakeshore Engineering, is the point person for the Authority's Construction Manager at Risk (CMAR) East Lake Booster Pump Station project. He was in attendance to encourage more local businesses to get involved in projects his company is currently directing and will direct in the future.

"From what I've seen, we have a lot of common interests with those who are here, and they can help us on projects outside of Henry County, too," said Long, echoing the sentiments of the contractors from Piedmont Construction.

The HCWA utilizes Bidnet Direct, a third-party service, to collect and process bids on its behalf for Authority projects and for specified office products and services.

Potential vendors can register to do business with the HCWA by joining the Georgia Purchasing Group, which provides local businesses and professionals with access to bid opportunities and work with local governments throughout Georgia, in addition to the Water Authority.

To grow its number of qualified and diverse vendors, the HCWA board implemented initiatives to encourage local business owners and operators to participate in Authority bids. Those policies include the Local Business Preference Policy, the Local Sheltered Market Program, and the Supplier Inclusion Policy.

"Since we have implemented our new policies, we have seen a dramatic increase in the number and types of companies wanting to do business with us," said Tony Carnell, HCWA general manager. "Since we are smaller than most county or state governmental entities, we saw a need to better educate our community about business opportunities through networking events such as our Supplier Conferences."

The Authority's Local Business Preference Policy awards contracts to locally owned businesses or organizations located in Henry County if their bid is within 5% of the lowest bid from a non-Henry County business.

The HCWA Local Sheltered Market Program identifies and reserves supply and service contract opportunities with an annual estimated value of $100,000 or less, for locally owned and operated businesses.

Finally, the Authority's Supplier Inclusion Policy aims to identify, attract, promote, and build relationships with a competitively diverse population of qualified businesses with which to contract for goods, labor, materials, services, or supplies. Those qualified businesses who are prioritized for HCWA bids include registered Local and Small Business Enterprises (LSE), Minority-Owned Business Enterprises (MBE), Veteran-Owned Business Enterprises (VBE), and Women-Owned Business Enterprises (WBE).

"We've been intentional about expanding the reach of our procurement policies to ensure that local businesses are aware of opportunities to do business with us," noted Carnell.

For more information on how to do business with the HCWA through its procurement process, local businesses can visit the Authority's website at https://bit.ly/4iQ32CE, and register with Bidnet Direct at https://www.bidnetdirect.com/georgia/henrycountywaterauthority.

classifieds

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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

Hdh2349
gpn16

PUBLIC HEARING NOTICE
Henry County Zoning Advisory Board (ZAB)

Date: July 9, 2026
Location:Henry County Administration Building
140 Henry Parkway,
McDonough, Georgia 30253
Public Meeting:6:30 PM, Community Meeting Room

COMPREHENSIVE PLAN AMENDMENT REQUEST:

COMP-AM-23-07
EPL Enterprises, Inc. of Lithonia, GA requests an amendment to the Comprehensive Plan for property located on Highway 155 North to the west of Valley Road in Land Lot 133 of the 11th District. The property consists of 5.01 +/- acres, and the request is to amend the Future Land Use Map designation from Low Density Suburban to Village. **District 3**

COMP-AM-26-01
Hecht Walker Jordan, PC of Stockbridge, GA requests an amendment to the Comprehensive Plan for property located at 3485 Highway 155 South in Land Lots 174 & 179 of the 2nd District. The property consists of 2.17 +/- acres and the request is to amend the Future Land Use Map designation from Low Density Suburban to Commercial. **District 1**

REZONING:

RZ-23-15
EPL Enterprises, Inc. of Lithonia, GA requests a rezoning from R-A (Residential Agricultural) to C-2 (General Commercial) for property located on Highway 155 North to the west of Valley Road in Land Lot 133 of the 11th District. The property consists of 5.01 +/- acres, and the request is for commercial development. **District 3**

RZ-26-04
Hecht Walker Jordan, PC of Stockbridge, GA requests a rezoning from R-A (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located at 3485 Highway 155 South in Land Lots 174 & 179 of the 2nd District. The property consists of 2.17 +/- acres and the request is for commercial development. **District 1**

VARIANCE:

VR-26-01
Ben and Paige Hopkins of Locust Grove, GA requests a variance for property located at 1000 Laney Road in Land Lots 209 & 240 of the 7th District. The property consists of 13.12 +/- acres and the request is for relief from development standards. **District 1**

6:6, 2026

9075 Foreclosures

Hdh2300
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 Jannie G. King to Mortgage Electronic Registration Systems, Inc., as a nominee for Bank of America, N.A., dated September 18, 2012, and recorded on October 3, 2012, in Deed Book 12734, at Page 110, 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 One Hundred Four Thousand and no/100 Dollars ($104,000.00), with interest thereon as provided therein, as last transferred to Specialized Loan Servicing, LLC, recorded in Deed Book 15911, at Page 238, 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 July, 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 132 OF THE 11TH DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 68 OF SNAPFINGER FARMS, PHASE II, AS PER PLAT RECORDED IN PLAT BOOK 17, PAGES 263-266, HENRY COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.
Said property may more commonly be known as **225 Brooks Dr, 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 Newrez LLC dba Shellpoint Mortgage Servicing (fka Specialized Loan Servicing LLC), 75 Beattie Place, Greenville, SC 29601; telephone: (800) 365-7107. 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 Estate of Jannie G. King, Carol Cruz, Jannie G. King 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.
Newrez LLC dba Shellpoint Mortgage Servicing (fka Specialized Loan Servicing LLC), as Attorney-in-Fact for Jannie G. King
Contact: PADGETT LAW GROUP, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520
Ad Run Dates: 06/06/2026, 06/13/2026, 06/20/2026, 06/27/2026, 07/04/2026

9075 Foreclosures

Hdh2229
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 DONNY BROCK AND ALESHA BROCK to WELLS FARGO BANK, N.A., dated June 27, 2006 and recorded on August 9, 2006 in Deed Book 9451, Page 85, 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 One Hundred Seventeen Thousand Eight Hundred and 00/100 dollars ($117,800.00) with interest thereon as provided therein, as last transferred to NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING, recorded in Deed Book 19419, Page 995, 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 July, 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 66 OF THE 12TH DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 22, BLOCK A, UNIT ONE OF PINEHURST SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 185, HENRY COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.
Said property may more commonly be known as **150 Valley Drive, 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 Shellpoint Mortgage Servicing, 75 Beattie Place, Greenville, SC 29601, 1-800-365-7107.
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 Alesha Brock, Donny Brock 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.
NewRez LLC dba Shellpoint Mortgage Servicing as Attorney-in-Fact for DONNY BROCK AND ALESHA BROCK
Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
25-010110
Ad Run Dates:
06/06/2026 ,06/13/2026 , 06/20/2026 ,06/27/2026 , 07/04/2026 ;

Hdh2195
gpn11
STATE OF GEORGIA
COUNTY OF HENRY
NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained with that certain Security Deed dated November 19, 2021, from Taurus Sanders and Ariel Sanders to Mortgage Electronic Registration Systems, Inc., as nominee for Everett Financial, Inc. dba Supreme Lending, its successors and assigns, recorded on November 19, 2021 in Deed Book 18664 at Page 316 Henry County, Georgia records, having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC by Assignment and said Security Deed having been given to secure a note dated November 19, 2021, in the amount of $373,018.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Henry County, Georgia, on July 7, 2026 the following described real property (hereinafter referred to as the "Property"):
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 80 AND 81 OF THE 8TH DISTRICT, HENRY COUNTY, GEORGIA, AS PER PLAT RECORDED IN PLAT BOOK 29, PAGE 295, HENRY COUNTY GEORGIA RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF LAND LOT LINES SEPARATING LAND LOTS 80 AND 81 OF THE 8TH DISTRICT WITH THE NORTHERN RIGHT OF WAY OF HENRY CREEK ROAD (HAVING A 60 FOOT RIGHT OF WAY LINE); RUNNING THENCE ALONG THE NORTHERN RIGHT OF WAY LINE OF HONEY CREEK ROAD SOUTH 80 DEGREES 09 MINUTES WEST A DISTANCE OF 158.6 FEET TO THE POINT OF BEGINNING; RUNNING THENCE NORTH 2 DEGREES 10 MINUTES 26 SECONDS EAST A DISTANCE OF 332.93 FEET TO A POINT; RUNNING THENCE NORTH 80 DEGREES 09 MINUTES EAST A DISTANCE OF 200.71 FEET TO A POINT; RUNNING THENCE NORTH 2 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 178.68 FEET TO A POINT; RUNNING THENCE SOUTH 88 DEGREES 12 MINUTES 13 SECONDS WEST A DISTANCE OF 400.15 FEET TO A POINT; RUNNING THENCE SOUTH 02 DEGREES 09 MINUTES 24 SECONDS WEST A DISTANCE OF 190.60 FEET TO A POINT; RUNNING THENCE NORTH 80 DEGREES 09 MINUTES 00 SECONDS EAST A DISTANCE OF 176.65 FEET TO A POINT; RUNNING THENCE SOUTH 02 DEGREES 10 MINUTES 26 SECONDS WEST A DISTANCE OF 378.31 FEET TO A POINT; RUNNING THENCE NORTH 80 DEGREES 09 MINUTES 00 SECONDS EAST A DISTANCE OF 30.67 ON THE NORTHERN RIGHT OF WAY LINE OF HONEY CREEK ROAD TO THE POINT OF BEGINNING.
THE ABOVE-DESCRIBED PROPERTY CONTAINS 2.0 ACRES AS PER SURVEY MADE FOR TROY STRYKER BY RONALD MCCANN, HENRY COUNTY SURVEYOR, WHICH SURVEY IS DATED OCTOBER 7, 1999 AND INCORPORATED BY REFERENCE HEREIN.
The debt secured by the Security Deed and evidenced by the Note has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Taurus Sanders and Ariel Sanders.
The property, being commonly known as **137 Honey Creek Rd, McDonough, GA 30252** in Henry County, will be sold as the property of Taurus Sanders and Ariel Sanders, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed.
Pursuant to O.C.G.A.§ 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above-described mortgage is as follows: Rocket Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, 888-480-2432. The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument.
ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable. https://www.fincen.gov/rre and https://www.fincen.gov/rre-faqs
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.
Albertelli Law
Attorney for Nationstar Mortgage LLC as Attorney in Fact for Taurus Sanders and Ariel Sanders
100 Galleria Parkway, Suite 1000
Atlanta, GA 30339
Phone: (770) 373-4242
THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
- 25-018657
5:30, 6:6, 13, 20, 27, 7:4, 2026

Hdh2196
gpn11
STATE OF GEORGIA
COUNTY OF HENRY
NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained with that certain Security Deed dated August 19, 2016, from Carla L. Robinson to United States of America acting through the Rural Housing Service or Successor agency United States Department of Agriculture, recorded on August 29, 2016 in Deed Book 14786 at Page 46 Henry County, Georgia records, and said Security Deed being given to secure a Note in the amount of $120,00.00 said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Henry County, Georgia, on July 7, 2026 the following described real property (hereinafter referred to as the "Property"):
ALL THAT LOT, TRACT OR PARCEL OF LAND SITUATE, LYING, AND BEING IN LAND LOT 189 OF THE SIXTH LAND DISTRICT OF HENRY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY SHOWN AND DESIGNATED AS LOT 105, ON A PLAT OF SURVEY ENTITLED, "SUBDIVISION - LAKE TALMADGE", PREPARED BY BIBB ENGINEERING COMPANY, REGISTERED LAND SURVEYOR, DATED APRIL 1975, A COPY OF WHICH SAID PLAT IS RECORDED IN PLAT BOOK 2, PAGE 75, OF THE SUPERIOR COURT RECORDS OF HENRY COUNTY, GEORGIA, AND WHICH SAID PLAT, TOGETHER WITH THE METES, BOUNDS, COURSES, AND DISTANCES SHOWN THEREON WITH RESPECT TO SAID PROPERTY, IS INCORPORATED HEREIN AND MADE A PART HEREOF AS FULLY AS IF SET OUT HEREIN.
The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Carla L. Robinson.
The property, being commonly known as **90 North Drive, Hampton, GA, 30228** in Henry County, will be sold as the property of Carla L. Robinson , subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed.
Pursuant to O.C.G.A.§ 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Dawson's Realty & Mortgages, Inc., 1293 Whisperwood Lane, Lawrenceville, GA 30043, 678-558-7822. The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument.
ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule?s federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable. https://www.fincen.gov/rre and https://www.fincen.gov/rre-faqs
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.
Albertelli Law
Attorney for Secretary, United States Department of Agriculture, Rural Development as Attorney in Fact for Carla L. Robinson
100 Galleria Parkway, Suite 1000
Atlanta, GA 30339
Phone: (770) 373-4242
THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
- 26-002288
5:30, 6:6, 13, 20, 27, 7:4, 2026

Hdh2194
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 DARREN W. JERSON, SOLE OWNERSHIP to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR NEW AMERICAN FUNDING, LLC., A LIMITED LIABILITY COMPANY, dated July 7, 2025 and recorded on July 23, 2025 in Deed Book 19437, Page 1457, 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 Five Thousand Two Hundred Fifty and 00/100 dollars ($305,250.00) with interest thereon as provided therein, as last transferred to New American Funding, LLC, recorded in Deed Book 19504, Page 590, 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 July, 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 139 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 5, PARK POINT SUBDIVISION, POD 2, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 55, PAGES 254-264, HENRY COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE
Said property may more commonly be known as **668 Sedona Loop, 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 800-893-530
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 Darren W. Jerson 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 DARREN W. JERSON, SOLE OWNERSHIP
Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
26-007704
Ad Run Dates:
05/30/2026, 06/06/2026, 06/13/2026, 06/20/2026, 06/27/2026, 07/04/2026;

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RZ-23-15 & COMP-AM-23-07 View- North

RZ-23-15 & COMP-AM-23-07 View- East

RZ-23-15 & COMP-AM-23-07 View- South

RZ-23-15 & COMP-AM-23-07 View- West

RZ-23-15 & COMP-AM-23-07 Sign

Legend

Request

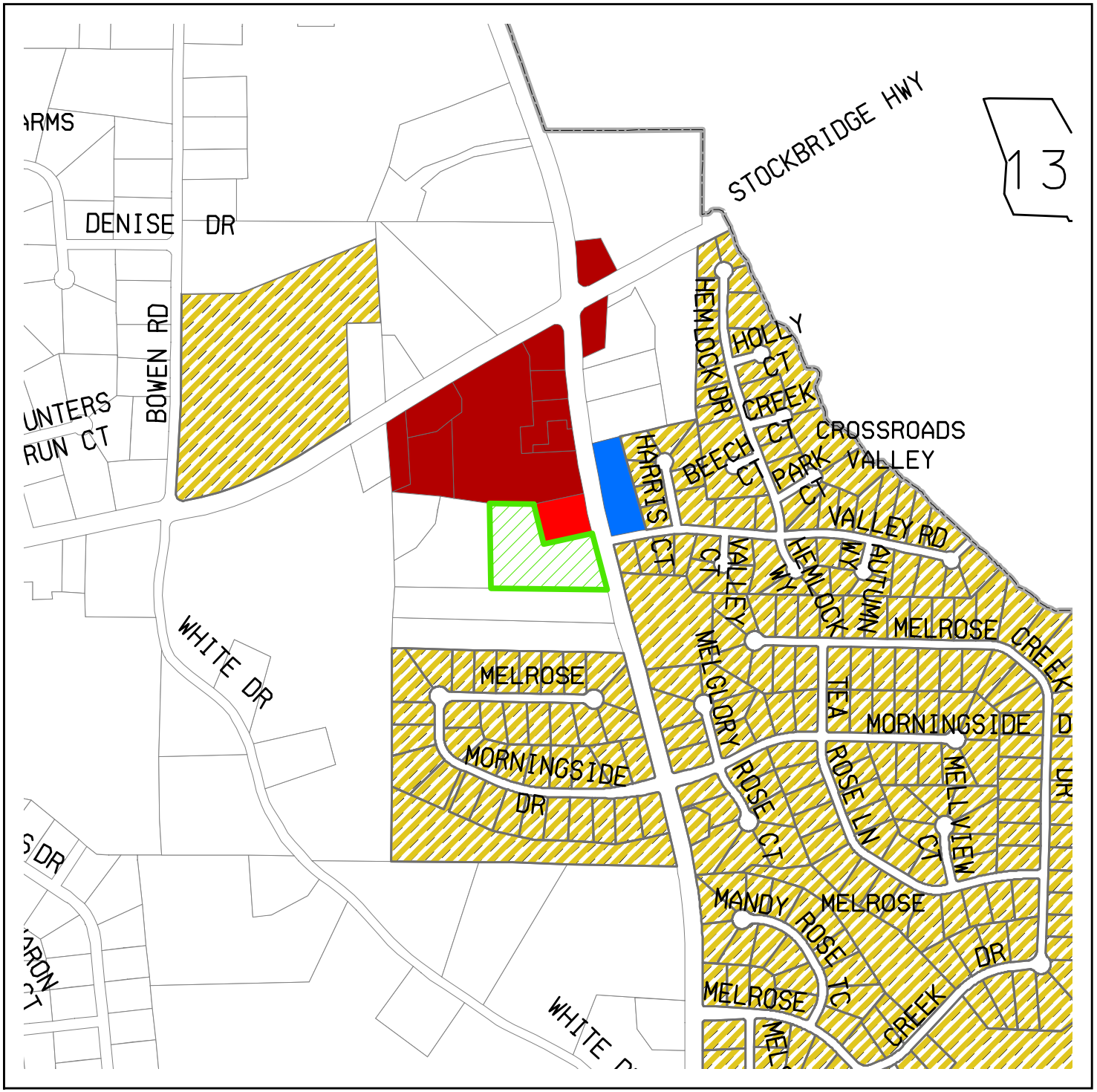
RZ-23-15

AERIAL MAP

Scale: 1"= 800'

