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, September 10, 2026

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. ACCEPTANCE OF THE AGENDA

IV. Approval of Minutes Approval of Minutes

A. July 10, 2025 ZAB Meeting

B. September 11, 2025 ZAB Meeting

C. November 13, 2025 ZAB Meeting

V. PLANNING STAFF COMMENTS

A. The following items have been postponed and will be heard at a later date:
CU-26-02 (Postponed by Applicant)
TowerCom of Charleston, SC requests a conditional use for property located on King Mill Road east of Iris Lake Road in Land Lot 216 of the 7th District. The property consists of 69.28 +/- acres, and the request is for a new wireless communications facility. **District 1**

VI. VARIANCES

A. **VR-26-04**
Marcia Clark of Stockbridge, GA requests a variance for property located at 25 Nix Drive in Land Lots 198 of the 6th District. The property consists of 0.512 +/- acres and the request is for relief from development

standards. **District 5**

VII. ASSOCIATED CASES

A. **RZ-26-05**
InLine Communities, LLC of Atlanta, GA requests a rezoning from R-A (Residential Agricultural) and R-2 (Single Family Residential) to R-3 (Single Family Residential) for property south of Wilson Drive in Land Lots 113, 114, 143, 144, and 146 of the 7th District. The property consists of 181.791 +/- acres, and the request is for a single-family residential development. **District 3**

SU-26-02
InLine Communities, LLC of Atlanta, GA requests a special use for property south of Wilson Drive in Land Lots 113, 114, 143, 144, and 146 of the 7th District. The property consists of 181.791 +/- acres, and the request is for a conservation subdivision. **District 3**

Henry County Zoning Advisory Board

Meeting Minutes Summary

The Henry County Zoning Advisory Board **held a Public Meeting at 6:30 p.m. on Thursday, July 10, 2025, in the community room located at 140 Henry Parkway.** The meeting was also streamed live on the county website, as well as on the Board's social media page. Notice of this meeting was posted in the *Henry Herald* Newspaper.

Those present were:

Delander Nelson, District II
Dawn Randolph, County-at-Large
Kevin Richardson, District V
Jim Risher, District III
Robert Kolpak, District IV
Don Veum, District I

Planning & Zoning staff present were:

Diamond Owens, Planner II
Kamau As-Salaam, Deputy Director
Alexius Jones, Planner I
Kenta Lanham, Planner III
Joya Mitchell, Planner I
Tayla Solomon, Planner III

0:09:29.3

Dawn Randolph welcomed everyone to the meeting and advised that today's meeting is being aired on Spectrum Channel 180; rather, the Henry County Government's Facebook page live streamed this meeting. Video is available on demand at the County website.

As a matter of housekeeping the following was stated: Anyone wanting to speak tonight must fill out a Public Hearing Speaker Card. A total of ten (10) minutes would

be allowed for anyone speaking in favor of a case including the applicant. A total of ten (10) minutes would be allowed for anyone speaking in opposition of a case; for example, if ten (10) people speaking in favor, they must share the ten (10) minute slot. He further advised that when speaking to address the board members directly, not the audience.

INVOCATION

[Robert Kokpak leads Pledge of Allegiance.]

PLEDGE OF ALLEGIANCE

[Board member leads Pledge of Allegiance.]

0:11:01.2

APPROVAL OF MINUTES

ACCEPTANCE OF AGENDA

PLANNING STAFF COMMENTS

Kamau As-Salaam explained the departure of two staff members and the replacement with two new staff members.

CASES

PRESENTATION/STAFF RECOMMENDATION

VR-25-02 - Salvadore Giles of Ellenwood, GA requests a variance for property located at 127 Chestnut Lane in Land Lot 65 of the 7th District. The property consists of 2.08 +/- acres and the request is for relief from development standards. District IV, presented by Alexius Jones.

0:12:54.7

Jones explains that the case is for property located at 127 Chestnut Lane and the request is for a variance to reduce front-yard setbacks for an addition to the existing residence. An aerial view of the subject property is shown in Exhibit Books and on the overhead projection. The current zoning is RA, residential agricultural. A site plan is shown as submitted by the applicant, as well as a photo of the existing home.

The existing home was built in 1966 per tax records. Chapter 2, Section 2 of the ULDC requires a 75-foot front yard setback for the RA Zoning District. According to the site plan, the home currently sits approximately 27.6 feet from the front property line. The applicant is requesting to reduce the front-yard setback from 75 feet to 27.6 feet. Staff recommends approval of the applicant's request with the following conditions, as shown on the screen.

There were no questions for staff.

0:14:43.1

REPRESENTATION

Miles (inaudible) with (inaudible) Construction: I'm speaking on behalf of 127 Chestnut. The reason why I'm here, the house was the one originally already that was there. Along that property is a lot of other properties that have the same setbacks. That was basically why I was here, to try to explain why we're going to keep that one there, because the house was already there, and we just want to do an addition to it.

Nelson: Are we building a new structure on the property or how did we get to this point?

Miles: We got to this point because we wanted to do an addition to that existing house that was already there. Once we tried to submit it for a permit, then that's where everything came in question about the setbacks. We had to submit the drawings for where we wanted to do the addition to it.

0:16:20.0

Risher: Could you tell us when this home was built? I think it preceded the adoption of zoning in Henry County, which was first adopted in 1963.

Staff: The existing home was built in 1966.

Kolpak: The building should be taken out, and a new building will be put there basically in its place?

Miles: No, what we were trying to do is keep that building that's there; then do an addition to the backside of the building that we've got already there. We had done some work to that building that exists there now. That's when we had to submit for a permit because we wanted to do an addition to what's already there. They said in the variance, I have 27 feet from the road; but they want us to move the whole thing back 75 feet. That's why we're here today.

0:17:52.3

Kolpak: It's going to be just existing to the back of the property; nothing coming forward?

Jones: Correct. They're just doing an addition to the existing home. They're not tearing anything down. They're not building a new structure. It's just an addition.

There were no further questions for the applicant or staff.

PUBLIC PARTICIPATION

No one came forward to speak in support of the agenda item.

Zachary Phillips: I'm at 137 Chestnut, which is in front of that property. I don't know how this will affect my property. I'm not real sure, so I thought I might show up and give my opinion about it. You have to do your due diligence when you buy property. I think everybody knows that. I bought my property as-is, as he did. We bought it based on the seclusion of the property. What I'm hearing is that if you allow this variance, it allows him to put a road back behind my property. I don't know if that's true or not, but that's what I'm understanding. It'll create where they can put a road that goes behind my property to go to his property. We're behind a cemetery. Right now we're having trouble because that road that comes to my property, people are having sex, they're doing drugs, and I'm having to deal with that. I have a family. Also, we have animals. If you open that up back there, you're creating accessibility to the property from whomever. Then you're creating a way for the animals to also

have a chance to get out and also get into the road. I don't know how that affects my property. I'm not sure if that's what they're doing, but that's what I understood.

0:20:09.2

Robert Roamer: I live at 119 Chestnut Lane. My property goes across that little dirt road to the fence that's right there. How is he going to get access to his property?

Randolph: We typically don't ask questions. It's a great question for you to ask, but we don't answer. We wait until we have other questions. If there's any further information you'd like to provide to help us understand your situation.

Roamer: He has no well, no water, no septic tank. According to what I'm told, I'm landlocked, he's landlocked, so how are you going to build? That's my question. As far as I know right now, that's all I've got to say.

0:21:50.8

No one came forward to speak further in opposition to the agenda item.

QUESTIONS/COMMENTS

Kolpak: I was going to say, the question that was asked, this is a variance for the house setback; nothing to do with easements for driveways, correct?

Jones: Correct.

Nelson: There was questions concerning septic and water. Does this property have septic and water?

Jones: According to the application material submitted by the applicant, I believe this property is on septic. Give me just a moment.

Staff: Chair, I would add that when the applicant submits for building permits, at that point, part of that process would be submittals in reference to is this septic tanks or any new septic tanks for improvements. That would all be handled during that permitting process.

0:23:23.7

Randolph: This is the first step in that particular movement. Without this variance, that can't proceed.

Staff: That is correct, given that the site is legal non-conformity.

Veum: It seemed like there was one drawing that had the septic in the picture if you change the screen.

Jones: Yes, I do believe the other site plan has a septic field on the site plan, that's correct.

Veum: It shows existing and then future area. They'll probably need more with the added bedrooms.

Randolph: Would the applicant please approach again.

Nelson: Sir, I do have that question. As of this point, are you aware that once permitted you will have to bring this property up to par?

0:24:34.4

Miles: Yes, sir.

Nelson: Is the plan to include septic?

Miles: We already got approved for the septic. As far as he mentioned about a road on the backside, we're not bringing in any road from that side. We're just using where the existing road is. That's the only road that's coming to their house.

Nelson: That's the intent, to use the existing road and not to use any other roads or try to construct any other roads.

Miles: Exactly.

No further questions were presented for the applicant or staff.

MOTION

Kolpak makes a motion to approve with staff recommendations.

Veum seconds the motion.

Motion passes with unanimous consent.

0:26:12.3

CASES

PRESENTATION/STAFF RECOMMENDATION

VR-25-03 - Martha Niblett of McDonough, GA requests a variance for property located at 1614 Highway 155 N in Land Lot 38 of the 7th District. The property consists of 1.99 +/- acres and the request is for relief from development standards. District III, presented by Alexius Jones.

Jones explains that the case is for property located at 1614 Highway 155 N and the request is for a variance to reduce front-yard setbacks for an addition to an existing home. An aerial view of the subject property is shown in Exhibit Books and on the overhead projection. The current zoning is RA, residential agricultural. A site plan is shown as submitted by the applicant, as well as a photo of the existing home.

This existing home was built in 1982 per tax records. Chapter 2, Section 2 of the ULDC requires a 75-foot front-yard setback for properties in the RA Zoning District. According to the site plan, the home currently sits approximately 68.46 feet from the property line. The applicant is requesting to reduce the front-yard setback from 75 feet to 68.46 feet.

Staff recommends approval of the applicant's request with the following conditions, as shown on the screen.

There were no questions for staff.

0:28:20.6

REPRESENTATION

Martha Niblett: 1614 Highway 155 North, McDonough, GA. I'm wanting to build an extra room onto my home. I'm getting older. I know I need someone to live me, so I just want to add another room onto my home.

Risher: I did see this property this past week. I think that your addition would be to the north end of your home. It would not interfere with the small structure, which I guess is for a well in your front yard?

0:29:39.9

Niblett: No, sir, it wouldn't affect nothing with that.

Risher: I don't think it interferes with any other homes. It's next to the church, I believe, or close to it?

Niblett: 1,600 feet from the church.

Cynthia Niblett: 1125 East Atlanta Road. We have talked about this for a while now as my mom is getting older and does have some medical problems and everything. Of course, I'm single. She's a widow. There's no reason in this day and time she should live by herself, especially the way the world is getting. I said, mama, I don't have any animals, I don't have any family. Why don't you allow me to move back in with you? She's like, I don't have room for you, because she has her one bedroom, she has her spare bedroom; and then she has her little room where she does her sewing and everything. We discussed it with my sister that lives out of county. Why don't we just have a small additional room built on? She's like, that would be a great idea. I could be right there with her anytime she needs help.

0:31:17.0

PUBLIC PARTICIPATION

No one came forward to speak in support of the agenda item.

No one came forward to speak in opposition to the agenda item.

QUESTIONS/COMMENTS

There were no further questions for staff.

MOTION

Risher makes a motion to approve.

Kolpak seconds the motion.

Motion passes with unanimous consent.

0:32:39.4

CASES

PRESENTATION/STAFF RECOMMENDATION

CU-25-04 – Refinery Hill of McDonough, GA requests a conditional use for property located at 500 Pullin Road in Land Lot 240 of the 6th District. The property consists of 18.803 +/- acres and the request is for a vineyard with winery. District 5, presented by Tayla Solomon.

Solomon explains that the case is for property located at 500 Pullin Road and the request is for a conditional use, to allow for a vineyard with winery to ensure that this use is compliance with the ULDC. The winery currently does exist. An aerial view of the subject property is shown in Exhibit Books and on the overhead projection. The current zoning is RA, residential agricultural. A survey is shown as submitted by the applicant, which shows the existing building on the site, which currently meets all of the development standards and supplemental standards of the ULDC.

As mentioned earlier, the request is for a conditional use to allow for a vineyard with winery. The property was previously rezoned from R3 to RA for the purpose of agritourism. The property meets all of the proper fire codes and regulations within the ULDC Unified Land Development Code, Section 4-03-6 allows vineyards with wineries within the RA Zoning District with an approved conditional use.

Staff recommends approval of the applicant's request.

There were no questions for staff.

0:35:03.7

REPRESENTATION

Aaron Castellanos: With The Grand Gourmet and Refinery Hill. We're located at 500 Pullin Road. Just want to give you a quick info on who we are. We've been serving the community for just over 20 years in a capacity of catering. We were

able to purchase this piece of land, I think it was February of 2018, so 7 years ago. I have a slew of support. Raise your hand.

(Various members of the audience gave a low cheer.)

Castellanos: There's a lot of excitement about what we're trying to bring; but the truth of the matter is, we just wanted to bring something fun, something unique to our community. There's 120 wineries in the State of Georgia. It's a $4.4 billion industry, trickle-down math. Last year, the State of Georgia received over $150 million in taxes through the wineries that are collective through the state, already designated from the state, to be able to have what we're trying to get done. Over the last sixish years, we've been working to get everything in line with the ULDC. Our vision is pretty simple. It's faith, family, and a farm. We grow a ton of different crops out there. We have blackberries, blueberries, figs, peaches, plums, and nectarine. We have a variety of different herbs, as well. Truth is, we're also a vineyard. We have just over three and a half acres of vines. Altogether, we have about five and a half acres of just different vegetation. When we took over the property, it was a church. Prior to that, it was a plumbing company. Prior to that, it was a horse farm. We're kind of taking it back to the old school where we have a farm going on. We've had multiple events over the years. We're very particular about who's coming and going. Also very particular about the time that people are dismissing from property. Noise ordinance is 11:00. We cut everything off at 10:00. Once the winery is open, our tentative timeline would be somewhere from 11:00-8:00pm and no later, period. We don't want to be open seven days a week. We want to be good neighbors. We have a neighboring representation here today, as well. We're here to help. We're here to partner with the community and bring something fun. Hoping that you guys will see that what we're trying to do is going to be an add to the community, not a detriment. Thank you.

0:37:35.4

Richardson: Is the parking at the venue adequate enough?

Castellanos: Yes, sir. We can currently park just over 200 cars; but again, our goal is not to have 200 cars in there at any given time. We want to kind of trickle people little by little through. It's not going to be like a football game where everybody

shows up, and everybody departs at the same time. It'll kind of be people trickling in and trickling out throughout the day.

Kolpak: You just will have bus tours with the (inaudible – talking at once)?

Castellanos: Yes, correct. There's currently two buses that depart out of the Henry County area two to three days a week. So it's going to be kind of cool that they can stop at our place before they head up. Quick little tidbit of information. The nearest winery to our area is over an hour away. If you wanted to get in a car and go enjoy some of Georgia's phenomenal wines, you'd have to travel and hour and a half plus on average. It'd be nice to have one right in your backyard. Yeah, correct, we have plenty of parking, and, yeah, we will be able to do tours. There's mention that the City of McDonough may be sending a trolley with the two new trollies that they've bought, if we can get this done to that. So people from the square and this side of town will be able to get on trolley and head over there, so that'd be a nice add, as well.

0:39:09.9

Richardson: If this is approved, what types of wine would you be...?

Castellanos: The short-term goal is to have fruit wines and muscadines wines. Then the long-term goal is to also be able to bring in some good wines from California. I have connections in Oregon to bring in some nice Pinot Noir. I have connections in Spain to bring in some Malbec. The goal is to have a nice eclectic mix of things so that everybody who's coming in can have something that they can like.

Kolpak: And you'll be shipping wine out of there, as well?

0:39:40.7

Castellanos: Short-term, no. Long-term, potentially. But I don't see that in my initial plans of doing this, no.

Kolpak: I have to go to Dalton now and bring the wine back for the wife. It's two hours through metro Atlanta. It's a little dangerous because I don't want to spill any wine bottles.

0:39:54.1

Castellanos: No, we don't any wine breaking. We will potentially do that, but at the moment that's not in the forecast. We're going to be a Geogia farm winery, so we'll be going through the agro side of it. We have the potential to do that, but I don't think that's going to be happening anytime soon. But the good news is, you don't have to drive two hours.

Randolph: I have a question to clarify. Are you going to have it for a venue for any other types of events?

Castellanos: It's currently a venue, yes, ma'am; and we will still be doing private events but not with the same frequency. It probably will be a little less because we'll be open on most of the days that we're having events normally. So where we would normally have an event, let's say on a Friday or a Saturday, we would probably be open with the winery. So it would probably be less than it is currently.

Randolph: Can I make a recommendation?

0:40:45.1

Castellanos: Yes.

Randolph: Grow some (inaudible)?

Castellanos: It is written down. If it'll grow in McDonough...That's another thing that we have to deal with. People say, "Why don't you grow different types of Vinifera. I would love to, but it doesn't grow in McDonough. Our altitude is right around 800 feet. Between the heat and the drought or the excess water, we deal with powdery mildew and stuff like that. It's very fickle to grow a grape in our area. North Georgia doesn't suffer like that, but we do. But if I can grow it, I will absolutely try.

There were no further questions for the applicant.

0:41:28.1

PUBLIC PARTICIPATION

Angie Collins: 747 Peninsula Overlook, Hampton, GA. I've had a chance to visit that winery, and I would love to have something like that in our community. I think one of the things that we don't have is enough variety. To have that in Henry County would be an added bonus, so I am in support of something like that being added to the overall things that we offer in our county to be unique and different.

Lisa Passeda: I'm at 1429 Empress in McDonough, GA. I am here today just to express my strong support of the supposed vineyard and the winery project. What I feel like this is going to do, just like the other lady, that it is going to bring our community together. I would like to attend small events there and actually come together with my community. I don't feel like it's just going to be supporting the community jobs; but I think this is going to bring people together. Today we feel like we've got, the county's divided, the world is divided, our country's divided. We need to do more to bring people together and enjoy each other and learn about each other. Again I'm going to urge you to please support this and approve this.

0:43:15.9

Roger Sean: This is Kimberly Matthews. We're from Make Your Mark Winery. We were here for a variance about four or five months. We're more in support for this vineyard because it's going to help us, it's going to help the community. I've been there. It's awesome. When you step out the back, you feel like you're somewhere else. It's gorgeous. He has the setting for it, the personality, the demeanor, very personable. I know it's going to be great for the community. We can work together. Our vineyard, we can't have folks on our property; it's only to manufacture wine. So this is a plus for us. We hope that you'll support him, and I just think it would be great for Henry County.

Randolph: For the record, can you give us your address?

Matthews: We live at 840 Colvin Drive in Locust Grove, GA.

0:44:32.9

Kathleen McCarty: I live at 24 Woodlawn Avenue, Hampton, GA. I've had the opportunity to work with Aaron, his wife, and Refinery Hill for the past eight years

with Grand Gourmet. His love of family, and his faith, and what he is bringing to this county would really benefit Henry County. Every event he has held, you can see he goes above and beyond to make sure that everybody is welcome; and I think that this would just benefit us. Like the lady previously, it would bring us together socially. Economically, it would really be a boon for Henry County, so I hope you approve this. Thank you.

Ophelia Glynn: This is Kimberly Glynn, Nikki Singleter (?). My address is 153 Arabella, 149 Arabella, Locust Grove, GA. We are here in support of the winery. We've known Aaron and his family about two years now. We've been to the winery. It's absolutely beautiful. There is plenty of parking. We've seen the before pictures and then the work that they have put into it. The blood, sweat, and tears that they have put into it. We just think that this would be a huge benefit for the community. I feel like that we need something. I think I'm going to plus one everything that everyone said. We need something here for the community, and we need to be able to come together. So we are definitely here in support of Aaron and his family.

Kimberly Glynn: And we're excited.

0:46:20.3

Jason Bivins: 164 Fisher Mill Drive, McDonough, GA. We're in support of it. Our son works for him. We've known Aaron inside and outside of his business. He's a very helpful man. If you need anything, he'll support you, get you whatever you need. He's helped out with the relief up in Tennessee when they needed some help and supplies and all that. But with the Refinery, it'll be good for the community. It'll be something different. It'll be something fun. The property is gorgeous, a bunch of wildlife. I think people would be amazed on what's all out there and what it looks like. He's a friendly person, and the family is very loved, and they love everybody else.

Melinda Klinakis: This is my husband Tony. We are 558 County Club Drive in Stockbridge. We have known Aaron for at least 15 years. I've been on a mission trip with him to Guatemala. I've seen this man work; and everything he does, he puts his heart into it. You won't find a man with more honor or more integrity to run a business in this county. We're behind him 100%.

0:48:06.4

Tony Klinakis: Additionally, I think that one of the things that we're missing is the fact that Aaron is a Master Chef. So to go along with that good wine is going to be a lot of good food. It definitely will bring people together. I kind of look at his request and equate it to Southern Belle Farms on what we have over there, the joy that it brings to the community, the fruit, the vegetables, the ice cream, all of that. It's definitely going to bring people together. Thank you.

No one came forward to speak in support of the agenda item.

No one came forward to speak in opposition to the agenda item.

0:49:05.8

QUESTIONS/COMMENTS

Kolpak: Not a question but a statement. Thank you for bringing something. Everyone wants to come build tiny homes, and you want to keep a farm and do something different and nice for this community, so thank you.

(Clapping.)

There were no further questions for the applicant or staff.

MOTION

Richardson makes a motion to approve.

Kolpak seconds the motion.

Motion passes.

(Cheering and clapping.)

0:50:34.5

CASES

PRESENTATION/STAFF RECOMMENDATION

ULDC-AM-25-01 – An Ordinance by Peter Nwajzuzu of Mc Donough, GA to amend Chapter 7 of the Unified Land Development Code of the Henry County Code of Ordinances regarding the regulation of front-yard fences. Countywide, presented by Kenta Lanham.

Lanham explains that the case is for a request to change the Unified Land Development Code and how it regulates front-yard fence requests. Chapter 7, Section 7-02-04 of the ULDC provides code section for fences, which requires administrative approval for any front-yard fence request. Front-yard fence requests are permitted only in the RA Zoning District and those residential zoning districts outside of a subdivision.

Staff shares a table from the code regarding fences. The amendment request before you would be to allow residential properties both inside and outside of a subdivision to submit a request for a front-yard fence. The changes are shown in red on the previous table. Staff explains some of the differences allowed in various zoning districts. Staff explains the detrimental effects that may occur within subdivisions by allowing this change to code.

Because of maintaining that character of these established subdivisions, staff does recommend denial of the applicant's request.

0:53:29.7

Risher: Just to clarify that in the RA District, it's all right or it's permissible to have a front-yard fence. Is that correct?

Lanham: Correct with internal review.

Risher: But not in other residential zoning.

Lanham: Only for those properties outside of a subdivision. This request would be to allow for fence requests for properties within a subdivision.

0:54:07.2

Risher: I bring this up just for the Board's information. This is something that's been going on for quite some time.

Nelson: How did this come before the County?

Lanham: The applicant came to the County, came to us, looking to change the zoning code. That is due to, my understanding, a code enforcement complaint issued on the property owner's property. A fence was erected. The property is located within a subdivision. The fence was erected, and our code would require instead of a variance to address that discrepancy, changing the code. Variances are strict in what they can and cannot be applied to. Front-yard fence requests unfortunately is not one of those varianceable items.

Nelson: Understood.

0:55:25.2

Veum: If it had been allowed, like in an RA, would there have been the need of a building permit?

Lanham: Fences do not require a building permit. They only require a building permit if they break columns, for example, anything with a footer. But a wooden fence, no permit necessary; just review from our Architectural Review Committee.

Veum: But would they have to be reviewed?

Lanham: Yes, they would still have to be reviewed by us.

Veum: They would have had to come to your first.

Lanham: That is correct.

0:56:02.7

There were no further questions for staff.

REPRESENTATION

Sam Levine: I'm the attorney for Peter Nwajzuzu. 3672 Cherry Creek Drive, Conyers GA 30013. There have been some inadvertent omissions concerning this. If you go back to the original application, my client, the applicant, went through the proper channels, submitted an application which was not responded to or not responded to in a timely manner. You were asking, Councilperson Risher, about the genesis or origin of this, how did this get before the Commission. And there was no response. When there was no response...And let me clarify something, the application was not to the commission but to the HOA, who incidentally has not protested or opposed the continued existence of the fence. The purpose of the fence is to ensure, at least from his vantage point and most, the safety and security of the property to keep intruders out. As it stands now, the enforcement of this is selective and inconsistent. There are other homes in this community that have fences. As far as I know, there has been no enforcement action taken against them. In terms of the big picture, is this going to enhance or diminish the character; and I would submit to you that permitting, approving this amendment will allow individual homeowners to secure the property. It won't affect the character of the property. It won't interfere with any view in the property. It won't diminish property values. In short, there is really no reason not to. As we know, and as what has been evident and articulated over and over again, locally, statewide, nationally is the law is a law, and we have to follow the rule of law. But if it's for the greater good, and in balancing the equities, and based on the totality of the circumstances, as is the case here, it's worthy of amendment. This isn't a radical amendment that is destined and doomed to adversely affect property values or the community. This is something that will bolster, much as our friends that just left, who with the winery...This is not a winery, this is a fence, but the point is the same. As we know by the time these proposals ultimately get passed, they can undergo changes. We're not averse to that, but we are opposed to unequal and unfair treatment, with all due respect, by the County in favor of one homeowner against another. If one or more other homeowners currently have a fence, like my client does, and they do, then the enforcement needs to be consistent. Right now, it's not consistent. In any event, if we're talking about the best interest of the property and keeping consistence with the mission of Henry County, and that's to

create an attractive are with order, and safety, and continuity; and I think this amendment does that.

1:01:58.2

Peter Nwajzuzu: Why I would want to amend this is because if you look at the code, it's confusing. First of all it said that you don't need a permit to do a side fence and rear. Then there was an asterisk there. The asterisk said that when you live in a subdivision, you're not supposed to have a fence on your front yard; but if you don't live in a subdivision, you can have a fence. The problem with this is that the ordinance does not have a ground for that clause. There are people in our subdivision who have front fences, at least I know about two homes in our subdivision that has front fence. Nobody seems to have bothered them. The question now is is it constitutionally fair for two homes to have a front fence in the same subdivision, and one is unallowed? Then there are other homes in our street that have a side fence, but it protrudes to the front yard. I think it's kind of discriminatory to say that some people can have a front fence, and it's okay; and some people can't. What I'm trying to do is, we can amend this code and also have a grandfather clause for people who already have fences in their front yard because the code right now doesn't have a grandfather clause. If a federal court looks at it, they will say that the code does not meet the 14th Amendment, where people who are situated in the same situation should be treated the same way. I am not suggesting that any kind of material should be used for front fence. What I'm suggesting is that the County will still have a supervisory rule to approve or not to approve the materials. I used wrought iron, and it's beautiful. I am surprised...he should have had a picture of it. I don't know why he did not present a picture of the front fence to show you that it's not tacky, and it's beautiful. He was suggesting that having a front fence would fracture the aesthetics of the community; but even in established subdivisions, like in Buckhead, many people have front fences in their yard, and the home values have always been good, up. In fact in the zip codes 30327, where you have the most expensive homes in Georgia, all the subdivisions there have a front fence, and the home values are still very high. The argument that having a front fence is going to fracture the community or is not going to be pleasant aesthetically does not make much sense. Thank you.

There were no questions for the applicant.

1:06:40.0

PUBLIC PARTICIPATION

Gary Singletary: I live at 10 Kerrie Court, Stockbridge, GA 30281. We do not have an HOA. There are homes in my subdivision that you would not believe is a subdivision because it's not clearly marked as a subdivision that have fences; then there are those who don't. My support in this case is that I'm a disabled veteran, so safety is very important to me. I try to protect my family as best I can. Having the opportunity to protect my home, and my family, and my property, I'm not at the liberty to run out to the curb and say, hey, shoo away. The area that I live in is in a cul-de-sac. We've had a recent subdivision development where flipping is now being pushed all the way to Jonesboro Road. So now we have an influx of cars who are looking for a way to cut through our neighborhood to make it to the other end. It's only going to increase in volume once this development is finished, which then worries me, and it worries some of my neighbors. My neighbor is 82 years old. He couldn't be here this evening, but he asked me to specifically come here and speak on our behalf. I'm not sure where some of you guys live. I'm not exactly sure what your homes look like. We live in a rural part of the subdivision and of Stockbridge. It would be monumental for you guys to approve or make some type of amendment that allows us to protect our property. Once someone steps on my property, I was told by Planning and Zoning, that I have a 25-foot...

1:08:40.8

Randolph: Sir, the time is up, so I'm going to give you like one more minute.

Singletary: My only support, sir, is that this would be monumental for the safety of the property, the homeowner, to increase the value of the property. And like he said, there are areas that have this already in place. Thank you for your time.

1:09:09.6

Anne Fields: I'm at 329 Chase Marion Way. I could not imagine driving through my subdivision, non-HOA, and encountering fences of various sizes, colors, and

materials, how awful that would be. Front-yard fences fragments your streetscape. It disrupts the cohesion and visual harmony of the neighborhood. It is that open-lawn aesthetic that we're looking for in our subdivisions in Henry County. Fencing in your yard in the front leads to isolated and visually cluttered environments. We want the uniform streetscapes with open lawns that contribute to the visual rhythm and harmony of our residential neighborhoods here in Henry County. As I said, the fences especially, if they've varied in height, style, and material would create a patchiness and degrade appearances. These are not going to be brick columns and wrought iron gates with horses and unicorns on them. These will be New Jersey style. That's what about the aesthetic is about to become if you allow this to happen. Thank you.

1:10:40.7

No one else came forward to speak in opposition to the agenda item.

QUESTIONS/COMMENTS

Nelson: Staff, are we aware that there are other properties out there with front-yard fencing?

Lanham: Short answer, yes. The code prior to 2009, from my research, did allow front-yard fences with some standards. That was obviously changed with this new adoption of the ULDC back in 2009. There are some properties that have front-yard fences. I can only assume that they have gone through the proper channels as far as getting that front-yard fence via that Architectural Review Committee. There are certainly some homes that have had a fence in the front yard since prior to 2009, so those fences are grandfathered in. Chapter 11 does have a section regarding non-conforming structures, which the fence code falls under the accessory structure standards. Those fences built prior to 2009, those are grandfathered in. If for whatever reason those fences were to be destroyed or what have you, there is language in our code that would address rebuilding those fences. I just wanted to add to that.

1:12:24.4

Nelson: But do we have any amendments at any point that amended the ULDC?

Lanham: There have been a few ULDC Amendment requests over the years. Not very many. Last year, in 2024, we did have a request to amend this same section of the code. The context for that was a little bit different; but at the end of the day, the Board of Commissioners did deny that ULDC Amendment requests to change the fence standards.

Nelson: Do we have any amendments to fencing in the ULDC?

Lanham: Not from my research.

Nelson: If approved, this would amend the ULDC countywide, correct?