N
W E
S

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



Legend

Request

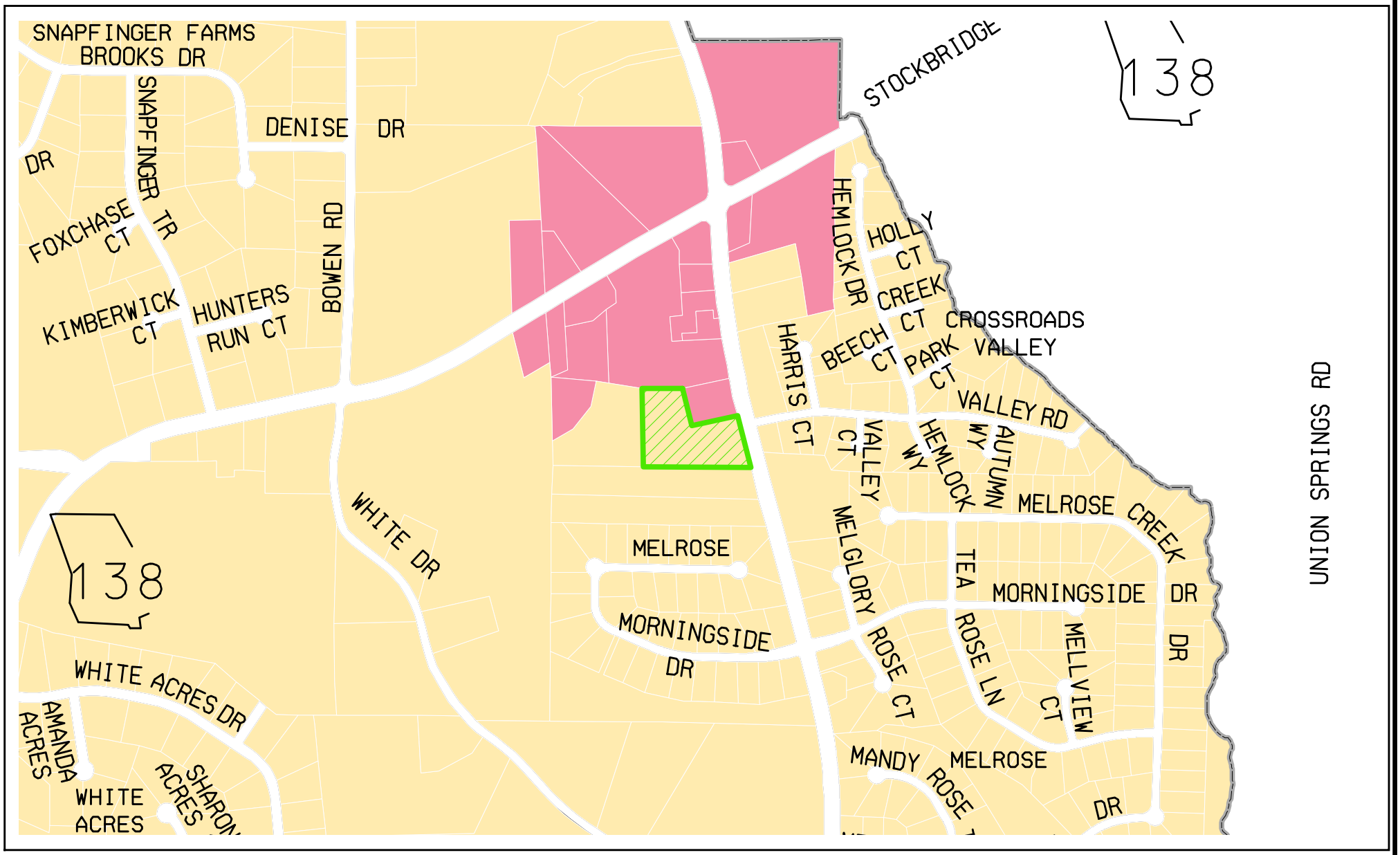
- RZ-23-15
- RS
- RMH
- RM
- RD
- RA
- R-4
- R-3
- R-2
- R-1
- PD
- OI
- MU
- MR2
- MR1
- M-2
- M-1
- DTRC
- DTMU
- CITY
- C-3
- C-2
- C-1

Scale: 1"= 800'

Current Zoning Map

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

Future Land Use Map



Request

- RZ-23-15

FLU2023

- Commercial
- Greenspace
- High Density Mixed Use
- High Density Suburban
- Industrial
- Low Density Mixed Use
- Low Density Suburban
- Medium Density Suburban
- Public-Institutional
- Rural Residential
- TBD
- Urban Residential
- Utilities
- Village

HENRY COUNTY PLANNING & ZONING *COMP-AM-26-01*

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

Applicant: Hecht, Walker, Jordan P.C.
205 Corporate Center Drive
Suite B
Stockbridge, GA 30281

Location: 3485 Highway 155 South
Land Lot 174 of the 2nd District

Parcel ID(s): 098-01011000

Request: Amend FLUM from Low Density Suburban to Commercial

Proposed Use /Purpose: 7,500 SF Neighborhood Commercial Retail Building and 810 SF Quick Service Coffee Kiosk

Current Land Use: Single Family Residence

Future Land Use: Low Density Suburban

Postcards Mailed: June 22, 2026

Sign Posted: June 22, 2026

ZAB Meeting: **July 9, 2026**

Lot Size: 2.17 +/- acres

Road Access: Highway 155 South (major arterial) and Frog Road (collector)

Zoning History:
The subject property is zoned RA (Residential-Agricultural), as illustrated on the Henry County Official Zoning Map, which was adopted on March 172026, 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 zoning and current land uses for the adjacent properties.

Table 1.0 Current Zoning and Land Uses of Adjacent Properties

	Current Zoning	Current Land Use
North	R-A (Residential Agricultural)	Single Family Residence
East	R-A (Residential Agricultural)	Undeveloped
South	PD (C-1 Neighborhood Commercial Pod)	Commercial & Undeveloped
West	PD (Commercial Pod)	Undeveloped

Source: *Henry County Zoning Map, Q-Public*

Executive Summary:

The Future Land Use Map designation of the subject property is Low Density Suburban, which supports lower density single-family character of unincorporated Henry County. The applicant is requesting to amend the Comprehensive Plan's Future Land Use Map designation from Low Density Suburban to Commercial to support a concurrent rezoning (RZ-26-04) request from R-A (Residential Agricultural) to C-1 (Neighborhood Commercial). The proposed retail and coffee kiosk use could be achieved with C-1 (Neighborhood Commercial) zoning, which would not be supported by the current FLUM.

Evaluation:

The applicant is requesting a concurrent rezoning (RZ-26-04) request from R-A (Residential Agricultural) to C-1 (Neighborhood Commercial) for the purpose of a neighborhood commercial retail building and quick service coffee kiosk. A Comprehensive Plan amendment is required to support the request to C-1 (Neighborhood Commercial). The applicant is requesting to modify the FLUM designation of the subject property from Low Density Suburban to Commercial.

The area surrounding the subject property includes the Heron Bay Planned Development (PD) to the west, which was rezoned in 2000. The C-1 outparcels within Heron Bay support office and commercial uses, although several tracts remain undeveloped but retain commercial zoning. To the north are large-lot single-family residences zoned R-A. To the southeast lies the Parkview PD, rezoned in 2001, which includes a single-family residential subdivision, an undeveloped commercial tract, and a gas station located at the corner of Frog Road and Highway 155. While there are undeveloped, commercially zoned tracts along the opposite side of the highway, approval of this request would represent an additional extension of commercial use along this segment of Highway 155, despite the availability of existing land already zoned to accommodate such uses.

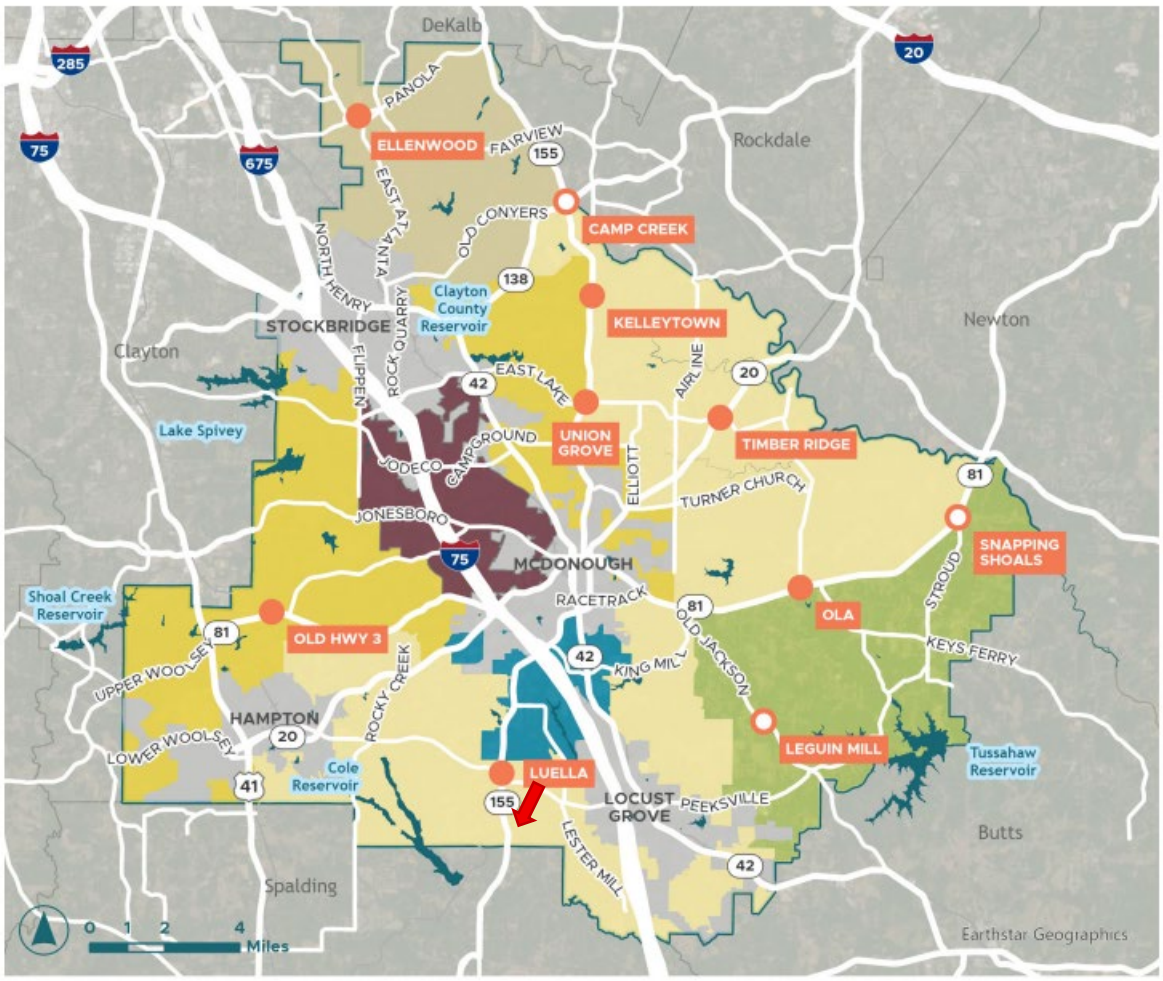
The subject property is identified by a red arrow on the map below and is located within the Rural Communities Strategy area. The Rural Communities Strategy Area is defined in the Comprehensive Plan as residential areas that maintain a rural environment that accommodates some low intensity residential growth. A Commercial FLUM designation may be appropriate when part of a master-planned area and when the site is located more than two miles from the nearest designated Community Center.

The Comprehensive Plan's policies ensure that new developments promote a better sense of place and preserve valued elements of community character. A request to amend the FLUM designation for the subject property from Low Density Suburban to Commercial is required to support the concurrent rezoning request.

Figure 1.0 (following page) displays that the subject property is approximately 1.4 miles away from the Luella Community Center.

Figure 1. The distance measured from the subject propety to the Luella Community Center is approximately 1.4 miles.

>> MAP 17. DEVELOPMENT + INFRASTRUCTURE STRATEGY AREAS



LEGEND

DEVELOPMENT + INFRASTRUCTURE STRATEGY AREAS:

- Central District
- Rural Reserve
- Suburban Mix
- Panola Mountain
- Rural Communities
- Workplace Center
- Community Center
- Future Community Center
- Lakes + Reservoirs
- Incorporated Areas

RURAL COMMUNITIES AT A GLANCE

SEWER CAPACITY INVESTMENTS:

Slow, targeted expansion

TRANSPORTATION INVESTMENTS:

Limited to addressing safety concerns and maintenance needs; intersection improvements; roadway widenings only for extreme congestion (LOS E or F)

LAND USE GUIDE

	LAND USE	CONDITIONS
APPROPRIATE	» Rural Residential » Low Density Suburban Residential » Parks and Greenspace	N/A
APPROPRIATE IF MASTER PLANNED* AND CONDITIONS ARE MET	» Medium Density Suburban Residential	» Should have a vegetated buffer along public roadways to protect rural character or be designed as a conservation subdivision » Should be at least 30% open space
	» Low Density Mixed Use	» Should only to be used for enlargening/enhancing a designated Community Center that requires more design flexibility » Should be supported by a majority of property owners within 1 mile of the site
	» Commercial » Village	» Should be more than a 2-mile trip from the nearest designated Community Center
	» Industrial	» Should have a vegetated buffer along public roadways to protect rural character » Should be located on a designated truck route » Should be within a 2-mile drive of I-75
	» Office-Institutional	» Should have a vegetated buffer along public roadways to protect rural character
	» Public-Institutional	» Should have operational reason/requirement to be located specifically in the Rural Communities
	» Utilities	» Should have operational reason/requirement to be located specifically in the Rural Communities
NOT APPROPRIATE	» High Density Suburban Residential » Urban Residential » High Density Mixed Use	N/A

**For sites under 10 acres in size, the County may waive the Master Plan requirement*

Recommendation:

Planning staff recommends **denial** of the request to amend the Future Land Use Map from Low Density Suburban to Commercial.

Attachments:

- Application
- Site Plan
- Site Photos
- Exhibit Maps

PRE-APPLICATION FORM

DATE 4/7/2026

APPLICANT: HECHT WALKER JORDAN PC

TYPE OF APPLICATION: REZONING

PROPERTY ADDRESS: 3485 HWY 155 S

DIST: 2 **LAND LOT(S)**: 174 **PARCEL I.D.**: 098-01011000

MAP NUMBER:098 **CURRENT ZONING**: RA (RESIDENTIAL AGRICULTURAL)

PROPOSED ZONING: C-1

FUTURE LAND USE MAP DESIGNATION: LDS (LOW DENSITY SUBURBAN)

REQUEST/ITEMS DISCUSSED:

THE APPLICANT IS INTERESTED IN DEVELOPING A 7,500 SF RETAIL SPACE AND 810 SF DRIVE THRU COFFEE KIOSK. THE PROPSED ZONING IS C-1. THE PROPERTY HAS FRONTAGE ALONG HWY 155 THUS, WILL FALL UNDER THE HIGHWAY CORRIDOR OVERLAY DISTRICT.

THE PROPERTY IS CURRENTLY ZONED RA, WITH A FUTURE LAND USE OF LOW DENSITY SUBURBAN. THE PROPSED ZONING IS NOT CONSISTENT WITH THE FLUM, THUS A COMP PLAN AMENDMENT IS NEEDED.

PROPERTIES ZONING:

NORTH: **RA** SOUTH: **PD (C-1)**

EAST: **RA** WEST: **PD (C-1)**

APPLICANTS ARE ADVISED TO CONTACT OTHER COUNTY DEPARTMENTS FOR MORE INFORMATION REGARDING POTENTIAL DEVELOPMENT/REDEVLEOPMENT (SEE ATTACHED LIST).

PLEASE ALLOW AT LEAST THREE (3) WEEKS FOR WATER & SEWER AVAILABILITY AND SCHOOL BOARD LETTERS TO BE PREPARED.

STAFF RESERVES THE RIGHT TO RECOMMEND DENIAL OF ANY REQUEST.

FEES ARE CALCULATED AT TIME OF SUBMISSION AND ARE BASED ON THE TOTAL ACREAGE OF ALL PROPERTY INCLUDED IN A REQUEST AS PER THE SURVEY. MIXED USE AND MIXED RESIDENTIAL REQUESTS MUST SHOW SEPARATE ACREAGE PER USE ON BOTH THE SURVEY AND SITE PLAN.

No application will be accepted unless all necessary documentation is complete and a pre-application meeting has been held (NO exceptions).

The property will be POSTED with a Henry County Planning and Zoning public hearing notice 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), or as otherwise required by Planning and Zoning Department Staff. The sign shall not be removed or altered for any reason.

CONTACT INFORMATION SHEET

Please note that the Planning and Zoning Department can only advise as to zoning, permitted uses, and questions pertaining to the ordinances contained within the Henry County Unified Land Development Code (ULDC).

Please consult with the below Henry County Departments as a matter of due diligence pertaining to any possible development or redevelopment within Henry County.

DEPARTMENT	PHONE	ISSUES
Building & Plan Review	770-288-6051	Inspections, Plan Review, Permitting, Sages
Business License (Occupational Tax)	770-288-8161	Local & State License Requirements
Code Enforcement	770-288-6200	
Henry County Development Authority	770-288-8000 info@choosehenry.com	
Henry County DOT	770-288-7623	Access Requirements, ROW, Road Improvements
Henry County Environmental Health	470-661-0044	Food Service, Septic Systems, Well Water
Fire Department	770-288-6600	Life Safety Code, Sprinkler Requirements, Hydrants, FDC
Planning and Zoning	770-288-7526	Zoning Compliance, Permitted Uses, ULDC
SPLOST	770-288-7319	SPLOST Projects
Stormwater	770-288-7246	SWMF, Drainage Ditches
Tax Assessor	770-288-7999 henrytaxassessors@co.henry.ga.us	Address Assignment, Property Tax
Henry County Water Authority	(Engineering Division) 770-914-3688	Water & Sewer Availability

ATTENDANTS:

_____ Signature (Owner/Agent)

_____ Signature

_____ Signature

Joyah Mitchell PLANNER I Signature

Project/Case #

2026.04.1374

Pre-Application Number

Pre-Application Meeting #2026.03.0958

Address:	Parcel Number(s):	Location Details:
3485 HIGHWAY 155 S, LOCUST GROVE, GA 30248	098-01011000	Corner of Hwy. 155 and Frog Rd.

Planning & Zoning

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

HENRY COUNTY COMPREHENSIVE PLAN AMENDMENT

Applicant Information

Company Applying

Hecht Walker Jordan PC

Email:

jon@hmhwlaw.com

First Name:	Last Name:	Phone #:
Jon	Jordan	(404) 348-4881

Address:

205 Corporate Center Dr., Suite B

City:	State:	Zip:
Stockbridge	Georgia	30281

Agent Information

Will there be an agent representing the applicant?

○ Yes ◉ No

First Name	Last Name	Phone #	Email

Street Address

City	State	Zip

Property Owner Information

First Name:	Last Name:	Phone #:	Email:
Cecilia	Sanchez		

Street Address:

3485 Hwy. 155 S.

City:	State:	Zip:
Locust Grove	Georgia	30248

Please list all other owner names:

Property Information

Nearest Intersection

Hwy.155 S and Frog Rd.

Size of Tract in Acres	Land Lot Numbers associated with property. Please list all.	Commission District
2.17	174, 179	2

Request Information

Amendment being requested?

Amend the FLUM designation from Low Density Suburban to Commercial

Current Land Use Map Designation of the Property

☐ Rural Residential (RR)	☑ Low Density Residential (LDR)	☐ Medium Density Residential (MDR)	☐ High Density Residential (HDR)	☐ Mixed Use	☐ Commercial
☐ Office/Institutional	☐ Industrial	☐ Public/Institutional	☐ Transportation Communication Utilities (TCU)	☐ Parks Recreation Conservation	☐ Not Applicable

What Future Land Use Map designation is being requested?

☐ Rural Residential (RR)	☐ Low Density Residential (LDR)	☐ Medium Density Residential (MDR)	☐ High Density Residential (HDR)	☐ Mixed Use	☑ Commercial
☐ Office/Institutional	☐ Industrial	☐ Public/Institutional	☐ Transportation Communication Utilities (TCU)	☐ Parks Recreation Conservation	☐ Other

The requested amendment is being proposed for (Type of Development or Proposed Amendment)?

7,500ft2 Neighborhood Commercial Retail Building for Lease and 810ft2 Coffee Kiosk Drive Thru

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

Amendment to the Comprehensive Plan Application

Name of Applicant Hecht Walker Jordan, PC Phone: (404) 348-4881 Email: jon@hmhwlaw.com

Address Applicant: 205 Corporate Center Dr., Suite B City/State/Zip: Stockbridge, Georgia 30281

Name of Agent Jon W. Jordan, Esq. Phone: (404) 348-4881 Email: jon@hmhwlaw.com

Address Agent: 205 Corporate Center Dr., Suite B City/State/Zip: Stockbridge, Georgia 30281

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. _____Acknowledgement

Amendment being requested:

Amend the FLUM designation from Low Density Suburban Residential (LDS) to Commercial

Address of Property: 3485 HWY 155 S. (Street Address) Nearest intersection to the property: Hwy.155 and Frog Rd.

Size of Tract: 2.17 acre(s) **as per survey**, Land Lot Number(s): 174 & 179 District(s): 2

Property Tax Parcel Number(s): 098-01011000 **(Required)**

Witness' Signature

Signature of Applicant/s for Hecht Walker Jordan, PC

Paul Dzikowski
Printed Name of Witness

Hecht Walker Jordan, PC
Printed Name of Applicant/s

Notary

Signature of Agent/Attorney JON W. JORDAN, ESQ.

Notary Seal:

TIMOTHY CHARLES FASH
MY COMMISSION EXPIRES
February 3, 2029
DEKALB COUNTY
NOTARY PUBLIC, STATE OF 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: _____

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: _____**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 _____, _____

Cecilia Zurita Sánchez
Applicant/Property Owner/Agent/Other Name - Printed

Signature of Applicant/Property Owner/Agent/Other

Aleaha Whitus
Witness name - Printed

Signature of Witness

Sworn to and subscribed before me, this 26th day of March, 2026.

Notary Public

STEPHANIE R COGDILL
NOTARY PUBLIC
MY COMMISSION EXPIRES 04/13/2029
HENRY COUNTY, GEORGIA

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** _____ **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 _____, _____

Hecht Walker Jordan, PC
Applicant/Property Owner/Agent/Other Name - Printed

for Hecht Walker Jordan, PC
Signature of Applicant/Property Owner/Agent/Other

Paul J. Dzikowski
Witness name - Printed

Signature of Witness

Sworn to and subscribed before me, this 29th day of April, 2026.

TIMOTHY CHARLES FASH
DeKalb County
My Commission Expires
February 3, 2029

Notary Public

HECHT WALKER JORDAN, P.C.

ATTORNEYS AT LAW

Greg K. Hecht+
Mark C. Walker+
Jon W. Jordan
*Lisa York Bowman**
Paul Orlikowski
Matthew Poe
*Tracy Lawson**
*Mary M. Howe**
*Kirby Glaze**
Stephen Kaplan+*
**Designates of Counsel Status*

+AV Rated Lawyer
Martindale Hubbell

Mailing Address:
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Stockbridge, GA 30281
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Platinum Tower
400 Interstate N. Parkway SE
Suite 860
Atlanta, GA 30339

Paul@hmlwlaw.com

April 29, 2026

Mr. Toussaint Kirk, Director
Henry County Planning & Zoning
140 Henry Parkway
McDonough, Georgia 30253

RE: LETTER OF AUTHORIZATION – Rezoning and Future Land Use Plan Amendment for Tax Parcel 098-01011000

Dear Mr. Kirk:

Cecilia Zurita Sanchez is the current owner of Tax Parcel 098-01011000, located at 3485 Hwy. 155, in Henry County, Georgia (the "Subject Property"), and hereby certifies that she has authorized Havenn Homes LLC and its retained attorneys, Jon W. Jordan, Esq., and Greg K. Hecht, Esq., of Hecht Walker Jordan, P.C., to pursue amending the zoning and Future Land Use Plan classifications of the Subject Property, in order to permit it to be utilized for commercial use with a commercial retail building with cut-out for potential drive-through food service kiosk facility.

Best regards,

Cecilia Zurita Sanchez

HECHT WALKER JORDAN, P.C.

ATTORNEYS AT LAW

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jon@hmhwlaw.com

April 13, 2026

Mr. Toussaint Kirk
Henry County Planning & Zoning Director
140 Henry Parkway
McDonough, Georgia 30253

RE: Letter of Intent – Rezoning for 3485 Hwy 155 (Tax Parcel #098-01011000)

Dear Mr. Kirk:

Our firm represents Havenn Homes, LLC, which is under contract to purchase 2.17 acres of property located at 3485 Highway 155 in Henry County, and more specifically known as Tax Parcel #098-01011000 (the "Subject Property"). Our client would like to develop the Subject Property for commercial use with a 7,500ft2 retail building with suites for lease, along with a small 810ft2 Coffee Kiosk on the property as well.

The Subject Property is currently zoned RA with a Future Land Use Plan designation of Low-Density Suburban (LDS). Our clients are requesting to rezone the Subject Property to C-1 (Neighborhood Commercial) with a Land Use Map amendment to Commercial as well. This request and the proposed development would be consistent with the commercial portion of an adjacent Planned Use Development also located across Frog Road from this site.

The Subject Property is within the Highway Corridor Overlay and will be able to comply with the provisions thereof. It is located within the Towaliga Watershed Protection Area and stormwater will be controlled by an underground detention area on the site. The buildout for this site will likely take about a year after zoning and permitting requirements are cleared.

We greatly appreciate your consideration of this request to amend the zoning for the Subject Property from RA to C-1 and the Future Land Use Plan to Commercial to permit the

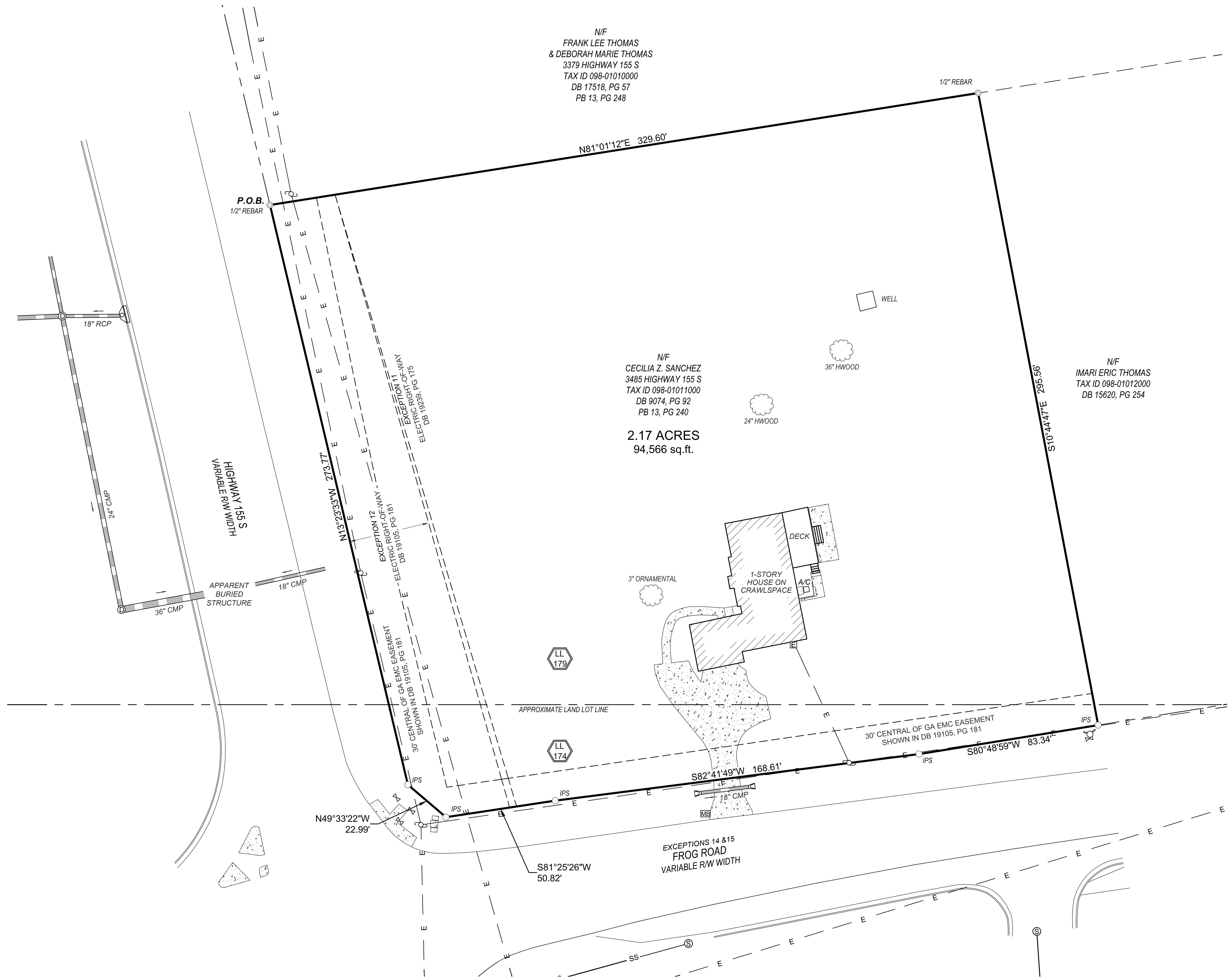
proposed development. Should you have any questions or concerns at all regarding the proposed development or zoning applications, please do not hesitate to contact me at (404) 348-4881 or jon@hmhwlwa.com. Thank you.

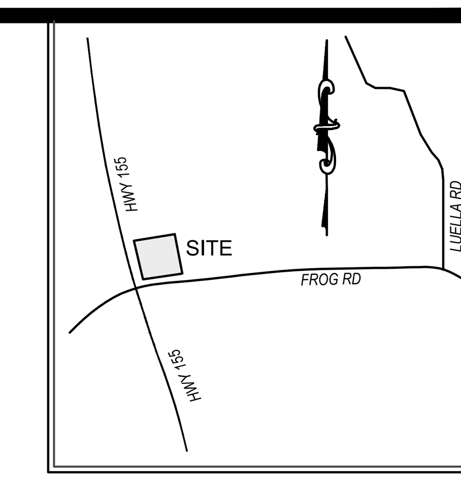
Best Regards,

Jon W. Jordan, Esq.
Attorney for Applicant

Enc: Conceptual Site Plan

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT





VICINITY MAP
NOT TO SCALE

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

FALCON DESIGN CONSULTANTS

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

NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 710-8908

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

www.fdc-llc.com

ALTA/NSPS LAND TITLE SURVEY
3485 HWY 155
LAND LOTS 174 & 179, 2ND DISTRICT
HENRY COUNTY, GEORGIA

LEGEND

BOC	BACK OF CURB
B.S.L.	BUILDING SETBACK LINE
C	CURVE LABEL
CI	CURB INLET
℄	CENTER LINE
C&G	CURB & GUTTER
CMP	CORRUGATED METAL PIPE
CO	SEWER CLEAN OUT
CTP	CRIMP TOP PIPE
DB	DEED BOOK
DE	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
-E-	OVERHEAD POWER LINE
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
HDPE	HIGH DENSITY POLYETHYLENE PIPE
ID	IDENTIFICATION
IPF	IRON PIN FOUND
IPS	1/2" REBAR W/C FDC 000995
L	LINE LABEL
LL	LAND LOT
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
ℙ	PROPERTY LINE
PB	PLAT BOOK
PG	PAGE
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RB	REBAR
REF	REFERENCE
R/W	RIGHT OF WAY
sq ft	SQUARE FOOT
SSE	SANITARY SEWER EASEMENT
SWMF	STORMWATER MANAGEMENT FACILITY
TBM	TEMPORARY BENCHMARK
UE	UTILITY EASEMENT

IRON PIN FOUND
IRON PIN SET
CALCULATED POINT
POWER POLE
FIRE HYDRANT
WATER VALVE
W WATER METER
D JUNCTION BOX
S SANITARY SEWER MANHOLE
DROP INLET
R/W MONUMENT
SINGLE WING CATCH BASIN
DOUBLE WING CATCH BASIN
CURB INLET
HEADWALL
FLARED END SECTION
G GAS METER
GAS VALVE
E ELECTRIC TRANSFORMER
T TELEPHONE PEDESTAL
LIGHT POST
FO FIBER OPTICS
HH HAND HOLE
MB MAIL BOX
SIGN
CATV CABLE TV BOX
W WEIR
YI YARD INLET
CONCRETE

TITLE RESOURCES GUARANTY COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION II - EXCEPTIONS

Commitment No.: W-00309-25-CC
EFFECTIVE DATE: December 22, 2025 at 8:00 AM

10. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 13, Page 240, of the Public Records of Henry County, Georgia.

1987 PLAT DEPICTS SUBJECT PROPERTY LOCATED IN LAND LOTS 179 & 174.
SUBJECT PROPERTY DEPICTED AS 2.34 ACRES.
GEORGIA STATE ROUTE 155 AS A 80 FOOT RIGHT-OF-WAY WIDTH.

11. Right of Way Easement recorded in Official Records Book 19239, Page 175, of the Public Records of Henry County, Georgia.

ELECTRIC RIGHT-OF-WAY AFFECTS SUBJECT PROPERTY AS SHOWN.

12. Right of Way Easement recorded in Official Records Book 19105, Page 181, of the Public Records of Henry County, Georgia.

ELECTRIC RIGHT-OF-WAY AFFECTS SUBJECT PROPERTY AS SHOWN.

13. Temporary Construction Easement recorded in Official Records Book 9666, Page 196 rerecorded in Book 9781, Page 307, of the Public Records of Henry County, Georgia.

2006 TEMPORARY EASEMENT EXPIRED UPON COMPLETION OF FROG ROAD CONSTRUCTION.

14. Right of Way Deed recorded in Official Records Book 9666, Page 193 rerecorded in Book 9781, Page 309, of the Public Records of Henry County, Georgia.

FROG ROAD SHOWN PER 2006 RIGHT-OF-WAY TAKE.

15. Right of Way Deed recorded in Official Records Book 1937, Page 251, of the Public Records of Henry County, Georgia.

1994 RIGHT-OF-WAY TAKE CREATED 80 FOOT RIGHT-OF-WAY ALONG FROG ROAD.
ADDITIONAL RIGHT-OF-WAY TAKEN IN 2006 - EXCEPTION 14.

TABLE A - OPTIONAL ITEMS

1. PROPERTY CORNER MONUMENTS FOUND OR SET, AS SHOWN.
2. ADDRESS OF THE SUBJECT PROPERTY PER TAX RECORDS.
3. SUBJECT PROPERTY IS NOT IN A FLOOD ZONE PER FEMA MAPS.
4. GROSS LAND AREA = 2.17 ACRES
8. OBSERVED EVIDENCE OF ADJACENT STREETS, BUILDINGS, DRIVEWAY, SPECIMEN TREES, DRAINAGE AND SEWER SYSTEMS SHOWN.

11a. OBSERVED EVIDENCE OF UTILITIES SHOWN.
13. ADJOINING OWNER NAMES SHOWN PER TAX RECORDS.

REVISIONS

1.	
2.	
3.	
4.	

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

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

SURVEY NOTES

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED NOV 26, 2025 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY J. BUTLER USING A SPECTRA PRECISION FOCUS 50 ROBOTIC TOTAL STATION & LEICA GS-18 GNSS DUAL FREQUENCY RECEIVER.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.056 FEET HORIZONTAL AT THE 95% CONFIDENCE LEVEL.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 324,819 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A ½" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
5. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
6. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HxGN SMARTNET.
7. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C0260D EFFECTIVE DATE OCTOBER 6, 2016, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

RECORD DESCRIPTION

The Land is described as follows:

All that Tract or Parcel of Land Situate, Lying and Being in Land Lots 174 and 179 of the Second Land District of Henry County, Georgia, Containing 2.34 Acres, according to a Plat of Survey made for Russell L. Perry, Jr. by Conkle-Lane & Associates, Registered Land Surveyors, dated January 9, 1987, a copy of which said plat is recorded in Plat Book 13, Page 240, in the Office of the Clerk of Superior Court of Henry County, Georgia, and, by reference, said Plat Of Survey, together with the metes, bounds, courses and distance as shown. Thereon, is incorporated herein and made a part of this description.

LESS AND EXCEPT the following easements and right-of-way conveyances affecting the above described 2.34 acre tract:

1) Right-of-Way Deed recorded in Deed Book 1937, Page 251, Henry County, Georgia records;
2) Right-of-Way Deed recorded in Deed Book 9666, Pages 193-195, Henry County, Georgia records; and
3) Right-of-Way Deed recorded in Deed Book 9781, Pages 309-311, Henry County, Georgia records.