Lanham: That is correct, countywide.

1:13:22.0

Kolpak: I understand the safety, but for fencing at each property, I wouldn't agree with. What about a gated community to an existing subdivision? Is that something that they could do as a homeowner group?

Lanham: With our current code, no. Our code is flat in that any property within a subdivision not zoned RA would not be permitted a front-yard fence nor a front-yard fence request.

Kolpak: No, but just saying, getting into the neighborhood, could they turn that gated, like some of our new developments, we're requiring gated communities? Could they turn an older community, make it a gated community?

1:14:09.7

Lanham: I see what you're saying. My understanding is yes. That would require communication with the Department of Transportation.

Kolpak: Just another option, so we keep…

Veum: We are just recommending to the Commissioners with this; it's not a final. There is a ULDC update coming this fall?

Lanham: Potentially at the very least, we're planning for later this year, that's correct.

1:14:51.8

Veum: Do you have any knowledge of if the fencing in that ULDC is being thought about to be addressed?

Lanham: All aspects of our code are being considered, as far as that update. Fences is one of those sections. At this time, I do not know how staff will move forward as far as front-yard fences.

Veum: In the meantime, whatever fencing he has up at this point does not have to be taken down until all these procedures go through the Commissioners with the final decision?

Lanham: Yes. Code enforcement is allowing this ULDC Amendment request to proceed and finalize with a Board of Commissioners decision before taking any further action.

1:15:53.1

Risher: Just to point out, one situation where there is in this larger community, and by that I mean Lake Dow North, which is on the north side of Lake Dow Road, and then on the south of Lake Dow Road is Lake Dow Estates. There is one home that has a security fence in the front yard; but here again, all of Lake Dow is RA zoned. I think since that time, the codes have been changed where it could not be done now. I don't think that there has been any exceptions to that situation.

Lanham: That is correct.

There were no further questions for staff or the applicant.

MOTION

Nelson makes a motion to deny the request.

Risher seconds the motion.

Motion passes with unanimous consent.

1:18:15.1

CASES

PRESENTATION/STAFF RECOMMENDATION

RZ-24-31 – Tyler Shoop of Sandy Springs, GA requests a rezoning from RA, residential agricultural, to RA, residential agricultural and R-1, single-family residential for property located south of the intersection of Coan Drive and Bethany Drive in Land Lot 246 & 247 of the 7th District. The property consists of 143.41 +/- acres and the request is for a single-family residential subdivision. District I, presented by Alexius Jones.

Jones explained that the case is for property located south of Coan Drive and the request is to rezone a portion of the property to R-1 for a single-family, fee-simple subdivision. An aerial view of the subject property is shown in Exhibit Books and on the overhead projection. The current zoning is RA, residential agricultural. Majority of the subject property has a future land-use designation of low-density suburban, which would support a density of up to two dwelling units per net acre. A smaller portion of the property, shown in green, has as rural residential FLUM designation, which only supports the RA Zoning District with a max density of one dwelling unit per net acre. A survey a site plan, and some elevations are shown as being submitted by the applicant along with the application. Some comments from other County Departments are shown.

Although the proposed R-1 rezoning lies within the low-density residential FLUM and does not conflict with the Comprehensive Plan, staff is recommending denial based on long-term planning concerns related to zoning integrity and development consistency. Specifically, the request would result in a split-zone subdivision with seven lots remaining RA and the remaining 62 zoned R-1. From a land use administrative perspective, split zoning within a single development could present challenges. It could complement enforcement of zoning standards, creating potential confusion for homeowners and builders.

1:22:04.1

Risher: Is this property in a watershed protection area?

Jones: Correct. It is in the Tussahaw Watershed Protection.

Nelson: My question is did the applicant consider rezoning the entire property?

Jones: As I mentioned earlier, a portion of the property is within that Rural Residential Future Land Use Map, so in order to rezone that portion of the property R-1, they would have also needed a Comprehensive Plan Amendment.

There were no further questions for staff.

REPRESENTATION

Tyler Shoop: My address is 8415 Sandy Springs, Georgia 30346. Thank you for the presentation. I certainly understand the concern regarding split zoning, and we wouldn't wish to go against the County's vision for zoning concerns moving forward. There was a question regarding whether we as the home builder considered rezoning the entire property. We thought the right approach to be agreeable with the county's vision was to not go against the future land use; but we certainly want to come to a resolution. I see it going two ways, and we're open to working through it. We could either go against the Future Land Use on the rightmost parcel. As a reminder, there are four parcels in this subdivision; three of them on the west, our proposed rezoning does align with the Future Land Use. The one on the east does not. We could rezone all of them to R-1, or we could leave the easternmost parcel out of the rezoning. Those are all my points for now.

1:24:28.0

The Board had no questions for the applicant.

PUBLIC PARTICIPATION

No one came forward to speak in support of the agenda item.

1:25:04.1

Kenny Bunch: 758 Coan Drive. I would just like to say that I would like to voice my support in terms of the staff's recommendation to oppose this, just on the grounds that they have set forth. Basically all the points that they put forth, I agree with.

Angie Boggs: I'm at 758 Coan Drive, as well. We just want to express our support for the denial of the request. We agree in terms of the poor planning practices. Inconsistency and development standards does create long-term enforcement issues...confusing property boundaries, regulation, and it goes against the intent of the Unified Land Development Code. The area is actually not suited for high-density. The entire surrounding region is RA. All the homes in the area are zoned RA, so this would be an exception for the area. It is in a watershed. It's in the Tussahaw Reservoir Area, runs behind. There's some watershed protection back there. Perhaps that's why they're proposing this split zoning. Also, the traffic infrastructure strain. Again this is rural Locust Grove, so we're talking about putting in a massive subdivision in this area that doesn't have the infrastructure. It also does not have sewer. There's septic concerns and putting this much strain; it's proposed to be septic system and with the reservoir behind it could be an issue. I think that was one of the points that the planning group brought forth. This would create additional 19 seats in the school system. Already in the area, the elementary school down the street has modular classrooms. It would put an additional strain. Again the community character is an issue. It is all at this point farmland, all through here. It would be a big strain on the area.

1:28:16.9

Pilot Bunch: I live at 758 Coan Drive, Locust Grove, GA 30248. Like we've already said, Tussahaw Reservoir Watershed Protection Area bumps right up against the property. Septic tanks. Although they seem that they may meet basic guidelines, the Environmental Health Director does not assess cumulative environmental impact. Risks could include groundwater and stream contamination for farmers around who water their cattle and for those wildlife species such as deer, wild turkey, coyotes. Also with wildlife with a subdivision like this, this could promote wildlife and human interaction that could be dangerous or fatal, such as running into deer, coyotes eating dogs or infants. Number two, which we just had a flare-up these past two years, EHD, a deadly virus that spreads among deer that spreads fastest when deer are in stressed, crowded areas, which due to this development would push them all mainly onto the property right next to where we are. This could include sudden die-offs. There is no cure, no vaccine. It would destroy and decimate the deer population; ruining it for not only farmers around, but hunters and people who live off of deer and hunting. I stand with the staff on denying this

rezoning request on behalf of clean water, wildlife health, and rural character. Lastly, it would be inconsistent with the development standards, long-term regulatory confusion, and pressure on surrounding land owners to rezone against their will; such as older farmers who are trying to sell their land to maybe a family of five or this or that, who want to preserve the A-1 land and lifestyle but they feel that they have to sell out to these massive corporations trying to build the subdivisions or warehouses around Henry County. Thank you very much.

(Clapping.)

1:30:43.9

Connie Snow: I'm with Conserve Henry. I live at 426 Chase Marion Way. I want to echo on what these people have just spoke about. I've lived in my home for 21 years. A few months ago, I noticed a sinkhole in my yard. I reached out to Henry County Stormwater. They came out and they patched the hole; tried to assure me everything was okay. During that time, I had spoke to a company about my foundation and found that my foundation was sinking. During that time, I also consulted with a friend that has some expertise in this area. What he found was my stormwater drains had not been inspected in God knows how long. Those were clogging; and due to the recent multiple developments that had been approved in the area, it is causing mass erosion. It's causing my house to fall, and it is putting us in a flood zone in our area. I called back Henry County Stormwater. Immediately showed them the pictures of what I had taken of the broke, corroded, defective drains that have not been looked at in God knows how long. I have pictures on my computer I'd like to hook up for everybody to see if there's enough time tonight. Immediately called them. They came out yesterday. They acknowledged that this was a problem. For me to be a homeowner for 21 years, I have to ask the question, how many homeowners are unsuspected of the stormwater drains that have not been inspected every five years that are legally required to be so. I agree with them because this area is so rural that I'm pretty sure that their stormwater drains have not been updated in God knows how long. I don't want to see any other homeowner go through what I'm going through. Luckily when they did come out and they went back through that pipe, they found out that pipe was collapsed. Meanwhile in the beginning, they tried to assure me that it wasn't collapsed; but

they ran a camera down there. Because when they seen the pictures...Can I hook my laptop up to show the pictures, please?

1:32:50.5

Randolph: I don't know if we have that capacity.

Snow: You've had it before.

Staff: We would not be able to allow (inaudible – talking at once).

Snow: I'll email them to each one of you on the Board, so that you can see what I'm looking at, and I will submit it into the record. At some point, we've got to quit approving all these developments so rapidly until we fix our infrastructure. We need to quit cramming people in. I am actually speaking on every development on here tonight, and I'm asking you to say no to everyone. I know staff declined this one, but I'm asking that you decline every one until you fix our real issues.

(Clapping.)

1:33:26.8

Snow: We have 27 schools failing, stormwater drains that are incapable of handling the developments that are happening around us. My creek is dying. The sediment in my creek right now from the developments that have been approved through annexations to the City of Stockbridge, and their lack of follow through, and the county's lack of making sure that these cities that keep annexing land off do the right thing is impacting the health, welfare, and safety of every citizen in this County. I want to protect my investment, and I ask that you do the same for us. Thank you.

(Clapping.)

1:34:07.0

Ann Fields: 329 Chase Marion Way. I just wanted to remind everybody in the room, this is state-level issue for these developments. Until we can get the state to not be

so developer friendly, we're going to continue to have to deal with these cases. It is in our best interest to start taking a look at our stormwater because not all of Henry County's stormwater is recycling into drinking water. This is feeding our creeks and our rivers. It's unfortunate that planning had it one way for so many years, and it was neglected, overlooked; but what I came to say tonight was we absolutely need to take a look at the stormwater situation before approving these developments, not after during the development phase for the plan approvals. This is something that is so critical, and now we are completely at Eagles Crest behind the gate of a development that's already deforested, started all the stormwater, started the sewage, and they're going to go elevation in August. We're toasted. Why approve something if the infrastructure that's downstream hasn't even been looked at. That's a real concern for this county, and I hope you guys will take that into consideration. Thank you.

1:35:37.1

The time was used for anyone wishing to speak in opposition to the agenda item.

QUESTIONS/COMMENTS

There were no questions for staff or the applicant.

MOTION

Veum makes a motion to deny.

Kolpak seconds the motion.

Motion passes with unanimous consent.

(Clapping.)

1:36:48.2

CASES

PRESENTATION/STAFF RECOMMENDATION

RZ-24-29 – Templar Development Group, LLC of Fayetteville, GA requests a rezoning from RA, residential agricultural, to R-5, single-family residential, for property located

south of Jonesboro Road and east of Hampton Shores Drive in Land Lots 89 and 104 of the 6th District. The property consists of 108.49 +/- acres and the request is for a single-family residential subdivision. District V presented by Tayla Solomon.

Solomon presents a map showing in red three of the proposed rezoning cases on the agenda, all located off of Jonesboro Road and indicates that all the proposed rezonings are seeking a zoning designation of R-5, single-family residential.

Solomon presents that the rezoning request at hand is for property located south of Jonesboro Road and east of Hampton Shores Drive, and the applicant is requesting rezoning from RA, residential agriculture, to R-5, single-family residence for a single-family development. The subject property currently designated RA is highlighted in green on a map presented to the Board. The area in the immediate vicinity of the subject property consists of R-2, R-3, and RA lots. The Future Land Designation of the property is medium-density residential, which supports up to four dwelling units per acre net. A slide is shown giving input from various County departments regarding infrastructure and public safety, which is also in the Exhibit Books. A slide shows a survey of the property provided by the applicant, including multiple lots, totaling to 108.49 +/- acres. The latest concept plan given to staff is shown; the property would appear to be developable as presented. The site plan is conceptual in nature and will need to meet all of the development standards at the time of permitting. Slides are shown of eight elevations provided by the applicant. The conceptual plan proposes 204 fee-simple lots, resulting in a net density of 3.62 dwelling units per acre. The applicant is proposing a minimum lot size of 10890-square feet with an average lot size of 12,000 square feet. According to the Future Land Use Map, the property is designated as medium-density residential, which allows up to 4 units per acre, which would support the rezoning to R-5. Additionally, the property lies within the Highway Corridor Overlay District and must comply with the standards.

Staff recommends approval of the applicant's request with the following conditions, as shown on the screen. Condition 6 has since been updated by staff to read, the property owner shall reserve a 70-foot right-of-way along property frontage measured from the center line for the future SPLOST 6 Jonesboro Road widening project, extending from North Mount Carmel Road to County Line. Condition 18 has since been updated by staff to read, there shall be a 50-foot undisturbed or

enhanced landscape buffer along Jonesboro Road and not to impede access to the site. Within the buffer, existing vegetation shall remain to the greatest extent possible Where existing vegetation is insufficient to provide screening, vegetation shall be planted, meeting the standards of Chapter 5, Section 5-02-00 of the ULDC and be subject to approval from the Henry County Building and Planning Review Department.

1:42:18.1

Richardson: I want to thank you for showing the next three rezoning requests. It's all been existing on Jonesboro Road, which is a major arterial. Again, I thank you for that. My first question, when is this Jonesboro Road widening project scheduled to begin and end?

Solomon: I would like to defer to the SPLOST Department, but I know that it'll be coming within the next few years, in the process. I can also have that question for you and get the information to you.

1:42:54.4

Richardson: Thank you. I think I read somewhere it was going to be 2035. Can we confirm this development alone is going to project to add 121 students to the Dutchtown School Cluster?

Solomon: According to the Henry County Board of Education, there is an estimated additional of 121 students, which would be located at Dutchtown Elementary, Dutchtown Middle, and Dutchtown High Schools.

1:43:33.1

Richardson: In the agenda package that was presented that I actually reviewed, it illustrated there were no modular homes at Dutchtown Elementary School. I actually counted seven yesterday myself. First of all, is anyone from the Board of Education here? I'm sorry we questioned you; I know it's not your job.

Solomon: I don't believe they're here this evening.

Richardson: If you can elaborate if there's a discrepancy with the amount of modulars that were in the agenda package and actually what exists.

Solomon: I can confirm that information for you; but based on the information in the staff report, that's what we received from Henry County Board of Education.

1:44:22.1

Staff: To quickly add to that, correspondence with the School Board via that letter was dated (inaudible). Certainly, additional modular classrooms could have been added since then, but this is based off of information coming from that 2024 letter. We'll certainly reach out to the School Board to get updated information prior to BoC.

There were no further questions for staff.

1:45:11.0

REPRESENTATION

Steve Moore: With Moore Bass Consulting, 1350 Keys Ferry Court, McDonough, GA. I'm here tonight representing Templar Development in this proposed rezoning request. Mr. Richardson, I heard your question about the Jonesboro Road improvements. At the conclusion of my presentation, I want to address at least what I know, what I was told.

The site is 108 acres located on the south side of Jonesboro Road, between Wyntercreek Estates and Marsha's Vineyard. The property, as you can see, is in a sea of medium-density residential, as outlined on the Future Land Use Map. That's our property there outlined in white. The adjacent zonings, we have R-2 to the west, R-3 to the east, and to the north, and to the south. This is kind of one of the last remaining unzoned, undeveloped tracts in this general area. The site is currently heavily wooded. The intent with our application would be to preserve the buffers around the perimeter at this site, as well as what staff has recommended in

the conditions. There's also an existing lake with a few houses. A couple of those houses are planned to remain and be incorporated into the community. Obviously, the lake and the creek that feeds that lake would also be incorporated into the community as an amenity area. This is the site plan that was displayed earlier. Then these are some renderings of the entrance. If you recall, I think this Board reviewed and approved a site just east of this last year that was intended to be very similar in nature, as far as tying to the hardscape and landscape that currently exists along Jonesboro Road with the wrought iron fence and the brick columns. This is also intended to again just be a continuation and extension of those characteristics. Carlson Lake is the name of the community that has been picked. These images show the existing lake that would be incorporated into the development as an amenity feature of the project. We have also an open-air pavilion and playground that would be constructed in that general area, again with access to that lake. Approximately 38 acres of open space has been incorporated into the amenity areas and throughout the community. Templar is going through an exercise of rebranding their architectural styles. They've incorporated designs from out-of-state architects to really try to create something that's unique and different for this area, just different than what you see on a day-to-day basis. These will feature master-on-main ranch homes, a blend of those, plus two-story homes. There's some images of street view and an overhead view of the community. This is a video drive-through that will show this from the road and what this project is intended to look like as it's constructed. These lots are a quarter acre minimum lots with an average lot size of 12,000-square feet. They're 75-foot-wide lots, so they do allow for a slightly larger footprint that you saw in some of these renderings with a 2.5-car garage or the bolt-on garage, whatever they call it there. For the master-on-mains, would propose 1,800-2,300-square-foot homes. The two-story products would be in the 2,200-3,500-square-foot range. These homes are estimated to start in the mid-400s by the time this goes on the ground. A lot of variety. A lot of separation of product types. I know that there's a zoning condition that actually requires that, which we're perfectly fine with. We feel like we've worked with the land and done the best we can with that property and not too far out of character with the surrounding areas.

As it relates, Mr. Richardson, to SPLOST, we did have an initial meeting with Henry County SPLOST and Planning and Zoning and trying to understand the impact this would have. Just recognizing upfront that there would be some concerns with county agencies and folks with regard to traffic. What we were told, and what I understood, and I'm happy for somebody to correct me if I'm wrong, but that the real challenge, as far as the real immediate need that's going to clear up a lot of the congestion on Jonesboro Road is the Phase 1 improvements, which are already funded. I think the design is complete. I think they're about to let the construction go. At least what I understood was 2028-2029 timeframe is when Phase 1 would be approved. Phase 1, I think, is from Dutchtown Road to the interstate. This project is tied to a Phase 2 construction, which is tied to a TSPLOST improvement, which obviously hasn't happened or passed yet. What I was told is that once Phase 1 is complete, that would significantly help a lot of the concerns that this area has. We feel that timeframe would generally work with the majority of these projects coming online.

1:53:05.3

Richardson: Can you explain to me what happened with the modification from the 140-foot right-of-way from the center line to being reduced?

Moore: When I interpreted that condition, it just read 140 feet from the center line, which would be a 280-foot total right-of-way, which is in the likes of I-75. I think the intent was to maintain the 140-foot right-of-way total, measured 70 feet from the center line. I believe that was the intent, and that's what we proposed. That's generally in line with an arterial roadway. A 280-foot right-of-way would just be a monster. You'd be tearing out half the houses on Jonesboro Road if that was the right-of-way.

1:53:57.3

Richardson: I heard you saying in the discussion with different departments about the Jonesboro Road widening timeline. We have three rezoning requests, as mentioned earlier, that are coming forth tonight. No one has to tell me about the congestion on Jonesboro Road. I hear potential of clearing up some of the congestion. But it's reality, and adding 200+ homes, plus the additional homes on

Jonesboro Road, it's going to be a nightmare. Have you guys thought about any funded improvements to help alleviate until the TSPLOST is actually ascertained and approved?

Moore: I'm sorry, you said funding?

Richardson: Yes, to alleviate traffic.

Moore: I know that there were initial discussions amongst the groups that are involved in all of these zonings. There was never any 100% numbers settled on. I think there was some discussions of whether or not that was appropriate; how to even make something like that happen. I think that the settlement was to focus more on the release schedule of the lots that would not flood the market with all these lots at one time.

1:56:02.1

Risher: Looking at the reports and the maps, it appears that R-2 is really the predominant zoning in that general area. Have the applicants considered that and maybe going with a lower density such as R-2?

Moore: No, sir. The R-2 that is immediately to the west of us was an older subdivision, Marsha's Vineyard. It was developed on septic tanks before sewer was delivered to the area. That's the only R-2. I think that and maybe north and west across Jonesboro Road, which again was probably developed in that general timeframe before sewer was there. All of the zonings that have occurred since sewer's been there has been R-3, R-4, and then the one most recently approved, which was just maybe 300 or 400 years east of this one, which was R-5, the same zoning that we're asking for.

1:57:14.6

Risher: Okay, with the sewer, R-2 could go down to an 18,000-square-foot lot.

Moore: Correct.

Risher: Rather than 12,000 or smaller.

Moore: R-2 is actually 22,000 now. R-3 would be 18,000.

Risher: That would be less impact, less density, and a little bit less congestion. It was just something to think about.

Nelson: My question was in line with Mr. Risher. Have we considered at all in terms of reducing down to maybe two units per acre?

Moore: We honestly were using the Future Land Use Map Designation as a guide for what the vision was for the property. What we've provided is in line and less than that. To be honest with you, that's really how we started.

1:58:21.2

Nelson: The reason I'm asking is that that is the biggest concern of the community that we are just overcrowding Jonesboro Road.

Moore: Understood.

Kolpak: In the Future Land Use Map is not like this, they, or years from now; it's future. We're right under net density like we've accomplished something. It's not what the community wants. The roadway doesn't support it. Not that the houses look bad, but it could be better. That's a lot of density, even if the Future Land Use supports it, doesn't have to happen today. 2035 is when the road is going to be built, we extend out to that far. It's coming, but it doesn't have to come today.

Moore: Right. I understand. I don't know the 2035, but I do know that the Phase 1 improvements, I think, are slated at '28-'29, which again times out with the release of the lots. There was intentional language put in by staff to try to deliver those lots in timely fashion; not a quick fashion, but a timed fashion, delayed fashion, to coincide with the completion of that construction, based on what we were told by SPLOST, that that's really where the bottleneck is. That would help all the way up Jonesboro Road.

1:59:48.6

Staff: I would like to read into the record that Condition 7 addresses the phasing of this project, which reads, Development shall be limited as follows: No more than 25%, 51 permits, may be issued prior to January 1, 2028. Up to 50% of the permits may be issued upon the completion of Phase 1 of Jonesboro Road widening. All remaining permits may be issued after January 1, 2028, or once construction of

Phase 2 has commenced. Staff, as well as SPLOST, has came up with this condition to work out the road widening, as well as the permits being issued. I also wanted to address the dated letter of the Henry County Board of Education. It was actually dated September 17, 2024. There may have been some additional modular units placed there, but I'll definitely reach out to the Henry County Board of Education to confirm that for you.

2:00:58.1

Richardson: Perfect, thank you.

Kolpak: The stormwater was brought up earlier. Where this water is going to go from this property, no sewer, but there's also stormwater. Is that something we can get signed off on so that we don't impact a community downstream like Marsha's Vineyard?

Moore: I think Marsha's Vineyard is upstream. But to your point, yes. We have state rules that we have to follow as engineers. We'll slow the water down. It will be cleaned. It will be treated. There's four levels of detention and treatment that would happen before it releases to any natural waterway. The answer is, yes; otherwise, somebody's going to get in trouble.

2:01:50.8

PUBLIC PARTICIPATION

Daniel Younkins: I like at 3759 Jonesboro Road. I would like to clarify. May I speak in support and opposed?

Randolph: You've got 2 minutes and 3 seconds. We'll let you straddle that.

Younkins: I can come back. In the map that shows the layout, there are four individual lots that become landlocked in this subdivision that are right on Jonesboro Road. My wife and I have lived here since 1994. We bought the property from Randy and Amy Chafin. As I walked up the stoop Randy said, "You know they're going to widen Jonesboro Road. They got plans to make it four lane; this was 1994. I knew it was coming eventually. There are no better neighbors in Henry County than the Moore Family, the Chafin Family, and I'm very happy that as a unit, they've

taken great care of this property, and they've been great neighbors. If you look at the top, there's two little cutouts that the subdivision comes around. That's one house, a couple of properties; that's where my negative side's going to come back in. But these people deserve...They've been great stewards of Henry County. They're great Christians, proper, wonderful people; and they have made our life better living next to them. Their kids and our kids were friends. I support that for them very much so. Thank you very much.

2:03:46.5

No one else came forward to speak in support of the agenda item.

Daniel Younkins: 3759 Jonesboro Road, Hampton, Georgia. Like all of you have said, traffic is crazy. When we moved here on Jonesboro Road in 1994, we could play football in the street; whenever a car came, we'd say car, and everybody would step aside. I'm happy that everyone is getting to move to Henry County and see how wonderful it is. But to put 200 additional houses around our property, and now all of a sudden, of course Jonesboro Road is going to widen. With a 70-foot buffer, I don't know, maybe our whole property is going to be condemned. I don't know how that works out. I'm very anxious about this development. I see that they have it phased in pieces; but as a Henry County resident since 1994, I love living here. My wife and I are in our early 60s. We planned on retirement. We've built our retirement home right there. Apparently, we've got to start over now. Drama, but that's life. A lot of traffic. It takes me ten minutes to get out of my driveway now. With 400 more cars around, I don't know where the driveway is. I was looking in those nice pictures that the community did for where was my house in those pictures, but I never saw that. I'd like to know what Templar thinks about those two properties. Are they planning to wait until our property gets condemned and then just buy it pennies on the dollar? I don't know but opposed.

2:05:50.9

Connie Snow: I'm with Conserve Henry, 426 Chase Marion Way. At some point, we've got to stop and let the infrastructure catch up. I keep repeating that. I don't know if you guys realize but a couple of years ago, FBI's Most Wanted Sex Trafficker was caught off of Jonesboro Road, not to mention the crime is increasing. Adding

more people, increased crime. You've already had eight deaths in our jail in the past year, year, and a half. The jail severely needs to be extended. We need to add more room because the crime rate around here is just going astronomical. Again adding more people is going to add to the issue of our school's failing. We're at 27 schools failing right now. We're on the verge of being Clayton County. If you remember, Clayton County lost their school accreditation. Property values tumbled. Then on top of that, going back, that stormwater issue. Moore Bass can sit up here all he wants, but when he's asked questions, he's like, I don't know. I think, yeah, we haven't really talked about it. We can't keep approving plans based on when developers go, I haven't really thought about it. We can work on it later, but let's approve it. Let's approve it when the infrastructure can't support it. Let's make every citizen in Henry County's life miserable. Let's make sure they sit in traffic every day when they're trying to get home to their kids. Let's make sure we put our kids in failing schools, but let's just keep cramming the people in. I'm opposed to this development, and I'm opposed to all of them until we fix our infrastructure. I'm not against growth, but I'm against irresponsible growth.

(Clapping.)

2:07:46.2

Annie Quail: I live at 3524 Jonesboro Road. I do immediately want to say thank you guys so much for bringing up the questions and concerns that you have. As you can hear, that is much of what myself and my neighbors are concerned with in the area. We are not opposed to development. We are not opposed to change. We are opposed to change and development happening now because as you've heard, Jonesboro Road cannot manage this. Our community cannot manage this. You asked a question about the number of students going into the schools. That number was just one of those three developments we're talking about tonight. Realistically, we're looking at 500-600 kids being added to Dutchtown Elementary. I briefly just want to mention a few infrastructure issues because I want to make sure everybody else has their opportunity to speak. There's a major safety issue on Jonesboro Road. There's been a massive increase in accidents recently. We've had two fatalities, I believe, on that road in the past couple of months; another near fatality. And it's all over the news about the family and kids who are in the hospital because they were also in a wreck. I work from home. I'm there all the time. We are constantly hearing

near accidents, witnessing them ourselves. We've had to call 911 for accidents. That's right in that general area; that's not further down the road. Cars are passing out of frustration. They're not stopping when the buses stop to let the kids out. EMS is running more often because there's more calls. There's not enough medical to support the area. The roads are not wide enough, and the entrances to all of these communities are in a very short stretch together. It's already a problem with the new Camden (inaudible), whatever it's called that's the extension of Traditions, and nobody's even living in that yet. We ask you please consider denying this. Thank you.

(Clapping.)

2:09:46.5

Anne Fields: 329 Chase Marion Way, McDonough, Georgia. I'd have to ask that if you're going to approve this, you're going to ask for clarification on the 140-feet from center line. We're in a really tight position on Patrick Henry Parkway with that senior development that was approved by the county. Then when you widen Patrick Henry, you're practically widening to the front door of that building; there won't be a setback. It was poor planning. That's between Stockbridge and County; more Stockbridge's fault, I'm sure. I want to remind everybody, we are looking for that farm aesthetic. We've had success with two developers, the one in Ola that was presented a month or two ago, and they're bringing in that farm aesthetic for that community. That was the over 55 community that they've proposed, and the commissioners approved. They really nailed the aesthetic of that community. I want to remind all of our developers and our wonderful staff on these boards that we'd like to see more flowers, less grass around the detention and retention ponds. More Georgia pollinators, anything that's going to attract the bees, the butterflies, the good insects that help the ecological environment. We need that here. We are asking more developers for a farm like aesthetic because it's not that hard to pull that off, especially from the street view, to be able to create an environment that allows us to look like we're driving through the country. Thank you.

2:11:27.7

Angie Collins: 747 Peninsula Overlook. As I look at the photos that they provided, the homes look nice. I don't have a problem with that; but where we do have a concern is the magnitude of homes that they're trying to put in that particular area. I moved here almost 20 years ago, and Jonesboro, I'm five minutes from that shopping center. It was easy for me to get down there. Now it can take me 20-25 minutes to get 5 minutes away. When you think about what the gentleman who presented this said, he said, "We just approved a development; a development that's not finished that they're still currently working on." So when you look at the 200+ homes, I can't imagine what it would be like to have a child in the school system right now. I didn't grow up in an area where they had trailers outside because of an overabundance. I really had some serious concerns about that. The homes we just witnessed in Henry County, I don't know when we turned into a tornado alley, but when you don't have the proper structure like solid materials, we witnessed that young man, that actor's son, that house crumbled like a deck of cards. Some of the materials, if this were to get approved at a later point, perhaps once we actually widen the streets, maybe we can come back to this at that point in time. But Jonesboro Road, yes, this is a land-rich county, but to continue to force things down there that don't fit, and when you look at some of the water structures that we're having and all of the other concerns, it just doesn't make sense to approve something like that at this point in time. Sure, it's going to grow; we know that. But we want to be smart with the growth that we do have. So at this point, even though it looks like a nice property, I would say let's just pump the brakes on this for right now. Thank you.

2:13:23.8

Jean Kessinger: I like at 333 Rocky Creek Road. Yes, Jonesboro Road is a panic session. It's an accident waiting to happen. Last Thursday, there was an EMT Ambulance enroute to the hospital. It couldn't get by the traffic. I'm up on the curb, and it could not get by. Whose loved one was in that ambulance needing medical assistance? We can't do it. These are sardine subdivisions where they cram in the most. The developer gets their way, and everybody else has to be okay with it. We're not okay with it. We want quality over quantity. We want structure. We want some really good, quality homes. These whap-em, bat-ems, plastic houses, we don't want them anymore. We have enough room. We have enough land. We want the better

quality, and we don't want to have to pull up on curbs to let someone's loved one not get by because it can't get to the expressway. Thank you.

2:14:39.5

(Clapping.)

QUESTIONS/COMMENTS

Richardson: I have a question for Henry County Fire Department; a couple of questions, I should say. In reviewing this agenda package, this states that proposed plan did not meet remoteness. Turnaround distances must (inaudible) the international fire code. All amenities on site will be treated as commercial property for fire access and code compliance. Additionally, any road traversing streams must meet the compaction and load-bearing requirements for fire apparatus. Based on these comments in the agenda package, do you believe the infrastructure is currently in place to ensure safety of uninterrupted emergency access to this property?

2:15:50.6

Fire Rep: If I understand your question correctly, can we respond to a new subdivision on Jonesboro Road because of the traffic congestion? Is that what you're referring to?

Richardson: That's a portion of it. It's always a challenge, especially in the high traffic congested areas. The comments that we made on this particular development, and by the way what you're doing is you're approving a request for a new subdivision. The site plan, as well as the development plan, will go through Henry County Plan Review Departments, and the issue that the Fire Department has in looking at this now, it does meet remoteness per the Henry County ULDC or the International Fire Code 2018 Edition, Appendix D. It would have to be changed. It doesn't meet remoteness, as far as exits. It looks like they're landlocked in as far as some creek and some watershed issues here. We're not so sure that it can have two entrances, based on the number of houses in this subdivision. There's also some pinch points, so they're going to have to be corrected in the original

design of this subdivision, so that we do have access once we enter that subdivision, in case of a disaster or a fire that we want to make sure we're not isolating someone in that particular subdivision. As far as traversing any waterways in there, obviously it's going to have to meet the compaction, depending on how they design that traverse, whether it's a bridge or a culvert. It's going to have to meet compaction standards, which are clearly outlined. They also are provided with the specs for our largest apparatus to make sure it's designed correctly. All that will be addressed in any plan review from Fire or the Building Department. As it sits right now, we do know that it does not meet remoteness. That would have to be addressed during the plan review process.

2:17:50.7

Richardson: Thank you.

There were no further questions for staff or the applicant.

As-Salaam: Before we call the case, I have a few comments to make from staff's side. When this development came to staff, the other two that we're going to talk about after you make a recommendation on this one, kind of came around the same time, within a few months of each other. When we obtained all three requests, we sat down and realized, Jonesboro Road already has traffic concerns. We know that there are road widenings in place, and they're coming; they've been coming for years; but we're actually starting to see traction on them actually going on. For the education of the group, staff, we cannot recommend denial of a zoning case based off of traffic concerns because we have impact fees. It's Georgia Case Law. Basically when we sat down with the Fire Department, SPLOST, and the representatives for each of these cases to kind of figure out how we can make the infrastructure work in preparation for zoning conditions, we had a couple of ideas. Can the developers give some money to SPLOST to help with these road widenings? No, we can't do that because it's illegal. It's contract zoning. We have impact fees to help with that. One of the other things that they are able to help us with is with right-of-way acquisition. I don't know if you've noticed, but the piece of the SPLOST process that takes up the absolute most time if right-of-way acquisition because you have to go and chase down every owner and negotiate. Some of them, you can't find them. Then you have to go to condemnations. One of

the ways staff tries to help alleviate these traffic concerns is by helping SPLOST to obtain that right-of-way during the zoning process. We also did something new with that Condition 7. There's a condition like that in each of these requests that phase out the development, as far as the buildings, and when they can be permitted, and CO. We do understand that traffic is a big concern and that the road and infrastructure isn't there right now; but these zoning conditions are staff's way of trying to help alleviate the situation. I just wanted to make that clear and give you a little context before you make votes on this case and the ones that follow.

2:20:38.7

Nelson: Being that you said that, that brings about this question. Did we consider R-2 at any point?

As-Salaam: Yes, staff definitely considered...We asked the developers, can you go down to a lower density? Can you do an R-4, R-2, or R-3? They decided to proceed with this because they needed to have a certain number of units to make the cost work out. This is their request. Staff is recommending approval with our conditions, that I believe will help the situation; but ultimately, it's this Board and the Board of Commissioners' decision if the rezonings are granted.

2:21:20.5

Nelson: One other thing, based on the percentages, does staff feel like that actually meets the requirement for Jonesboro Road?

As-Salaam: When speaking with the SPLOST department, like Mr. Moore stated, the real concern was getting Phase 1 done. That's really where a lot of the congestion is. We know that there'll still be congestion during Phase 2, as well; but our real focus was, we know Phase 1 is definitely going to break ground soon, so we can tie it to Phase 1. It's hard to tie conditions to Phase 2 because Phase 2 hasn't passed the TSPLOST just yet. That's why we decided to tie it to Phase 1. Our hands are a little tied, so we tried to get as creative as we could with the zoning conditions, knowing that technically, we as staff cannot recommend denial based on the traffic; but we can recommend conditions to help the situation. That's just for context.

2:22:24.9

MOTION

Richardson makes a motion to deny the rezoning application. He stated, not out of opposition to growth, but in defense of sustainable growth. Growth that matches our infrastructure, protects our children's education, ensures emergency response remains timely, and to honor the promises made in our Comprehensive Plan.

Kolpak seconds the motion.

Nelson: I do feel like we need to move forward with growth, but we need to do it in a perspective. I have to agree with the Board on it.

Kolpak: My discussion would be, we've got to push it out a little bit further to match the next...Because the first one's just going to get filled up by a new development, and a new development; and out of the three that are coming, I like the spots where we push back development. We've just got, as much as we could push it back, because once the infrastructure's there, we can build it.

Motion passes with unanimous consent.

2:24:50.8

(Clapping.)

CASES

PRESENTATION/STAFF RECOMMENDATION

RZ-25-01 – Perry McElroy, Jr. and Jeanette McElroy of Palmetto, GA request a rezoning from RA, residential agricultural, to R-5, single-family residential for property located north of the intersection of Jonesboro Road and Haverling Pass in Land Lots 55, 56, 73, 74, and 81 of the 6th District. The property consists of 116.72 +/- acres and the request is for a single-family residential subdivision. District II presented by Kenta Lanham.

2:25:31.6

Lanham explains that the case is for property located north of the intersection of Jonesboro Road and Haverling Pass, consisting of 116.72 +/- acres, currently zoned RA, residential agricultural, with a Future Land Use Map Designation of medium-density suburban, a maximum of 4.0 dwelling units per acre net. A site plan is shown as submitted by the applicant with 313 lots, density of 3.93 dwelling units per acre net. Minimum lot size for the request as proposed by the applicant is 6,000 with an average lot size of 10,890. Some elevations are shown, as provided by the applicant. The property is located within the Highway Corridor Overlay District and would need to meet the standard there. Comments from various departments of Henry County are shown, including Public Safety, Police, Fire, Water and Sewage Authority, the School Board, and Departments of Transportation and Transportation Planning. The interior lots to the subdivision meet that 6,000 square feet that the applicant is proposing with those exterior lots a little bit larger, averaging out to that 10,890 square feet. The site plan will indicate tying into the existing Gates of Pates Creek Subdivision via Beachview Road, east of the subdivision, north on the plan shown.

Staff recommends approval of the applicant's request with the following conditions, as shown on the screen. Staff has made one change to the conditions, as it relates to landscaping, Condition 13, bringing it down to a 50-foot undisturbed buffer. And . Condition 8 would require dedication of up to 70 feet of right-of-way for the Jonesboro Phase 2 widening. Similar to the previous request, we have Condition 4 there which provides phasing of those units to correlate with the widening and completion of Phase 1 of Jonesboro widening, as well as Phase 2.

2:29:09.8

Nelson: Can you make a quick distinction between R-3 and R-5?

Lanham: Yes, R-3 and R-5, the main difference are those development standards. R-3 has a minimum lot size of 18,000 square feet. R-5 has a minimum lot size of 10,890 square feet, quarter of an acre. However, our multi-family code would allow for clustering of some of these units to achieve a smaller lot size, which the applicant is meeting those development standards. Minimum lot size for taking advantage of the multi-family section, I believe that is closer to 5,000 square feet or so.

2:30:19.7

Richardson: As indicated in the agenda package, it states from a public safety perspective that the conceptual site plan submitted has choke points which would need to be addressed. Is that being addressed, or is there a timeline? Are you aware of any specific risks that that poses?

Lanham: Similar to what Chief Black had mentioned previously, a lot of that gets hashed out during that development permit process. The choke point in reference is towards the front of the site with this corner there. However, it does have that secondary access point, tying into the Gates at Pates Creek, which does have two entrances off of Jonesboro Road.

2:31:23.2

As-Salaam: To add onto that, when we're looking at these plans at the Zoning Advisory Board and Board of Commissioners level, we have to remember that the plans are conceptual in nature; they haven't been engineered. A lot of the times, once a rezoning has been approved, and the developer comes in with their engineered plans for staff to look at them, changes are made that make the subdivision work with all codes. Yes, there's a choke point there, but it's conceptual in nature. That's something that the Fire Department always works out at the development stage. A lot of the real heavy lifting comes after rezoning.

There were no further questions for staff.

REPRESENTATION

Steve Moore: With Moore Bass Consulting, 1350 Keys Ferry Court, McDonough, GA. Here tonight representing the applicant on this rezoning. To the point of, again Mr. Richardson, you're asking great questions about the choke points and the Fire Department. The Fire Department has really started taking a very hard look at some of those items. We've actually started at the planning stage early on trying to get in front of these issues. This is very recent. We have a couple of projects that are in the planning phase right now, and that's been a talking point is going ahead and getting that input now to try to deliver you guys the most updated, accurate plan that's been vetted in that department.

This is 116-acre track on the north side of Jonesboro Road. The Gates of Pates is immediately to our east, Jonesboro Road to the south, the property that we just talked about to the south and east. Again the Future Land Use Map, that orange is actually high-density residential. Not real sure why it got that designation. The yellow orange, which surrounds us, is the medium density, again supporting up to four units to the acre. Again a majority of the property around us is already zoned in some fashion either R-2, R-3, or R-5, RM at the corner at the McCullough Road. This is just one of the last kind of undeveloped pieces of property on the north side of Jonesboro Road. This is an aerial view, showing it in relation to the Gates of Pates. We're proposing an access connection to Canal Street to support fire protection and separation. Same architectural hardscape, landscape style for the Jonesboro Road entrance. It would be a single entrance to Jonesboro Road. The other project had two entrances to Jonesboro, then the other entrance into the Gates of Pates Creek. There's two separate amenities proposed on this plan, a clubhouse, resort-style swimming pool with a parking lot and the mail kiosk, as well. There is a separate amenity that would be posed in the rear of the community, an open-air pavilion, and two pickleball courts.

There was a discussion about the R-5 and the differences in the cluster housing provision. A difference between this one and the one that I presented earlier is that cluster housing provision, where basically what we're taken is the lots, and we've shrunk them down in size. Then we have open space strips that exist behind each of the proposed lots. So every lot in this community, in addition to there being a 50-foot perimeter buffer, I guess is what the final condition was from staff after the 70-foot right-of-way donation, still would retain the 50-foot buffer; but every lot in the community backs up to open space. That's the option that we used that's a provision that's allowed in the R-5 code. Again these are slightly smaller lots, but every lot backs up to open space. That's the development proposal with this project.

Applicant shows some architectural styles and street views, along with a video. This community has approximately 21 acres of open space. These homes are 1,750 square feet to 3,250 square feet, predominantly due to the size of the lots. There'll be two-story homes, whereas the other one had some ranches. These

homes are estimated to range starting in that low- to mid-$400,000 range. Given the size of the project, the buildout of this will not complete until six or seven years from now. That would be very similar with the prior project. We've read through staff's recommendations, have no concerns with those. They appear to honor the intent of what we're trying to do. Understand the concerns with regard to traffic. We've tried to involve those agencies as much as we can and work with staff to try to put some reasonable timeframes on the release of these lots to coincide with the completion of those necessary infrastructure pieces.

2:39:11.3

Nelson: In line with Condition 7, the 25% that you guys have discussed, at any point would you consider going less to maybe 10%? I realize there was a lot of thought put into, but we're at a point to where the congestion is just so intense, we kind of need to go overboard.

Moore: I would say it could certainly be discussed. I would love to involve SPLOST a little bit more and get some detail on their timing. That would be really critical. What we would prefer is really to tie the percentages and the deliveries of those COs more to a date-specific item, rather than tying it to a completion of SPLOST projects. There's some median there that we need to figure out. I think it's tied to more of a date release. Then the county leadership can influence SPLOST and whoever else to meet those deadlines to make sure that infrastructure is in place before those lots get released.

2:40:44.4

Nelson: I say that, realizing that growth is coming. At the same time, like the Board has discussed earlier, we need to minimize it at this point.

Moore: Understood. We would love the opportunity to work with SPLOST, staff, whoever, whatever other agencies to try to work out something that makes sense for everybody.

2:41:16.1

Randolph: If we could go back to the layout again, are there two existing homes on the far end that you're running driveways to?

Moore: On the left-hand side of the map?

Randolph: Yes, which is north.

Moore: No, ma'am, they're not existing houses. The property just necks down. Rather than continuing the project with a very long dead-end road, we just decided to carve that up into two large estate lots. Those will be two residential lots at the end of the community; but I don't believe there's any existing homes on that property.

2:42:02.8

Randolph: On the property that's outlined. How about the property that's near the lake on the other side?

Moore: There are houses in that area right there that are not part of this project.

Randolph: How do they get in and out of there?

Moore: I have to look at the survey and see.

Staff: Some of these lots, I believe, have access Pates Creek.

Moore: Yeah, they may come through the powerline easement or some other access to Pates Creek Road.

2:42:31.7

Staff: Do you mean the lots in between the lakes and the subdivision here?

Randolph: Yes.

Staff: Yes, I do believe some of these lots would have access from that Pates Creek. Let me go to that aerial map. Yeah, these are flag lots that stake up, north of the lake, connected to Pates Creek. Those driveways will remain intact and not be impeded by development of the site, as far as driveways are concerned.

2:43:05.9

There were no further questions for the applicant or staff at this time.

PUBLIC PARTICIPATION

No one came forward to speak in support of the agenda item.

GD Hudson: 1003 Park Place. I definitely oppose this. It's my understanding this also connect in with Pates Creek, which I oppose. We've already got enough traffic on these roads and Pates Creek too. It's going to connect with Pates Creek and have an entrance on Pates Creek. The traffic is horrendous on Pates Creek, trying to get out on McCullough, to make a left or right at any time of day. Not just during school session, it's impossible. Or try to get out from Pates Creek onto Noah's Ark at any time of the day. I definitely oppose this road. Then we'll go on into the Pates Creek development, which I will oppose too. Thank you.

2:44:36.9

Annie Quail: 3524 Jonesboro Road. The comments I made on the previous withstand, so I won't repeat those. There are a few additional concerns that I have about this property that I would like to share. We are an immediate neighbor to this property. The entrance that is designed, based on the images that we see on Jonesboro Road, is already at an issue where that road floods. That's before they're adjusting any of the topography. That floods with just a regular rainstorm, and that is regular issue for us. In addition to that, the additional subdivisions that have been built there have caused additional flooding, as you head towards McCullough. There's already another subdivision being built on the corner of McCullough and Jonesboro. We're continuing to add to that as we're changing the topography for the land. Specifically for us, if that topography changes, it's going to force flooding into our home, which is obviously going to be an issue. We're pretty confident that that is a flood zone already and is a watershed area, so that's something that is also of concern. Additionally, I want to mention concern about safety again.

2:45:53.9

Quail gives an anecdote about safety concerns, as a volunteer for Henry County Emergency Management and Homeland Security, regarding the Kids' Public Safety Summer Camp at Nash Farm Park. There was an accident one day at the corner of McCullough and Jonesboro Road. It took many members that were supposed to be at that camp 45 minutes to go just a few miles to be able to participate in there. They arrived complaining about the traffic.

Quail goes on to say that there are multiple entrances to subdivisions that already exist within the small space, four essentially directly across from each other, and seven within a shorter distance from that. Traffic is already building, and there's no traffic metering in that area. She mentions traffic going to the schools, stating there's one entrance to the Dutchtown Schools off of Mitchell and then Dutchtown Road, that is a nightmare during school hours. Add all of this additional traffic on top of it, it's still going to be a nightmare, even if they connect it through to the Flippen Extension that they're doing. I'm not against progress. Now is not the time. Please I humbly ask you to deny this.

(Clapping.)

2:47:50.8

Carla Owens: I live at 1118 Pates Creek Road. I didn't come here to speak on this particular case. I just have a little statement to make. Increased residential density with place an unstable burden on the existing road infrastructures. Our roads are not designed to handle the volume that these developments will bring because they aren't handling them now. I just wanted to piggyback off of what of my neighbors did state because I do live on Pates Creek Road, and we're struggling.

Angie Collins: 747 Peninsula Overlook. If I were in education right now, I just could not imagine the burden that you would feel as a teacher. You get into a job like that because you want influence the next level of the great of what's going to be. When you have an additional proposed 300 homes, 300 homes (sic) could be two homes per household. Within an area that's already overburdened with those trailers that are out there for the children, it's really too much. The timing just isn't right right now. I think everyone has said that we know we're in an area where people are going to want to live. We moved down here because we wanted to live here; however, with that said, you have to pace it, and you have to be smart about it. The way that they're coming here, 300 homes here, 200 homes there, we just don't have the infrastructure right now for something like that. I would say that the timing is really not right for this type of growth. As I look at those homes, they're small. Again, we just witnessed a household that crumbled like a deck of cards. Can we not have them suggest something like some solid materials so that we could at least, if something were to

come, they might stand a chance of actually standing up? Before anything is even considered to be approved, I think they should add some substance to those homes because they look a little on the cheap side to me. Thank you, Board.

2:50:14.4

Frank Wilson: I live at 1001 Park Place Lane in the corner house of Pates Creek. As my neighbor said, traffic is horrible. If these homes come up, it's going to increase the flow of traffic on that street 30%. I ran the program through DOT and all that. Not only the bridge that hasn't been inspected for 25 years on Pates Creek, when they did the dirt road; it only holds 20,000 pounds. We've got dump trucks going through there every single day off Pates Creek. They're carrying heavy loads. The road can't hold it. Then when 75 gets backed up, traffic goes through our neighborhood. I can't even get in my driveway when times like that. It's been backed from Jodeco all the way up McCullough Road, sitting there for 30-40 minutes, trying to get out of my house. I oppose this, and I would suggest y'all do the same. I would suggest that the builder that's going this build a house down there and move in there and then let him get out of his driveway. Thank you.

(Clapping.)

2:51:47.9

Taylor Webster: I stay at 125 Villa View Way in Hampton, GA. I just want to add, not piggybacking off of what everybody was saying, because it's obvious that we have a traffic issue, and school issues, and everything like that. My comment is on the actual proposal of the property itself. I believe that as a Henry County resident, and what the people of Henry County want, future homebuyers, first-time homebuyers, we want a quality product for one. We want amenities that are family oriented. I do not believe that the amenities in these properties that we've seen this evening are truly family oriented. Also the quality of the home. I feel we could get more land. I think people with home ownership, first-time homeowners, they're looking for the opportunity to build generational wealth. I don't think that's just going to come off the back of the house alone, sitting on just half an acre of land. I do believe that we're going to need more land opportunity for people that are buying homes. If the developers could take that into consideration moving forward, when they do come

up with these plans, maybe we don't want to be all close together, like somebody wants some space. That is my comment. Thank you very much for your time.

2:53:27.0

No one else came forward to speak in opposition to the agenda item.

QUESTIONS/COMMENTS

There were no further questions for staff or the applicant.

MOTION

Nelson makes a motion to deny the request.

Richardson seconds the motion.

Motion passes with unanimous consent.

2:54:50.5

CASES

PRESENTATION/STAFF RECOMMENDATION

RZ-24-09 - Hybrass Properties, LLC of Greensboro, GA requests a rezoning from RA, residential agricultural and R-3, single-family residential, to R-5, single-family residential, for property located at 1061 Pates Creek Road in Land Lot 73, 74 & 87 of the 6th District. The property consists of 108.09 +/- acres and the request is for a single-family residential subdivision. District II presented by Kenta Lanham.

Associated case VR-24-03 - Hybrass Properties LLC of Greensboro, GA requests a variance for property located at 1061 Pates Creek Road in Land Lot 73, 74 & 87 of the 6th District. The property consists of 108.09 +/- acres and the request is for relief from development standards. District 2, presented by Kenta Lanham.

2:55:59.6

Lanham explains that the case is for property located at 1061 Pates Creek Road, north of the existing Gates of Pates Creek Subdivision, consisting of 1.08 +/- (sic)

acres. The property is currently zoned RA and R-3, with a Future Land Use Map Designation of medium-density suburban, maximum of 4.0 dwelling units per acre net. The subject property is shown in gray in relation to the rest of the Gates at Pates Creek Subdivision to the South.

Additionally, there is associated variance request for relief from development standards to match the existing of lot width and size for those properties within the Gates at Pates Creek Subdivision. A site plan is shown with 217 lots with a density of 3.32 dwelling units per acre net. Home elevations are shown that were received with the application submittal. Comments from various County Departments are shown, including Public Safety, Water & Sewage Authority, School Board, Department of Transportation, and Transportation Planning.

A portion of the subject property was rezoned from RA to R-3 in 2019 for that Gates at Pates Creek Subdivision. This request is for Phase 3 of that development. This would be supported by that medium-density Future Land Use Map Designation. With the associated variance request, relief from the R-5 development standards are shown here, reducing that minimum lot size and lot width. Setbacks, that difference is marginal with just a modification to the front and rear setbacks. Within the Gates of Pates Creek Subdivision, there are 322 lots. The addition of the 217 lots brought that unit count above the DRI threshold or 500 units. DRI is a development of regional impact, which requires state review and input from various neighboring communities. At the end of that DRI process, it concludes with a list of required road improvements required necessary to support the development. Those road-related improvements are made clear in the recommendations as per the notice of decision, which is required as per Chapter 8 of the ULDC. As part of that DRI process, the applicant team does conduct a detailed transportation analysis, which the ULDC would accept in lieu of a traffic impact study. Long story short, a traffic impact study is required as part of that DRI process.

Staff recommends approval of the applicant's request to rezone from RA and R-3 to R-5, with the conditions as shown on the screen. Staff has made amendments to the recommended conditions, as it relates to the notice of decision and traffic impact study...Providing some clarity language regarding that notice of decision in Condition 6 and removing the condition for traffic impact study as per Condition 8. Traffic impact study was already done as part of that DRI process. Staff does

recommend approval of the applicant's request with the 19 conditions shown on the screen. As far as the variance, staff does recommend approval of the applicant's request for development standards for modification of those standards for lot size, lot width, and setbacks to match the existing Gates of Pates Creek Subdivision lots, with the condition that the approval of the variance be contingent upon the approval of the rezoning.

3:01:04.6

Nelson: In the last case, we talked about the reduction in terms of percentage. Did we include anything in this case?

Lanham: Yes, we did. Thank you for pointing that out. That would be Condition 4. Very similar timeline, very similar language.

Nelson: This one, we're doing no more than 50. The last one, we did no more than 40. The one prior, we were at 25%. What was the difference there?

Lanham: The number of total lots within the proposed subdivision.

3:01:49.8

There were no further questions for staff.

REPRESENTATION

Michelle Battle - Battle Law, 3562 Habersham at Northlake, Tucker, GA 30084. Applicant shows Phases 1 and 2, which were rezoned back in 2019, under RZ-17-15 and the platting for the first two phases, which was developed by DR Horton. That portion of the property is zoned R-3. It has a mixed land use designation. Part of it is high-density; the other portion is medium density. What we are proposing will flow out of this subdivision. This is the third phase. Currently there are 332 lots that were approved for Pates Creek. Applicant shows some street elevations from The Gates at Pates Creek, a gated community. Applicant shows some model homes for sale for the site, existing amenities...a pool and clubhouse, and some existing homes and sales prices for those units. Most are 2,567 square feet or

more, 4-5 bedrooms, 3-4 baths, 2-3-car garages, and price points starting around $440,000; although here are higher price points. Phase 3 would be an additional 217 lots. The total gross density for the project is less than the four units per acre that's allowed under the Current Land Use Designation. The R-5 is being requested because it most closely aligns with what is already in the subdivision, which is why we didn't go for R-3. R-3 requires 18,000-square-foot lots. Pates Creek was conditioned on 10,000 square-foot lots. Our lots are slightly bigger. These are 10,000 square-foot lots with 70-feet of frontage, 30-foot minimum rear yards, side yards at 10-feet, so each unit is about 20-feet apart. Applicant shows some home elevations. The existing clubhouse and pool will be utilized by all the units, under a mandatory Homeowners Association. Lakeside is also intended to be developed throughout the site, to maintain undisturbed buffers and wetlands and to add a pavilion and lakeside park amenities for the entire community.

3:06:20.4

This project does have access to Pates Creek Road, which you've already heard about the challenges along that corridor. We know that there's a lot of area within this corridor that's available. A lot of the people who have lived there for lengthy periods of time have land that they are trying to sell. We understand needing balance between new development and the infrastructure improvements that need to be made. The staff has tried to address that with limiting us to no more than 50% of those units being allowed prior to 2028. We would expect this to be a Phase 3 potentially of Horton or some other developer. There is a pacing that they have as they are moving through with the new sales. I think that's the difference between us and the other applications. Not that I don't love Steve and the product, and Templar, and those who have come before; but we are already there. We're not creating a new subdivision; we are trying to extend the subdivision and finish out the land that we already have for this project. This will be gated on this side, as well.

3:07:53.5

With regard to the variance that has been requested, we believe that that is appropriate. The 10,000-square-foot medium lot is pretty standard in this area. The Gates at Pates Creek, Crystal Lake Village, and that last space is at 10,890. We

would respectfully request the variance for the slight reduction because we want to be consistent with what's already been approved for Gates of Pates Creek in 2019. While we were sitting here, I was able to look up some information on the school situation and did find in the Henry County Reporter, it was reported November 13, 2024 that the SPLOST 6, which was approved, provided for additions to six middle and high schools in the area. Dutchtown High School has already had its addition finished in 2023. Dutchtown Middle School classroom addition was approved by the Board of Education, I guess, in November 2024. They will be adding 12 classrooms. That should be completed by the summer of 2026, based on what was reported in the paper. That gives a little context that the School Board is moving in alignment with the increase in student population.

3:10:16.2

Nelson: According to staff, DRI is requiring a traffic study. If this traffic study come back and says that we need to improve the road conditions out there, what happens at that point?

Battle: The DRI has been completed. The traffic analysis was submitted as a part of that DRI review, and the notice of decision was issued and attached to the proposed conditions. It is my understanding, and our engineers here, as well, John Palmer, and he needs to speak to this, but there were no specific requirements on this project. The improvements that are being done as a part of the SPLOST along Jonesboro Road would be able to address the issues, I presume. We are not providing any additional access points onto Jonesboro Road. Our access points will be off of Pace Creek Drive; that's an 80-foot right-of-way. We did dedicate right-of-way along Jonesboro Road, and I'm not believing that there are any other specific things. To the extent that the notice of decision requires us to make any improvements, we have to make those improvements as a part of...

3:11:42.9

Nelson: What percentage of Phase 1 is complete now?

Battle; I believe all of Phase 1 is complete. Horton is in Phase 2. I can't say how many lots they have left in Phase 2.

Nelson: Let's go back, what percentage of phase.

Battle: They are in the process of completing Phase 2 now.

3:12:04.3

Nelson: This is Phase 3.

Battle: Yes. We know that projecting out, staff has indicated that no more than 50% of the units before 2028. I think that's pretty aggressive, hard to believe that between what they're selling now and the infrastructure that has to be installed, that it may take a little longer for them to get to the actual production in 2028. It is certainly possible. I think that's why it was easy for them to agree to the 50% number.

Nelson: Could you give the quick numbers again?

Battle: They've got 332 units that were approved in Phases 1 and 2.

Nelson: We would be building roughly 150 or 165, something like that, roughly.

Lanham: You're speaking as far as what the condition requires?

Nelson: Yeah, the 50% before '28.

Lanham: 108 permits.

3:13:00.9

Battle: Yeah, they did 50% of the new units coming onboard. That's 217. That's how they got to the 108.

Lanham: Yes, thank you.

3:13:11.3

Battle: It did not include what's remaining in Phase 2.

Lanham: That is correct. Zoning conditions placed on this property would not be able to affect the building permits of Gates of Pates Creek Phase 1 or 2, since those have already received zoning.

Nelson: Would you consider the 40%? We're talking three years.

Battle: I'm going to let John come up and speak to that. I don't want to say the wrong thing.

As-Salaam: (Inaudible). If the Board wants to see those numbers lower, then they're completely within their right to request that.

Nelson: That solves that.

3:14:07.2

Battle: We'll take 40%, yes.

Kolpak: Tell me about the amenities for this community, please.

Battle: The amenities would be the existing pool and clubhouse.

Kolpak: Wait, existing pool? These 200 new homes aren't going to get their own pool?

Battle: That was not the intent. What we were trying to do was to have the lakeside area that would also be accessible. Staff has certainly recommended the pool. If that's what you all recommend...

3:14:44.3

Kolpak: I would say two pools and a play area for kids. You're trying to build a community...

Battle: We do have the play area. That's not an issue.

Kolpak: A field? A half-acre? An acre? A field?

Battle: I'm not sure exactly on the back by the lake. The intent and what we have on the site plan.

3:15:01.6

Kolpak: You can't count the lake.

Battle: That's the existing amenity. I hear what you're saying, which is what are we doing in that part? We've got the pavilion and a lakeside park.

John Palmer: With Falcon Design, 235 Corporate Center, Stockbridge, GA. To bring up the point about the playgrounds, I think everybody agrees with that.

Kolpak: I don't want a playground. I want a playfield because I was in a meeting with a developer, and he thought going to a park from Willow Lane would work. I would like to see in anything coming in Henry County, a park with that kind of subdivision, somewhere where the kids can all congregate and go have fun. It doesn't cost a lot of money, other than you just don't build as many lots.

Palmer: I don't disagree with you.

(Clapping.)

Palmer: We're not the developer. We'll work with them to come up with a good place to put an additional park. We may be able to expand it around...You can't really tell on this. We have a color rendering, but there's actually two lakes on the left side of the page. There's a park at the end of that cul-de-sac at the top that has a pavilion, it has grilling stations, it has park benches,, and this will have a little dock out to the lake for the community. We can expand that area potentially to create more playfield environment, also at that same area. I'll talk to the developer and see if we can make that happen. If you make it a condition, we'll make it happen.

3:17:15.2

Kolpak: I would just think with 200 new houses, I would definitely want a pool or two to even be considered. There's a subdivision that has 400 residents, and they've got a little junior pool? It didn't work a few years ago, and it's not working now. I think we've got to build communities that are enticing to people that want to stay and live here.