For informational puposes only: Parcel Identification Number: 098-01011000

SURVEY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174 & 179, 2ND DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 155 SOUTH (RIGHT-OF-WAY WIDTH VARIES), BEING THE NORTHWEST CORNER OF THE PROPERTY SHOWN IN PLAT BOOK 13, PAGE 240;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 81 DEGREES 01 MINUTES 12 SECONDS EAST, 329.60 FEET TO A 1/2 INCH REBAR;

THENCE, SOUTH 10 DEGREES 44 MINUTES 47 SECONDS EAST, 295.56 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF FROG ROAD (RIGHT-OF-WAY WIDTH VARIES);

THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 80 DEGREES 48 MINUTES 59 SECONDS WEST, 83.34 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 82 DEGREES 41 MINUTES 49 SECONDS WEST, 168.61 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 81 DEGREES 25 MINUTES 26 SECONDS WEST, 50.82 FEET TO A 1/2 INCH REBAR AND CAP SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF FROG ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 155 SOUTH;

THENCE, ALONG SAID RIGHT-OF-WAY LINE OF HIGHWAY 155 SOUTH, NORTH 49 DEGREES 33 MINUTES 22 SECONDS WEST, 22.99 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, NORTH 13 DEGREES 23 MINUTES 33 SECONDS WEST, 273.77 FEET TO THE ***POINT OF BEGINNING.***

SAID TRACT OR PARCEL CONTAINING ***2.17 ACRES (94,566 SQUARE FEET).***

SURVEYOR'S CERTIFICATION

TO **HAVENN HOMES, LLC,** a Georgia limited liability company,
CECILIA Z. SANCHEZ,
and **TITLE RESOURCES GUARANTY COMPANY:**

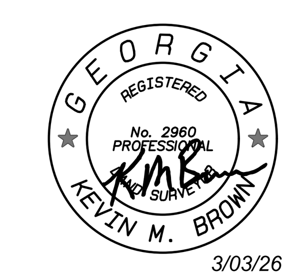
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11a, 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON NOVEMBER 26, 2025.

DATE OF PLAT OR MAP: MARCH 3, 2026.

03/03/2026
KEVIN M. BROWN — *DATE*
REGISTERED LAND SURVEYOR #2960

DATE:	03-03-2026
SCALE:	1" = 30'
FILE NUMBER:	579.001
DRAWN BY:	J. ROBERTS
REVIEWED BY:	K. BROWN



3/03/26

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

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

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

03/03/2026
KEVIN M. BROWN — *DATE*
REGISTERED LAND SURVEYOR #2960

SHEET NUMBER
1 of 1

P:\Projects\579.001 3485 Highway 155\SURVEY\dwg\3485 Highwy 155-ALTA-00.dwg, S 24X36, justinroberts, Mar 04, 2026 - 1:43:59pm

LAND USE SUMMARY

CURRENT ZONING: RA
PROPOSED ZONING: C-1 (HIGHWAY CORRIDOR OVERLAY)

TOTAL SITE AREA: 2.17ac

IMPERVIOUS SURFACE: 0.99ac/46% (no requirement)
OPEN SPACE: 1.0ac/46% (none required)

C-1 STANDARDS

MIN. LOT AREA: 10,000sf (with Public Sewer)
MIN. LOT WIDTH: 60' (with Public Sewer)
FRONT S/B: 30'
STREET SIDE S/B: 20'
SIDE S/B: 0'
REAR S/B: 20'

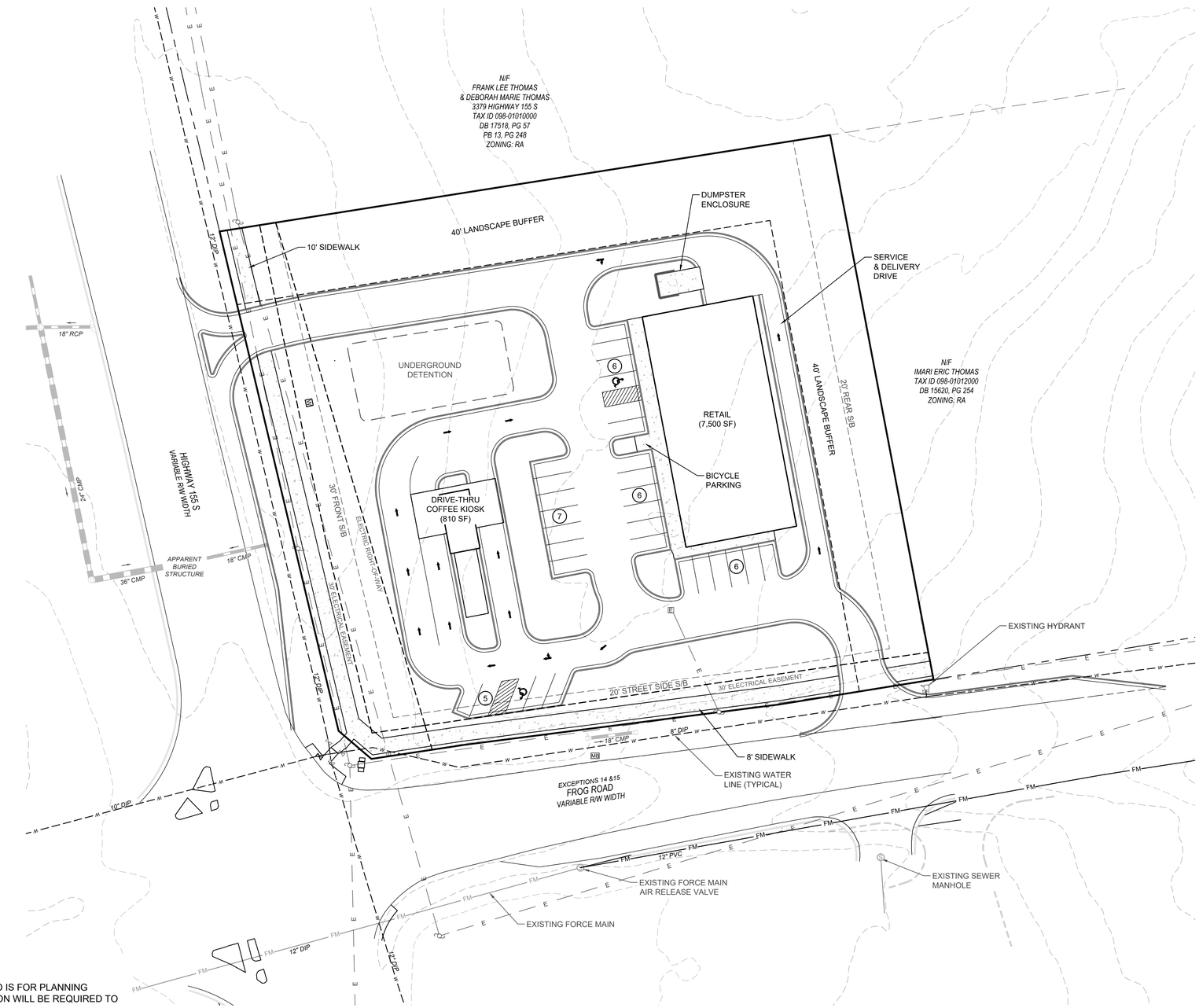
PARKING REQUIREMENTS: 1 space per 300sf
2 Bicycle Spaces

PARKING PROVIDED

RETAIL: 25 (25 required)
COFFEE KIOSK: 5 (3 required)

NOTE

LOCATION SHOWN FOR UNDERGROUND DETENTION IS FOR PLANNING PURPOSES ONLY.



GENERAL NOTES:

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. PROPERTY BOUNDARIES OBTAINED FROM ALTA SURVEY PERFORMED BY FALCON DESIGN CONSULTANTS, LLC (GRLS #2960), DATED MARCH 03, 2026
3. EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS TOPOGRAPHIC DATA.
4. THIS PROPERTY IS LOCATED WITHIN THE TOWLIGA WATER PROTECTION BASIN.
5. UNDERGROUND DETENTION IS REQUIRED PER THE HENRY COUNTY ULDC.

GRID NORTH
GA WEST ZONE

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

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CUMMING, GEORGIA 30040
Ph. (678) 807-7100

www.fdc-llc.com

CONCEPT PLAN
FOR
COMMERCIAL DEVELOPMENT
3485 HWY 155 & FROG ROAD
LOCATED IN:
LAND LOTS 174 & 179 2nd DISTRICT
HENRY COUNTY, GEORGIA

REVISIONS

	DATE	
1.	4/10/26	REVISED PER HCW&A COMMENTS
2.		
3.		
4.		
5.		
6.		
7.		
8.		

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

DATE:	4/07/26
SCALE:	1" = 30'
PROJ NUMBER:	579.001
DRAWN BY:	JDL
REVIEWED BY:	---
REVISED BY:	---

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

SHEET NUMBER

1

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SHERWIN-WILLIAMS.

Proposed Preliminary Elevation

HAVENN
COMMERCIAL

Henry County Water Authority
Engineering Division

April 27, 2026

Re: Water and Sewer Services - Availability

Proposed Development:	**Commercial Retail Building with Coffee Kiosk**
Property Information:	**Frog Road @ Hwy 155 (Parcel No. 098-01011000)**
	LL 174, 179; District 2; 2.17+/- acres
Proposed Zoning:	**C-1**
Sewer Basin:	**Indian Creek**
Watershed Basin:	**Towaliga River**

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:	92	psi
Residual:	70	psi
Flow	1275	gpm
Calculated Flow @ 20 psi:	2418	gpm

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

Sewage **treatment** and sewer line **capacity** are available for the property. ***Sanitary sewer service can be made available to the property upon completion and acceptance of the downstream lines permitted as "Frog Road Convenience Store Master Development (DEV3862)".***

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

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

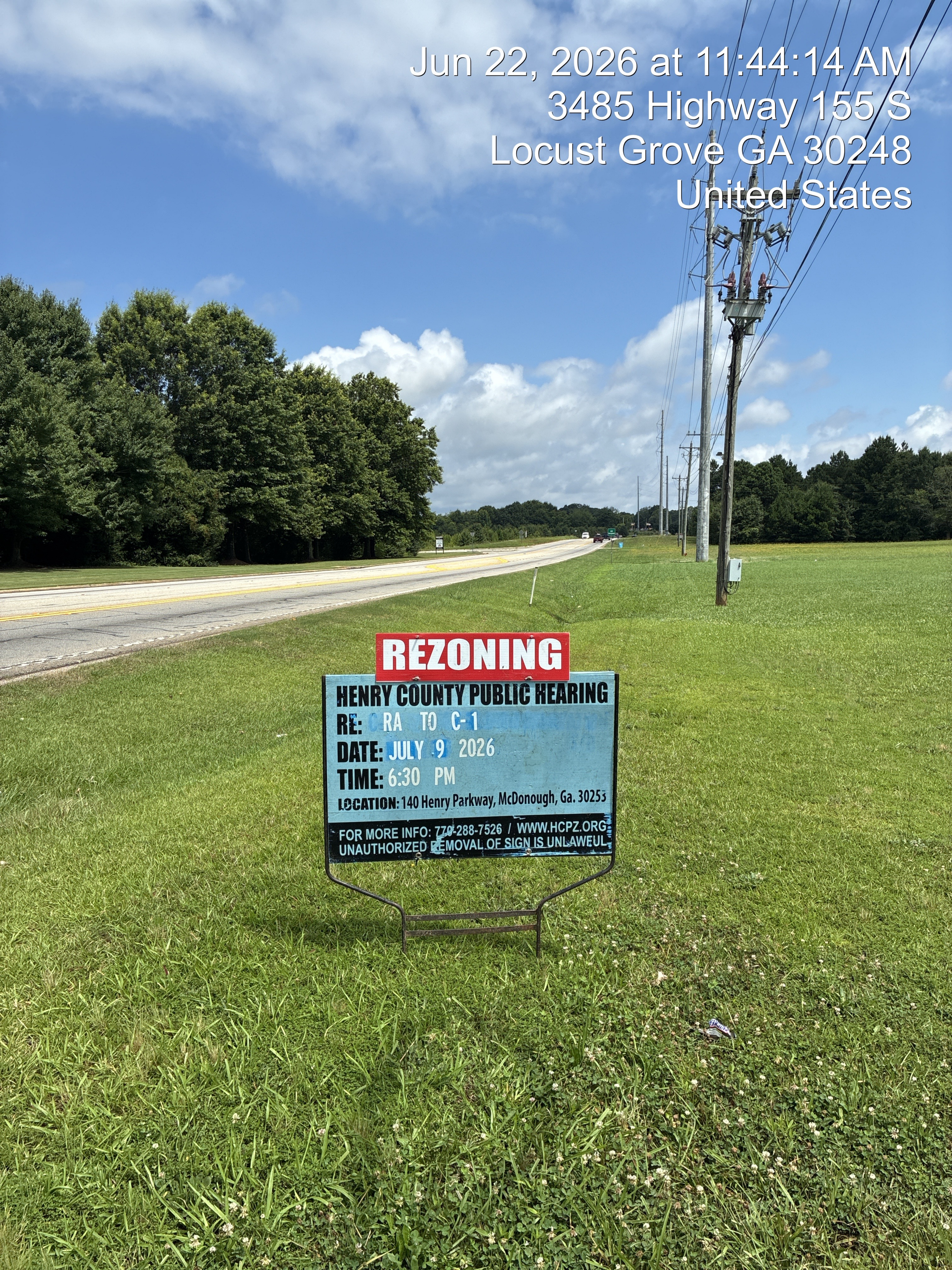
This letter was prepared with information submitted to HCWA on a Conceptual Site Plan dated 04/07/2026 prepared by Falcon Design Consultant, Inc.

Please note this property is in the Towaliga River 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.

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

Jun 22, 2026 at 11:44:31 AM
3485 Highway 155 S
Locust Grove GA 30248
United States

Jun 22, 2026 at 11:44:14 AM
3485 Highway 155 S
Locust Grove GA 30248
United States



Jun 22, 2026 at 11:44:25 AM
3485 Highway 155 S
Locust Grove GA 30248
United States
HERON BAY BLVD
REZONING
HENRY COUNTY PUBLIC HEARING
RE: RA TO C-1
DATE: JULY 9 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

Jun 22, 2026 at 11:44:19 AM
3485 Highway 155 S
Locust Grove GA 30248
United States

Jun 24, 2026 at 12:37:39 PM
4867–4903 SR-155
Stockbridge GA 30281
United States
DOLLAR GENERAL
WAFFLE HOUSE
Food Depot
COMP PLAN
REZONING
HENRY COUNTY PUBLIC HEARING
RE: RA TO C-2
DATE: JULY 9 2026
TIME: 6:30 PM
LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA
FOR MORE INFO:
770-288-7526 / www.hcpz.org

RZ-26-04 and COMP-AM-26-01 Aerial Map

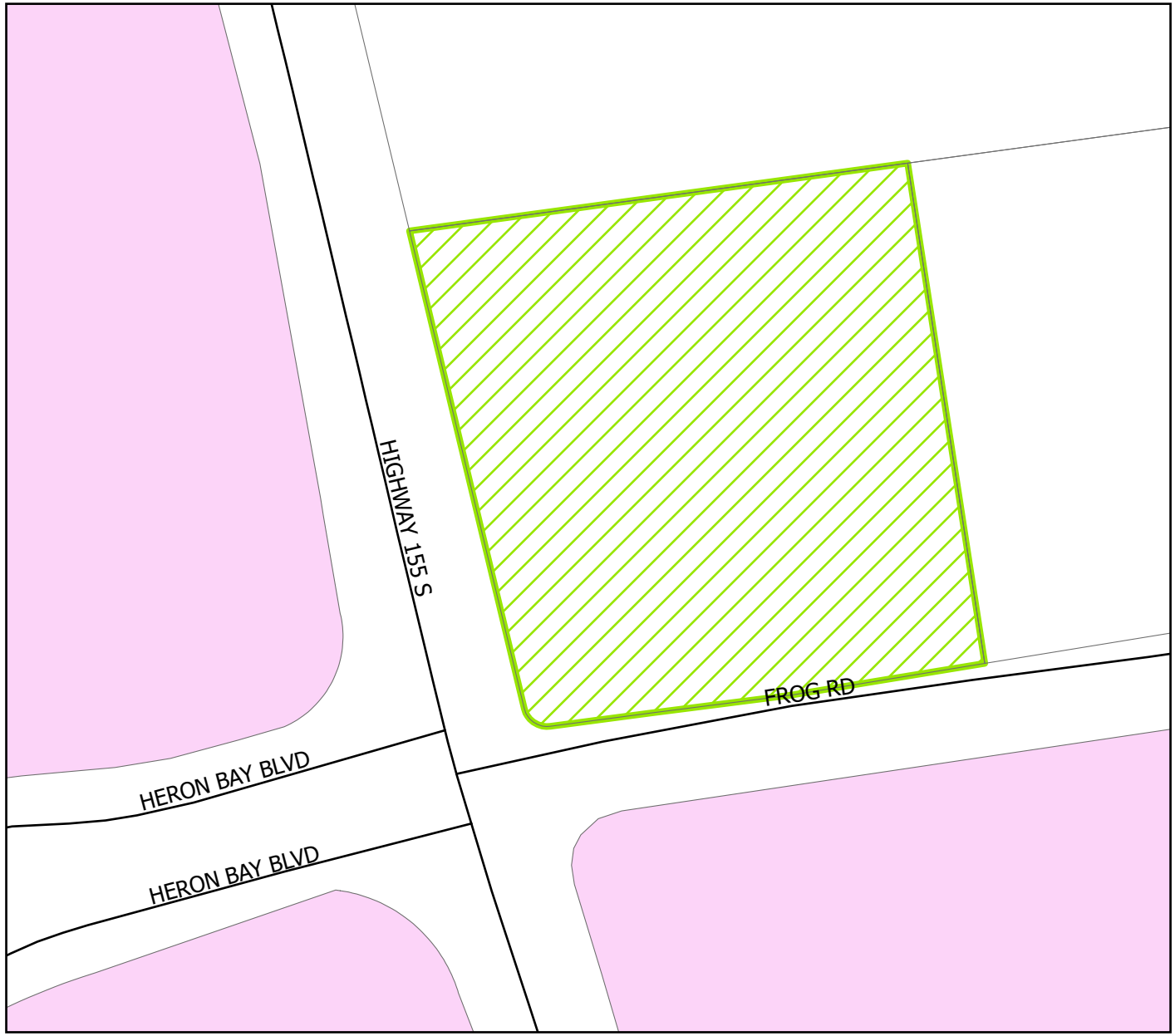
Legend

- Aerial Centerlines
- Parcel 098-01011000
- Aerial Parcels

300 150 0 300 Feet

N

Steven Peay
June 29, 2026
NAD StatePlane 1983 Georgia West FIPS 1002 (US Feet)