3:17:42.9

Battle: The one thing that I would point out, and we've had this conversation not so much here in Henry but in some other jurisdictions that I work in, the HOAs are responsible for the maintenance and upkeep of those. What that means is that the more amenities that you put in, the higher the monthly assessments will be for that community because they have to maintain both of those. We certainly hope that

everybody within those communities pay their assessments the way that they're supposed to. Certainly, the HOA has a right to place a lean on properties when people don't pay. Bu the truth of the matter is, as money gets tight, that's usually the first thing that people don't pay. They'll pay their mortgage, and their mortgage is already covering their insurance and taxes; but then suddenly, the monthly payment for the HOA dues gets a little shaky. One of the things I'd at least put out there is to make sure that we don't overburden the HOAs and the people who are living in those communities. They have to take care of the maintenance and upkeep of all of the amenity areas. The more amenity areas they have, the more money it costs them all in order to stay and live in there. And they all have private streets, I believe; all of those are private streets because it is a gated community. They also have to maintain the gates, and they have to maintain all of the streets themselves. I would just ask for that to be a consideration. That was part of the reason why we weren't looking to put in that second pool. Maybe it could be more of a wading pool or a smaller kiddie pool or something of that nature. I would just ask that we think about that. I don't know how much they're paying now, and that's something that we can find out in terms of what their current dues are. Doubling that, when you put in the other thing, you would think, there's just more people to spread that love around. Again, there's 332 people in that side. There's 217. They're all going to be one big subdivision, all sharing.

3:19:49.1

Kolpak: One thing for my proposal with this half-acre/acre lot flatland, if the HOA can't incorporate that, because that would be a smaller cost, I bet the kids, or a parent would cut that yard. That's where I'm not adding to the HOA's expense. You would lose a house or two. Here it would be four or five. That would make sense for something for the kids to have. If you build it, I can't knock it down.

3:20:19.5

Battle: Understood. I just wanted to point that out. Thank you.

There were no further questions for the applicant.

PUBLIC PARTICIPATION

No one came forward to speak in support of the agenda item.

3:20:59.7

Judy Hudson: 1003 Park Place Lane. I am one house from Pates Creek. I've lived there 38 years. I've watched it grow from a dirt road to a paved road. It's traffic on that road unbelievable, as I said before. If they're planning on putting that many houses in there, I agree with you, put some pools and something else in there. But the infrastructure cannot take care of that subdivision on Pates Creek. It cannot. I would invite each one of you to drive down Pates Creek. Try to get out on McCullough. Not during school time because you haven't got a chance during school, but now. Try to get out on Noah's Ark without getting hit. It's ridiculous. The infrastructure cannot hold up what they're trying to do. I would invite these developers from other counties and cities to move to Pates Creek or to move to Henry County.

Cheryl Delane: I live at 1002 Park Place Lane, Jonesboro, Georgia. I live a block from Pates Creek. I've lived there for approximately 30 years. The development that they are planning just doesn't fit. It will be too crowded, too crowded. Try and go there when your child is in school. When the school is open, the traffic is jam-packed. You cannot get out of Pates Creek. There's no traffic lights. There's nothing. So you have a difficult time trying to get there. I've gone all times a day. I go numerous times during the week. The traffic is not good. Not only is the traffic bad, but there's just too much congestion, period. Henry Piedmont, the emergency room is terrible. There's so many people there, they can't even take care of the sick like they should. I know they're expanding it; but their emergency room is terrible. You're trying to bring more people. They don't want it to be RA because they know they have to spread the homes out. They want to put as many homes as they can, and everybody in here know why; it's because of money. We all need money. I understand that. It's business. But don't put all these homes here. You pack them together. I'm told that the new law for Georgia with the R-5 says that you could put townhomes and cluster homes. I saw the gates. I've been to the community several times. They're saying that this is going to be part of that, which is going to now come to Pates Creek. Then they're going to put that property there with cluster homes. They're going to have town homes, I imagine, plus those other types of homes, because you can do that with the type of zoning they are asking for.

Audience members: Yes.

3:24:44.0

Delane: They'll tell you one thing, but they'll come and do partly something else. So they can come here, make it sound really good to you; but we have to live with that. We've been citizens, I have myself for 30 years. Judy told you she's been there for 38. We've been there, and we've seen it all type of ways for a long time. Please consider the citizens that live there. We love Henry County, and with the way they're doing it over in that area, they have so many places, townhouses, so many apartments, it just looks terrible. I don't even recognize the place. So please consider the citizens.

(Clapping.)

Jean Kessinger: 323 Rocky Creek Road. All I can think of is just because you can do something doesn't mean you should. It's like that last bite of steak that puts you over the top where it was no longer delicious; you suddenly were just a little bit too much. This is overkill of a different kind. You can't expect people to live like sardines next to each other. I call these sardine subdivisions. There's no basements, and they're $400,000, and they're not brick. Do they have embossed gold somewhere inside? Who's zooming who really? It's the developer. They clearcut it. They destroy the diversity. They put them houses up just as quick and cheap as they can. They don't care about whether kids have a place to play. They talk about a lake and a park. I'm sorry, I've been a mama. My kid's not going anywhere near that park without me, if there's a lake anywhere near it. It just isn't going to happen. You give a kid a playground. You give them a sandbox. You give them swings. You give them a slide. Do some of those things for my children, for my community, for my neighbors. Thank you very much. Please deny this.

(Clapping.)

3:27:04.4

Carla Owens: I live at 1118 Pates Creek Road. I'm in strong opposition to the rezoning request that would convert RA and R-3 lands to the R-5 zoning for high-density development. I Googled the company. I'd like to share what I've found because I think who is doing the work does matter, particularly if we're taking their word. I'm going to use the word allegedly because I do not know this for my own person, but just what I've read. DR Horton Lawsuit, breach of warranty. Many homeowners allege that DR Horton failed to honor their warranties adequately, leaving them to deal with significant repair costs. A case in Florida resulted in a $9.6 million verdict against the company for failing to address defects in a timely and efficient manner. When I looked again, several videos, these people bough DR Horton homes and now regret it. A harsh reality check, DR Horton exposed. Homebuilders are starting to crack DR Horton CEO issues. With that being said, before we take a person's or a group's word, what is their credibility in this industry? I'm going to just talk about a few things because there's a lot of people that want or have something to say. Back to strain on infrastructure, we already have slow internet, poor water pressure, and limited utility services in our area. RA zones aren't typically equipped for sewer lines, fiber internet, or high-volume water use. Adding this high-density community can overload these infrastructures in addition to the traffic that we have talked about. Environmental disruptions, one of the reasons why I love my property is because it's agricultural, is because of the wildlife, and the land that we have. This proposed development will destroy lots of green space, trees, and wildlife habitat. I have concerns about the heat island effect, air, and water pollution, especially important in our land because we do have creeks, and many of us have ponds. Hoping that environmental assessment and tree removal permits have been submitted and honored. Drains and flooding, this development will increase impervious services and put surrounding homes at risk possibly for flooding. Townhomes mean more rooftops, more driveways, more roads, all of which reduce ground absorption. We are near creeks and ponds, like I said, so perhaps that will increase our risk of experiencing some of those things too. Overall, this project is incompatible with the RA zoning that most of Pates Creek is. I do know that they were able to get, I guess, R-3 zoning. I was not even aware that that took place; but it violates the spirit of our community's longstanding values. We aren't opposed to growth; but we are opposed to reckless development that ignores the impact on roads, schools, property values, and natural resources. Thank you.

3:30:33.7

Leticia Gonzales: I reside at 965 Pates Creek Road, Stockbridge, Georgia 30281. Our property would be behind the new phase of the subdivision. Back in 2019, we moved to this area from downtown Atlanta because we were looking for a nicer, quiet, private place to raise our family. I am here to voice my opinion in saying no to the new phase. The reasons would be the school system. Dutchtown Cluster is already overcrowded, and unfortunately, it's failing. The traffic on Pates Creek is horrible, and the subdivision isn't even done. It will become the next Jonesboro Road. We will lose privacy, tranquility, living in an RA zone where we are surround by our beautiful trees and our natural landscape; we will lose all of that once the new phase is in. And the crime rate. I have a friend that lives at the Gates, and she says that 90% of the time, those gates aren't even closed. You're going to put in another gate on Pates Creek, and what are the chances of that gate being closed? We have people coming in and out. It's a nice subdivision as it is, but we have family, and we like the area because it is quiet, private, and, quote, unquote, it's safe right now. Once we bring in this new phase, I don't know about that. Thank you.

3:32:11.5

Celeste Frye: I'm from 157 Babbs Mill Road, Hampton. I just wanted to come and ask if you would please deny...Actually I'm speaking about almost every single subject because I'm against the growth. I'm sorry. I do realize we are supposed to grow, but there was a purpose in choosing Henry County. I purposely chose not to go to Fulton County, Dekalb County. I came up from Glynn County, but I chose Henry County for a reason. I would rather work on what we already have, put the money towards what we already have standing, the structures that are already here, improvement the developments that are failing at this point in time instead of going with the whole sardine concept. It's not going to work on Jonesboro Road. It's not going to work on Pates Creek Road. It's simply not. It doesn't matter what time of day. It doesn't matter whether there's school. It's just not. Whether the developments can add daycares...I got you on the pool concept, but what about a daycare, or can they even come up with a school concept that might help with the traffic going in and out or to bring the different types of unity within the communities. I chose not to go subdivision. I'm against them. I'm sorry, that's just my personal. I'm hoping that you guys will vote against, please.

3:33:51.5

Alejandro Medrano: I live at 1122 Pates Creek Road. I'm against the houses being built for a couple of reasons. It's congested with traffic. Also there's too many homes being built. That's going to affect our schools. My daughter is going to our schools. There is a lot of crime coming into Henry County; that's going to bring it in even more. I do construction, and I know how homes should be built. I've been in the construction industry for 15 years now. DR, their homes are not top homes. They're not low-grade, but they could be better. I've done work for them before. I've seen their quality. I've been there. I've done work not for them here in Henry County but for Fayetteville area. The superintendents there tend not to care as long as they're getting paid and they're making their money, which is great. At the end of the day, this is where I'm going to live, and their way of building could affect our community as it is right now. Thank you for hearing me.

3:35:27.9

Annie Quail: 3524 Jonesboro Road. We have belabored the issues with traffic pretty significantly tonight. I think you can agree with that, so I will not necessarily beat the same dead horse. But there are a couple of things that I want to mention that are very relevant to this particular community. I mentioned before that there are seven communities in a very small stretch of space; this is one of those. The community that I mentioned that has flooding that's happening on the corner of McCullough and Jonesboro? This is that community, so we're adding to the problem by adding more homes in there. It's wonderful that they're thinking about putting another exit to this, and that would be needed if you're adding that many additional people to it; but we've already talked about the issues that are at Pates and McCullough. In order for somebody to get to any of the community entities that are offered...the Publix, the daycares, the schools, et cetera, you're not going on the slow part of Pates Creek. You're coming out of that road, and you're headed down McCullough, which we've said you can't get to. Then you're either making a left and going to Flippen, which is a nightmare; or you're making a right, and you're going to Jonesboro Road, which is a nightmare. None of that is acceptable. We keep talking about Phase 1 tonight. None of this is a part of Phase 1. This is a part of Phase 2, and we're nowhere near it. None of these communities are on Phase 1, so all of the issues that they're talking about that are going to be solved are not issues that we're talking about because

those issues are not in Phase 1. Again I humbly ask you to please consider denying this for the betterment of our community. Thank you.

3:36:58.9

Kimberly Rowe: 1100 Pates Creek Road. I just ask you to please deny this. It's just not consistent with the area. We're pretty much all RA around there. There's donkeys, roosters, and just the density of that just doesn't even fit in. Pates Creek is just a really small road. Every time there's an accident on I-75, the GPS reroutes big trucks and everything else through there already. Another gate there is just going to exasperate the problem. Thank you.

Mike Rowe: 1100 Pates Creek Road, Stockbridge, 30281. Kind of moved out there because it was the country. I liked the privacy. Then I found out they were going to put the neighborhood up over there, which I was okay with that little bit. Thinking it was going to stay R-3. I have no idea why they want to do R-5. I'm kind of scared on the R-5, it might change. Anyway, I was kind of hoping they would do a little bit bigger buffer, a little bit more privacy, and they'd keep some more trees, since taking all the trees out. I know that's going to be tough to do. I wish also they would do the swimming pools, like y'all mentioned, two, three, four, whatever; the more, the better. The lake was already there, and I don't think anybody's going to swim in the lake, not anymore, not like the old days. Anyway, maybe y'all can slow this down a little bit. I appreciate it. Thanks.

3:39:00.3

Judy Hudson: 1003 Park Place Lane, Jonesboro. It's my understanding, why would they want to go from R-3 to R-5? Just high density? But they could put in townhomes, duplexes, whatever, if they quote, change their mind. They wouldn't have to go before the zoning board again if I'm not mistaken.

Citizen: Right.

3:39:40.0

Judy Hudson: We can't just take them at their word. Thank you.

Benjamin Quail: I live at 3524 Jonesboro Road, which is as you probably know is right in the middle of all these subdivisions that are being proposed to you. I just wanted to add one thing that we've hit on a little bit tonight, but not necessarily much focus, on the capacity of the hospitals and the emergency rooms in this area. We've lived at that address for about three years, and we've had two trips to the emergency room in that time. One was for our eight-year-old son. We were waiting in the ER for eight hours for a head injury. The second trip was just a few weeks later for me. Cut most of my finger off with a table saw. We were in the ER for 15 hours. Luckily, someone came up to me and saw the tourniquet and got me into triage. I think the capacity of this infrastructure, that says it all right there, 15 hours in the emergency room. You could tell by the actions of the people that work there in the ER that this was perfectly normal; it's an everyday occurrence. Thank you.

3:41:08.6

QUESTIONS/COMMENTS

Lanham: I would like to quickly add to some of what was raised during opposition. Yes, R-5 could allow for townhomes; however, that is not what the applicant is proposing. The applicant is proposing a single-family detached product with the 10,000-square-foot lot size, which mirrors what was done with the existing Gates of Pates Creek Phase 1 and 2. Rather than continue with an R-3 with a significantly lower minimum lot size, staff encouraged if they were to proceed to proceed with an R-5 to match our code, as far as lot size goes. That is why they are proposing that R-5. Regarding the townhomes, again that is something that could be done through the R-5; however, we have conditions in place that condition them to this conceptual site plan. Townhomes would not be a part of this site plan; it'll not be a part of any zoning approval that may or may not take place tonight or at the BoC.

Nelson: Being that that's been said, Ms. Battle, I think that answers the question.

3:42:41.0

Battle: Yeah, I was going to say, we would certainly be acceptable to a condition that there will be no townhomes, and that the minimum lot size would have to be

10,000. Again staff, I think, we were prepared to come here and ask for R-3 with a variance for the 10,000-square-foot lots.

Nelson: The R-5 was staff recommendation.

Battle: Correct.

Veum: For staff, is this in the Highway Corridor Overlay District?

Lanham: Phases 1 and 2 are. This is not. These are separate properties from what was adopted as far as the Highway Corridor.

3:43:32.0

Veum: It looked like the bottom part was in a portion that had been or is in the Highway Corridor Overlay District. It looked like it might go into the rest of the property. And also being part of the same subdivision, even though it is a different phase, it seems like it should connect.

Lanham: Certainly. Highway Corridor has language generally regarding kind of the big component of highway corridors, road improvements along those roads. Entry to the subdivision, conditions or requirements of Highway Corridor aren't really a factor. We'll clarify with existing Gates of Pates Creek Phase 1 and 2, see what those interior sidewalks, if we can require that as part of this phase.

Battle: We would like to say that all streets (inaudible) comply with the Highway Corridor voluntarily. That's what was intended.

Palmer: Let me clarify. The goal is Phase 1, 2 and 3, there's not an imaginary line that you're going to cross into that's going to look different. All the streets, the landscaping, the sidewalks from Phase 1 and 2 are going to continue into Phase 3. It's all going to look one community, one subdivision, the architecture of the homes. If the concern is that you want to make sure it does, you can put a condition that Phase 3 streets and sidewalks and architecture will match Phase 1 and 2

3:45:16.8

Battle: And to be clear, we represent Hybrass Properties. They are the land developer. The property currently is not under contract. Certainly, it would make

sense for DR Horton to seek to buy it; but we don't know that that will be the end user. We do know the type of product that we are willing to condition upon.

Lanham: And to add to that, staff has moved forward for a number of cases now. In the off chance that this is not developed by the same developing and building as far as Phases 1 and 2, we have Condition 13, Each permitted home development shall be compatible with existing homes as determined by Planning and Zoning. We want to make sure that these homes in this phase are matching what is within the existing phases. That's a language that is standard through all of our recent rezonings to avoid that mismatch that may occur if another builder goes in.

3:46:21.9

There were no further questions for staff or the applicant.

MOTION

Nelson makes a motion to approve RZ-24-09 with a condition of 40% by 2028, with also a condition of no townhomes or multifamily dwellings, and this facility will have added facilities equivalent to Phases 1 and 2.

There was no second.

Veum makes a motion to deny RZ-24-09.

Risher seconds the motion.

Richardson and **Kolpak** vote in consent with the motion.

Nelson votes against the motion.

Lanham: Just to clarify the record, Mr. Kolpak, did you raise your hand in favor of the denial?

Kolpak: In favor of the denial.

Lanham: Understood, thank you.

Nelson makes a motion to approve VR-24-03, based on the last motion he made.

There was no second.

Veum: A question, if there is no motion, what happens?

As-Salaam: We have to ask for dissenting motion. If nothing happens from there, then it just fails on the floor.

Nelson: Lack of motion.

3:49:38.8

Randolph: We do not have a motion; lack of motion fails. Any other business to come before the Board?

As-Salaam: Staff would prefer that there be a second motion made.

Kolpak: I'll make it.

Randolph: Okay, we have a second motion made.

Kolpak makes a motion to deny VR-24-03.

Risher seconds the motion.

Veum and **Richardson** vote in consent with the motion.

Nelson votes against the motion.

(Clapping.)

3:50:25.2

CLOSING COMMENTS

Randolph: Our next meeting is September 10?

Lanham: That would be Thursday, September 11.

ADJOURNMENT

_____ _____

Dawn Randolph, Chairwoman Kamau As-Salaam, Deputy Director

_____

FEM Transcription Services

The above signatures reflect the approval of meeting minutes by the Henry County Zoning Advisory Board for the Public Meeting, held at 6:30 P.M. on Thursday, July 10, 2025.

Henry County Zoning Advisory Board

Meeting Minutes Summary

The Henry County Zoning Advisory Board **held a Public Meeting at 6:30 p.m. on Thursday, September 11, 2025, in the community room located at 140 Henry Parkway.** The meeting was also streamed live on the county website, as well as on the Board's social media page. Notice of this meeting was posted in the *Henry Herald* Newspaper.

Those present were:

Delander Nelson, Vice-Chairman, District V
Jim Risher, District III
Don Veum, District I
Robert Kolpak, District IV
Kevin Richardson, District V

Planning & Zoning staff present were:

Kenta Lanham, Planner II
Kamau As-Salaam, Planner II
Alexius Jones, Planner I/Planning & Zoning Specialist

Delander Nelson, Chairman, welcomed everyone to the meeting and advised that today's meeting is being aired on Spectrum Channel 180; rather, the Henry County Government's Facebook page live streamed this meeting. Video is available on demand at the County website.

As a matter of housekeeping the following was stated: Anyone wanting to speak tonight must fill out a Public Hearing Speaker Card. A total of ten (10) minutes would be allowed for anyone speaking in favor of a case including the applicant. A total of ten (10) minutes would be allowed for anyone speaking in opposition of a case; for example, if ten (10) people speaking in favor, they must share the ten (10) minute slot. He further advised that when speaking to address the board members directly, not the audience.

PLEDGE OF ALLEGIANCE

[Board member leads Pledge of Allegiance.]

ACCEPTANCE OF AGENDA

Chair: Can I get a motion to accept the agenda?

Board: I make a motion to accept the agenda.

Chair: I have a motion. Do I have a second?

Board: Second.

Chair: I have a motion and a second. All in favor? Motion carries, unanimous. Staff, do we have any comments tonight?

0:01:29.8

PLANNING STAFF COMMENTS

As-Salaam: Yes, Sir. First, I would like to introduce our new employee, Miss Kamryn Bowen. If she could stand up.

Chair: Welcome.

As-Salaam: Secondly, we have a case that has been postponed by Staff. That's CU-25-03. Binta Bin-Wahad and Muhammad Qasmi of McDonough, GA request a conditional use for property at 1609 Highway 155 N in Land Lot 38 of the 7th District. The property consists of 9.966 +/- acres and the request is for a place of worship. That's District IV. That has been postponed by Staff.

Chair: Anything further, Staff?

As-Salaam: No, Sir.

0:02:15.3

Chair: If not, call the first case please.

CASES

PRESENTATION/STAFF RECOMMENDATION

As-Salaam: CU-24-11, Remigius Idaewor of Ellenwood, GA, requests a conditional use for property located at 585 Scarborough Road in Land Lot 222 of the 12th District. The property consists of 0.573 +/- acres and the request is for a non-home occupation personal care home. District II, presented by Kenta Lanham.

Lanham: Good evening, Chair, Vice Chair, Board members, and pillars of the Henry County community. The item before you is for property located at 585 Scarborough Road and the request is for a conditional use to allow for a non-home occupation personal care home. Property is zoned R-2, Single-Family Residence as shown on the aerial screen here and the zoning map here. I want to add that this request was heard by the Board in May of this year; however, due to an error in the advertising, Staff has brought the request back to the Board for reconsideration. This is the site plan that was submitted by the applicant. Shows a single-family home. The tax assessors indicates the home to have three bedrooms with a home size of 1,538 square feet. There's some quick zoning history with the subject property. As part of a larger tract, it was rezoned from RA to R-2 back in '87. The applicant's request tonight is to allow for a personal care home at this property, which would require a conditional use given that it's a non-home occupation personal care home. Personal care homes are subject to the standards under Section 4.03.19. of the code, which would permit that non-home occupation personal care home limited to six clients and would be permitted in all residential zoning districts with an approved conditional use. State license is also required by

OCGA 31-7-12. The applicant would need to make all necessary modifications to meet all applicable building and life safety codes and regulations including the installation of a sprinkler system. The applicant is seeking up to six clients as per the maximum permitted in the code. However, I will note that the Environmental Health Department reports that the existing septic system would be able to accommodate only five clients given its current specs. Improvements to the septic tank would be necessary before permitting of six clients. With all of that being said, Staff does recommend approval of the applicant's request with the conditions displayed on the screen. I do want to point out condition #3 that would limit the applicant to no more than five clients at this time. Six clients would be permitted upon completion of improvements of the septic system. Condition #5 there would restrict approval of the conditional use to the current owner. Any subsequent owners would need to seek another conditional use to operate a non-home occupation personal care home. This, if granted approval, would only be applicable to this property owner. With all that being said, I would like to take any questions if you have any.

0:06:19.1

Chair: I have one question. Does Staff have any current photos of this property?

Lanham: Yes. We do. Give us one moment. We'll have that capability in one moment.

Chair: Okay, great.

Lanham: We'll certainly have that photo available in a moment. Any other questions at this time for Staff?

Chair: Not on my part.

0:07:35.8

REPRESENTATION

Kolpak: Applicant, please come forward.

Idaewor: Good evening.

Kolpak: Hello, Sir. Please state your name and address for the record.

Idaewor: My name is Remi Idaewor. I live at 2705 Easy St., Hampton, GA.

Chair: Do you have anything to add to…?

Idaewor: Yes. I am seeking approval for to site a personal care home at 585 Scarborough Road, Ellenwood, GA. This application has been going on for some time now. Fortunately, it has been forwarded to this Board for approval. The application has been conditionally approved by the Zoning Department of Henry County, and it is now here for your consideration. But before you consider, I want you to know certain things. Number one, this home is going to address the growing needs of Henry County to house the seniors amongst us. We have a lot of waiting lists in several programs for seniors to be accommodated amongst us. That decreases the expenses the government has to shoulder to house them in nursing homes. I also believe that approval of this facility for conditional use to be used as a personal care home is going to create a lot of economic activities in the county, especially creation of jobs and housing of businesses. Also, Henry County has a vision to create an inclusive community that is a community that embraces different kinds of races, sex, and all other diversities in the community, especially those who have special needs amongst us. So if you are able to approve this, it will enhance the Henry County vision of creating an inclusive society. Also, I want you to realize that I know you know already, that according to the Fair Housing Act no one can be denied of accommodation based on sex or their disability or their race. You cannot say I'm not going to rent this house to you because you are White or you are Black or you have

some disability, or you can't be my neighbor because you have a disability. That is against the law. I humbly appreciate if you can approve this facility for personal care home to be used by Pacific Care Home as personal care home. Thank you very much.

0:11:41.4

Kolpak: Does the Board have any questions for the applicant?

Chair: Not at this point? Mr. Risher.

Risher: I think in some of your paperwork that was given to the Staff as part of your application it says that your company is called Pacific Group Homes. Do you have other homes in Henry County that you're taking care of like this?

Idaewor: No, not at this time. Thank you. No.

Risher: Also, do you have staff that live in the home with the people that you would be taking care of?

Idaewor: No. I'm not going to live in the home. That's why I live in Hampton County, and that's why we are asking for conditional use. Because according to regulations, if I live in the home, I don't need any approval. But I'm not going to be living in the home.

0:12:56.2

Kolpak: Any other questions from the Board? We will allow the remaining time for those wishing to speak in favor of the case, you can come on up. Please state your name and address for the record.

PUBLIC PARTICIPATION

Weatherspoon: My name is Rhonda Weatherspoon. My address is 300 Argento

Dr., McDonough. I am a real estate broker, and I work the south side of Georgia here. I've spoken to Mr. Idaewor in reference to this property because we've had clients who've contacted us, wanting to relocate in this area, and they wanted to know whether there was a place where they could put their elderly or family members with disabilities, they would be nearby for purchase. There seems to be a lot of this going on in the north side of Atlanta, but there doesn't seem to be a lot of it on the south side. So it's very questionable. I think Mr. Idaewor did not understand your question in reference to living in the property. There will be an on-site live-in person in the property, as well as two around-the-clock staff members. That's one of the things that's really important to some of my clients that are calling and asking for properties where they can actually be closer to relatives and be able to check on them and make sure that they have a quality of life during the time that they're not actually living at home with them. I think this would be a great opportunity for Henry County to be one of the forefront leaders in establishing these types of homes here. Thank you.

0:14:56.6

Kolpak: We still have some time remaining, anybody else would like to speak in favor? Please state your name and address for the record.

Carter: Shameeka Carter, 362 Ermines Way, McDonough, GA. I've worked with Mr. Remi. I know them or whatever. He has a lot of clients. He's a very great person. This group home will help, like he said, bring to the neighborhood, just to put out there, help people with disabilities, to help them out. Because, like Rhonda said, there's no plenty of housing around for that in that area. So this would be a good take on that. Some may say that personal care homes devalue local properties in the area that they are located. But it may shock you to know that research and experience in communities across Georgia and the US have shown that well-regulated, well-maintained personal care homes do not lower surrounding property values. In fact, when the home is kept in good condition, which I believe Pacific Healthcare

Systems will do, is committed to doing, it can protect and even enhance the neighborhood's appearance. Unlike other use, this home would bring stability, quiet, and long-term residents. We want this property to be a positive presence to the entire neighborhood, so that's what we're aiming for. That's what we're going for. Thank you.

0:16:23.5

Kolpak: Anyone else wishing to speak in favor? Please state your name and address for the record.

Usman: Good evening, everyone. My name is Anthonette Usman. I live at 3735 Arminto Dr., in Ellenwood, GA. I'm here to speak in favor of the applicant to support the location of a personal care home in Ellenwood for the following reasons. The personal care home is about more than providing services. It's about supporting Henry County's vision of an inclusive, caring community. It aligns with county priorities of equity and accessibility. It ensures seniors and people with disabilities to remain connected within their neighborhood and help families stay close to their loved ones without the burden of long travels. Most importantly, it's stressing the county reputation as a place that grows with compassion where no resident is left behind. By approving this home, the Board offends (?) Henry County's commitment to building communities that are only striving but also inclusive. Thank you.

0:17:55.7

Kolpak: Still about two minutes left if anybody would speak in favor.

In: Good evening. My name is Natalie In. I live at 2324 Fairwood Cir., Jonesboro, GA. I work as a Director of Intake, Pacific Healthcare System, and I deal with a lot of disabled residents, also with the families, coordinators, and support coordinators. Each day I get calls from them looking for homes for their disability clients. Because there's not a lot of homes or people who take them in. Even today I

had Miss Aids (sp?) call me from DHB looking for a home for a client that is stuck in the hospital for over two months because they can't find anywhere to place, no one to take him in. To say that, to say this is because a home like this would help make a lot difference. If you do what I do each day and speak to families, sometimes they can't even manage. They need help. Even to have outside help place their loved one somewhere else that they can visit and to be with them each and every day, it helps make a lot of difference. I don't know how to explain to you because I'm emotional over everything because I work one-on-one with these people every day, and I see what they go through. I see the pain. I see their cries. Many of them are homeless right now, and the families sometimes can't manage. Most of the people that we have right now are with older family members that they can't manage to take care of them. They're looking for help, and there's not much help for them out there. It would be really good if you could really find it in your heart to really consider this place because it would make a difference. It would make such a difference, it's unbelievable. If anybody else would really think about it, that would be good.

0:20:13.9

Kolpak: Your time has expired. We will now allow ten minutes for those wishing to speak in opposition of the case.

Alexander: My name is Carol Alexander. I live at 216 Pineknoll Ct., Ellenwood, GA. Initially when Mr. Idaewor came, back in May when he came before the Board, he didn't have a clear idea of who he was going to be servicing. He told us that it was 21-year-olds, and now it's seniors that he's going to be supporting. In this little, small house, you guys see it on the screen here, it's a three bedroom, two bath house that someone has converted the garage into some room. I don't know what it's being identified as. If there's seniors living in there, are they seniors that are mobile, or are they immobile, are they dependent on staff that's going to be there 24 hours? There's so many questions. In my opinion, this house is not conducive for seniors to live in and be

social. They would be just housed there just as if they were in a nursing care facility. According to the zoning, it's only supposed to be limited supervision and really no medical treatment for this condition, for this house. Why does he pick this little neighborhood? Why is it not other places that you can find that you can make a personal care home? To me, I live in this neighborhood. I pass this house every day. This house, in my opinion, is not conducive for senior care. It's really not conducive for any kind of personal care. It's too small of a house. There's no social outlets in the house. It's too small to house five people. Then if you have someone who's staying there, the young lady mentioned that there would be the client, then there would be somebody who would stay there 24 hours. Then there would be two staff people who would rotate times there. You're already at six-plus people in the house. I don't think that it should be approved. Initially when it came before the Board the first time, you guys declined it. I think it still needs to be declined. I don't think this house is large enough to accommodate. It's no social outing. If people come to visit, basically the house, on the county records it says that the house is 1528 square feet. The gentleman here said it was 1,000-something square feet. If you take that and divide that into four or five people in a house, somebody is living basically like in a nursing facility, in just a room, like a semi-private room. It's not an outlet. It's basically a nursing care facility. Our houses are not coded for medical care. The young lady who said that needs a place for elderly to stay, this is not it, in my opinion. I don't think it should be approved.