RZ-26-04 and COMP-AM-26-01 Zoning Map

Legend

- Centerlines
- Parcel 098-01011000

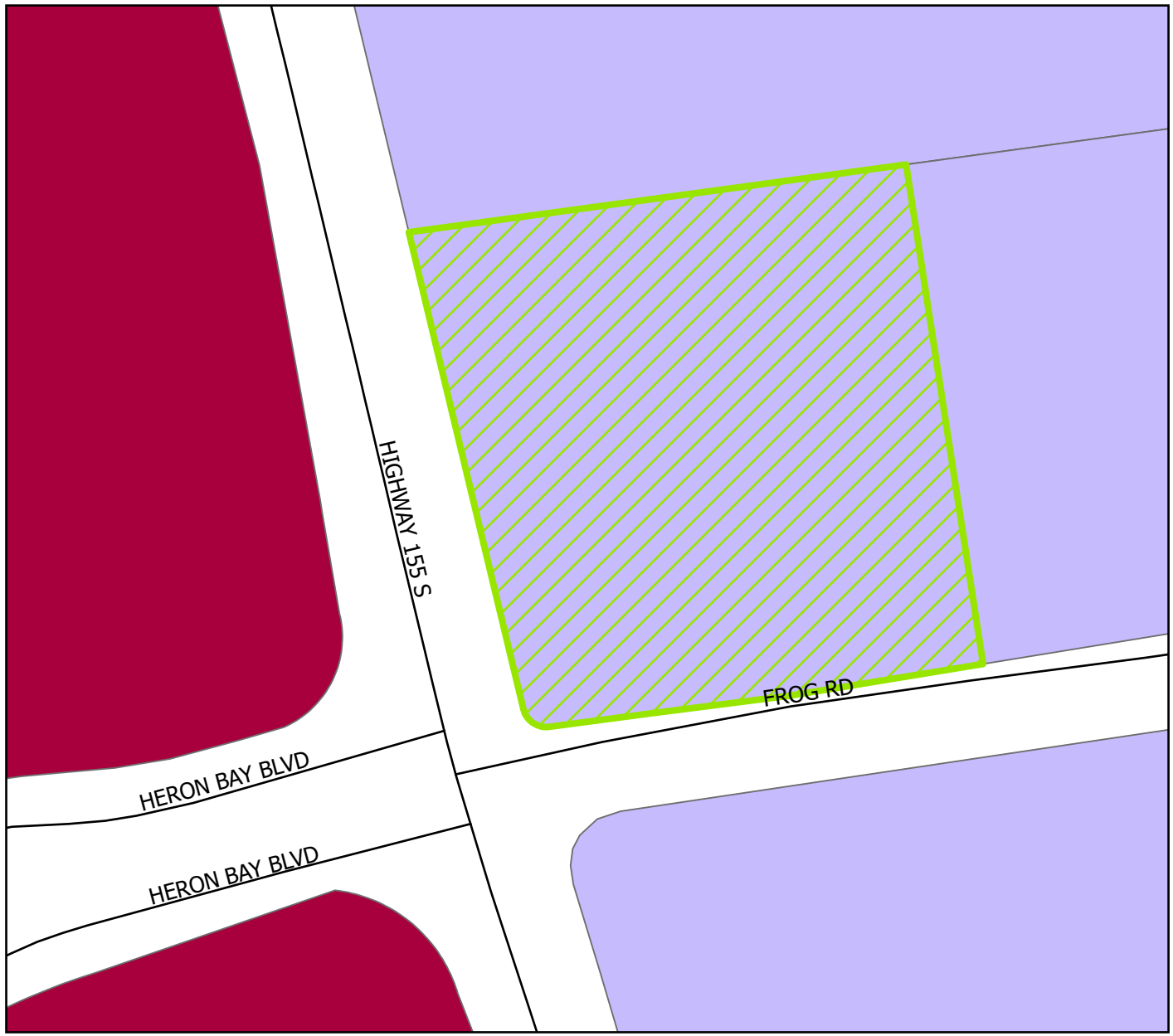
ZONING

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

300 150 0 300 Feet

N

Steven Peay
June 29, 2026
NAD StatePlane 1983 Georgia West
FIPS 1002 (US Feet)



RZ-26-04 and COMP-AM-26-01 Future Land Use Map

Legend

- Centerlines
- Parcel 098-01011000

FLU

- CITY
- COM
- COMM
- HD
- INDUS
- LD
- MD
- MX
- OI
- PI
- PRC
- RR
- TCU

300 150 0 300 Feet

N

Steven Peay
June 29, 2026
NAD StatePlane 1983 Georgia West
FIPS 1002 (US Feet)

Henry County Planning & Zoning RZ-26-04

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

Applicant: Hecht, Walker, Jordan P.C.
205 Corporate Center Drive
Suite B
Stockbridge, GA 30281

Location: 3485 Highway 155 South
Land Lot 174 of the 2nd District

Parcel ID(s): 098-01011000

Proposed Use /Purpose: 7,500 SF Neighborhood Commercial Retail Building and 810 SF Quick Service Coffee Kiosk

Request: Rezoning from R-A (Residential Agricultural) to C-1 (Neighborhood Commercial)

Current Land Use: Single Family Residence

Future Land Use Map Designation: Low Density Suburban

Notices Mailed: June 22, 2026

Sign Posted: June 22, 2026
,
ZAB Meeting: July 9, 2026

Lot Size: 2.17 +/- acres

Road Access: Highway 155 South (major arterial) and Frog Road (collector)

Zoning History:

The subject property is zoned R-A (Residential Agricultural), as illustrated on the Henry County Official Zoning Map, which was 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)	Single Family Residence
East	R-A (Residential Agricultural)	Undeveloped
South	PD (C-1 Neighborhood Commercial Pod)	Commercial & Undeveloped
West	PD (Commercial Pod)	Undeveloped

Source: *Henry County Zoning Map, QPublic*

Executive Summary:

The applicant is requesting to rezone 2.17 +/- acres from R-A (Residential Agricultural) to C-1 (Neighborhood Commercial) for the purpose of developing a 7,500 square foot neighborhood commercial retail building and 810 square foot quick service coffee kiosk.

The subject property has a Future Land Use Map (FLUM) designation of Low Density Suburban Residential. The applicant has requested a concurrent Comprehensive Plan amendment request (COMP-AM-26-01) to amend the FLUM designation for the subject property from Low Density Suburban to Commercial.

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 a single-family residential home with driveway access from Frog Road.

Development Regulations Relevant to Request:

- *Article 4, Section 4.2. C-1 Neighborhood Commercial*
- *Article 5, Section 5.2. Highway Corridor Overlay*
- *Article 7, Section 7.2.3. Buffers*
- *Article 9, Section 9.4.3. 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 Low Density Suburban Residential. The request to develop a commercial development is not consistent with the current FLUM designation of Low Density Suburban, which would support residential development with a density of up to 2.0 dwelling units per acre, net. The applicant has requested a concurrent Comprehensive Plan amendment request (COMP-AM-26-01) to amend the FLUM designation for the subject property from Low Density Suburban to Commercial, which would support the proposed development and rezoning request.

***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-1 (Neighborhood Commercial) zoning district, which is "*intended to provide locations for limited retail and service uses to satisfy the common and frequent needs of residents of nearby residential neighborhoods. It is further the intent of this district to encourage such uses to be a part of a neighborhood convenience shopping center. Accessory uses and structures and essential public services are permissible.*" Per *Article 4, Section 4.2.* of the ULDC.

Table 2.0 lists the ordinance requirements for the C-1 zoning district

Table 2.0 Standards for C -1 (Neighborhood Commercial) Development

	ORDINANCE REQUIREMENTS	PROPOSED	COMPLIANCE
Minimum Lot Size	10,000 sq. ft. min. when serviced by public sewer	2.17 +/- acres	Yes
Minimum Lot Width	60 feet when serviced by public sewer	≥ 60 feet	Yes
Minimum Setbacks	Front: 30 feet Street Side: 20 Rear: 20 feet	Front: 30 feet Street Side: 20 Rear: 20 feet	Yes
Maximum Height	50 feet	Not illustrated	**Required**
Parking	1 per 300 sq. feet	25 spaces (retail) 5 spaces (coffee kiosk)	Yes

Source: ULDC Section 4.2. & 5.2.

***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 includes the Heron Bay Planned Development (PD) to the west, which was rezoned in 2000. The C-1 outparcels within Heron Bay support office and commercial uses, though several tracts remain undeveloped but retain commercial zoning. To the north are large-lot single-family residences zoned R-A. To the southeast lies the Parkview PD, rezoned in 2001, which includes a single-family residential subdivision, and undeveloped commercial tract, and a gas station located at the corner of Frog Road and Highway 155.

***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 is situated on one parcel. 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 *Article 7, Section 7.2.3: 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 7.02.03: Buffer area standards* of the ULDC requires a minimum buffer area of forty feet (40') for commercial uses adjacent to single-family zoning districts.

The subject property is currently zoned R-A. While there are undeveloped commercially zoned tracts located along the opposite side of the highway, approval of this request would represent an additional extension of commercial use along this segment of Highway 155, despite the availability of existing land already zoned to accommodate such uses.

***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 April 27, 2026, states that water service is available and public sewer capacity is available to the subject property.

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.

DOT
A traffic impact study (TIS) is needed to further determine the need for the left turn lane off Frog Road. Site access should be shifted to meet minimum intersection sight distance.

Public Safety
All structures and site improvements must comply with the 2024 editions of the IBC and IFC. The site must meet all IFC requirements, including fire lane widths and grades, Knox access provisions, hydrant coverage, and all other applicable site standards not governed by Henry County's local ordinances, including required hydrant coverage for commercial sites.

The proposed development would be served by the Henry County Fire Department Fire Station #14 located at 1875 Hampton Locust Grove Road which is located approximately 3.4 miles from the subject property.

Stormwater
All standards must meet *Article 9, Section 9.4.3. Detention Design Requirements* of the ULDC.

***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 not consistent with the FLUM designation of the subject property of Low Density Suburban Residential. The applicant has requested a concurrent Comprehensive Plan amendment request (COMP-AM-26-01) to amend the FLUM designation for the subject property from Low Density Suburban Residential to Commercial, which would support the proposed rezoning and development request.

The Commercial Future Land Use designation is intended to accommodate suburban-style commercial service activities, including retail centers and plazas of varying scales. Approval of the requested amendment would represent a transition from the existing low-density, single-family residential character associated with the LDS designation to a commercial development pattern.

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 R-A (Residential Agricultural). The property may be developed as per the R-A (Residential Agricultural) development standards, as outlined in *Section 3.1.2(A)* of the ULDC.

Recommendation:

Staff recommends **Denial** of the applicant's request to rezone the subject property from RA (Residential Agricultural) to C-1 (Neighborhood Commercial).

Attachments:

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

PRE-APPLICATION FORM

DATE 4/7/2026

APPLICANT: HECHT WALKER JORDAN PC

TYPE OF APPLICATION: REZONING

PROPERTY ADDRESS: 3485 HWY 155 S

DIST: 2 **LAND LOT(S)**: 174 **PARCEL I.D.**: 098-01011000

MAP NUMBER:098 **CURRENT ZONING**: RA (RESIDENTIAL AGRICULTURAL)

PROPOSED ZONING: C-1

FUTURE LAND USE MAP DESIGNATION: LDS (LOW DENSITY SUBURBAN)

REQUEST/ITEMS DISCUSSED:

THE APPLICANT IS INTERESTED IN DEVELOPING A 7,500 SF RETAIL SPACE AND 810 SF DRIVE THRU COFFEE KIOSK. THE PROPSED ZONING IS C-1. THE PROPERTY HAS FRONTAGE ALONG HWY 155 THUS, WILL FALL UNDER THE HIGHWAY CORRIDOR OVERLAY DISTRICT.

THE PROPERTY IS CURRENTLY ZONED RA, WITH A FUTURE LAND USE OF LOW DENSITY SUBURBAN. THE PROPSED ZONING IS NOT CONSISTENT WITH THE FLUM, THUS A COMP PLAN AMENDMENT IS NEEDED.

PROPERTIES ZONING:

NORTH: **RA** SOUTH: **PD (C-1)**

EAST: **RA** WEST: **PD (C-1)**

APPLICANTS ARE ADVISED TO CONTACT OTHER COUNTY DEPARTMENTS FOR MORE INFORMATION REGARDING POTENTIAL DEVELOPMENT/REDEVLEOPMENT (SEE ATTACHED LIST).

PLEASE ALLOW AT LEAST THREE (3) WEEKS FOR WATER & SEWER AVAILABILITY AND SCHOOL BOARD LETTERS TO BE PREPARED.

STAFF RESERVES THE RIGHT TO RECOMMEND DENIAL OF ANY REQUEST.

FEES ARE CALCULATED AT TIME OF SUBMISSION AND ARE BASED ON THE TOTAL ACREAGE OF ALL PROPERTY INCLUDED IN A REQUEST AS PER THE SURVEY. MIXED USE AND MIXED RESIDENTIAL REQUESTS MUST SHOW SEPARATE ACREAGE PER USE ON BOTH THE SURVEY AND SITE PLAN.

No application will be accepted unless all necessary documentation is complete and a pre-application meeting has been held (NO exceptions).

The property will be POSTED with a Henry County Planning and Zoning public hearing notice 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), or as otherwise required by Planning and Zoning Department Staff. The sign shall not be removed or altered for any reason.

CONTACT INFORMATION SHEET

Please note that the Planning and Zoning Department can only advise as to zoning, permitted uses, and questions pertaining to the ordinances contained within the Henry County Unified Land Development Code (ULDC).

Please consult with the below Henry County Departments as a matter of due diligence pertaining to any possible development or redevelopment within Henry County.

DEPARTMENT	PHONE	ISSUES
Building & Plan Review	770-288-6051	Inspections, Plan Review, Permitting, Sages
Business License (Occupational Tax)	770-288-8161	Local & State License Requirements
Code Enforcement	770-288-6200	
Henry County Development Authority	770-288-8000 info@choosehenry.com	
Henry County DOT	770-288-7623	Access Requirements, ROW, Road Improvements
Henry County Environmental Health	470-661-0044	Food Service, Septic Systems, Well Water
Fire Department	770-288-6600	Life Safety Code, Sprinkler Requirements, Hydrants, FDC
Planning and Zoning	770-288-7526	Zoning Compliance, Permitted Uses, ULDC
SPLOST	770-288-7319	SPLOST Projects
Stormwater	770-288-7246	SWMF, Drainage Ditches
Tax Assessor	770-288-7999 henrytaxassessors@co.henry.ga.us	Address Assignment, Property Tax
Henry County Water Authority	(Engineering Division) 770-914-3688	Water & Sewer Availability

ATTENDANTS:

_____ Signature (Owner/Agent)

_____ Signature

_____ Signature

Joyah Mitchell PLANNER I Signature

Project/Case #

2026.04.1373

Pre-Application Number

Pre-Application Meeting #2026.03.0958

Address:	Parcel Number(s):	Location Details:
3485 HIGHWAY 155 S, LOCUST GROVE, GA 30248	098-01011000	Corner of Hwy. 155 and Frog Rd.

Planning & Zoning

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

HENRY COUNTY REZONING

Applicant Information

Company Applying

Hecht Walker Jordan PC

Email:

jon@hmhwlaw.com

First Name:

Jon

Last Name:

Jordan

Phone #:

(404) 348-4881

Address:

205 Corporate Center Dr., Suite B

City:

Stockbridge

State:

Georgia

Zip:

30281

Agent Information

Will there be an agent representing the applicant?

○ Yes ◉ No

First Name

Last Name

Phone #

Email

Street Address

City

State

Zip

Property Owner Information

First Name:

Cecilia

Last Name:

Sanchez

Phone #:

Email:

Street Address:

3485 Hwy. 155 S.

City: Locust Grove

State: Georgia

Zip: 30248

Please list all other owner names:

Property Information

Nearest Intersection

Hwy.155 and Frog Rd.

Rezoning Type

◉ Commercial ○ Residential ○ Mixed Use

Size of Tract in Acres

2.17

Land Lot Numbers associated with property. Please list all.

174, 179

District

2

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

Gross density units per acre

0

Net density units per acre

0

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?

Yes

Request Information

Current Zoning of the Property?

RA Residential-Agricultural

What zoning is being requested in the rezoning?

C-1 Neighborhood Commercial

t

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

7,500ft2 Neighborhood Commercial Retail Building for Lease and 810ft2 Coffee Kiosk Drive Thru

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:

FLUM Amendment from LDS to Commercial

Is the proposal requested a DRI?

no

Henry County Planning & Zoning Department
Rezoning Request Application

Name of Applicant Hecht Walker Jordan, PC Phone: (404) 348-4881 Email: jon@hmhwlaw.com

Address Applicant: 205 Corporate Center Dr., Suite B City/State/Zip: Stockbridge, Georgia 30281

Name of Agent Jon W. Jordan, Esq. Phone: (404) 348-4881 Email: jon@hmhwlaw.com

Address Agent: 205 Corporate Center Dr., Suite B City/State/Zip: Stockbridge, Georgia 30281

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-1 (Neighborhood Commercial) (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. JJ **Acknowledgement**

For the Purpose of 7,500ft2 Retail Space for Lease and separate small Drive Thru Coffee Kiosk

Address of Property: 3485 HWY 155 S. (Street Address) Nearest intersection to the property: HWY 155 and Frog Rd.

Size of Tract: 2.17 acre(s) **as per survey**, Land Lot Number(s): 174 & 179 District(s): 2

Gross Density: n/a units per acre Net Density: n/a units per acre

Property Tax Parcel Number(s): 098-01011000 **(Required)**

Witness Signature

Signature of Applicant/s Partner for Hecht+Walker Jordan, PC

Paul Dzikowski
Printed Name of Witness

Hecht Walker Jordan, Pc
Printed Name of Applicant/s

Notary

Signature of Agent/Attorney

NOTARY STAMP: STATE OF GEORGIA NOTARY PUBLIC — TIMOTHY CHARLES FASH DeKalb County My Commission Expires February 3, 2029

(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: _____**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 _____, _____

Cecilia Zurita Sánchez
Applicant/Property Owner/Agent/Other Name - Printed

Signature of Applicant/Property Owner/Agent/Other

Aleaha Whitus
Witness name - Printed

Signature of Witness

Sworn to and subscribed before me, this 26th day of March, 2026.