0:23:36.0

Lawton: Good afternoon. I'm Polly Lawton, 401 Shade Tree Dr., Stockbridge, GA 30281. I'm kind of advocating even for the seniors if this is to be approved. First of all, economic development, I think it's only going to be approximately about three staff members. If that's going to boost the economy over there, good riddance. First of all, the house is 1,538 square feet, three bedrooms, two bath. One bedroom must be designated for staff which cannot be shared with any resident. The occupancy of that needs to be reduced, if it is approved, to four. What

I saw on the schematics was the three bedrooms, one bedroom, I think it was 10 feet. A twin bed is approximately 39 inches, so that's going to give you three feet and six inches. If that person is immobile and need a wheelchair or what have you, where are they going to turn around? I think that needs to be reduced, that needs to be reconsidered. Also, I went through the OCGA code. It says the owner means the individual, any person affiliated with this interested in this facility providing care to the person under the license of the facility in the state must maintain an office also. Where's the office going to be? I didn't see that in the schematic, so that's supposed to be attached to the application according to the official code of GA annotated 111-8-62-.03. There are a lot of rules in there. -118-62-105 about the application, each application for permit must be accomplished by a sketch which supports what I'm stating, the plat, the photos are simple drawings of the home grounds with identifications of all structure. I think everything in the package was not inclusive. If he could provide that, then that would be something to consider. But based on what I saw in what he presented to the Board, I don't think that he met all the qualifications. Thank you.

0:26:07.7

Kolpak: We still have about four minutes if you would like to come speak in opposition.

Schmelz: Good evening, Board. Mildred Schmelz, 170 Dink Scott Ct, Ellenwood. I've spoken to you guys before regarding this issue and other issues regarding Northern Henry County. The only thing I'm going to say is that there is a personal care home at 303 Pinola Rd., less than one-and-a-half miles from this personal care home that wants to go in, and we don't need another personal care home in that area. Thank you for your service to Henry County.

Kolpak: We still have about three minutes, 30 seconds.

Jacobs: Good evening members of the Zoning Board. My name is Karen Jacobs. My address is 163 Chapel Ridge Dr. in Ellenwood, GA. I live in the Chapel Ridge Estates subdivision. I am here to speak against the proposed personal care home. But I wanted you to know that I'm not just representing myself. Will all who oppose this personal care home who are here today at this meeting please stand so that the Zoning Board can see you? Thank you. Over the past two decades, we've seen our neighborhood go through some extraordinary growth. The original homes in our subdivision sold for $400,000.00 and up. Today those prices are $800,000.00 and up. It's a clear sign that people believe in this area. Developers and home buyers alike see the value and future promise of our community. Yet despite this momentum, the development that continues to appear around us doesn't match that trajectory. We have too many gas stations, dollar stores, too many auto repair shops and fast food chains and no or few family-friendly restaurants, coffee houses like Starbucks or lifestyle-oriented businesses. Instead of seeing the growth of a vibrant, modern community, we keep getting these conditional use applications, this one being for a personal care home which the prior speaker pointed out would be in close proximity to a similar home. We are not anti-growth. We are not anti-personal care homes. We support development. But we want high-quality development. We are concerned that allowing quasi-institutional uses like these so close to homes that are now selling for $850,000.00 and up not only diminishes our investment but sends a signal that our area is open to land uses that more affluent master plan communities would never allow near their residential centers. It suggests that our neighborhood, despite the money that we've paid, the investments we've made, it's being treated as a dumping ground for uses that don't align with the high-quality development already taking place. We ask the Board to reject this application and please do your due diligence on this facility. Thank you for your time.

0:30:30.0

QUESTIONS/COMMENTS

Kolpak: Time has expired. Does the Board have any future questions for the applicant or Staff?

Chair: Yes. Can the applicant come forward please?

Kolpak: Applicant, please come forward.

Lanham: While the applicant comes forward, I want to add that in the event this Board does decide and vote for approval on this case to start operation of a personal care home, it's going to need to be brought to any Building and Life Safety Standards. It will require ADA compliance. It will require sprinkler system within the building. The state is going to need to license this business. Henry County is going to need to license this business. There are steps that will need to be taking place in order for this individual to start operations of this personal care home. I just wanted that to be clear.

0:31:38.5

Idaewor: Good evening.

Chair: I do have a question for you, Sir. That is, how long have you owned this property?

Idaewor: About one year.

Chair: One year? What was your intent when you purchased the property?

Idaewor: I didn't purchase the property. The property is owned by Miss Camber (sp?).

Chair: I'm sorry.

Idaewor: It's rented property. I didn't purchase.

Chair: You rented the property?

Idaewor: Yes.

Chair: You rented the property with the intent to start a personal care home?

Idaewor: Yes. I just want to add some little things. I heard some of them talking about the layout of the house. None of them has ever been to the house, inside the house.

Chair: Sir, your timeframe has expired in terms of you explaining to us. Now we're entertaining the questions that we have for you. I do have questions about the layout. Do you actually have a layout that indicates where people will be staying?

0:32:37.8

Idaewor: Yes. It's going to go through different approval processes, more than one year approval process. The fire department is going to look at it.

Chair: Do you have that layout with you now?

Idaewor: It was submitted to them. Do you have the layout of the property?

Lanham: We have the site plan that was submitted as part of the application and part of the Staff report.

Chair: Does he have any intent in terms of where people would be staying within there?

Lanham: That was not detailed as part of the application. That's not part of our application materials.

Chair: No problem. I don't have anything further. Mr. Risher.

0:33:18.4

Risher: I'm not clear on what changes that you would have to make to the home. Would it follow all ADA changes, for example, enlarged bathrooms for people that have wheelchairs?

Idaewor: Yes.

Risher: What about the sprinkler system? Is the home going to be sprinklered?

Idaewor: There are sprinkler systems already. The Fire Department ensures that it is ADA compliant. The Department of Behavioral Health ensures that it meets all the requirements before they approve anyone to be there. The fire sprinkler system is there. Then you have the fire alarm there already connected to the police department. Everything inside is done and dusted.

0:34:21.7

Risher: Would each occupant have their own bedroom, or would they be doubled up?

Idaewor: Everyone is going to have one bedroom per (inaudible), one bedroom each.

Risher: One bedroom per occupant.

Idaewor: Yes.

Chair: That brings about another question. I'm sorry, Mr. Risher. Did I cut you off?

Risher: I was going to ask again, are you affiliated with this Pacific group home?

Idaewor: Yes. I'm the owner.

Risher: Is that your company?

Idaewor: Yes.

Risher: How many other homes do you manage?

0:35:13.8

Idaewor: At this point, this is the first home to manage. We currently serve 62 counties in GA. Not personal care homes. Just private home living and facility. You have your grandmother, your mom, we send aides there to take care of them. We have been in business for about 14 years. We were established in 2009, 11 December. We've been in business for 14 years.

Risher: Thank you.

Kolpak: Are there additional questions?

Chair: No.

Veum: Yeah. If I understood correctly, you're having one bedroom per person.

Idaewor: Yes.

Veum: It's a three bedroom home plus you have Staff that needs...so it seems like you need six bedrooms.

Idaewor: No. The Staff are rotated. They are on the clock. They are rotated. They come in and go. They don't live there. They have shifts.

Veum: They don't stay on property.

Idaewor: No. They have shifts.

Veum: But if you have five clients, you would need five bedrooms.

Idaewor: We're not asking for five clients. The minimum is three clients. If you have space, the Department of Behavioral Health will approve for you to have three or four. We're not asking for five. We never applied for five. The maximum we applied for was four.

0:36:52.4

Veum: But in the case of this home, unless you did major renovation, it would only be three clients that you could have there.

Idaewor: The facility currently has four bedrooms. It was enlarged about five years ago to include four bedrooms. It was approved by the Zoning Department. The (inaudible) was approved. All the licenses were done and everything was approved. That was part of the plan that we gave to the Zoning Department.

Lanham: I cannot speak to any building permits that were approved for the site. Interior renovations like that would not be viewed by Planning and Zoning Staff. It would be reviewed by the Building Department. I cannot speak for what may or may not have been approved as far as the building goes for this site.

0:37:51.2

Veum: Do we have a Building Department person here that might know?

Kolpak: We do.

Holt: Good evening. I was doing my due diligence over there to try to find...

Kolpak: Please state your name for the record.

Holt: My name is Rudd Holt. I work for the Building and Plan Review Department. I did look up in both of our permitting systems. We had a plan review system that we were doing in 2020. I found no record of a renovation that was done at 585 Scarborough. I also went into our old system to see if I can find something else. There was a fire rebuild job in 2016 that was (inaudible) out but nothing beyond that.

Veum: Thank you. No more questions.

Kolpak: Any additional questions?

Veum: No.

0:38:51.9

MOTION

Kolpak: Please call the case.

As-Salaam: CU-24-11, Remigius Idaewor of Ellenwood, GA, requests a conditional use for property located at 585 Scarborough Road in Land Lot 222 of the 12th District. The property consists of 0.573 +/- acres and the request is for a non-home occupation personal care home. District II, presented by Kenta Lanham.

Kolpak: Do we have a motion?

Chair: Yes. I would like to make a motion to deny the request for CU-24-11.

Kolpak: Do I have a second?

Board: Second.

Kolpak: Any discussion? All in favor? All opposed? It was denied.

Lanham: Thank you.

0:39:54.0

CASES

PRESENTATION/STAFF RECOMMENDATION

Chair: Call the next case please.

As-Salaam: Yes, Sir. Before I call the next case, I ask that everyone in the room please silence their cell phones so that we can continue the meeting without disruption. CU-25-02, Genius Robinson and Kobe Williams of McDonough, GA request a conditional use for property located at 180 Berry Road in Land Lot 53 of the 11th District. The property consists of 4.216 +/- acres and the request is for a place of worship. District III presented by Kenta Lanham.

0:40:29.3

Lanham: Good evening, Chair, Vice Chair, Board members, and pillars of the Henry County community. The item before you is for property located at 180 Berry Road, currently zoned RA, Residential-Agricultural. The purpose for today's request is for a religious facility at the subject property. Aerial is here. This is the site plan that was submitted with the applicant's request which indicates the existing single-family home on the property. My understanding is that it would be renovated to match the requirements of the commercial developments. That would be a parking lot. That would be ADA compliance, fire safety with a sprinkler system. Here are some comments that we received from various departments. Henry County Water and Sewage Authority stated that public water is available to the property. Public sewer is not. Environmental Health reports that existing septic system on the subject property can currently support the proposed development. I'll speak on transportation comments in here in a little bit. Subject property is zoned RA, Residential-Agricultural. Religious facilities are permitted in these zoning districts with an approved conditional use subject to the standards under 4-03-14E of the ULDC. While the

property is able to meet these standards related to setbacks, buffers, and lot area, there are some significant transportation concerns with the request. Berry Road is classified as a local road, and it services a number of single-family residential lots, takes sole access from Airline Road, and does end in a cul-de-sac. As a non-residential use, chapter 8 would require roadway improvements from the frontage of the proposed site to Airline Road, involving widening to include relocation of existing drainage and pipe work. In total, that would be approximately 2,200 feet. Site distance to the site ingress and egress are also of some concern given the grade change of Berry Road and the curve that it takes as it approaches the site. With those transportation concerns in mind, Staff does recommend denial of the applicant's request for that religious facility at this property. I do want to add that Staff did receive a letter of opposition to the request from a neighbor via email prior to this meeting today. As per that letter, the individual who wrote that letter stated that they were not able to attend tonight's meeting due to a planned trip. A copy of that was provided along with Staff's report via the website. With that, I would be happy to take any questions.

0:43:38.3

Chair: Thank you. Does the Board have questions for Staff? Mr. Risher.

Risher: Yes. Have there been any studies on the drainage situation on Berry Drive? That very hilly area, as you probably know, and there appears to be a large drainage ditch in the backside of this property. Of course, this is also a dead-end road, which could cause a lot of traffic, people making turnarounds to get back to Airline Road. Are those some of the things that you've looked at in this situation?

Lanham: Yes. Berry Road being that local road, as well as transportation, Staff do not feel it appropriate to permit a nonresidential use that would take access to Berry Road. As for the drainage, I'm not aware of any studies that were done. I will say, in the event of approval of this request, permitting would need to be done to bring it to a commercial

standard with a parking lot, and storm water may be a factor with that as well, depending on the amount of disturbed land.

0:45:35.9

REPRESENTATION

Chair: Any additional questions for Staff? If not, we would like the applicant to come forward please. Please state your name and address for the record.

Hall: Good evening. Kayan Hall, 816 Lake Ridge Dr., McDonough, GA.

Chair: Miss Hall, do you have anything you would like to add to Staff recommendation?

Hall: Yes. I listened and heard everything you said. I put in this application as being a church. It's a small home on the property. When I first moved here to Georgia, and I'm going to start off with that. I'm not even going to look at what's on here. The church was a place that rescued me when I first moved here with my three boys. Today I find where whenever they hear of a church, want to start a church, it's not an easy thing to come in front of the Board to get a conditional use. But it was a place where I go to worship where I find hope. I still believe we could still find hope today. I understand all the issues about the property. It's a little over four acres. It's a small home. It can't fit much people in there to worship. You speak about the traffic. With everything that we need to comply when it comes down to the parking space, we will comply with that. But the church is somewhere we could go where the community will come together. The church is a beacon. It's where we come together, where you come together. As a single mom with three boys, that was their rescue place. It was a community, within that community, that bring us all together to worship. I still believe in that. I'm not here saying that we're going to put up a big building where how many people is going to be fit in it. It's a small home. We just want a place where we could worship

together, but I just want to do it the right way, by applying for all the permits that's needed for us to get to where we could worship and come together. I'm asking the Board to please give us the chance. I know, as he said, Berry Road, the road set up, but it can be done where even the neighbors will appreciate us being there as family, bringing families together, the community together, where we all can benefit from it. Our children can benefit from it. It's a place where we go do Bible studies, worship. I am just grateful that I'm here where there's still hope and faith, where we can still come together to worship. I do believe 180 Berry Road is the place for that. It's a big enough land where I don't think it's going to disturb the neighbors. We're not trying to disturb the neighbors either. We will comply with everything. If we were to get a yes on this permit, I would appreciate if we do. The church is needed. As I said before, we're not building a big building. It's a small home. I do understand it's a cul-de-sac, but the cul-de-sac is way past where the church would be. It's not like it's such a tiny cul-de-sac. It's a big enough land where enough parking space would be where it wouldn't be no disturbance, there would be no car parked outside on the road or anything like that. We plan on making sure...because I think that's one of the main things that a lot of people concerned about is the traffic that will come in the area. As I said, it being a small home, it won't be a lot of traffic. I just want to do it the right way by coming in front of the Board today where we can come together just to have worship one day out of the week and then also do Bible study as well. Because a lot of other programs we do on Zoom. It's not like four days a week where we're going to have a lot of traffic there. It's a very quiet area. The property is big enough where we can still keep down, where it can still be a peaceful area. Our intention is not to disturb our neighbor but it's where we will welcome our neighbor to worship with us as well. I really appreciate if you could take it in consideration to give us this chance of this conditional use permit so we could go ahead and worship together as family. Thank you.

0:52:44.0

Chair: Thank you. Does the Board have questions for the applicant? You may be seated. We have about three minutes remaining if anyone would like to speak in favor.

PUBLIC PARTICIPATION

Whyte: Good evening, Board. Good evening, everyone. My name is Joan Whyte, and my address is 100 Cotton Dr., Stockbridge, GA, 30281. I'm here to support Kayan Hall. She's a friend of mine. Also, we're in ministry together. When I think about the mission that she's on, she's a person who's all out to helping people, elderly, young people. When I listen to her and I see the mission that she has, the vision that she has, even for my son when I think of him also as a mother, I cry tears over my son. When I hear that he's now attending Bible class and it's transformed his life, I think about other young people, older people. Kayan has a mission. All she's all about is to have a little church where she can have people gather together, learn about God. There's so much crime going on around us now. People's lives need to be changed and transformed. I'm just asking the Board to give her a chance so that this vision can be accomplished. Thank you.

0:54:26.2

Chair: Thank you. At this point we have about one-and-a-half minutes for anyone wishing to speak in favor. I don't see anyone coming forward. We would like to allot ten minutes for anyone wishing to speak in opposition. Come forward. Please state your name and address for the record.

House: Good evening. My name is Marilyn House. I live at 245 Berry Road, down the street from where this church wants to be put...it's a house already. We've lived there 25 years. It's nice and quiet. We want to keep it residential. I have nothing against religion. I'm a religious person too. But that's no place to have a church. There's lots of other places they can put a church. Again, we just want to keep it residential. Thank you.

0:55:40.2

Paris: Good evening. My name is William Paris. I live at 119 Berry Road, McDonough, GA. I've looked into it also. What I've looked at right now is that it is listed as a residential-agricultural area. The whole area is now, because of the growth that we've had here, it's surrounded by residential and retail areas, commercial areas. I've looked at the Kellytown Area Overlay that was done, that was looked at that right there. I think that in the vein of what the intent of what this county is and the Zoning Board is the preservation of a rural character. If you look at most of those areas, they've got three to eight acres. They're fairly decent plots for things like what I want to do. Retire there and just grow and looking at it from an agricultural standpoint also. There will be an exponential increase of traffic even if it's ten or 15 people within a congregation. The infrastructure is unable to support that. You've already seen that from the individual right here stating as far as the roads right there. The infrastructure, I don't believe, will be able to support that. There's a plethora of retail property within this county right now that somebody could use for a church. I support a church, absolutely. But I'm also looking at the area as far as it will provide, in my mind, a danger with the increase of the traffic. If you look on a map, you'll see the area between Airline Road and where it junctions with Berry Road. It's an area that I constantly have to watch out for. It's an area that's a blind spot coming out of Rockdale County off of Airline Road. Even if it is approved, please look at that just for the health and safety aspect of it for traffic itself. Also, if you look at where that's at right there, it does, in my mind, an environmental impact with that draining off into the South River, which is an area that's endangered right now. I understand that the septic system can take care of that. I understand that. But you're going to have an increase in people hopefully with the church if it grows. Overall, it's just that it is, in my mind, incompatible with what the intent is for that area right there. We're surrounded right now by residential and commercial areas. It's one of the few areas, in my mind, that's consistently shrinking that is still listed as agricultural also. If you look to the north of it, you've got

horse farms and other areas where it still is primarily agricultural. To me, and I also mirror that there's many other places that a church could be, but I think it's incompatible with that area. Are there any questions?

0:58:45.4

Chair: Anyone else wishing to speak in opposition? You have about five minutes, Sir.

Powell: Good evening. My name is Tyson Powell. I live at 130 Berry Road. I do sympathize with the young lady, understanding her joy and what the church has done for her. My concern is that I just don't think that it's conducive building a church to this area and neighborhood. One of the biggest reasons is because, like it's explained by other people, many people walk up and down this block. People have been living on this for a long period of time. She can't be responsible knowing how other people are going to handle the driving. There are plenty of blind spots because it is on a hill. Where I'm currently living at we have to pay attention to be careful as we're coming out because of blind spots. We have children that are walking down there that you're going to be more concerned. People walk their dogs. In addition to that, there's always a noise population. A church, as much as I'm all for it, it doesn't stop just on Sunday. What if she wants Bible study on Wednesdays, Fridays? We live in the neighborhood. She gets to go home while we're still there. Building a parking lot, it would be another concern. That may bring people that would want to park there, trucks of people parking when she's not there. That leaves a concern for us that we would have to deal with as the residents who do live there. You've already mentioned and heard about the septic system. That's another concern. Another thing, I'm all for the church, what if there are other conflicts of religious beliefs that people might live right next door, next to her? They might not share the same ideologies as her. This is a residential. It's not something that would be considered public. It's been stated already before. So those would be my concerns. Thank you.

1:00:23.3

Chair: Thank you. We have about four minutes. Anyone else wishing to speak in opposition? Are you coming forward, Ma'am?

Kempf: Good evening. My name is Carey Kempf. I also live at 130 Berry Road. I have been a Berry Road resident for about 34 years. My mother lives right down the street. It is a high concern for me. It is a very nice, quiet place. That's the way we want to keep it. I also am in favor of church. I've been going to church for 43 years of my life. It doesn't have anything to do with that. It has to do with where we are, the way the road is set up, traffic, noise. You get new congregation coming in. We don't know these people. I know all my neighbors. We don't know what issues it may bring forward. It is a high concern for me. I would like to keep it the way it is. Thank you.

1:01:37.6

Chair: Thank you. We have a little less than three minutes. Anyone else wishing to speak in opposition?

Tillman: Good evening. My name is Tracy Tillman. I reside at 295 Berry Road. Since we've moved there about five years ago, even the owner that used to be the owner of the house right where Airline and Berry Road connects, he had been there when it was a dirt road. He warned us about the traffic going from Berry to Airline. There's a big hill. So, a lot of crashes do happen there where Berry and Airline do connect. Even since I've been there there's been multiple crashes. To increase the traffic in that area, I don't think that would be a good idea. Thank you.

1:02:35.7

Chair: Thank you. We have two minutes. Anyone else wishing to speak in opposition? I don't see anyone coming forward. Does the Board have

additional questions for the applicant? Have questions for Staff? Call the case.

MOTION

As-Salaam: CU-25-02, Genius Robinson and Kobe Williams of McDonough, GA request a conditional use for property located at 180 Berry Road in Land Lot 53 of the 11th District. The property consists of 4.216 +/- acres and the request is for a place of worship. District III presented by Kenta Lanham.

Chair: We've heard the case. Do we have a motion?

Risher: Yes. I make a motion to deny the request based on Staff recommendations which is based on physical limitations of the property and also its limited traffic capability and drainage issues.

1:03:57.4

Chair: We have a motion. Do we have a second?

Board: Second.

Chair: We have a motion and a second. Any discussion? All those in favor? Motion carries unanimously. Call the next case please.

CASES

PRESENTATION/STAFF RECOMMENDATION

As-Salaam: CU-25-05, Jeffery Daws of Stockbridge, GA requests a conditional use for property located at 4435 and 4441 Highway 155 in Land Lot 102 of the 11Th District. The property consists of 13.834 +/- acres and the request is for the expansion of existing church property. District III presented by Alexius Jones.

1:04:39.9

Jones: Good evening, Chair, Vice-Chair, Board members, and pillars of the community. The item before you is for property located at 4435 and 4441 Highway 155 N. As it was stated, the request is for the expansion of an existing religious facility. The property is shown in your exhibit books and on the overhead projection. This shows the aerial view of the property. The property is currently zoned RA, Residential-Agricultural. The Future Land Use designation is Low-Density Suburban. This is a site plan submitted by the applicant. The property at 4401 Highway 155 N. received conditional use approval on September 5, 2000, and the church was built in 2003. The applicant is requesting a conditional use to expand the existing facilities, specifically the request is to use the existing structure on 4435 Highway 155 N. for a counseling center and removing the structures on 4441 Highway 155 N. Chapter 4, section 4.314E of the ULDC permits churches and religious facilities in the RA zoning district with an approved conditional use. Staff recommends approval of this request. Thank you, and I will be happy to take any questions at this time.

1:06:16.1

Chair: Thank you. Does the Board have questions for Staff? If not, we would like the applicant to come forward please. Please state your name and address for the record.

REPRESENTATION

Daws: My name is Jeff Daws. I live at 208 Cotton Indian Creek Road, McDonough, GA.

Chair: Sir, do you have anything you would like to add to Staff recommendation?

Daws: Yes. Just to say thank you guys so much for what you do serving. Our church is wanting to make a bigger impact in our community. Also, to help the eyesore that was there, we've actually began to clean all that up since we bought the property and making it look better for our whole community. Putting this counseling center up there to help the mental crisis, mental health issue in our community, we want to do that. We want to continue to help our community, so being able to expand our facility, if that day comes, to lead our people into serving our community. That's what we're all about, and that's what we like to do.

1:07:30.9

Chair: Anything further?

Daws: That's it.

Chair: Does the Board have questions for the applicant?

Kolpak: I do. The sign ordinance, is that something that you will be able to comply with with this new property?

Daws: As far as putting a sign up?

Kolpak: Yeah, in the right-of-way. You understand sign ordinances for the county, correct?

Daws: I do.

Kolpak: And your church has been warned by code enforcement prior?

Daws: It has.

1:08:01.5

Kolpak: As I drove by the property as I did the other properties, the sign is illegally placed again. Can we get that fixed?

Daws: The sign in the new property?

Kolpak: The current property you have at the church.

Daws: We actually had that measured. I think the code enforcement come out and we measured that. I think we're in compliance. I think it had to be, is it 15 feet from the center lane?

Kolpak: It's from the right of way, but it's okay. I just want to make sure we could comply with that. Is there a plan not to clearcut the property at the new properties?

Daws: Yeah, it's already cleared. All the property is already cleared.

Kolpak: There's a lot of trees in front of that, 4441.

1:08:54.3

Daws: I think this is getting personal.

Kolpak: This is not getting personal, Sir. This is if code enforcement's cited you, and I'm asking about a sign ordinance, that's part of the conditions to get this approval.

Daws: We've been at this place 24 years. We've done everything we can to help our community and bless our community and serve it. We try to comply with everything that the county has asked us to do. We never had any problems, so we would definitely do that again.

Lanham: I'll add that Staff, as far as I'm aware and made aware of a code enforcement violation or (inaudible); however, we will be looking into that. Thank you.

1:09:49.0

Chair: Any further questions? You may be seated, Sir. We have approximately eight minutes for anyone wishing to speak in favor. Please state your name and address for the record, Sir.

PUBLIC PARTICIPATION

Head: My name is Alton Head. I live at 40 Whitaker Road in McDonough, GA. I would like to speak in favor. Pastor Jeff and the church has done a lot for veterans. All of the projects that we have done, in the last year we've done 15 projects. We put on 15 ramps. We rehabbed houses. This ministry has been the backbone of us being able to do that. I was the commander. Now I have the present commander, Commander Lewis here, who can attest to that. We are asking this Board to please consider this because they have been a great help to us, not only financially but manpower to help us to be able to do what we do for veterans. Thank you.

1:11:09.5

Chair: We have approximately seven minutes. Anyone else wishing to speak in favor?

Fajardo: Good evening, Board. My name is Amado Fajardo. I live at 163 Lake Lane, Ellenwood, GA. I am a member of Stockbridge Community Church. I will tell you that we're an action-oriented ministry. We go out in the community, and we serve at all the locations that we've been asked to serve at, we help. This is what we want to do. We want to grow the ministry. We want to help people in our community. We want to make a difference in the world. I think that the church and the growth and giving us that favorable approval for the property is going to help us with that mission, as well as help those that are in need. Thank you for your time, Sir.

Chair: Thank you. We have approximately six minutes.

1:12:14.3

Lewis: My name is Carolyn Lewis. I live at 392 Masters Club Blvd., Hampton, GA 30228. As past commander here said, this church is really the backbone for American Legion Post 516. We are the only post that redo people's houses, redo their ramps, redo whatever they need. We will put trucks out here, 18 wheelers, and fill them to the top to go to other areas to take care of people when there's a disaster somewhere. A lot of times if we don't get the food that we need or the clothing or whatever we're sending, this church brings it over and fills those trucks so they can go where they need to be used. Now if there's a sign problem, I'm sure that they will take care of that. But please let them do what they do because they are helping disabled vets. They're helping vets that have problems. There's not too many places here that are doing that. Again, just please consider and let them have this space that they need. Thank you.

1:13:27.8

QUESTIONS/COMMENTS

Chair: We have approximately five minutes. Anyone else wishing to speak in favor? I don't see anyone coming forward. We would like to allot ten minutes for anyone wishing to speak in opposition. I don't see anyone coming forward. Does the Board have additional questions for Staff or the applicant?

Kolpak: Just for Staff.

Chair: For Staff? Okay.

Kolpak: This is going to be under the Highway Overlay District?

Jones: Correct.

Kolpak: So they'll have to comply with the Highway Overlay District.

1:14:12.2

Jones: Given that the property is already developed, they're not building any new structures, to my knowledge, other than any internal renovations that may need to be brought to ADA compliance, in addition to a parking lot. I don't believe they will be developing any new structures, to my knowledge.

Kolpak: But if they were, they would have to then comply with Highway Overlay District.

Jones: Correct.

Chair: Correct me on something. They're making interior changes, you're saying?

Jones: Yes. They will have to be ADA compliant since the structure will be proposed for commercial use as a mental health facility.

1:14:59.5

Chair: If there are any exterior changes, it has to meet the requirements of the Overlay, correct?

Jones: Correct.

Chair: Will the applicant come forward, please? Just quickly, Sir, I just want to make sure that we do understand that if there are any exterior changes or any signs that need to be done along with the Overlay requirements, the church is prepared to do so.

Daws: Could you repeat that? I'm sorry.

Chair: Is the church prepared to make any changes based on the Overlay requirement?

Daws: What is that?

Chair: That means that if you decide to do anything exteriorly, that you will bring it up to code per the Overlay requirement.

Daws: Yes, absolutely.

Chair: We just want to make that clear.

Daws: Yes, yes.

1:15:56.9

Chair: Thank you, Sir.

Daws: Thank you.

Chair: Does the Board have additional questions?

Kolpak: Not a question but just a statement. In our area, in the Kelleytown, Union Grove, Millers Mill area, there's no real signs around for like building because we work with code enforcement to take them down. So, it's nothing personal, but if you think of our area, think of how many for sale signs are not out there, the big, bulky signs because we work with them not to have it in our area. I can't speak for the rest of the county, but in the area we're in, people want to protect the community the way they do. If you get called for SeeClickFix, which I use a lot, and they cite you, I apologize that you got cited. It's just as I see something, I say something. Thank you.

MOTION

Chair: Thank you. Any additional questions or a statement from the Board? If not, we would like to call the case please.

As-Salaam: CU-25-05, Jeffery Daws of Stockbridge, GA requests a conditional use for property located at 4435 and 4441 Highway 155 in Land Lot 102 of the 11Th District. The property consists of 13.834 +/- acres and the request is for the expansion of existing church property. District III presented by Alexius Jones.

1:17:22.9

Chair: We've heard the case. Do we have a motion?

Risher: So move.

Chair: Do you have a motion, Mr. Risher?

Risher: My motion is to approve the conditional use for the expansion of an existing facility.

Chair: We have a motion for CU-25-05 to approve. Do we have a second?

Board: Second.

Chair: We have a motion and a second. Any discussion? All in favor? Motion carries unanimously. Call the next case please.

1:18:15.9

CASES

PRESENTATION/STAFF RECOMMENDATION

As-Salaam: RZ-25-04, Minerva USA LLC of Atlanta, GA requests a rezoning from RA, Residential-Agricultural and O-I, Office Institutional, to R-5, Single-Family Residence, for property located near the southwestern corner

of Jonesboro and Chambers Roads in Land Lot 109 of the 6th District. The property consists of 22.287 +/- acres and the request is for a horizontal multifamily development. District V presented by Kenta Lanham.