Notary Public

STEPHANIE R COGDILL
MY COMMISSION EXPIRES
NOTARY
PUBLIC
04/13/2029
HENRY COUNTY
GEORGIA

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** _____ **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 _____, _____

Hecht Walker Jordan, PC
Applicant/Property Owner/Agent/Other Name - Printed

for Hecht Walker Jordan, PC
Signature of Applicant/Property Owner/Agent/Other

Paul J. Dzikowski
Witness name - Printed

Signature of Witness

Sworn to and subscribed before me, this 29th day of April, 2026.

TIMOTHY CHARLES FASH
DeKalb County
My Commission Expires
February 3, 2029

Notary Public

HECHT WALKER JORDAN, P.C.

ATTORNEYS AT LAW

Greg K. Hecht+
Mark C. Walker+
Jon W. Jordan
*Lisa York Bowman**
Paul Orlikowski
Matthew Poe
*Tracy Lawson**
*Mary M. Howe**
*Kirby Glaze**
Stephen Kaplan+*
**Designates of Counsel Status*

+AV Rated Lawyer
Martindale Hubbell

Mailing Address:
205 Corporate Center Drive, Suite B
Stockbridge, GA 30281
Phone: (404) 348-4881; Fax: (678) 884-1257
www.hechtwalker.com

Platinum Tower
400 Interstate N. Parkway SE
Suite 860
Atlanta, GA 30339

Paul@hmlwlaw.com

April 29, 2026

Mr. Toussaint Kirk, Director
Henry County Planning & Zoning
140 Henry Parkway
McDonough, Georgia 30253

RE: LETTER OF AUTHORIZATION – Rezoning and Future Land Use Plan Amendment for Tax Parcel 098-01011000

Dear Mr. Kirk:

Cecilia Zurita Sanchez is the current owner of Tax Parcel 098-01011000, located at 3485 Hwy. 155, in Henry County, Georgia (the "Subject Property"), and hereby certifies that she has authorized Havenn Homes LLC and its retained attorneys, Jon W. Jordan, Esq., and Greg K. Hecht, Esq., of Hecht Walker Jordan, P.C., to pursue amending the zoning and Future Land Use Plan classifications of the Subject Property, in order to permit it to be utilized for commercial use with a commercial retail building with cut-out for potential drive-through food service kiosk facility.

Best regards,

Cecilia Zurita Sanchez

HECHT WALKER JORDAN, P.C.

ATTORNEYS AT LAW

Greg K. Hecht+
Mark C. Walker+
Jon W. Jordan
*Lisa York Bowman**
Paul Dzikowski
Matthew Poe
*Tracy Lawson**
*Mary M. House**
*Kirby Glaze**
*Ed Howden**
Stephen Kaplan+*
**Designates of Counsel Status*

+AV Rated Lawyer
Martindale Hubbell

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www.hechtwalker.com

Platinum Tower
400 Interstate N Parkway SE
Suite 860
Atlanta, GA 30339

jon@hmhwlaw.com

April 13, 2026

Mr. Toussaint Kirk
Henry County Planning & Zoning Director
140 Henry Parkway
McDonough, Georgia 30253

RE: Letter of Intent – Rezoning for 3485 Hwy 155 (Tax Parcel #098-01011000)

Dear Mr. Kirk:

Our firm represents Havenn Homes, LLC, which is under contract to purchase 2.17 acres of property located at 3485 Highway 155 in Henry County, and more specifically known as Tax Parcel #098-01011000 (the "Subject Property"). Our client would like to develop the Subject Property for commercial use with a 7,500ft2 retail building with suites for lease, along with a small 810ft2 Coffee Kiosk on the property as well.

The Subject Property is currently zoned RA with a Future Land Use Plan designation of Low-Density Suburban (LDS). Our clients are requesting to rezone the Subject Property to C-1 (Neighborhood Commercial) with a Land Use Map amendment to Commercial as well. This request and the proposed development would be consistent with the commercial portion of an adjacent Planned Use Development also located across Frog Road from this site.

The Subject Property is within the Highway Corridor Overlay and will be able to comply with the provisions thereof. It is located within the Towaliga Watershed Protection Area and stormwater will be controlled by an underground detention area on the site. The buildout for this site will likely take about a year after zoning and permitting requirements are cleared.

We greatly appreciate your consideration of this request to amend the zoning for the Subject Property from RA to C-1 and the Future Land Use Plan to Commercial to permit the

proposed development. Should you have any questions or concerns at all regarding the proposed development or zoning applications, please do not hesitate to contact me at (404) 348-4881 or jon@hmhwlwa.com. Thank you.

Best Regards,

Jon W. Jordan, Esq.
Attorney for Applicant

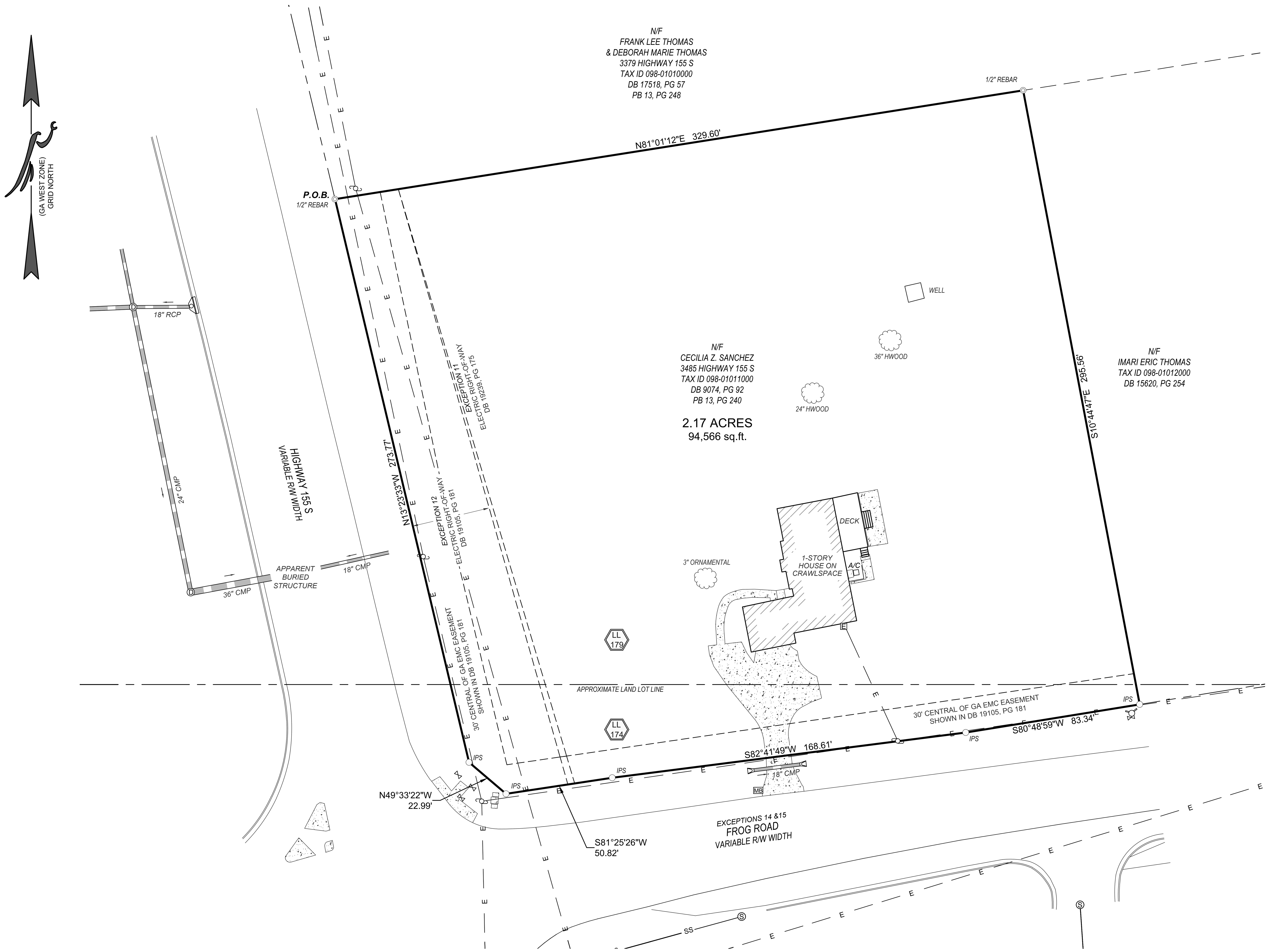
Enc: Conceptual Site Plan

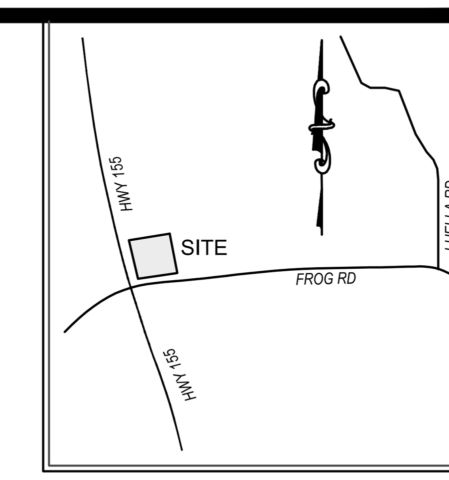
SHERWIN-WILLIAMS.

Proposed Preliminary Elevation

HAVENN
COMMERCIAL

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT





VICINITY MAP
NOT TO SCALE

LEGEND

BOC	BACK OF CURB
B.S.L.	BUILDING SETBACK LINE
C	CURVE LABEL
CI	CURB INLET
℄	CENTER LINE
C&G	CURB & GUTTER
CMP	CORRUGATED METAL PIPE
CO	SEWER CLEAN OUT
CTP	CRIMP TOP PIPE
DB	DEED BOOK
DE	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
-E-	OVERHEAD POWER LINE
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
HDPE	HIGH DENSITY POLYETHYLENE PIPE
ID	IDENTIFICATION
IPF	IRON PIN FOUND
IPS	1/2" REBAR W/C FDC 000995
L	LINE LABEL
LL	LAND LOT
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
℞	PROPERTY LINE
PB	PLAT BOOK
PG	PAGE
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RB	REBAR
REF	REFERENCE
R/W	RIGHT OF WAY
sq ft	SQUARE FOOT
SSE	SANITARY SEWER EASEMENT
SWMF	STORMWATER MANAGEMENT FACILITY
TBM	TEMPORARY BENCHMARK
UE	UTILITY EASEMENT

IRON PIN FOUND
IRON PIN SET
CALCULATED POINT
POWER POLE
FIRE HYDRANT
WATER VALVE
WATER METER
JUNCTION BOX
SANITARY SEWER MANHOLE
DROP INLET
R/W MONUMENT
SINGLE WING CATCH BASIN
DOUBLE WING CATCH BASIN
CURB INLET
HEADWALL
FLARED END SECTION
GAS METER
GAS VALVE
ELECTRIC TRANSFORMER
TELEPHONE PEDESTAL
LIGHT POST
FO FIBER OPTICS
HH HAND HOLE
MB MAIL BOX
SIGN
CATV CABLE TV BOX
WEIR
YARD INLET
CONCRETE

SURVEY NOTES

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED NOV 26, 2025 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY J. BUTLER USING A SPECTRA PRECISION FOCUS 50 ROBOTIC TOTAL STATION & LEICA GS-18 GNSS DUAL FREQUENCY RECEIVER.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.056 FEET HORIZONTAL AT THE 95% CONFIDENCE LEVEL.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 324,819 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A ½" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
5. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
6. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HxGN SMARTNET.
7. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C0260D EFFECTIVE DATE OCTOBER 6, 2016, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.

GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

RECORD DESCRIPTION

The Land is described as follows:

All that Tract or Parcel of Land Situate, Lying and Being in Land Lots 174 and 179 of the Second Land District of Henry County, Georgia, Containing 2.34 Acres, according to a Plat of Survey made for Russell L. Perry, Jr. by Conkle-Lane & Associates, Registered Land Surveyors, dated January 9, 1987, a copy of which said plat is recorded in Plat Book 13, Page 240, in the Office of the Clerk of Superior Court of Henry County, Georgia, and, by reference, said Plat Of Survey, together with the metes, bounds, courses and distance as shown. Thereon, is incorporated herein and made a part of this description.

LESS AND EXCEPT the following easements and right-of-way conveyances affecting the above described 2.34 acre tract:

1) Right-of-Way Deed recorded in Deed Book 1937, Page 251, Henry County, Georgia records;
2) Right-of-Way Deed recorded in Deed Book 9666, Pages 193-195, Henry County, Georgia records; and
3) Right-of-Way Deed recorded in Deed Book 9781, Pages 309-311, Henry County, Georgia records.

For informational puposes only: Parcel Identification Number: 098-01011000

SURVEY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174 & 179, 2ND DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 155 SOUTH (RIGHT-OF-WAY WIDTH VARIES), BEING THE NORTHWEST CORNER OF THE PROPERTY SHOWN IN PLAT BOOK 13, PAGE 240;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 81 DEGREES 01 MINUTES 12 SECONDS EAST, 329.60 FEET TO A 1/2 INCH REBAR;

THENCE, SOUTH 10 DEGREES 44 MINUTES 47 SECONDS EAST, 295.56 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF FROG ROAD (RIGHT-OF-WAY WIDTH VARIES);

THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 80 DEGREES 48 MINUTES 59 SECONDS WEST, 83.34 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 82 DEGREES 41 MINUTES 49 SECONDS WEST, 168.61 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 81 DEGREES 25 MINUTES 26 SECONDS WEST, 50.82 FEET TO A 1/2 INCH REBAR AND CAP SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF FROG ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 155 SOUTH;

THENCE, ALONG SAID RIGHT-OF-WAY LINE OF HIGHWAY 155 SOUTH, NORTH 49 DEGREES 33 MINUTES 22 SECONDS WEST, 22.99 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, NORTH 13 DEGREES 23 MINUTES 33 SECONDS WEST, 273.77 FEET TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***2.17 ACRES (94,566 SQUARE FEET)***.

TITLE RESOURCES GUARANTY COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION II - EXCEPTIONS

Commitment No.: W-00309-25-CC
EFFECTIVE DATE: December 22, 2025 at 8:00 AM

10. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 13, Page 240, of the Public Records of Henry County, Georgia.

1987 PLAT DEPICTS SUBJECT PROPERTY LOCATED IN LAND LOTS 179 & 174.
SUBJECT PROPERTY DEPICTED AS 2.34 ACRES.
GEORGIA STATE ROUTE 155 AS A 80 FOOT RIGHT-OF-WAY WIDTH.

11. Right of Way Easement recorded in Official Records Book 19239, Page 175, of the Public Records of Henry County, Georgia.

ELECTRIC RIGHT-OF-WAY AFFECTS SUBJECT PROPERTY AS SHOWN.

12. Right of Way Easement recorded in Official Records Book 19105, Page 181, of the Public Records of Henry County, Georgia.

ELECTRIC RIGHT-OF-WAY AFFECTS SUBJECT PROPERTY AS SHOWN.

13. Temporary Construction Easement recorded in Official Records Book 9666, Page 196 rerecorded in Book 9781, Page 307, of the Public Records of Henry County, Georgia.

2006 TEMPORARY EASEMENT EXPIRED UPON COMPLETION OF FROG ROAD CONSTRUCTION.

14. Right of Way Deed recorded in Official Records Book 9666, Page 193 rerecorded in Book 9781, Page 309, of the Public Records of Henry County, Georgia.

FROG ROAD SHOWN PER 2006 RIGHT-OF-WAY TAKE.

15. Right of Way Deed recorded in Official Records Book 1937, Page 251, of the Public Records of Henry County, Georgia.

1994 RIGHT-OF-WAY TAKE CREATED 80 FOOT RIGHT-OF-WAY ALONG FROG ROAD.
ADDITIONAL RIGHT-OF-WAY TAKEN IN 2006 - EXCEPTION 14.

TABLE A - OPTIONAL ITEMS

1. PROPERTY CORNER MONUMENTS FOUND OR SET, AS SHOWN.
2. ADDRESS OF THE SUBJECT PROPERTY PER TAX RECORDS.
3. SUBJECT PROPERTY IS NOT IN A FLOOD ZONE PER FEMA MAPS.
4. GROSS LAND AREA = 2.17 ACRES
8. OBSERVED EVIDENCE OF ADJACENT STREETS, BUILDINGS, DRIVEWAY, SPECIMEN TREES, DRAINAGE AND SEWER SYSTEMS SHOWN.

11a. OBSERVED EVIDENCE OF UTILITIES SHOWN.
13. ADJOINING OWNER NAMES SHOWN PER TAX RECORDS.

SURVEYOR'S CERTIFICATION

TO **HAVENN HOMES, LLC,** a Georgia limited liability company,
CECILIA Z. SANCHEZ,
and **TITLE RESOURCES GUARANTY COMPANY:**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11a, 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON NOVEMBER 26, 2025.

DATE OF PLAT OR MAP: MARCH 3, 2026.

03/03/2026
KEVIN M. BROWN — *DATE*
REGISTERED LAND SURVEYOR #2960

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

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

03/03/2026
KEVIN M. BROWN — *DATE*
REGISTERED LAND SURVEYOR #2960

CIVIL ENGINEERING COA NO. PER 004790
LAND SURVEYING COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING
FALCON DESIGN CONSULTANTS
STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8666 - Fax (770)389-8656
NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 710-8908
CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7100
www.fdc-llc.com

ALTA/NSPS LAND TITLE SURVEY
3485 HWY 155
LAND LOTS 174 & 179, 2ND DISTRICT
HENRY COUNTY, GEORGIA

REVISIONS
1.
2.
3.
4.