1:18:49.6

Lanham: Good evening, Chair, Vice-Chair, Board members, and pillars of the community. The rezoning request before you this evening is for property at the southwestern corner of Jonesboro and Chambers Road, shown on the aerial maps here in green. The property is currently zoned RA, Residential-Agricultural and O-I, Office Institutional. The applicant is requesting a rezoning for the purpose of a horizonal multifamily apartment development. The Future Land Use Map designation here is High-Density Mixed Use, which would support between eight and 20 dwelling units per acre net. This is the survey that was submitted by the applicant team, showing a collection of the lots for this request. Here is the concept plan. This is that latest concept plan that was received by Staff which consists of 22.29 acres with the current zoning designation of RA and O-I, requesting for that rezoning. Here are some comments that we received from various departments. Here are some elevations that were submitted by the applicant team for the application, coming up. The site plan itself shows a mixture of one-bedroom units to be attached and two- and three-bedroom units to be detached for a total of 194 units, proposed density of 8.7 dwelling units per acre net. Just as a reminder, this falls within that High-Density Mixed Use which would support between eight and 20 units. This is on that lower end of that density threshold. Proposed development would need to comply with the multifamily design standards and the Highway Corridor Overlay District. There is an ongoing Jonesboro Road widening project that is currently an active right-of-way acquisition. The breakdown of those units is shown here on the screen. One bedroom attached, 60 units. Two bedrooms detached, 91. Three bedroom detached, 43 for that total of 194. With that being said, Staff does recommend approval of the applicant's request from rezoning

RA and O-I to R-5 for the purpose of the proposed multifamily development with the conditions shown on the screen. Conditions would include a 50-foot landscape buffer along Jonesboro Road and a 20-foot perimeter elsewhere. Development is to be gated. Five-foot sidewalk to be constructed along the frontage of the property along Chambers Road matching the existing sidewalk north of the property. And amenities to include playground, pool, dog park, and passive lawn space, and I believe a pavilion. With all that being said, I would be happy to take any questions you would have.

1:22:26.7

Board: I have a quick question. Are there any other horizontal multifamily rental developments approved in a similar context? What I mean by similar context is residential. Other homes are owner occupied. These would be rental properties. Are there any other that are actually in existence in Henry County?

Lanham: Yes. A little bit east, across the interstate on Foster Drive, a very similar development was approved by the Board of Commissioners in July. There is an apartment complex a little bit offscreen to the east, to the right there. Directly east of the property, behind the CVS at the southeast corner of Jonesboro and Chambers is an approved townhome community there as well.

Board: Thanks.

1:23:31.2

Chair: Any additional questions for Staff?

Lanham: I would like to quickly add that while it was not included in the Staff recommendation for conditions, we are looking at a condition that would defer development until a later date in the future or until substantial progress on that Jonesboro widening project has been made. We've used a similar condition for a few cases in the past.

We're trying to finalize that condition as far as what that may look like. When we take it to the Board, we'll have that language prepared.

1:24:09.2

Chair: Has the applicant been made aware of that?

Lanham: I believe that was discussed prior, correct, in a number of conversations.

Chair: Has Staff actually put it together, or are you just proposing it at this point?

Lanham: We have some language drafted, and I can certainly read it for the record. Right now it's a matter of how far we are deferring the project. This is the language as follows: Development shall be limited as follows, no more than a percentage of permits may be issued prior to January 1, 2028, up to a number of permits may be issued upon completion of phase 1 of Jonesboro widening. All remaining permits may be issued either after January 1, 2028, or once construction of phase 2 has commenced. It's allowing a number of units tied to progress on Jonesboro Road or January '28. Still working on some of those percentage numbers and units. I just wanted to provide that context for this request.

1:25:26.3

Chair: Understood. Does the Board have any additional questions for Staff? If not, we would like the applicant to come forward please. Please state your name and address for the record.

Jacobs: My name is Chad Jacobs. I'm with Minerva USA. We're located at 2292 Henderson Mill Road in Atlanta, GA 30345. Good evening, folks. Happy to be here this evening. Minerva is a privately-owned Atlanta-based development firm with over approximately 40 years of development experience all throughout the Southeast. This is a slide

before you that shows some of the examples of our successful development experience. Minerva is proud and excited to be proposing for you this evening a rezoning to R-5 for the development of a high-quality patio home community or what's referred to as horizontal multifamily apartments. This would be located on approximately 22 acres at the southwest intersection of Jonesboro and Chambers Road and approximately about one mile west of I-75. Patio homes are an exciting and fresh, new rental option that's just now coming into the Atlanta market. We feel that there's a strong demand for this product and that this is a perfect location. This product will be catered towards young professionals who are just starting out in their careers but don't quite yet have the funds for home ownership, and we'll also cater this towards aging seniors who are looking to downsize. Before we get into greater detail of the homes themselves, let's talk a little bit about the development pattern that's ongoing right now and the logical progression to our property. As you see here, there's a large amount of retail located at the I-75 interchange and also at the Jonesboro/Chambers Road intersection. As we start to progress west, we have multistory apartments. These are highly dense, in the neighborhood of about 15 to 30 dwelling units to the acre, but also up to about four stories in height. Continuing on, now we're starting to get into multistory townhomes. These are a little less dense, about eight to 10 dwelling units to the acre, but still up to about three stories in height. Then you get to the traditional residential homes. These are obviously one and two-story dwellings. Finally, we get to our property, which is essentially a natural transition zone when you consider coming from that highly dense residential development that's multistory to this single-story project. We're surrounded by new development, and we also abut retail on two sides. The patio homes themselves are a unique and appealing option. How they differ from traditional apartment units is that residents can live in a single-family setting but still have the flexibility and the benefits of a rental community. All of these would have ground level access. There are no elevators. There are no stairs. There's a unique architecture to all of them. They have private front doors, so there's no long, dark hallways. They have extensive windows that wrap around the entirety

of the units. This allows for an abundance of natural light. They have private fenced-in back yards. This is fantastic for residents who have pets. They all have high-end finishes on the inside and high ten-foot ceilings. The site itself, again it's 194 patio home units consisting of one, two, and three-bedroom units with an emphasis on the one-bedroom units. Those would be in that duplex-style structure. We have two points of ingress and egress, primary access on Chambers Road, secondary access on Jonesboro Road. That will be a right-in/right-out only. We've incorporated into this plan the widening plans for Jonesboro Road. We reached out to your Transportation Department. Both of those entrances will be bermed and heavily landscaped. The idea is to where it won't be seen from the road. Here's a representation of the entrance on Chambers Road and then the one on Jonesboro Road. All entrances will be gated with flock cameras. Natural landscape perimeter buffers, again, won't be seen from view from adjacent properties. Main central park and pocket parks to allow residents to interact with one another. Optional private garages for lease. A fantastic amenity complex. Fitness center with public barbeque area. A resort-style pool. Children's playground and fenced-in dog park. When you combine the uniqueness of the homes themselves and such a fantastic amenity package, residents quickly realize that they're living in a wonderful community, and they take pride in it. But more importantly, they stay longer. Research shows that they'll stay on average over four years versus 15 to 18 months in a traditional apartment complex. We adhere to your Comprehensive Plan. It's located in the central district, which states that they understand that more development is coming this way to this district, and that it is not an option to reverse course and make this a Low-Density area. As you see here, the High-Density Mixed Use is an appropriate district, and those which are not appropriate are the Low-Density uses. Again, we're in the High-Density Mixed Use area. Eight to 20 dwelling units to the acre net. That R-5 classification, so we are bringing the property into compliance which is currently out of compliance with the zoning. We're at the low end of the density range. We're providing usable green space and walkability. There are sidewalks all throughout the development. Also, we'll connect to

external sidewalks that are required per the Highway Overlay. We're also meeting the intent of the privatization, the diversity of housing types. We did conduct a community meeting recently. We sent out about 250 invites for a community meeting. We also know that the meeting was advertised on social media on a page that had about 1,000 members on it. Unfortunately, we only got about 35 to 40 residents attend, but we still had a great conversation. Took down a lot of good information, got good feedback. Primary concerns ranged from traffic to natural landscaping with vegetation natural to Georgia. But the primary concern was the rental units themselves. Unfortunately, there's a preconceived notion that all rental units are bad. This is unfortunate because I've seen many that start out in rental units on their way to home ownership. We did a review of the surrounding neighborhoods, and there's ten to 20% of rentals within these communities that surround us, with a lot of it owned by various different owners. This makes it kind of frustrating. We understand from code enforcement, things of that nature. Where we differ is obviously this would be single ownership by us. We require background checks and also credit scores for this development. The quality of the residents is paramount to us. There was a concern with respect to the secondary entrance on Jonesboro Road. This is a portion from the widening plans. Folks would be making a left-hand turn into that secondary entrance. You can see here in red, that is a median that will be part of that widening project. That's already been taken care of, so that won't be an issue. We'll continue to listen to the neighborhood, and we want to be a good neighbor. We want to address their concerns and do what we can to make everybody happy. In closing, this would be an upscale community, a unique and exciting rental option, caters to young professionals and seniors. Folks tend to stay longer in these communities. It does adhere to all the goals of your Land Use and Housing for the Comprehensive Plan. I would be more than happy to take any questions.

1:33:53.0

Chair: Does the Board have questions for the applicant?

Board: Yes, I do. Thank you for the presentation. Why did you choose, again, a rental model over a for sale product, especially in an area surrounded by predominantly owner-occupied homes?

Jacobs: Versus say like a traditional single-family subdivision. First, the frontage is more suitable for retail more than single-family in nature. This is why it's a gentle transition between the two. Second, the land price is high. Smaller parcels with the housing makes it expensive for a single-family development. You have to deal with that because this is multiple parcels. Finally, this acts as an infill development. With the odd dimensions it really doesn't provide for an efficient single-family lot layout. You just cannot build enough to justify the high cost that goes into it.

1:34:58.1

Board: Next question, can you provide data or studies showing demand for rental units in this specific area versus for sale homes?

Jacobs: I'm sorry, provide studies…?

Board: Yeah, showing demand for rental units in this area. Was this addressed from your perspective?

Jacobs: Yes, Sir. It's pulled from market studies, market analysis. We do a lot of market research on that. Yes, Sir.

Board: Thank you.

Jacobs: You're welcome. Yes, Sir.

Kolpak: If we work with the Jonesboro Road extension, if we were to push this development off to 2030, 2031, is that something that you would be agreeable to?

1:35:39.9

Jacobs: Obviously, I would have to go back and talk to our managing partners on that, but we absolutely will work with you guys to try to, again, be good neighbors with these projects. That's a long timeframe, but we definitely want to work with you guys. We understand the concern with respect to the infrastructure worries that you all have. So, we would like to work with you all where we can.

Chair: I have a piggyback on that particular question, what's the timeframe as of now?

Jacobs: In terms of our timeframe?

Chair: Yes.

Jacobs: The earliest that we would…because obviously assuming an approval here, we would have to go through the engineering process, plan review process. The earliest that we're looking at was late next year or early 2027.

1:36:29.6

Chair: To break ground?

Jacobs: Yes. Breaking ground late 2026. One of the conversations that we had leading up to this was that there was a potential condition that we wouldn't be able to go vertical until early 2027. That was working completely within our timeframe.

Chair: Do you have a projected completion date as of now?

Jacobs: Projected right now, we're in that 2027 range.

Chair: 2027.

Jacobs: Yeah.

Chair: That goes back to the initial question. Based on the county and Jonesboro Road widening, pushing it back, where do you guys stand, or have you discussed it at all?

1:37:08.6

Jacobs: This is the first time I'm hearing about the new date, the 2028 date. Like I said, we talked about the early 2027. So that's something we would have to go back and kind of discuss. Like I say, again, we're amenable to work with you all.

Chair: If approved, that would be one of the conditions based on county recommendation.

Jacobs: Yes, Sir.

Chair: Any additional questions for the applicant?

As-Salaam: I would like to make a statement before you continue. Jonesboro Road is likely to be open and widened in 2028. The condition that Staff is proposing we're still kind of working through. It would give him a certain percentage of houses in between now and '28. Then in '28, everything would be released. The timeframe isn't as far out as like 2030.

1:38:03.5

Jacobs: That would be much easier to work with in that context.

Chair: Any additional questions for the applicant? We have about one minute. Mr. Risher?

Risher: What would be your front and side setbacks from each unit?

Jacobs: We have 12-foot separation on each unit, side to side. Then front to back, there's a ten-foot backyard, and then we have a 15-foot front yard. From back of structure to front of the next row of structures, it would be approximately 25 feet. Side to side it's 12, which exceeds the ten-foot fire code requirement.

Risher: Thank you.

1:38:56.5

Chair: At this point we have about one minute for anyone…

Board: One more quick question, Mr. Jacobs.

Jacobs: Yes, Sir.

Board: What are your projected price points for the one, two, and three bedrooms?

Jacobs: Yes, Sir. Glad you asked. Currently, obviously, it's market-dependent, but we're looking at $1,600.00 a month for the one-bedroom units, about $2,050.00 for the two-bedroom units and up to $2,400.00 to about $2,500.00 for the three-bedroom units. Then there would be additional costs for if anybody wanted to rent the garages.

1:39:31.3

Board: Thank you.

Jacobs: Thank you.

PUBLIC PARTICIPATION

Chair: There's about one minute and 50 seconds. Anyone wishing to speak in favor? I don't see anyone coming forward. We would like to allot

ten minutes for anyone wishing to speak in opposition. This is a total of ten minutes for anyone wishing to speak in opposition.

Fields: Good evening. My name is Anne Fields, 329 Chase Marion Way. There is no obligation to approve a rezoning of this residential-agricultural land. We would hope you would overturn just based on that. No better business accreditation for the builder, the developer. Also, bad reviews. Jonesboro, right only, what happens to the people that need to go to I-75? They're going to need to make a left and a U-ie. How much was preplanned? How long of a left turning lane at Chambers? When you come out of this development and you make that right turn onto Jonesboro and you want to go back to I-75, how are you getting there? So if we didn't preplan a long enough left turn lane to allow for U-turn, those people are going to just do whatever. But that's going to cause a lot of issues. In the fast lane side of Jonesboro, if that's not planned for, then you're just backing up traffic because you've got a whole line of people trying to make that left or the U-turn. The Chambers, that's on a hill. I go through there all the time. I go to Publix. I go to the Pilates studio. That's on a hill. The exit is coming out on Chambers at the crest of a hill. It's a pretty blind turn right there when you're coming out of the back of Publix and you're trying to make a left turn to come down Chambers and head back towards the Costco development. It gets kind of snake-y at times. People like to fly. Henry County did not have that foresight to limit rental caps. He pointed out the rentals in higher percentages than what we would like now. At the last meeting I attended in person, Kevin had made a note to Staff that they want to see 5% rental caps in homes that are owned. We would like that too. If approving these, we would like to see some regulations around burn bans. Complete and total burn bans. No resident that lives ten feet away from each other should be allowed to flame up a charcoal/wood grill or use any type of fire pit in any of these yards. There isn't anything on our books for that right now. The development that's being built in my backyard, they're ten feet apart. There was no burn ban put in as a conditional requirement. There needs to be a burn ban for apartments that you're allowing to be built ten feet apart. That's insane. Somebody kicks over

a barbeque grill, they're going to set fences on fire. God knows what. Thank you for your time. I appreciate you listening.

1:42:53.5

Collins: Greetings, Board. Angie Collins, 747 Peninsula Overlook, Hampton, GA. I was really surprised to hear Chad speak because he made it sound as if everyone at that meeting was in agreement. I attended that meeting, and we took a poll at that time, and everyone there said they do not want this. We live in a very nice, suburban residential area that are all fee simple properties. Of course there are some people in individual communities that are renting. But what I don't want to see is our homes diminished in value. Having an apartment complex right there would only diminish the value of what we've invested our hard-earned income in. As I sat there, I was a little bit surprised to hear him say that it seemed that it would be appealing, but it actually was not. When I think about something like this going in, this would completely change the character of the entire community because we have, again, fee simple homes that people have purchased to perhaps pass onto the next generation. The one thing about when you add an apartment complex, you have no say. Of course it sounds good to say you want the next generation. Those prices they listed were more like mortgages. When you think about it, we have had an understanding that there would be no apartments built, no rentals built beyond the Firehouse Subs. I know he knows this because I actually called and spoke with him over the phone about this. But that did not matter. We have apartments right now that are across from the Firehouse Subs, and unfortunately, even though they're very high in cost, if they do not sell, which I've heard rumor, I can't verify, but they're even talking about some of those becoming Section 8s. What does that do to your community? When you start looking at that, adding that magnitude of homes would add nothing but a strain on our schools, on our hospitals, on our public services. We really don't need that. Not to mention the increase in the noise and the light pollution that we're going to experience. I think this would greatly congest our already-congested streets. I propose that we say no for this because we've

said it loud and clear, we don't want it. Not to mention the fact that Minerva, when you look at the ratings that they had on Yelp, verbatim, four reviews, Minerva Real Estate, buyer beware. Minerva will commit to items in the contract and not follow up. Thank you.

1:45:14.3

Ward: I'm Lisa Ward. I'm at 771 Peninsula Overlook. I am in opposition of the proposed multifamily development in our neighborhood, which is currently made up of fee simple homes beyond the Firehouse Subs. Our community was built on a foundation of stability and long-term home ownership. This is deeply embedded in the character of the area. Some of the things that the community would have to change, neighborhood character, this would change the character of the neighborhood. It would change our property values. It would put a strain on our services, such as our sewer, water, school, and emergency services. Our Senator, Jon Ossoff, has talked about this and about Georgia and these rental homes coming into our communities. Home ownership becomes less attainable when you bring them in. Higher rent and abusive practices by corporate landlords. Ownership is hidden in multiple LLCs, so you don't know who owns it and who's going to be taking care of the property. He also mentioned that Henry County has become the corporate rental capital of Georgia. We need to stop that. We want to stop that. We do not want this. I say no. Thank you.

1:46:43.5

Andrews: Good evening, gentlemen. My name is Cynthia Andrews, and I reside at 175 Crystal Lake Blvd., in Hampton, GA. I'm a member of the Economic Development Board, and I know that the mission for the Henry County Development Authority is to bring high quality, high investment into Henry County. We're looking to increase our population with good paying jobs with folks who own homes and who have a pride in their ownership. To say that people in Henry County would prefer to rent than to own a home is ridiculous. It's

insulting. It's patronizing. When we were talking to this gentleman, we said why not do senior citizen homes? I know I'm personally an empty nester now. Six bedroom home. I think it would be great to downsize. We can do a beautiful senior community with 55 and older who have pride in ownership. You will have folks who would stay there long-term as opposed to renters who are in and out. They dismissed it. When he talked to us, I was part of that meeting, there was more than 35 people. There are a lot of other misstatements that he made. We did try to work with him. But quite frankly, these people feel like carpet baggers. They want to come down to our community to put up investments that are poor quality. When those vacancies come, then trust me, the prices will go down, and the type of people that we have coming in there will change as well. I would ask that we would continue to look at the vision that we want for Henry County. High-paying jobs, home ownership, quality of life, and to do best for Henry County. Thank you for your time.

1:48:34.6

Smith-Nemard: Oscar Smith-Nemard, 320 Wichita Way, McDonough, GA. I was also at that meeting, and this gentleman is a little bit misleading in what he's stating there. One, he didn't put the actual size of the homes on there for a reason. Because a three bedroom at 1,300 square feet, I don't think anybody would even want that. These are very, very small homes that he's actually putting there. Also, he's claiming that he fixed people turning left. He didn't. All the traffic that's going to be going to these places coming from I-75 is going to have to turn on Chambers. That's going to add more traffic onto Chambers, and Chambers is not getting widened. We already have a traffic backup on Chambers. We don't have a left on Jonesboro off of Chambers, so that's always backed up with people trying to go across Jonesboro up Chambers. None of that's being fixed, and he doesn't have an actual solution for that. That's it.

1:49:33.9

Rountree: Board, thank you for your time. My name is Brian Rountree. I live at 580 Chambers Road. I vote that you turn this down because the one car that's showing up on Jonesboro Road, that never happens, not even at midnight. All I want to ask is if anybody wants to turn this down, please stand up. Thank you so much.

QUESTIONS/COMMENTS

Chair: Does the Board have additional questions for the applicant or Staff?

Kolpak: I do for Staff.

Chair: Staff, will you please…

Kolpak: But it's more for the Fire Department Staff.

Chair: For the Fire Department?

Kolpak: Yes.

Chair: Will a representative from the Fire Services come forward please?

1:50:32.1

Hutter: Good evening, Board members. I am Chief Craig Hutter. I'm the Deputy Fire Marshal for Henry County Fire Rescue. I spoke with my compadre right here, Mr. Kenta, and we basically discussed there are some severe concerns as far as Fire and Life Safety are concerned, specifically access issues. We have 200-foot hose lays on our trucks. The lower left-hand corner, will our 250-foot hose lays reach those areas? It's also an access issue for our trucks as well. We have large trucks that require turnaround, that require distances, etc. I'm also concerned about this is being built as an apartment complex vertical. It's concept versus reality. Sprinkler questions come into issue that will require more research down the road. I think this will be a very

enthralled (?) plan review process if approved. Those are the major concerns that we're having right now.

Kolpak: You answered all my questions.

Hutter: Thank you, Sir.

1:51:42.4

Chair: I have a question.

Hutter: Yes, Sir.

Chair: This kind of goes with Staff. Being that this is built as an apartment, will it meet the requirements of an apartment complex?

Hutter: We just had that discussion about 47 seconds ago, and I believe that that will be some more research down the road. Concept versus reality. Is this actually a multifamily residential spread out over into like a quad-design that you would see on a military base, so to speak, for like bachelor's, officer's quarters? So yes. I know that there are a couple of the items that are being promoted as it looks like a joined unit. So you have two units in one with a dividing wall. We of course would require the firewalls that we define (inaudible) because as a firewall for that separation between those two units.

1:52:39.0

Chair: I'm not sure, in Henry County, do we require a fire ordinance in terms of grills on the balconies and that type?

Hutter: I don't have that information in front of me right now. I would be more than happy to get that back to you at a later time. We do have an outdoor burning ordinance that does allow for recreational burning which includes fire pits and/or small fires.

Chair: Thank you.

Hutter: Yes, Sir.

Lanham: I will add that this development, the only thing that makes it really multifamily is the fact that it is a rental community. These are individual units, aside from the one bedroom that are attached, but they're individual units. These units do meet our code as far as building separation for ten feet. We would need to doublecheck that, but my understanding is that does comply with the International Fire Safety Code. This site with the number of units would need a traffic impact study, which is typically done after the rezoning process with an approval from the Board of Commissioners. Before permits are issued and applied for, that traffic impact study would be required. It would go through the development process as far as plan review by various departments. It would need to certainly fit within the future right-of-way of Jonesboro Road and those widening projects.

1:54:16.6

Chair: I have another question. If this Board denies those units, what are some of the proposed constructions can you actually place there?

Lanham: If this Board would recommend denial, it would of course go to the Board of Commissioners. Is your question…?

Chair: What can we do with that property?

Lanham: It is currently zoned RA with that Future Land Use Map designation of High-Density Mixed Use. As it's currently zoned, RA, you could do individual lots. You could do a subdivision there. Lots are going to be certainly larger. With that High-Density Mixed Use though, that current designation of RA doesn't match that Future Land Use Map plan. This is the last real corner of High-Density Mixed Use along the Jonesboro Road corridor. It's the last place that this sort of development would be able to take place with that density.

1:55:24.9

Chair: If he came back and decided he wanted to do single family, he can do so, correct?

Lanham: I would need to doublecheck what the…

As-Salaam: Yes, he could.

Chair: He could?

As-Salaam: Yes. I want to remind you that this area in the High-Density Mixed-Use designation is eight to 20 dwelling units to the acre, right? This development itself is on that lower end of nine units to the acre. If the issue was philosophy and whether the property is for rental or single family, that's not necessarily something that Planning and Zoning has a say-so. The Board of Commissioners certainly does. But we evaluate it for land use only. Not who's going to live in the buildings.

1:56:15.8

Chair: Exactly.

As-Salaam: The density could possibly go up. If another request came back and somebody wanted to do something more dense, they certainly could request that of the Board.

Lanham: They could do vertical apartments certainly.

Chair: Right. Okay. Thank you.

Kolpak: My one concern is the 250-foot difference and the fire hose only going 240.

Lanham: No permits would be approved unless Fire could get to them.

Hutter: That would be addressed during the plan review process.

Lanham: Correct.

Kolpak: Yeah, but the plan layout doesn't compute to…

Lanham: This is only a concept plan. Further engineering would take place if the Board of Commissioners were to approve the request.

1:57:08.5

MOTION

Chair: Thank you. Any additional questions? Thank you. If there's no additional questions, you may call the case.

As-Salaam: RZ-25-04, Minerva USA LLC of Atlanta, GA requests a rezoning from RA, Residential-Agricultural and O-I, Office Institutional, to R-5, Single-Family Residence, for property located near the southwestern corner of Jonesboro Road and Chambers Road in Land Lot 109 of the 6th District. The property consists of 22.287 +/- acres and the request is for a horizontal multifamily development. District V presented by Kenta Lanham.

Chair: We've heard the case. Do we have a motion?

Board: Yes. After careful review of the rezoning request for RZ-25-04, I make a motion to deny the request for the proposal meets several technical criteria and aligns with the Future Land Use Map in terms of density. It introduces rental-based horizontal multifamily development into an area predominantly composed of owner-occupied single-family homes. From my perspective, this shift in housing (inaudible) is not in harmony with the established character of the surrounding neighborhoods.

1:58:32.1

Chair: We have a motion. Do we have a second?

Kolpak: Second.

Chair: We have a motion and a second. Any discussion? All in favor? Motion carries unanimously. I think that concludes our cases for tonight. Motion to adjourn.

ADJOURNMENT

Board: I make a motion to adjourn.

END OF MEETING

_____ _____

Delander Nelson, Chairman Kamau As-Salaam,
Deputy Director

_____

FEM Transcription Services

The above signatures reflect the approval of meeting minutes by the Henry County Zoning Advisory Board for the Public Meeting, held at 6:30 P.M. on Thursday, September 11th, 2023.

Henry County Zoning Advisory Board

Meeting Minutes Summary

The Henry County Zoning Advisory Board **held a Public Meeting at 6:30 p.m. on Thursday, November 13, 2025, in the community room located at 140 Henry Parkway.** The meeting was also streamed live on the county website, as well as on the Board's social media page. Notice of this meeting was posted in the *Henry Herald* Newspaper.

Those present were:

Delander Nelson, District II
Dawn Randolph, County-at-Large
Jim Risher, District III
Don Veum, District I
Katy Bell, District IV
Kevin Richardson, District V

Planning & Zoning staff present were: Kenta Lanham, Planner III, Kamau As-Salaam, Deputy Director, and Alexius Jones, Planner I.

INSTRUCTIONS TO PARTICIPATE

PLEDGE OF ALLEGIANCE

[Board member leads Pledge of Allegiance.]

ACCEPTANCE OF AGENDA

Kevin Richardson made a motion to accept the agenda; Don Veum seconded. The motion carried 5-0.

The approval of the minutes for January, February, March, April, and May were postponed until January. **Delander Nelson** made a motion to postpone the approval of the minutes until January; **Kevin Richardson** seconded. The motion carried 5-0.

PLANNING STAFF COMMENTS

Kamau As-Salaam stated that the following cases have been postponed until a later date:

CU-25-01, LDF Development, Inc., of Ellenwood, GA requests a conditional use for property located at 5490 Flakes Mill Road in Land Lot 220 of the 12th District. The property consists of 9.31 +/- acres, and the request is for an assisted living facility.

RZ-25-02, Anthony Whitmore of Jonesboro, GA requests a rezoning from RA (Residential Agricultural) to R-2 (Single Family Residence) for property located at 3612 Noah's Ark Road in Land Lot 41 of the 6th District. The property consists of 7.04 +/- acres and the request is for single family residential lots.

RZ-25-03, Professional Property Investments, LLC, of McDonough, GA requests a rezoning from RA (Residential Agricultural) to RM (Multifamily Residential) for property located at 1916 Highway 155 S in Land Lot 254 of the 2nd District. The property consists of 10 +/- acres and the request is for a townhome development. District V.

Dawn Randolph explained that the meeting schedule will typically be on the second Thursday of the month starting in January, except for November. They will start at 6:30 in this room. January 8, March 12, May 14, July 9, September 10, November 19.

Delander Nelson made a motion to approve the meeting schedule for 2026; Jim Risher seconded. The motion carried 5-0.

Katy Bell, District IV, was welcomed as a new member of the Board.

CASES

PRESENTATION/STAFF RECOMMENDATION

VR-25-05, Ronald Holbrook Jr. of Stockbridge, GA requests a variance for property located at 1990 Flippen Road in Land Lot 54 of the 6th District. The property consists of 3.95 +/- acres and the request is for relief from development standards. District II. *(Presenter: Alexius Jones, Planner I, District I)*

The request is for a variance to reduce the front yard setback for the purpose of an attached garage to the existing residence. The property is zoned RA (Residential Agricultural). The home was built in 2000 per tax records prior to the adoption of the ULDC, which currently requires a 75-foot front yard setback in the RA zoning district. The current location of the home was likely chosen due to the varied topography of the lot. The request is to reduce the front yard setback from 75 feet to 60 feet to allow for a garage addition. Staff recommends approval of the applicant's request with conditions. Condition #2 has been struck. The house is currently setback within the front yard, 75-foot setback. The garage would extend out another five feet. The new garage will be attached to the house.

REPRESENTATION

Ronald Holbrook, 1990 Flippen Road, Stockbridge, mentioned that there was a slight error in the calculations. The new garage will be 300-plus feet off the road.

Alexius Jones explained that the front yard setbacks don't typically start until the lot width is met, which is 175-foot lot width.

Ronald Holbrook explained that the garage is attached and on the side of the house where the concrete parking pad is now. It extends in front of the house less than 20 feet. The garage is going to be about 30 feet deep, and approximately 10 foot of that is attached to the home. The other 20 feet will project forward. The total footage off the main road is approximately 300 feet. That 300-foot section is 100 feet wide all the way.

PUBLIC PARTICIPATION

No participants were in favor or in opposition of the case.

QUESTIONS/COMMENTS

No plans have been submitted at this time.

MOTION

Delander Nelson made a motion to approve the case VR-25-05; Jim Risher seconded. The motion carried 5-0.

CASES

PRESENTATION/STAFF RECOMMENDATION

CU-25-06, Mary Parkinson and Marcus Dumas of Hampton, GA requests a conditional use for property located at 645 New Morn Drive in Land Lot 203 of the 6th District. The property consists of 24.83 +/- acres and the request is for an event facility. District V. *(Presenter: Alexius Jones, Planner I, District I)*

The current zoning is RA (Residential Agricultural) and the Future Land Use designation is Low-Density Suburban. The subject property is tract 4. On the previous site plan the event center was at the 20-foot side yard setback. It was shifted to have a minimum 200 feet from that southern property line on the new proposal. The request involves the construction of a barn and greenhouse to be used as an event facility. Our current code requires approved conditional use for an event facility be placed in the RA zoning district. Staff recommends approval of the request with conditions.