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

DATE:	03-03-2026
SCALE:	1" = 30'
FILE NUMBER:	579.001
DRAWN BY:	J. ROBERTS
REVIEWED BY:	K. BROWN

GEORGIA REGISTERED No. 2960 PROFESSIONAL LAND SURVEYOR KEVIN M. BROWN
3/03/26
COA# LSF 000995
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
1 of 1

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

P:\Projects\579.001 3485 Highway 155\SURVEY\dwg\3485 Highwy 155-ALTA-00.dwg, S 24X36, justinroberts, Mar 04, 2026 - 1:43:59pm

LAND USE SUMMARY

CURRENT ZONING: RA
PROPOSED ZONING: C-1 (HIGHWAY CORRIDOR OVERLAY)

TOTAL SITE AREA: 2.17ac

IMPERVIOUS SURFACE: 0.99ac/46% (no requirement)
OPEN SPACE: 1.0ac/46% (none required)

C-1 STANDARDS

MIN. LOT AREA: 10,000sf (with Public Sewer)
MIN. LOT WIDTH: 60' (with Public Sewer)
FRONT S/B: 30'
STREET SIDE S/B: 20'
SIDE S/B: 0'
REAR S/B: 20'

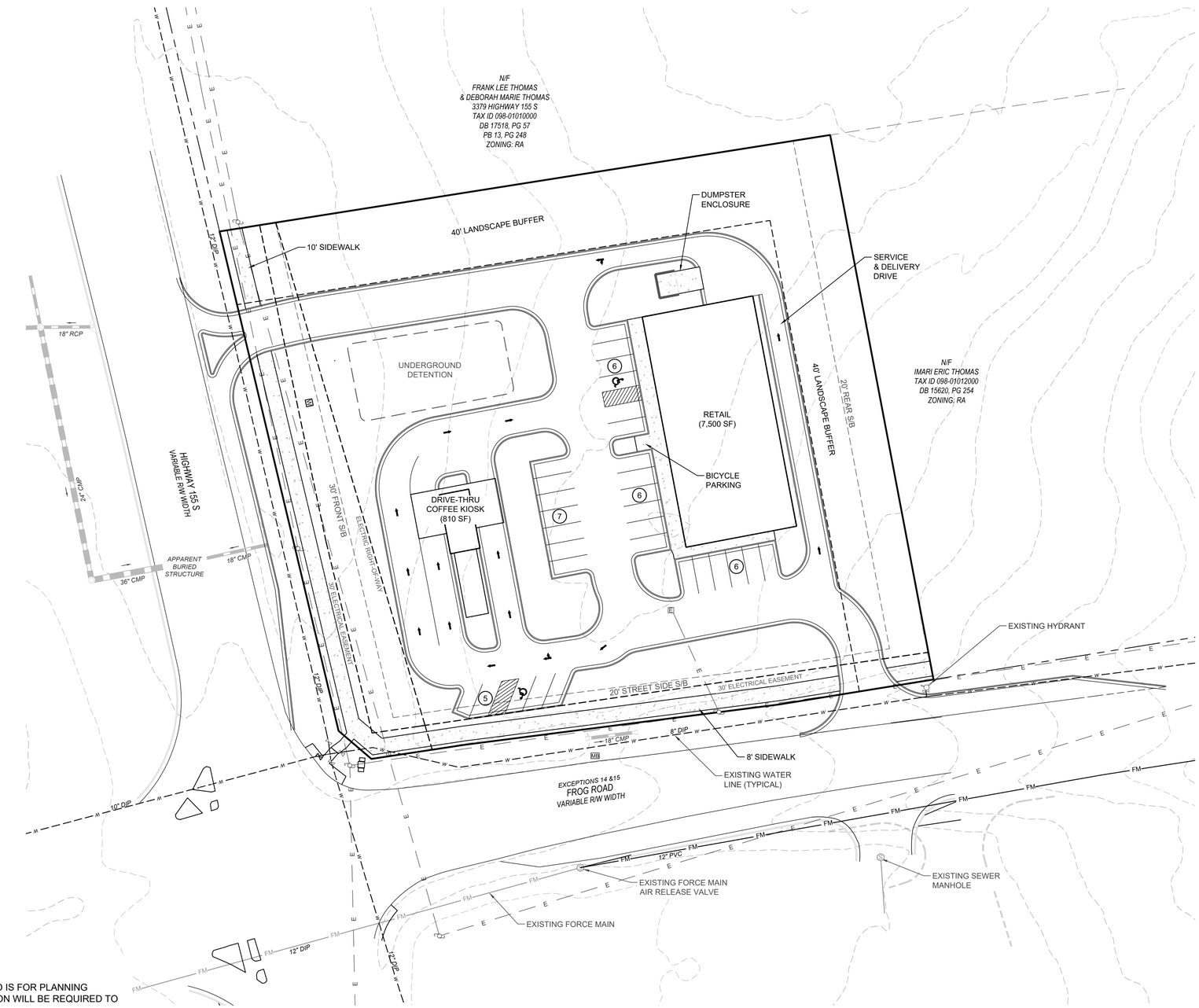
PARKING REQUIREMENTS: 1 space per 300sf
2 Bicycle Spaces

PARKING PROVIDED

RETAIL: 25 (25 required)
COFFEE KIOSK: 5 (3 required)

NOTE

LOCATION SHOWN FOR UNDERGROUND DETENTION IS FOR PLANNING PURPOSES ONLY.



GENERAL NOTES:

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. PROPERTY BOUNDARIES OBTAINED FROM ALTA SURVEY PERFORMED BY FALCON DESIGN CONSULTANTS, LLC (GRLS #2960), DATED MARCH 03, 2026
3. EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS TOPOGRAPHIC DATA.
4. THIS PROPERTY IS LOCATED WITHIN THE TOWLIGA WATER PROTECTION BASIN.
5. UNDERGROUND DETENTION IS REQUIRED PER THE HENRY COUNTY ULDC.

GRID NORTH
GA WEST ZONE

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

FALCON DESIGN CONSULTANTS

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

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

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

www.fdc-llc.com

CONCEPT PLAN
FOR
COMMERCIAL DEVELOPMENT
3485 HWY 155 & FROG ROAD
LOCATED IN:
LAND LOTS 174 & 179 2nd DISTRICT
HENRY COUNTY, GEORGIA

REVISIONS

	DATE	
1.	4/10/26	REVISED PER HCW&A COMMENTS
2.		
3.		
4.		
5.		
6.		
7.		
8.		

Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER
1 (800) 282-7411 (GEORGIA811)
OR DIAL 811

DATE:	4/07/26
SCALE:	1" = 30'
PROJ NUMBER:	579.001
DRAWN BY:	JDL
REVIEWED BY:	---
REVISED BY:	---

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

SHEET NUMBER

1

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

Henry County Water Authority
Engineering Division

April 27, 2026

Re: Water and Sewer Services - Availability

Proposed Development:	**Commercial Retail Building with Coffee Kiosk**
Property Information:	**Frog Road @ Hwy 155 (Parcel No. 098-01011000)**
	LL 174, 179; District 2; 2.17+/- acres
Proposed Zoning:	**C-1**
Sewer Basin:	**Indian Creek**
Watershed Basin:	**Towaliga River**

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:	92	psi
Residual:	70	psi
Flow	1275	gpm
Calculated Flow @ 20 psi:	2418	gpm

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

Sewage **treatment** and sewer line **capacity** are available for the property. ***Sanitary sewer service can be made available to the property upon completion and acceptance of the downstream lines permitted as "Frog Road Convenience Store Master Development (DEV3862)".***

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

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

This letter was prepared with information submitted to HCWA on a Conceptual Site Plan dated 04/07/2026 prepared by Falcon Design Consultant, Inc.

Please note this property is in the Towaliga River 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.

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

RESTORE

From A1

restoration initiatives that highlighted the cemetery's historical significance.

In 2011, then-McDonough Councilwoman Sandra Vincent and local preservation advocate Barbara Frazier helped coordinate a cleanup effort after descendants of Sallie Weems, a formerly enslaved woman buried at the cemetery, sought to visit the site. Frazier spent years researching and identifying grave locations, helping mark many of the burial sites.

Additional discussions involving state preservation agencies, Henry County officials and local students followed in subsequent years, but advocates say the cemetery has again become overgrown and needs maintenance.

Local historians note that many slave cemeteries throughout Georgia face similar challenges. Because enslaved individuals were often buried without formal headstones, many graves were marked only by fieldstones, wooden markers, or shallow depressions in the ground that have since deteriorated.

Preservation advocates say the Weems cemetery serves as an important reminder of Henry County's history and provides a rare connection for descendants seeking information about family members whose lives were often poorly documented during slavery.

Organizers hope the renewed attention generated by the fundraising campaign will help secure the resources necessary to restore the site and create a more permanent memorial honoring those buried there.

Those interested in supporting the effort can find the fundraiser through Honor Thy Roots Cemetery Preservation Inc.'s GoFundMe campaign.

About the Weems Plantation cemetery

♦ Located in the Luella area of Henry County.

♦ Contains the remains of an estimated 184 formerly enslaved individuals.

♦ Previous restoration efforts were organized in 2011.

♦ The cemetery is believed to be among the largest known slave burial grounds in Georgia.

♦ Current preservation goals include cleanup, signage, historical interpretation and long-term protection of the site.

HCWA

From A1

upcoming bid opportunities, capital projects, and procurement programs. The conference also featured companies currently working on Authority projects, which were seeking local talent to join their teams as subcontractors for HCWA work.

"We're looking for qualified, local subs to bring on board for some of our projects," noted Adam Berkstresser, vice president of Piedmont Construction Group in McDonough, whose company was awarded the bid on the new HCWA Operations Center. He was in attendance to recruit partners for this project as well as other Piedmont projects around the state.

"It benefits us to get to know local providers, because it results in better pricing and service for our clients," added Berkstresser.

Joy McAlman, entrepreneur and founder of Frozen Luxury, a premium water ice refreshment provider, found that the Spring Supplier Conference is an effective way to network. She specializes in building brands through powerful community partnerships.

"I loved being able to share information and find out what the Water Authority and others need, so I can be a better connector," said McAlman, who was a graduate of the HCWA Citizen Academy last year, where she first met some of the Authority's water professionals.

Garland Long, professional engineer (P.E.) with Lakeshore Engineering, is the point person for the Authority's Construction Manager at Risk (CMAR) East Lake Booster Pump Station project. He was in attendance to encourage more local businesses to get involved in projects his company is currently directing and will direct in the future.

"From what I've seen, we have a lot of common interests with those who are here, and they can help us on projects outside of Henry County, too," said Long, echoing the sentiments of the contractors from Piedmont Construction.

The HCWA utilizes Bidnet Direct, a third-party service, to collect and process bids on its behalf for Authority projects and for specified office products and services.

Potential vendors can register to do business with the HCWA by joining the Georgia Purchasing Group, which provides local businesses and professionals with access to bid opportunities and work with local governments throughout Georgia, in addition to the Water Authority.

To grow its number of qualified and diverse vendors, the HCWA board implemented initiatives to encourage local business owners and operators to participate in Authority bids. Those policies include the Local Business Preference Policy, the Local Sheltered Market Program, and the Supplier Inclusion Policy.

"Since we have implemented our new policies, we have seen a dramatic increase in the number and types of companies wanting to do business with us," said Tony Carnell, HCWA general manager. "Since we are smaller than most county or state governmental entities, we saw a need to better educate our community about business opportunities through networking events such as our Supplier Conferences."

The Authority's Local Business Preference Policy awards contracts to locally owned businesses or organizations located in Henry County if their bid is within 5% of the lowest bid from a non-Henry County business.

The HCWA Local Sheltered Market Program identifies and reserves supply and service contract opportunities with an annual estimated value of $100,000 or less, for locally owned and operated businesses.

Finally, the Authority's Supplier Inclusion Policy aims to identify, attract, promote, and build relationships with a competitively diverse population of qualified businesses with which to contract for goods, labor, materials, services, or supplies. Those qualified businesses who are prioritized for HCWA bids include registered Local and Small Business Enterprises (LSE), Minority-Owned Business Enterprises (MBE), Veteran-Owned Business Enterprises (VBE), and Women-Owned Business Enterprises (WBE).

"We've been intentional about expanding the reach of our procurement policies to ensure that local businesses are aware of opportunities to do business with us," noted Carnell.

For more information on how to do business with the HCWA through its procurement process, local businesses can visit the Authority's website at https://bit.ly/4iQ32CE, and register with Bidnet Direct at https://www.bidnetdirect.com/georgia/henrycountywaterauthority.

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

Hdh2349
gpn16

PUBLIC HEARING NOTICE
Henry County Zoning Advisory Board (ZAB)

Date: July 9, 2026
Location:Henry County Administration Building
140 Henry Parkway,
McDonough, Georgia 30253
Public Meeting:6:30 PM, Community Meeting Room

COMPREHENSIVE PLAN AMENDMENT REQUEST:

COMP-AM-23-07
EPL Enterprises, Inc. of Lithonia, GA requests an amendment to the Comprehensive Plan for property located on Highway 155 North to the west of Valley Road in Land Lot 133 of the 11th District. The property consists of 5.01 +/- acres, and the request is to amend the Future Land Use Map designation from Low Density Suburban to Village. **District 3**

COMP-AM-26-01
Hecht Walker Jordan, PC of Stockbridge, GA requests an amendment to the Comprehensive Plan for property located at 3485 Highway 155 South in Land Lots 174 & 179 of the 2nd District. The property consists of 2.17 +/- acres and the request is to amend the Future Land Use Map designation from Low Density Suburban to Commercial. **District 1**

REZONING:

RZ-23-15
EPL Enterprises, Inc. of Lithonia, GA requests a rezoning from R-A (Residential Agricultural) to C-2 (General Commercial) for property located on Highway 155 North to the west of Valley Road in Land Lot 133 of the 11th District. The property consists of 5.01 +/- acres, and the request is for commercial development. **District 3**

RZ-26-04
Hecht Walker Jordan, PC of Stockbridge, GA requests a rezoning from R-A (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located at 3485 Highway 155 South in Land Lots 174 & 179 of the 2nd District. The property consists of 2.17 +/- acres and the request is for commercial development. **District 1**

VARIANCE:

VR-26-01
Ben and Paige Hopkins of Locust Grove, GA requests a variance for property located at 1000 Laney Road in Land Lots 209 & 240 of the 7th District. The property consists of 13.12 +/- acres and the request is for relief from development standards. **District 1**

6:6, 2026

9075 Foreclosures

Hdh2300
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 Jannie G. King to Mortgage Electronic Registration Systems, Inc., as a nominee for Bank of America, N.A., dated September 18, 2012, and recorded on October 3, 2012, in Deed Book 12734, at Page 110, 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 One Hundred Four Thousand and no/100 Dollars ($104,000.00), with interest thereon as provided therein, as last transferred to Specialized Loan Servicing, LLC, recorded in Deed Book 15911, at Page 238, 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 July, 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 132 OF THE 11TH DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 68 OF SNAPFINGER FARMS, PHASE II, AS PER PLAT RECORDED IN PLAT BOOK 17, PAGES 263-266, HENRY COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.
Said property may more commonly be known as **225 Brooks Dr, 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 Newrez LLC dba Shellpoint Mortgage Servicing (fka Specialized Loan Servicing LLC), 75 Beattie Place, Greenville, SC 29601; telephone: (800) 365-7107. 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 Estate of Jannie G. King, Carol Cruz, Jannie G. King 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.
Newrez LLC dba Shellpoint Mortgage Servicing (fka Specialized Loan Servicing LLC), as Attorney-in-Fact for Jannie G. King
Contact: PADGETT LAW GROUP, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520
Ad Run Dates: 06/06/2026, 06/13/2026, 06/20/2026, 06/27/2026, 07/04/2026

9075 Foreclosures

Hdh2229
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 DONNY BROCK AND ALESHA BROCK to WELLS FARGO BANK, N.A., dated June 27, 2006 and recorded on August 9, 2006 in Deed Book 9451, Page 85, 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 One Hundred Seventeen Thousand Eight Hundred and 00/100 dollars ($117,800.00) with interest thereon as provided therein, as last transferred to NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING, recorded in Deed Book 19419, Page 995, 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 July, 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 66 OF THE 12TH DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 22, BLOCK A, UNIT ONE OF PINEHURST SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 185, HENRY COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.
Said property may more commonly be known as **150 Valley Drive, 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 Shellpoint Mortgage Servicing, 75 Beattie Place, Greenville, SC 29601, 1-800-365-7107.
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 Alesha Brock, Donny Brock 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.
NewRez LLC dba Shellpoint Mortgage Servicing as Attorney-in-Fact for DONNY BROCK AND ALESHA BROCK
Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
25-010110
Ad Run Dates: 06/06/2026 ,06/13/2026 , 06/20/2026 ,06/27/2026 , 07/04/2026 ;