REPRESENTATION

Mary Parkinson and Marcus Dumas, 645 New Morn Drive, mentioned their care in preserving the county's rural character and creating meaningful spaces for families and children to connect with nature. They are building a generational family farm. Marcus is a retired Detroit public school teacher, military veteran, and holds a master's in educational leadership. Mary is a retired IT executive from IBM with a PhD in health communication, specializing in children's health. They have dedicated their careers to education, youth wellbeing, and responsible business ownership. According to the Henry County Master Plan, there is a lack of destinations and activities within the county and a need to better serve the community with quality family-friendly opportunities. Their proposal protects greenspace and creates destinations that bring people together. Concern was expressed regarding multiple new subdivisions where the trees were gone, and open land was replaced by concrete. They are proposing preserving the trees and protecting open space and creating a community destination that celebrates Henry County's rural heritage. The purpose of the conditional use permit is to approve an event venue to allow limited community events on the farm once the

agricultural structures are completed. They will be built over the next 18 months with completion expected in 2027. The permit would allow small local gatherings, such as nutrition-focused school field trips, plan exchanges, art fairs, weddings, and seasonal celebrations. The facilities would be over 500 feet from any neighbor, fully sound insulated, and hidden from the road by mature trees. The property is a total of 61 acres with almost half a mile of road frontage. The venue will be located in the middle of the 24-acre parcel. They also own the parcels on both sides of the 24 acres. The barn and greenhouse are located on tract 4. They also own tract 1, 2, 3, and 5. The location of the building is on the north end of the 8-acre lake, over 500 feet from a neighbor's side property line, and almost 400 feet from the front-facing road. The barn and greenhouse will be surrounded by mature trees and not visible from the road. They have partnered with the Georgia Foresting Department, local arborists, and Henry County Water Authority to ensure responsible land management. Over 60 trees have been planted. Their desire is to prevent further development and protect Henry County's open spaces. The current code is five events per year. The capacity is 200, maximum.

PUBLIC PARTICIPATION

In favor:

Lucas Worthy gives full support, stating that Marcus and Mary are thoughtful, responsible neighbors who deeply care about preserving the land. They've gone above and beyond to maintain their property and ensure privacy and peace for neighbors. This project will be a positive addition to Henry County.

In opposition:

Jean Kessinger, 323 Rocky Creek Rd., Hampton, is in opposition to event centers due to people moving out of neighborhoods because of event centers. It's important to preserve Henry County. The concern is event centers don't belong in residential areas due to the customers who threaten neighbors while on the neighbor's property, being drunk and disorderly, in the wrong drive, will drive across pastures, have loud parties. She has experienced strangers going through the mailbox. There is concern about the number of cars that will be involved at events.

Chris Owen, 650 New Morn Dr., is concerned due to other neighbors ruining peace with their parties, music, and lights. He raised the question if smaller parties could be held that do not require a permit.

Carole McDonald, 820 New Morn Dr., is opposed to the traffic this will create, since the current traffic is almost unmanageable.

QUESTIONS/COMMENTS

Delander Nelson asked that a condition be added that lots 3 and 5 would be required to remain in ownership of the applicant, but it was not found to be a legally-defensible condition. Lot 4 is so large and there would be buffers all around it that it may not have any real effect on lots 3 and 5 anyway. They have a 20-foot setback. Everything from the 20-foot setbacks to the parking lots areas would be maintained. Event centers do not have a minimum buffer requirement. Staff proposed a condition that would require a 40-foot undisturbed buffer, along with any bare areas required to be planted with vegetation. The buffer can be extended. The applicant will not sell or develop the property as a subdivision.

MOTION

Kevin Richardson made a motion to approve case CU-25-06 with the conditions provided by Staff with an increase of buffer to 50 feet; Jim Risher seconded. The motion carried 5-0.

CASES

PRESENTATION/STAFF RECOMMENDATION

CU-25-03, Binta Bin-Wahad and Muhammad Qasmi of McDonough, GA requests a conditional use for property located at 1609 Highway 155 N in Land Lot 38 of the 7th District. The property consists of 9.966 +/- acres and the request is for a place of worship or religious facility. District IV. *(Presenter: Kenta Lanham, Planner III, District III)*.

The property is currently zoned RA (Residential Agricultural). The applicant is seeking to convert the single-family home to a commercial religious facility. Paved parking lot and acceleration and deceleration taper into the property. Henry

County Water and Sewage Authority reports that public water is currently available to the subject property, but sewer is not. Environmental Health reports the existing septic system can accommodate the use with a congregation of up to 60 persons. Staff recommends approval of the applicant's request with conditions. Per Condition 3, should the applicant have intentions of the site being used on weekdays as a school, daycare, or other similar daily traffic generator, county will need to revisit as part of the plan review process whether additional improvements along Highway 155 for access to the site will be necessary. This may require acquisition of additional easement or right of way by the applicant, as well as possible relocation of utilities. Buffer requirement of 20-foot undisturbed or enhanced buffer, meeting the supplemental standards for church facilities, along the north and south property lines.

REPRESENTATION

Binta Bin-Wahad, 1609 Highway 155 N., McDonough, GA, and **Muhammad Qasmi**, 1609 Highway 155 N. Binta is an experienced French teacher/educator, with a master's degree in the field of education. The purpose of seeking approval for Darul Quran Academy is to operate as an educational facility and a place of worship. The applicant has applied for accreditation at the Georgia Accreditation Commission and is pending approval contingent on Henry County approval. The applicant has been approved for the Georgia Promise grant to provide aid for future students pending zoning approval. The applicant has been approved for the Georgia Department of Early Care and Learning and have an operational license. The aim is to be a cornerstone for community growth. Long-term goals include expanding classroom capacity to serve more students, introducing STEM, art, and after-school programs. Applicant was prematurely approved by receiving Certificate of Occupancy for 72 capacity. Currently, the property is used as a masjid and a daycare. Septic is at 60 capacity. The facility is used seven days a week by 15 to 20 people. On some occasions more than that. The existing facility has been upgraded to meet with county standards. The fire department checked everything. Tents are set up once a year for Eids. Future plans include seeking approval for more structures. Any new structures will need to be permitted and in compliance with county code.

PUBLIC PARTICIPATION

In favor:

Eliza Hoviter, student of the academy, loves it and feels safe there. She was previously bullied at school for being different.

In opposition:

Robert Kolpak, 430 Riverbend Dr., McDonough, GA, questioned how school has been already taking place without approval. Concern was raised regarding septic for 60 persons with possibly more than 70 people using the property.

QUESTIONS/COMMENTS

Question was raised if the applicant is seeking approval for a school or a church. The application materials referenced a church facility. Supplemental standards 4.03.22 allows for accessory uses, of which an academic school is one. School facilities are permitted in the residential zoning district meeting supplemental standards. The applicant reached out to Environmental Health, which specified a congregation of up to 60 persons. Upgrade requirements are going to be there if approved.

Chief Micheal Black explained that extensive work has been done on this proposed project. Concerns were raised due to the proposal originally being for a church. Education and childcare have different fire and building codes from a church. The current structure is for church only as approved by the fire department. If a structure is used for childcare and education in a separate building, all codes will have to be applied before moving forward. The property currently meets church requirements. Per Condition #3, during plan review phase this would be revisited if there's an intention for school or daycare, if future structure. A school building would be permitted, meeting supplemental standards and meeting Building, Fire, Life, Safety codes. Typically, COs are not issued until after a zoning action like this takes place. A church use is allowed. School, childcare, as an ancillary use. If a religious facility decides to go that route, they have to get a business license which triggers a Certificate of Occupancy process all over again. Currently the applicant is seeking an application for a church.

They're already operating as a school without a business license. Granting this approval will set them right and within code compliance. They meet the setback requirements and all the requirements for the fire department for a church. The site plan shows a new driveway and 35 parking spaces. Concern was raised that if you have 5,000 square feet of impervious surface space, you need to have a detention pond, which is not on site plan. Any permits for a detention facility would be taken through the plan review process. All applicable departments would review that.

Kenta Lanham explained that the parking and driveway already exist. New standards are not required because it already exists as is. If they were to expand their building footprint or uses, such as education, new codes would need to be updated.

Don Veum stated that if approved for church, they would first need to get a business license and meet fire codes to have school or daycare. Approval could move ahead, but they still could not have that school at this point without going through more regulations.

Chief Black explained that they can upgrade the current facility or have a second facility on site. The review process would start over, and new codes would be applied.

Condition #7 is limited to one religious facility establishment with associated accessory uses at any one given time. Accessory uses per code would allow for a school. Based on the interior of the structure, nine parking spaces would be required. The septic system was serviced and found to be up to par. The age of the septic system is unknown. The applicant is willing to get a new septic if that is required.

Chief Black explained that that would have to be put in as a condition because the occupant load on the fire side is determined by square footage rather than based on usage.

Kenta Lanham explained that if the applicant applies for a building permit for a school, Environmental Health would be brought in to evaluate that the septic system is able to facilitate the use. The language of Condition #3 can be revised to

say additional improvements to the site and along Highway 155 to cover other potential improvements to the site whether it be septic or a new building meeting Fire and Life Safety codes for the school. The word weekday will be removed from Condition #3.

MOTION

Katy Bell made a motion to deny case CU-25-03; no second. Motion failed.

Kenta Lanham commented that with a denial they would not be able to use the facility as a place of worship. Code 4.03.22 has an allowance for an academic facility. No conditional use would be required for a school.

Don Veum made a motion to table case CU-25-03 until the January 8, 2026 ZAB meeting to allow time for clarification concerning the school, septic system, and fire code.

Jim Risher made an amendment to the initial motion to include consideration of school capacity; **Don Veum** seconded. The amendment carried 3-2.

Delander Nelson feels the applicant has met the requirements for the church.

Kenta Lanham explained that if the school is to be applied for building permits, at that point plan review would start to evaluate for addition of school building.

Kamau As-Salaam explained that approval could be recommended with an added condition that during their business license process, Planning and Zoning staff has to make sure with Environmental Health that they have the capacity for an educational facility. There can be a condition that if they choose to move forward with an educational facility, they have to come before the Board again to make sure everything is up to code.

The primary motion was to table case CU-25-03 to the January 8, 2026 ZAB meeting. The motion carried 4-1.

ADJOURNMENT

8:30 p.m.

END OF MEETING

_____ _____

Dawn Randolph, Chairwoman Kamau As-Salaam,
Deputy Director

_____

FEM Transcription Services, Inc.

The above signatures reflect the approval of meeting minutes by the Henry County Zoning Advisory Board for the Public Meeting, held at 6:30 P.M. on Thursday, November 13th, 2025.

Henry County Planning & Zoning *VR-26-04*

Commission District: 5
Commissioner: Kevin J. Lewis
ZAB Member: Kevin Richardson
Report Prepared by: Victoria Fountain, Planner II

Applicant: Marcia Clark

Location: 25 Nix Drive in Land Lot 187 of the 6th District

Parcel ID: **007A01074000**

Request: Variance to reduce the front setback from 60 ft to 34 ft

Proposed Use /Purpose: **Single-family residence**

Current Land Use: Undeveloped

Future Land Use: Medium Density Suburban (up to 4.0 dwelling units/acre, net)

Sign Posted: August 25, 2026

Postcards Mailed: August 25, 2026

ZAB Meeting: **September 10, 2026**

Lot Size: 0.512 acres

Road Access: Nix Drive (local road)

Zoning History:

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

According to property tax records, the property is a part of the Lake Cindy subdivision.

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	MHD (Mobile or Manufactured Home Development)	Single-Family Residential Subdivision
East	MHD (Mobile or Manufactured Home Development)	Single-Family Residential Subdivision
South	MHD (Mobile or Manufactured Home Development)	Single-Family Residence
West	MHD (Mobile or Manufactured Home Development)	Residential

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

Executive Summary:

The applicant is requesting a variance from *Chapter 3, Section 3.10.02* of the Henry County Unified Land Development Code (ULDC), which establishes the minimum front yard setback requirement for the MHD (Mobile or Manufactured Home Development) zoning district. Specifically, the applicant seeks to reduce the required front yard setback from 60 feet to 34 feet to accommodate a 56' x 26' manufactured home. As recently as April of 2025 there was another manufactured home on this property. However, a variance to address setback concerns would be necessary according to Sec 10.7.2.

Development Regulations Relevant to Request:

- *Chapter 3, Section 3.10.02 (Dimensional Standards- MHD or Mobile or Manufactured Home Development)*
- *Section 10.05.02 Variances*
- *All other sections regarding site development standards and regulations*

Criteria for Granting a Variance per Chapter 10: Section 10.5.2 (A-G):

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

A literal application of the ULDC setback requirements would create a hardship due to extraordinary and exceptional conditions related to the property's size and shape. The parcel's limited depth, at approximately 100 feet, prevents it from meeting the required 60-foot front and 40-foot rear setbacks applicable within the district. These physical constraints are unique to this lot and are not characteristic of other properties in the surrounding MHD zoning district.

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

Literal interpretation of the provisions of the ULDC would deprive the applicant of development rights commonly enjoyed by other properties of the zoning district. According to property tax records, the property is a part of the Lake Cindy subdivision which was built in 1966 prior to the adoption of ULDC. Any additions would not conform to current code requirements and, therefore, would not be permitted without the variance.

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

Granting the requested variance of the parcel will confer special privileges that are denied to other properties within the MHD (Mobile or Manufactured Home) zoning district. However, other similarly situated applicants in the MHD (Mobile or Manufactured Home) zoning district can also submit a variance request.

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

The requested variance would be in harmony with the purpose and intent of *Section 10.5.2 Variances*. Variances are granted for the purpose of compensating for a dimensional standard in a real property that would prevent the property from complying with MHD (Mobile or Manufactured Home Development) zoning development regulation. In this case, the dimensional standard which triggered the need for this request is the 60-foot front yard setbacks. The requested variance should not be injurious to the neighborhood or to the general public.

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

The special circumstances are not caused by the applicant and is due to the size of the lot.

***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 the minimum needed to allow the legal use of the property.

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

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

Recommendation:

Staff recommends **approval** of the applicant's request to reduce the front yard setback from 60 feet to 35 feet with the following conditions:

1. The front yard setback shall be reduced from 60 feet to 35 feet for the proposed single-family home.

Attachments:

- Application
- Legal Ad
- Site Photos
- Sign Photo
- Exhibit maps
- Resolution

Henry County Planning & Zoning
Variance Request Application

Name of Applicant Marcia Clark Phone: [redacted] Email: [redacted]

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

Name of Agent _____ Phone: _____ Email: _____

Address Agent: _____ City/State/Zip: _____

Secondary Agent/Attorney _____ Phone: _____ Email _____

Address: _____ City/State/Zip: _____

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

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

Variance being requested:

Variance to reduce the front and rear yard setbacks.

Address of Property: 25 NIX DR HAMPTON, GA 30228
(Street Address)

Size of Tract: 0.51 acre(s) **per survey**, Land Lot Number(s): 187 District(s): 7

Property Tax Parcel Number(s): 007A010074000 **(Required)**

Judy Khamphiphone
Witness Signature

Marcia E Clark
Signature of Applicant/s

Judy Khamphiphone
Printed Name of Witness

Marcia E Clark
Printed Name of Applicant/s

Emily Nash
Notary

_____
Signature of Agent

NOTARY STAMP:

EMILY NASH NOTARY PUBLIC NEWTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 10, 2027

(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: _____

Project/Case #

2026.07.2500

Pre-Application Number

Pre-Application Meeting #2026.04.1002

Address:

25 NIX DR, HAMPTON, GA 30228

Parcel Number(s):

007A01074000

Planning & Zoning

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

HENRY COUNTY VARIANCE APPLICATION

Applicant Information

Company Applying

Email: [redacted]

First Name: Marcia

Last Name: Clark

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

Steele Drive

Size of Tract in Acres

0.51

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:

A variance to reduce the front and rear yard setbacks.

Current Zoning of the property?

RMH Mobile or Manufactured Home Development

Are you in a subdivision?

◉ Yes ○ No

Is this request associated with another application?

○ Yes ◉ No

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

PRE-APPLICATION FORM

DATE 4/14/2026

APPLICANT: MARCIA CLARK

TYPE OF APPLICATION: VARIANCE

PROPERTY ADDRESS: 25 NIX DR

DIST: 7 **LAND LOT(S)**: 187 **PARCEL I.D.**: 007A01074000

MAP NUMBER: 007 **CURRENT ZONING**: MHD (MOBILE OR MANUFACTURED HOME DEVELOPMENT)

PROPOSED ZONING: N/A

FUTURE LAND USE MAP DESIGNATION: MEDIUM DENSITY SUBURBAN

REQUEST/ITEMS DISCUSSED:
PROPERTY IS ZONED MHD (MOBILE OR MANUFACTURED HOME DEVELOPMENT). AND IS LOCATED IN THE LAKE CINDY SUBDIVISION. APPLICANT IS REQUESTING A VARIANCE TO REDUCE THE FRONT AND REAR YARD SETBACKS.

LAKE CINDY SUBDIVISION FINAL PLAT:
FRONT YARD SETBACK: 60FT
SIDE YARD SETBACK: 10 FT
REAR YARD SETBACK: 40 FT

THE APPLICANT STATES THAT THE LAND HAS EXACTLY 60 FOOT FRONT YARD SETBACK AND A 40 FOOT REAR YARD SETBACK BUT IT LEAVES NO ROOM FOR A HOME TO BE BUILT.

DISCUSSED VARIANCE APPLICATION, AND THE PROCESS.

1) REQUEST A PRE-APPLICATION MEETING VIA SAGESGOV
2) AFTER PRE-APLICATION MEETING HAS BEEN COMPLETED, SUBMIT APPLICATION

3) STAFF EVALUATES THE REQUEST AND CREATES A REPORT AND RECOMMENDATION
4) A ZONING ADVISORY BOARD PUBLIC MEETING IS HELD. THE ZAB MAKES THE FINAL DECISION.

PROPERTIES ZONING:

NORTH:	MHD	SOUTH:	MHD
EAST:	MHD	WEST:	MHD

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:

Marcia E. Clark Signature (Owner/Agent)

_____ Signature

_____ Signature

Kamryn Bowen Planner I Signature

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** 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 9th day of July, ____

Marcia E Clark
Applicant's Name - Printed

Marcia E Clark
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 9th day of July, 2024.

EMILY NASH NOTARY PUBLIC NEWTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 10, 2027

Emily Nash
Notary Public

July 20, 2026

Dear Henry County Planning and Zoning Department,

I was born, raised, and spent my entire life in Illinois until after many discussions between my sister and I, finally made the decision to move to Georgia to be closer to her and try something new. Our plan included finding our forever homes near each other. We spent a lot of time looking at different options when we came across two properties right next to each other being sold.

I purchased the property, 25 NIX DR, Hampton, GA 30228, PARCEL I.D. 007A01074000 during the January 7th, 2025, Henry County Tax Commissioner Tax Sale. The property is zoned MHD, Mobile or Manufactured Home Development. My purpose for buying the property was to build a residential home for myself with the opportunity to live next door to family.

We hired a licensed land surveyor to mark the property lines and that is when I found out that my property would require a variance request. The setbacks for this zoning district are 60' from the front of the property and 40' from the rear of the property. With my lot being exactly 100' and the manufactured home I chose being 56'x26', there isn't enough room for the home.

I hired Southern Red Dirt LLC to perform soil testing and worked closely with Mr. Jermarco Christian, Environmental Health Specialist III, Georgia Department of Public Health to obtain my Septic Permit. Mr. Christian even met at the property with Mr. Brownlee, the owner of Brownlee Septic Company I hired to ensure they had a clear plan of where the septic system could go according to the soil report.

I am open to your professional recommendations, but my proposed development plan for placement of my home would put the front setback at 34' and the rear setback at 40', with the house utilizing 26' of land.

Thank you for your time,

Marcia E. Clark

Marcia E. Clark

July 20, 2026

Dear Henry County Planning and Zoning Department,

I am writing to confirm that I, Marcia E Clark, am the sole owner of 25 NIX DR, Hampton, GA 30228, PARCEL I.D.:007A01074000. I am the applicant and aware of the zoning request for a variance to reduce the front and rear yard setbacks for the said property.

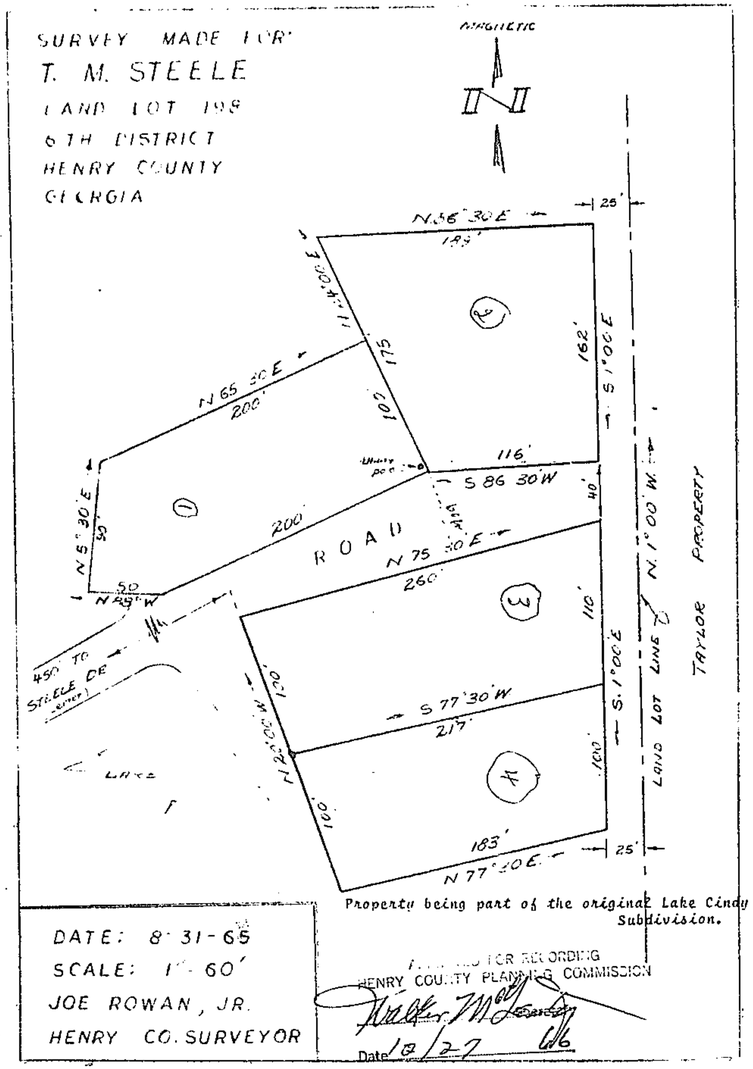
Thank you,

Marcia E. Clark

Marcia E Clark

178

SURVEY MADE FOR:
T. M. STEELE
LAND LOT 198
6TH DISTRICT
HENRY COUNTY
GEORGIA

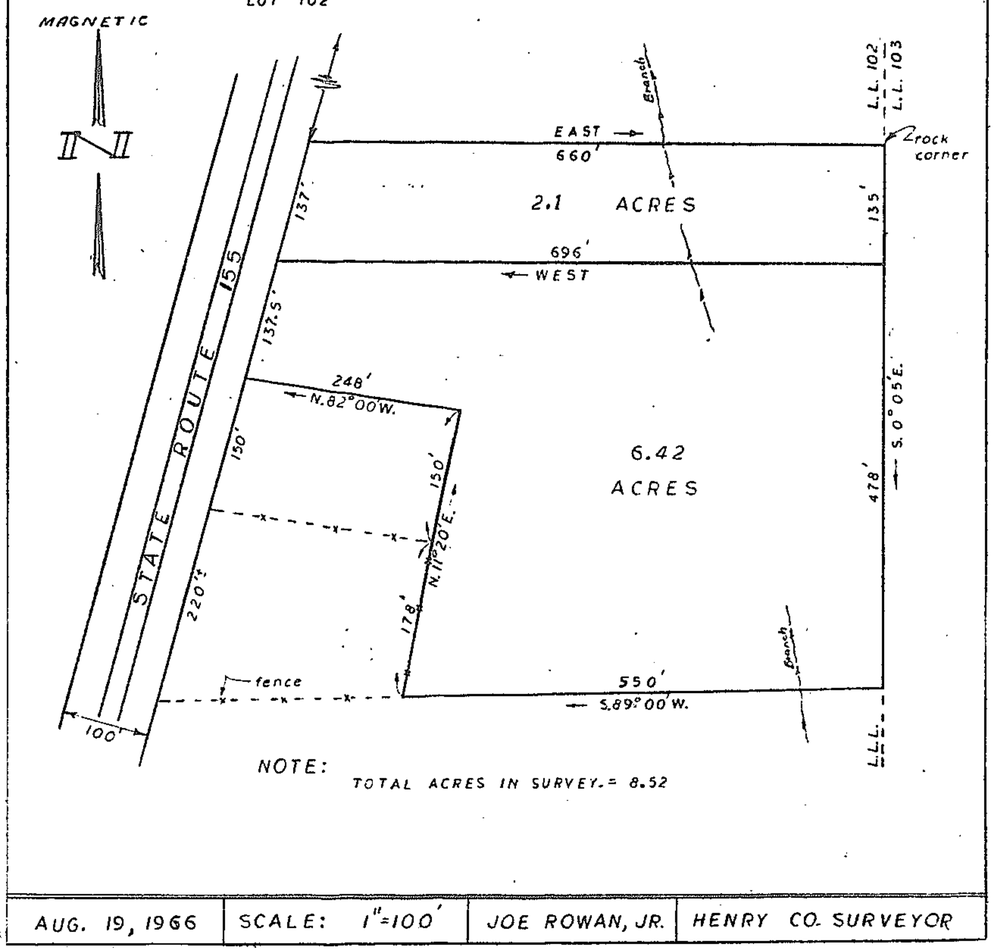


Property being part of the original Lake Cindy Subdivision.

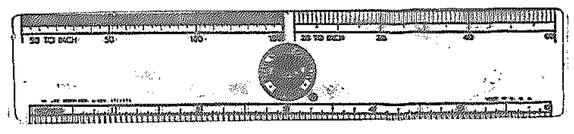
DATE: 8-31-65
SCALE: 1"-60'
JOE ROWAN, JR.
HENRY CO. SURVEYOR

APPROVED FOR RECORDING
HENRY COUNTY PLANNING COMMISSION
Walter McLeroy
Date 10/27/66

SURVEY MADE FOR:
G. E. CRUMBLEY
PROPERTY LOCATED IN:
LAND LOT 102
7TH DISTRICT
HENRY COUNTY
GEORGIA



AUG. 19, 1966	SCALE: 1"=100'	JOE ROWAN, JR.	HENRY CO. SURVEYOR



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

VICINITY MAP (N.T.S.)

HENRY COUNTY NOTES:

1. THIS PROPERTY IS ON THE COUNTY WATER SYSTEM.
2. THIS PROPERTY IS ON A PAVED COUNTY RIGHT OF WAY.
3. THIS PROPERTY IS NOT PART OF A PLATTED SUBDIVISION.
4. THIS PROPERTY DOES NOT HAVE BODIES OF WATER ON THE PROPERTY.
5. THIS PROPERTY IS IN A FLOOD PLAIN (SEE SURVEY NOTE # 7).
6. THIS PROPERTY IS IN A WETLAND AREA.
7. THIS PROPERTY IS NOT IN A WATERSHED PROTECTION AREA.

LEGEND

- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR)
- CALCULATED POINT
- RIGHT OF WAY MONUMENT
- STORM DRAIN MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- ELECTRIC BOX

ABBREVIATIONS

A.K.A	ALSO KNOWN AS
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
CTP	CRIMP TOP PIPE
DB	DEED BOOK
N/F	NOW OR FORMERLY
N.T.S.	NOT TO SCALE
PB	PLAT BOOK
PG	PAGE
P.O.B.	POINT OF BEGINNING
P.I.N.	PARCEL IDENTIFICATION NUMBER
P/L	PROPERTY LINE
R/W	RIGHT OF WAY
SBL	SETBACK LINE
S.F.	SQUARE FEET

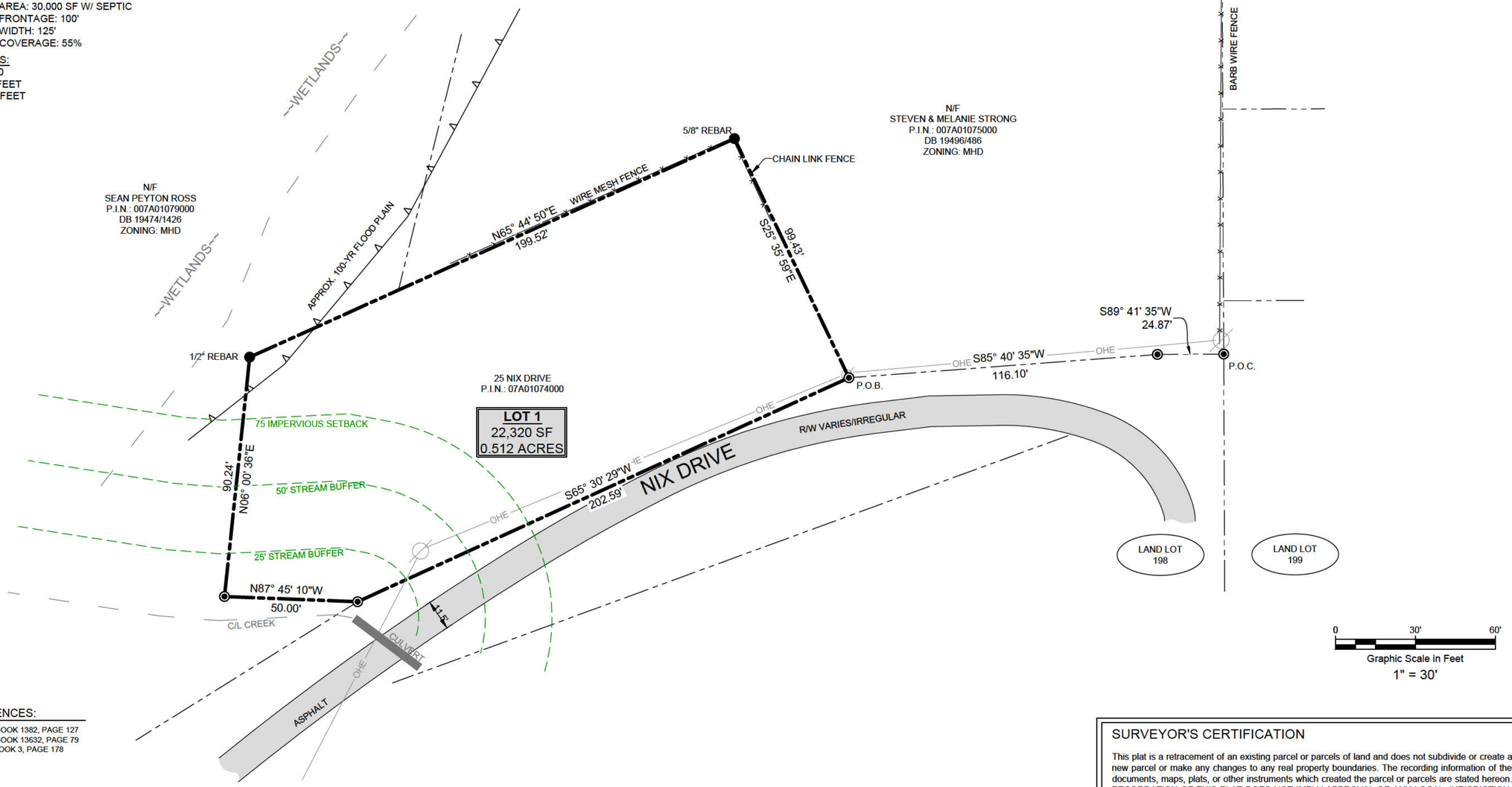
GA West Grid — N

ZONING NOTE:

HENRY COUNTY, GEORGIA
MHD - MOBILE HOME DEVELOPMENT

MIN. LOT AREA: 30,000 SF W/ SEPTIC
MIN. LOT FRONTAGE: 100'
MIN. LOT WIDTH: 125'
MAX LOT COVERAGE: 55%

SETBACKS:
FRONT: 60
SIDE: 15 FEET
REAR: 40 FEET



REFERENCES:

1. DEED BOOK 1382, PAGE 127
2. DEED BOOK 13632, PAGE 79
3. PLAT BOOK 3, PAGE 178

SURVEY NOTES:

1. PLAT CLOSURE: 1 FOOT IN 156,937 FEET
2. EQUIPMENT USED: CARLSON BRX7 GNSS RECEIVER (BASE & ROVER RTK)
3. DISTANCES SHOWN HEREON ON ARE GROUND DISTANCES AS DERIVED FROM SCALED GPS OBSERVATIONS.
4. FIELD POSITIONAL TOLERANCE: BOUNDARY CORNER MONUMENT POSITIONS COLLECTED WITH GPS OBSERVATIONS HAVE A POSITIONAL TOLERANCE OF LESS THAN 0.4' RESIDUAL BASED ON REDUNDANT MEASUREMENTS.
5. FIELD DATA HAS NOT BEEN ADJUSTED
6. BASIS OF BEARINGS/COORDINATES: GRID NORTH, GA WEST ZONE (NAD83)
7. FLOOD ZONE: X PER FEMA FIRM MAP NO. 13151C0145D, DATED 10/6/2016
8. DATE OF FIELD SURVEY: 1/13/2026
9. FIELD SURVEY BY: BRIAN DOUGLAS
10. UTILITY NOTE: BEFORE DIGGING IN THIS AREA, CALL UTILITY LOCATORS AT 811 TO REQUEST GROUND MARKINGS OF UNDERGROUND UTILITIES.