Hdh2195
gpn11
STATE OF GEORGIA
COUNTY OF HENRY
NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained with that certain Security Deed dated November 19, 2021, from Taurus Sanders and Ariel Sanders to Mortgage Electronic Registration Systems, Inc., as nominee for Everett Financial, Inc. dba Supreme Lending, its successors and assigns, recorded on November 19, 2021 in Deed Book 18664 at Page 316 Henry County, Georgia records, having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC by Assignment and said Security Deed having been given to secure a note dated November 19, 2021, in the amount of $373,018.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Henry County, Georgia, on July 7, 2026 the following described real property (hereinafter referred to as the "Property"):
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 80 AND 81 OF THE 8TH DISTRICT, HENRY COUNTY, GEORGIA, AS PER PLAT RECORDED IN PLAT BOOK 29, PAGE 295, HENRY COUNTY GEORGIA RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF LAND LOT LINES SEPARATING LAND LOTS 80 AND 81 OF THE 8TH DISTRICT WITH THE NORTHERN RIGHT OF WAY OF HENRY CREEK ROAD (HAVING A 60 FOOT RIGHT OF WAY LINE); RUNNING THENCE ALONG THE NORTHERN RIGHT OF WAY LINE OF HONEY CREEK ROAD SOUTH 80 DEGREES 09 MINUTES WEST A DISTANCE OF 158.6 FEET TO THE POINT OF BEGINNING; RUNNING THENCE NORTH 2 DEGREES 10 MINUTES 26 SECONDS EAST A DISTANCE OF 332.93 FEET TO A POINT; RUNNING THENCE NORTH 80 DEGREES 09 MINUTES EAST A DISTANCE OF 200.71 FEET TO A POINT; RUNNING THENCE NORTH 2 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 178.68 FEET TO A POINT; RUNNING THENCE SOUTH 88 DEGREES 12 MINUTES 13 SECONDS WEST A DISTANCE OF 400.15 FEET TO A POINT; RUNNING THENCE SOUTH 02 DEGREES 09 MINUTES 24 SECONDS WEST A DISTANCE OF 190.60 FEET TO A POINT; RUNNING THENCE NORTH 80 DEGREES 09 MINUTES 00 SECONDS EAST A DISTANCE OF 176.65 FEET TO A POINT; RUNNING THENCE SOUTH 02 DEGREES 10 MINUTES 26 SECONDS WEST A DISTANCE OF 378.31 FEET TO A POINT; RUNNING THENCE NORTH 80 DEGREES 09 MINUTES 00 SECONDS EAST A DISTANCE OF 30.67 ON THE NORTHERN RIGHT OF WAY LINE OF HONEY CREEK ROAD TO THE POINT OF BEGINNING.
THE ABOVE-DESCRIBED PROPERTY CONTAINS 2.0 ACRES AS PER SURVEY MADE FOR TROY STRYKER BY RONALD MCCANN, HENRY COUNTY SURVEYOR, WHICH SURVEY IS DATED OCTOBER 7, 1999 AND INCORPORATED BY REFERENCE HEREIN.
The debt secured by the Security Deed and evidenced by the Note has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Taurus Sanders and Ariel Sanders.
The property, being commonly known as **137 Honey Creek Rd, McDonough, GA 30252** in Henry County, will be sold as the property of Taurus Sanders and Ariel Sanders, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed.
Pursuant to O.C.G.A.§ 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above-described mortgage is as follows: Rocket Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, 888-480-2432. The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument.
ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable. https://www.fincen.gov/rre and https://www.fincen.gov/rre-faqs
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.
Albertelli Law
Attorney for Nationstar Mortgage LLC as Attorney in Fact for Taurus Sanders and Ariel Sanders
100 Galleria Parkway, Suite 1000
Atlanta, GA 30339
Phone: (770) 373-4242
THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
- 25-018657
5:30, 6:6, 13, 20, 27, 7:4, 2026

Hdh2196
gpn11
STATE OF GEORGIA
COUNTY OF HENRY
NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained with that certain Security Deed dated August 19, 2016, from Carla L. Robinson to United States of America acting through the Rural Housing Service or Successor agency United States Department of Agriculture, recorded on August 29, 2016 in Deed Book 14786 at Page 46 Henry County, Georgia records, and said Security Deed being given to secure a Note in the amount of $120,00.00 said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Henry County, Georgia, on July 7, 2026 the following described real property (hereinafter referred to as the "Property"):
ALL THAT LOT, TRACT OR PARCEL OF LAND SITUATE, LYING, AND BEING IN LAND LOT 189 OF THE SIXTH LAND DISTRICT OF HENRY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY SHOWN AND DESIGNATED AS LOT 105, ON A PLAT OF SURVEY ENTITLED, "SUBDIVISION - LAKE TALMADGE", PREPARED BY BIBB ENGINEERING COMPANY, REGISTERED LAND SURVEYOR, DATED APRIL 1975, A COPY OF WHICH SAID PLAT IS RECORDED IN PLAT BOOK 2, PAGE 75, OF THE SUPERIOR COURT RECORDS OF HENRY COUNTY, GEORGIA, AND WHICH SAID PLAT, TOGETHER WITH THE METES, BOUNDS, COURSES, AND DISTANCES SHOWN THEREON WITH RESPECT TO SAID PROPERTY, IS INCORPORATED HEREIN AND MADE A PART HEREOF AS FULLY AS IF SET OUT HEREIN.
The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Carla L. Robinson.
The property, being commonly known as **90 North Drive, Hampton, GA, 30228** in Henry County, will be sold as the property of Carla L. Robinson , subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed.
Pursuant to O.C.G.A.§ 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Dawson's Realty & Mortgages, Inc., 1293 Whisperwood Lane, Lawrenceville, GA 30043, 678-558-7822. The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument.
ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule?s federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable. https://www.fincen.gov/rre and https://www.fincen.gov/rre-faqs
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.
Albertelli Law
Attorney for Secretary, United States Department of Agriculture, Rural Development as Attorney in Fact for Carla L. Robinson
100 Galleria Parkway, Suite 1000
Atlanta, GA 30339
Phone: (770) 373-4242
THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
- 26-002288
5:30, 6:6, 13, 20, 27, 7:4, 2026

Hdh2194
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 DARREN W. JERSON, SOLE OWNERSHIP to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR NEW AMERICAN FUNDING, LLC., A LIMITED LIABILITY COMPANY, dated July 7, 2025 and recorded on July 23, 2025 in Deed Book 19437, Page 1457, 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 Five Thousand Two Hundred Fifty and 00/100 dollars ($305,250.00) with interest thereon as provided therein, as last transferred to New American Funding, LLC, recorded in Deed Book 19504, Page 590, 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 July, 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 139 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 5, PARK POINT SUBDIVISION, POD 2, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 55, PAGES 254-264, HENRY COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE
Said property may more commonly be known as **668 Sedona Loop, 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 800-893-530
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 Darren W. Jerson 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 DARREN W. JERSON, SOLE OWNERSHIP
Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
26-007704
Ad Run Dates: 05/30/2026, 06/06/2026, 06/13/2026, 06/20/2026, 06/27/2026, 07/04/2026;

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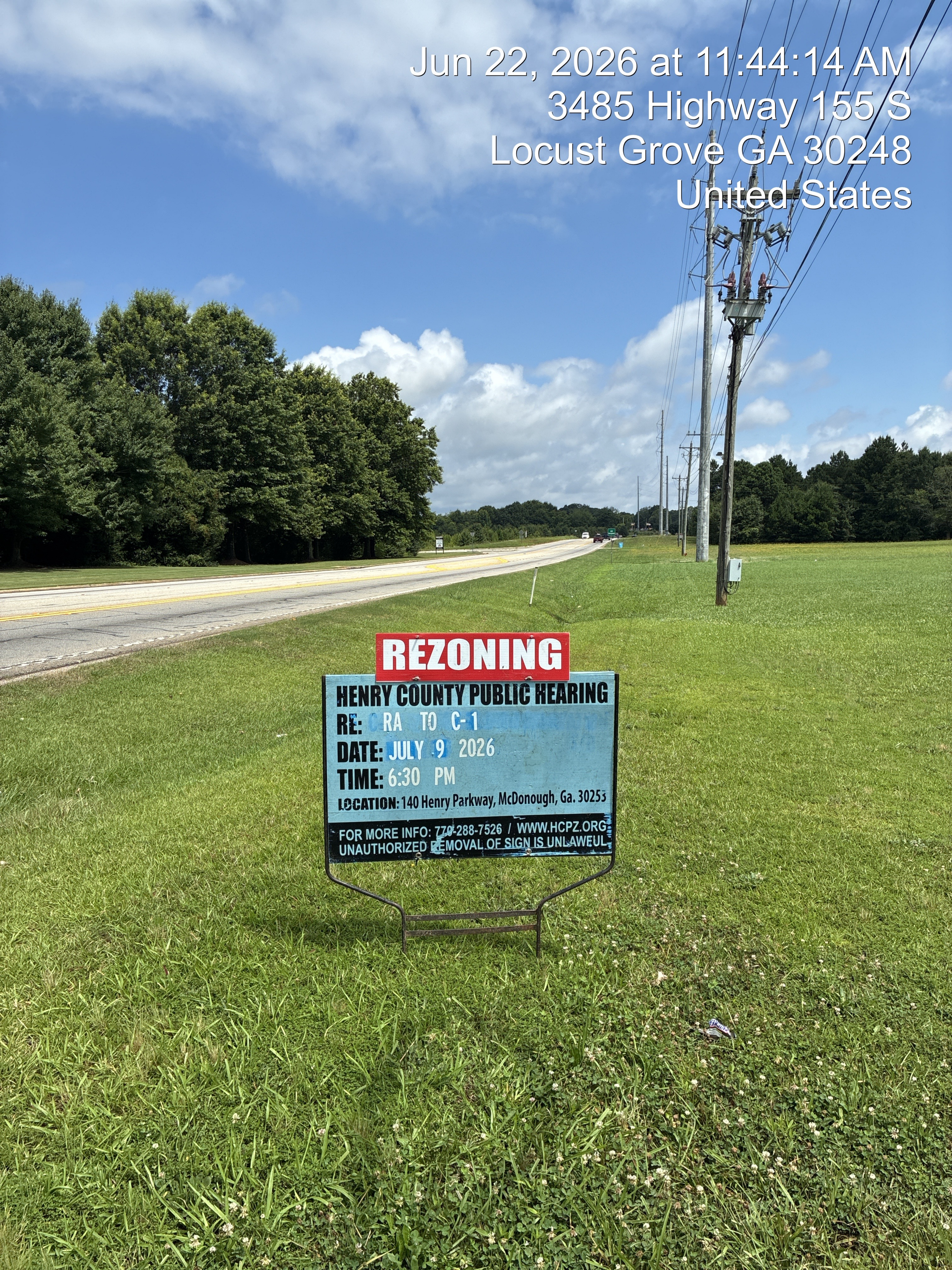
Jun 22, 2026 at 11:44:31 AM
3485 Highway 155 S
Locust Grove GA 30248
United States

Jun 22, 2026 at 11:44:14 AM
3485 Highway 155 S
Locust Grove GA 30248
United States



Jun 22, 2026 at 11:44:25 AM
3485 Highway 155 S
Locust Grove GA 30248
United States
HERON BAY BLVD
REZONING
HENRY COUNTY PUBLIC HEARING
RE: RA TO C-1
DATE: JULY 9 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

Jun 22, 2026 at 11:44:19 AM
3485 Highway 155 S
Locust Grove GA 30248
United States

Jun 22, 2026 at 11:44:09 AM
3485 Highway 155 S
Locust Grove GA 30248
United States

RZ-26-04 and COMP-AM-26-01 Aerial Map

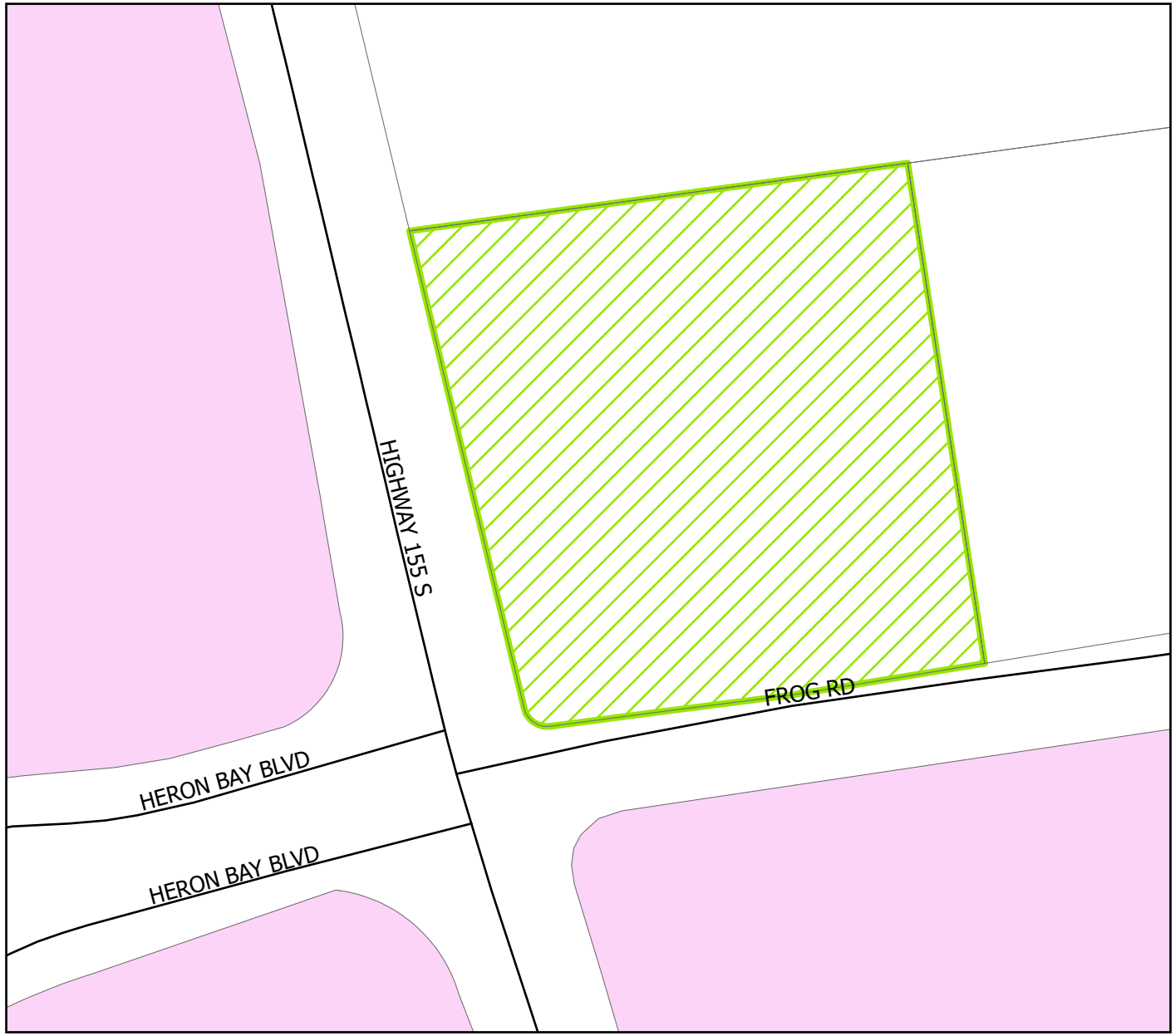
Legend

- Aerial Centerlines
- Parcel 098-01011000
- Aerial Parcels

300 150 0 300 Feet

N

Steven Peay
June 29, 2026
NAD StatePlane 1983 Georgia West FIPS 1002 (US Feet)



RZ-26-04 and COMP-AM-26-01 Zoning Map

Legend

- Centerlines
- Parcel 098-01011000

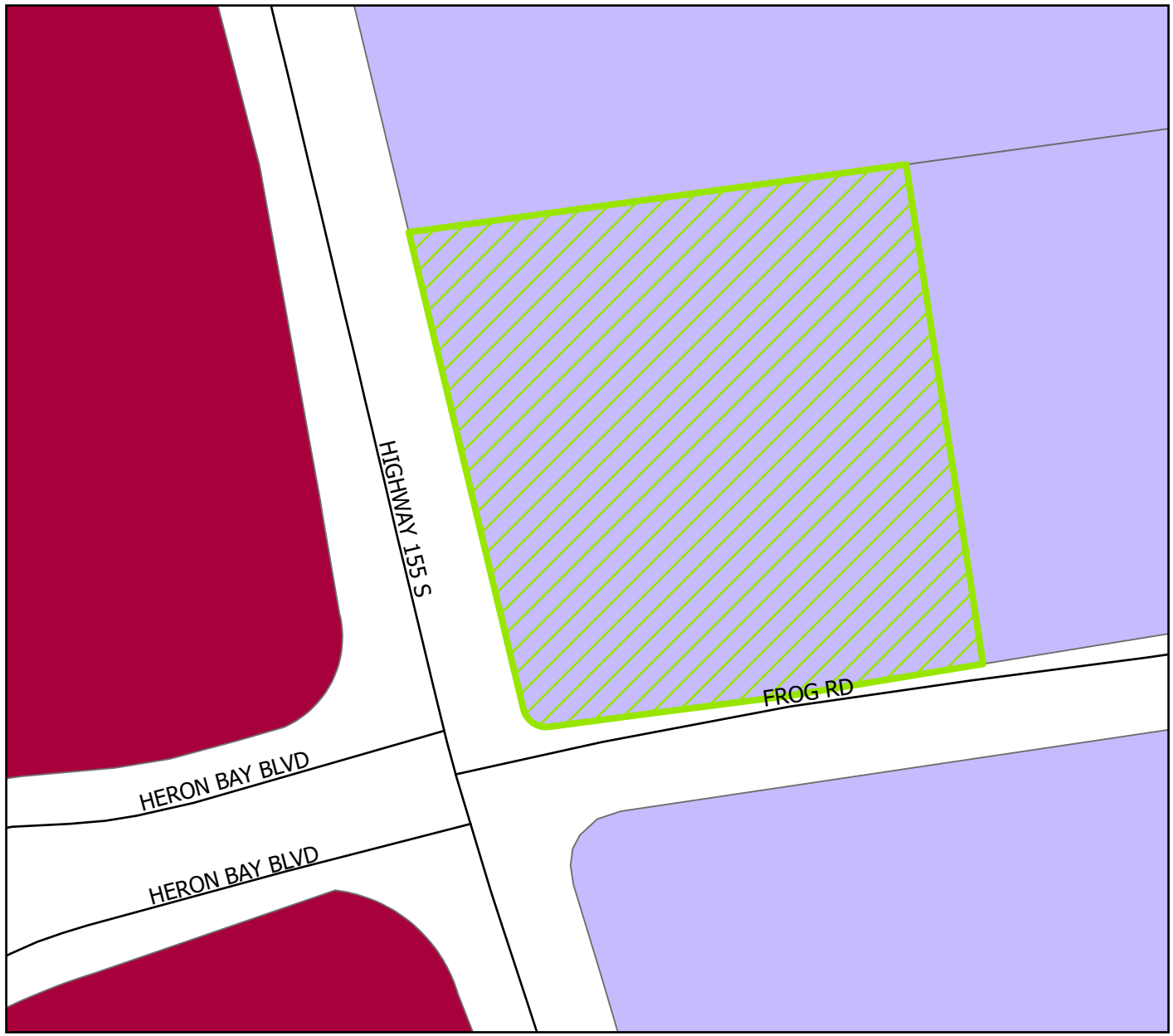
ZONING

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

300 150 0 300 Feet

N

Steven Peay
June 29, 2026
NAD StatePlane 1983 Georgia West
FIPS 1002 (US Feet)



RZ-26-04 and COMP-AM-26-01 Future Land Use Map

Legend

- Centerlines
- Parcel 098-01011000

FLU

- CITY
- COM
- COMM
- HD
- INDUS
- LD
- MD
- MX
- OI
- PI
- PRC
- RR
- TCU

300 150 0 300 Feet

N

Steven Peay
June 29, 2026
NAD StatePlane 1983 Georgia West
FIPS 1002 (US Feet)