PLAT NOTES

1. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF PROVIDENCE LAND SURVEYING PC., AUTHORITY OF O.C.G.A. 43-15-22.
2. EASEMENTS OF RECORD OR OTHER TITLE MATTERS AFFECTING THE SUBJECT PROPERTY MAY EXIST. PROVIDENCE LAND SURVEYING AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

LINE TYPE(S):

- OHE — ELECTRIC OVERHEAD LINE
- x x x x x — FENCE LINE
- V V V — FLOOD PLAIN LIMITS

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.

Brian Douglas
BRIAN DOUGLAS, GA RLS #3373 7/26/2026

GEORGIA PROFESSIONAL No. 3373 LAND SURVEYOR BRIAN J. DOUGLAS

DATE | REVISION

BOUNDARY SURVEY PLAT:
25 NIX DRIVE
PREPARED FOR:
MARCIA CLARK
PROJECT LOCATION:
LAND LOT(s): 198 | DISTRICT: 6th
HENRY COUNTY | GEORGIA

JULY 26, 2026

PROVIDENCE LAND SURVEYING
950 Eagles Landing Pkwy, Box 586 T 470-580-4397
Stockbridge, Georgia 30281 www.providencels.com
Providence Land Surveying PC
GA COA LSF001426

Genesis 22:14(b) - As it is said to this day, "On the mount of the LORD it shall be provided."

PROFESSIONAL SEAL:

GEORGIA PROFESSIONAL No. 3373 LAND SURVEYOR BRIAN J. DOUGLAS

Brian Douglas

GSWCC LEVEL II NUMBER 88319

PLS PROJECT #: 26-A03
DRAWN BY: BJD
CHECKED BY: BJD
SHEET SIZE: 18"x24" (arch C)

SHEET NUMBER	TOTAL SHEETS
1	1

G:\Shared drives\Projects\P-2026\A\A03\Dwg\26-A03 Boundary Survey - 25 Nix.dwg

VICINITY MAP (N.T.S.)

SITE DATA

TAX PARCEL ID: 007A01074000
ZONING: MHD - MOBILE HOME DEVELOPMENT
FRONT SETBACK: 60 FT (PROPOSED 33 FT)
SIDE SETBACK: 15 FT
REAR SETBACK: 40 FT

TOTAL SITE AREA = 30,000 SF OR 0.689 AC.
TOTAL DISTURBED AREA = 20,700 SF OR 0.475 AC.

SOURCE OF BOUNDARY: WARRANTY DEED (DB1382, PG 127)
SOURCE OF TOPOGRAPHY: NOAA L DAR TOPOGRAPHIC DATA
DATUM: MEAN SEA LEVEL

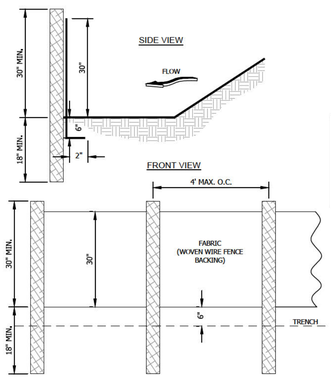
A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "A") PER FEMA FLOOD MAP NUMBER 13151C0145D, DATED 10/6/2016.

SITE PLAN GENERAL NOTES

1. OWNER/BUILDER:
   MARCIA CLARK
   102 COTTON INDIAN TRL
   STOCKBR DGE, GA 30281
2. 24 HOUR EMERGENCY CONTACT:
   MARCIA CLARK
   470-969-4932
   EMAIL: mcclark2222@gmail.com
3. DESIGNER/SURVEYOR:
   BRIAN DOUGLAS, GA RPLS# 3373
   950 EAGLES LANDING PKWY, BOX 586
   STOCKBR DGE, GA 30281
   PH: 470-580-4397
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT DESIGNER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.
5. THE CONTRACTOR SHALL COORDINATE ANY AND ALL UTILITY RELOCATION WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE START OF ANY UTILITY WORK.
6. A COPY OF THESE PLANS ARE TO BE KEPT ON SITE DURING THE DURATION OF THE PROJECT.
7. THIS IS NOT A BOUNDARY SURVEY AND IS NOT FOR RECORDING. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LOCATION OF THE PROPOSED IMPROVEMENTS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN CONSULTANT IMMEDIATELY.
8. PROPERTY LINES SHOULD BE FIELD LOCATED BEFORE ANY LAND DISTURBING ACTIVITIES BEGIN. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN CONSULTANT IMMEDIATELY.
9. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
10. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.

Sd1-S SILT FENCE - TYPE SENSITIVE

N.T.S.

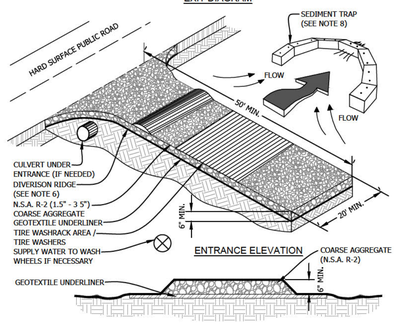


NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
3. IF THE CONTRACTOR CHOOSES TO UTILIZE AN ALTERNATIVE TYPE C SILT FENCE TECHNOLOGY, IT SHALL BE IDENTIFIED IN GA DOT DOCUMENT QPL-36. ANY ALTERNATIVE TECHNOLOGY NOT IDENTIFIED IN THIS DOCUMENT CANNOT BE UTILIZED WITHOUT THE DESIGN ENGINEER REVISING THE APPROVED ESⅈPC PLAN WITH REVIEW AND APPROVAL BY EPD/LOCAL ISSUING AUTHORITY.

Co CRUSHED STONE CONSTRUCTION EXIT

N.T.S.

EXIT DIAGRAM



ENTRANCE ELEVATION

NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%..
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

IMPERVIOUS AREA CALCULATIONS	
HOUSE	1,475 SF
DRIVEWAY	760 SF
TOTAL AREA	2,235 SF

% IMPERVIOUS COVERAGE: 10.0%

—C—C—C—	LIMITS OF DISTURBANCE
—C.TF—C.TF—	L.O.D. AND TREE SAVE FENCE
—X—X—X—	SILT FENCE SINGLE ROW
—XX—XX—	SILT FENCE DOUBLE ROW
—TF—TF—TF—	TREE SAVE FENCE

Ds1 MULCHING

SITE PREPARATION:
1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS.
3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

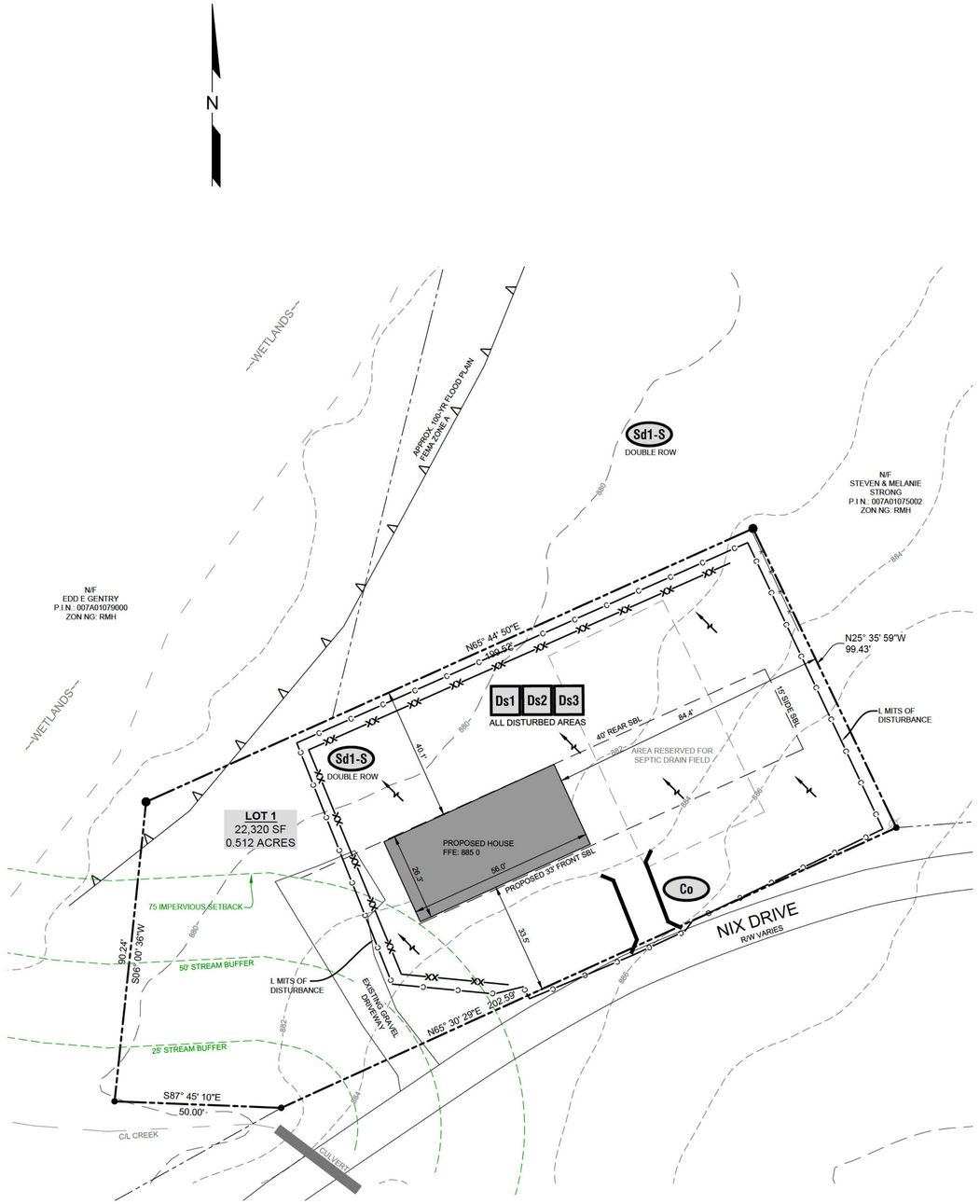
MATERIALS:
1. DRY STRAW/HAY - 2 TO 4 INCHES DEEP, PROVIDING COMPLETE SOIL COVERAGE
2. WOOD WASTE (CHIPS/SAWDUST/BARK) - 2 TO 3 INCHES DEEP
3. POLYETHYLENE FILM - SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION.

Ds2 TEMPORARY GRASSING

MONTH	TEMPORARY SEED	RATE/ACRE	RATES/1,000 SQFT. FERTILIZER	RATES/1,000 SQFT. LIME STONE
JANUARY	RYEGRASS	40-50 lb.	12 lb(10-10-10)	45 lb
FEBRUARY	RYEGRASS	40-50 lb.	12 lb(10-10-10)	45 lb
MARCH	RYE ANNUAL LESPEDEZA WEEPING LOVEGRASS	2-3 bu. 20-25 lb. 4-6 lb.	12 lb(10-10-10) 35 lb(6-12-12) 12 lb(10-10-10)	45 lb 45 lb 45 lb
APRIL	RYE BROWN TOP MILLET ANNUAL LESPEDEZA SUDAN GRASS	2-3 bu. 30-40 lb. 20-25 lb. 35 lb.	12 lb(10-10-10) 12 lb(10-10-10) 35 lb(6-12-12) 35 lb(6-12-12)	45 lb 45 lb 45 lb 45 lb
MAY	WEEPING LOVEGRASS SUDAN GRASS BROWN TOP MILLET	4-6 lb. 35 lb. 30-40 lb.	12 lb(10-10-10) 35 lb(6-12-12) 12 lb(10-10-10)	45 lb 45 lb 45 lb
JUNE	WEEPING LOVEGRASS SUDAN GRASS BROWN TOP MILLET	4-6 lb. 35 lb. 30-40 lb.	12 lb(10-10-10) 35 lb(6-12-12) 12 lb(10-10-10)	45 lb 45 lb
JULY	WEEPING LOVEGRASS SUDAN GRASS BROWN TOP MILLET	4-6 lb. 35 lb. 30-40 lb.	12 lb(10-10-10) 35 lb(6-12-12) 12 lb(10-10-10)	45 lb 45 lb
AUGUST	RYEGRASS WEEPING LOVEGRASS	40-50 lb. 35 lb.	12 lb(10-10-10) 12 lb(10-10-10)	45 lb
SEPTEMBER	RYEGRASS TALL FESCUE	40-50 lb. 30-50 lb.	12 lb(10-10-10) 35 lb(6-12-12)	45 lb 45 lb
OCTOBER	WHEAT	2-3 bu.	12 lb(10-10-10)	45 lb
NOVEMBER	WHEAT	2-3 bu.	12 lb(10-10-10)	45 lb
DECEMBER	RYE RYEGRASS WHEAT	2-3 bu. 40-50 lb. 2-3 bu.	12 lb(10-10-10) 12 lb(10-10-10) 12 lb(10-10-10)	45 lb 45 lb 45 lb

Ds3 PERMANENT GRASSING

PERMANENT SEED	RATE/ACRE	RATES/1,000 SQUARE FEET FERTILIZER	RATES/1,000 SQUARE FEET LIME STONE	RATES/1,000 SQUARE FEET MAINTENANCE
UNHULLED BERMUDA SERICEA LESPEDEZA	8-10 lb. 30-40 lb.	12 lb(10-10-10) 35 lb(6-12-12)	45 lb 45 lb	10 lb(10-10-10) 10 lb(10-10-10)
UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 lb. 30-40 lb. 30-50 lb.	12 lb(10-10-10) 35 lb(6-12-12) 35 lb(6-12-12)	45 lb 45 lb 45 lb	10 lb(10-10-10) 10 lb(10-10-10) 10 lb(10-10-10)
UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 lb. 30-40 lb. 30-50 lb.	12 lb(10-10-10) 35 lb(6-12-12) 35 lb(6-12-12)	45 lb 45 lb 45 lb	10 lb(10-10-10) 10 lb(10-10-10) 10 lb(10-10-10)
WEEPING LOVEGRASS HULLED BERMUDA BAHIA	4-6 lb. 5-6 lb. 40-60 lb.	12 lb(10-10-10) 12 lb(10-10-10) 35 lb(6-12-12)	45 lb 45 lb 45 lb	10 lb(10-10-10) 10 lb(10-10-10) 10 lb(10-10-10)
WEEPING LOVEGRASS HULLED BERMUDA BAHIA	4-6 lb. 5-6 lb. 40-60 lb.	12 lb(10-10-10) 12 lb(10-10-10) 35 lb(6-12-12)	45 lb 45 lb 45 lb	10 lb(10-10-10) 10 lb(10-10-10) 10 lb(10-10-10)
WEEPING LOVEGRASS SUDAN GRASS BROWN TOP MILLET	4-6 lb. 35 lb. 30-40 lb.	12 lb(10-10-10) 35 lb(6-12-12) 12 lb(10-10-10)	45 lb 45 lb 45 lb	10 lb(10-10-10) 10 lb(10-10-10) 10 lb(10-10-10)
HULLED BERMUDA BAHIA	5-6 lb. 40-60 lb.	12 lb(10-10-10) 35 lb(6-12-12)	45 lb 45 lb	10 lb(10-10-10) 10 lb(10-10-10)
TALL FESCUE	30-50 lb.	35 lb(6-12-12)	45 lb	10 lb(10-10-10)
UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 lb. 30-40 lb. 30-50 lb.	12 lb(10-10-10) 35 lb(10-10-10) 35 lb(6-12-12)	45 lb 45 lb 45 lb	10 lb(10-10-10) 10 lb(10-10-10) 10 lb(10-10-10)
UNHULLED BERMUDA FESCUE SERICEA LESPEDEZA	8-10 lb. 30-50 lb. 30-40 lb.	12 lb(10-10-10) 35 lb(10-10-10) 35 lb(6-12-12)	45 lb 45 lb 45 lb	10 lb(10-10-10) 10 lb(10-10-10) 10 lb(10-10-10)
UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 lb. 30-40 lb. 30-50 lb.	12 lb(10-10-10) 35 lb(10-10-10) 35 lb(6-12-12)	45 lb 45 lb 45 lb	10 lb(10-10-10) 10 lb(10-10-10) 10 lb(10-10-10)



0 20' 40'
Graphic Scale in Feet
1" = 20'

DATE	REVISION

HOUSE SITE PLAN:
25 NIX DRIVE
PREPARED FOR:
MARCIA CLARK

PROJECT LOCATION:
LAND LOT: 198 | DISTRICT: 6th
HENRY COUNTY | GEORGIA

JULY 27, 2026

PROVIDENCE LAND SURVEYING
950 Eagles Landing Pkwy, Box 586
Stockbridge, Georgia 30281
www.providencels.com
T 470-580-4397
GA COA LSF001426 | Providence Land Surveying PC

Genesis 22:14(b) - As it is said to this day, "On the mount of the LORD it shall be provided."

PROFESSIONAL SEAL:

GEORGIA PROFESSIONAL No. 3373 LAND SURVEYOR BRIAN J. DOUGLAS

GSWCC LEVEL II NUMBER 88319

PLS PROJECT #: 26-A03
DRAWN BY: BJD
CHECKED BY: BJD
SHEET SIZE: 24"x36" (arch D)

SHEET NUMBER	TOTAL SHEETS
1	1

G:\Shared drives\Projects\P.2026\A\A03\Dwg\26-A03 Site Plan - 25 Nix.dwg

Georgia Department of Public Health
Construction Permit and Site Approval
For On-Site Sewage Management System

COUNTY:	SUBDIVISION:	LOT NUMBER:	BLOCK:
Henry	Lake Cindy	1	f

PROPERTY ADDRESS:	DIRECTIONS:
25 NIX DR HAMPTON, GA 30228	

I hereby receive this construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1 and this permit. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE:	DATE COMPLETED APPLICATION RECEIVED:
X Marcia E Clark	03/24/2026 X 3/24/2026

PROPERTY OWNER'S NAME:	PHONE NUMBER:	PROPERTY OWNER'S ADDRESS:
Marcia Clark	(217) 778-0738	25 NIX DR HAMPTON, GA 30228
AUTHORIZED AGENT'S NAME:	PHONE NUMBER:	RELATIONSHIP TO OWNER:

Section A - General Information

CAN REQUIRED SETBACKS BE MET:		TYPE OF STRUCTURE:	SOIL SERIES:
YES		Single-Family Residence	Hard Labor phase two
DRINKING WATER SUPPLY:	WELL ON THE SITE:	WATER USAGE BY:	PERCOLATION RATE / HYDRAULIC LOADING RATE:
Public	NO	Bedroom Numbers	60
SYSTEM TYPE:		NO. OF BEDROOMS / GPD:	RESTRICTIVE SOIL HORIZON DEPTH (inches):
New		2	42
LOT SIZE (SQ FT/Acres):		LEVEL OF PLUMBING OUTLET:	SOIL TEST PERFORMED BY:
0.524		Ground Level	Reed, Joshua

Section B - Primary / Pretreatment

PRETREATMENT:	GARBAGE DISPOSAL:	SEPTIC TANK CAPACITY (gallons):	MIN. ATU CAPACITY (gallons):	DOSING TANK CAPACITY (gallons):	GREASE TRAP CAPACITY (gallons):
Septic Tank	NO	1000	0	1000	

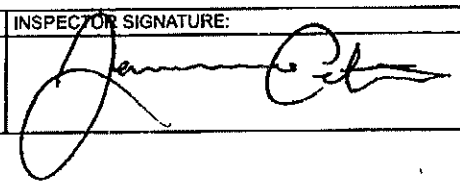
Section C - Secondary Treatment

ABSORPTION FIELD DESIGN:	NUMBER OF TRENCHES: / DISTANCE B/W TRENCHES:	TOTAL ABSORPTION FIELD LINEAR FT REQUIRED:
Serial		170
ABSORPTION FIELD PRODUCT:	DEPTH OF TRENCHES (range in inches):	TOTAL ABSORPTION FIELD SQ FT REQUIRED:
EZflow 0904H	15 to 18	510

Issued permits expire twelve (12) months from approval date and are not valid unless signed below by authorized representative of the Georgia Department of Public Health or County Board of Health.

Any grading, filling, or other landscaping after issuance of a permit may render permit void. Failure to follow site plan may render permit void. Any grading, filling, or other landscaping after final inspection by county health department, which adversely affects the function of the on-site sewage management system, may render approval void. Installation contractor is responsible for ensuring all required setbacks are met.

Issuance of a construction permit for an on-site sewage management system and subsequent approval of same by representative of the Georgia Department of Public Health or County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time; furthermore, said representative(s) do not, by any action taken in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system.

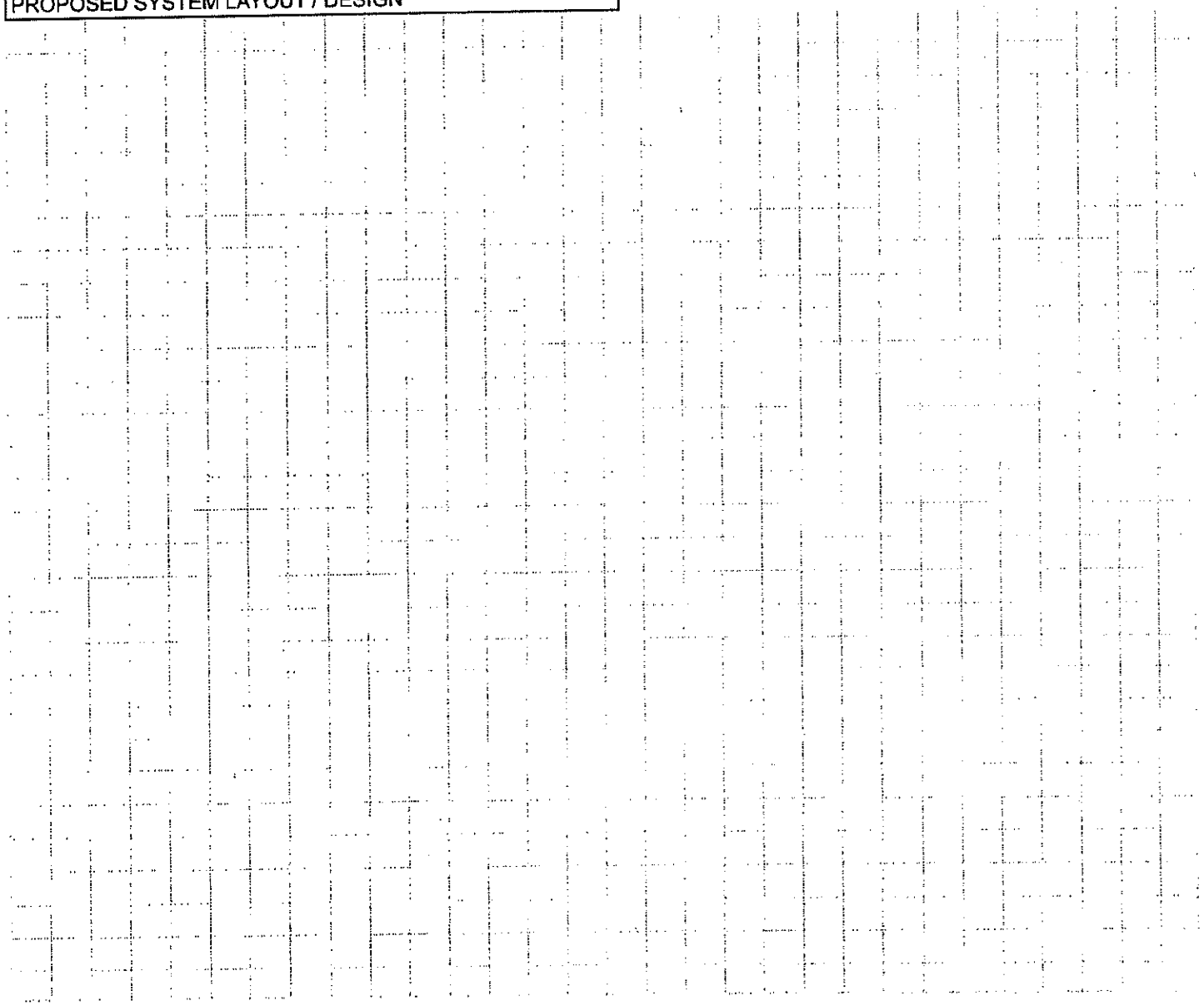
INSPECTOR & INSPECTOR TITLE:	INSPECTOR SIGNATURE:	DATE:	CONSTRUCTION PERMIT #:	STATUS:
Jermarco Christian Environmental Health Specialist III		03/24/2026	OSC07505835	Approved

Construction Permit and Site Approval
For On-Site Sewage Management System (continued)
Henry County Environmental Health - Phone: (770) 288-6190
Permit Number: OSC07505835
Property Address: 25 NIX DR HAMPTON, GA 30228

PRIMARY / PRETREATMENT REMARKS
Install 1000 gallon tank in Hard Labor II soils. Install new 1000 gallon pump tank in Hard Labor II soils Divert all surface water away from tank.

SECONDARY TREATMENT REMARKS
Pump to distribution box at high grounds following contours. Ok to install 170 feet of any state approved high capacity drainfield product in the Hard Labor II soils at a depth of 15 to 18 inches.

PROPOSED SYSTEM LAYOUT / DESIGN



classifieds

henryherald.com

HENRY HERALD ADVERTISING DEADLINES

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

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

9003 Public Hearing

Hdh2415
gpn16

PUBLIC HEARING NOTICE
Henry County Zoning Advisory Board (ZAB)

Date: September 10, 2026
Location: Henry County Administration Building 140 Henry Parkway, McDonough, Georgia 30253
Public Meeting: 6:30 PM, Community Meeting Room

REZONING:

RZ-26-05
InLine Communities, LLC of Atlanta, GA requests a rezoning from R-A (Residential Agricultural) and R-2 (Single Family Residential) to R-3 (Single Family Residential) for property south of Wilson Drive in Land Lots 113, 114, 143, 144, and 146 of the 7th District. The property consists of 181.791 +/- acres, and the request is for a single-family residential development. **District 3**

SPECIAL USE:

SU-26-02
InLine Communities, LLC of Atlanta, GA requests a special use for property south of Wilson Drive in Land Lots 113, 114, 143, 144, and 146 of the 7th District. The property consists of 181.791 +/- acres, and the request is for a conservation subdivision. **District 3**

CONDITIONAL USE:

CU-26-02
TowerCom of Charleston, SC requests a conditional use for property located on King Mill Road east of Iris Lake Road in Land Lot 216 of the 7th District. The property consists of 69.28 +/- acres, and the request is for a new wireless communications facility. **District 1**

VARIANCE:

VR-26-04
Marcia Clark of Stockbridge, GA requests a variance for property located at 25 Nix Drive in Land Lots 198 of the 6th District. The property consists of 0.512 +/- acres and the request is for relief from development standards. **District 5**

8:8, 2026

9040 Election Notices

Hdh2406
gpn09

CALL FOR NOVEMBER 3, 2026, GENERAL / SPECIAL HENRY COUNTY AND CITIES OF HENRY COUNTY REFERENDUM ELECTION

To be published in a newspaper of appropriate circulation pursuant to O.C.G.A. § 21-2-2(3). Notice is hereby given that, in accordance with O.C.G.A. § 21-2-540, the following elections will be held on **Tuesday, November 3, 2026** in Henry County, Georgia:

Special Referendum -- Floating Local Option Sales Tax (FLOST) Imposition

Shall a special 1 percent sales and use tax be imposed for five years within the Special Taxing District of Henry County with the proceeds exclusively used to lower property taxes imposed by Henry County and the Cities of Hampton, Locust Grove, McDonough, and Stockbridge?

( ) YES ( ) NO

Advance Voting
Advance in-person voting for the November 3, 2026 Election will be held at those dates, times, and locations that will be posted on the Henry County Elections & Voter Registration website: https://www.henrycountyga.gov/elections-voter-registration

Election Day Voting
On Election Day, Tuesday, November 3, 2026, polls will be open from **7:00 a.m. to 7:00 p.m.**

Voter Registration Deadline
The last day to register to vote in this election is **October 5, 2026.** Voters may check their registration status or view sample ballots online at mvp.sos.ga.gov.

Absentee Ballots
The deadline to request an absentee ballot by mail is **October 23, 2026.** For more information or to request an absentee ballot, please contact the Henry County Elections Department at **770-288-6448.**

Election Superintendent
County of Henry

8:8, 12, 2026
10:7, 14, 21, 28, 2026

Hdh2409
gpn09

CALL FOR NOVEMBER 3, 2026, GENERAL / SPECIAL HENRY COUNTY AND CITIES OF HENRY COUNTY REFERENDUM ELECTION

To be published in a newspaper of appropriate circulation pursuant to O.C.G.A. § 21-2-2(3). Notice is hereby given that, in accordance with O.C.G.A. § 21-2-540, the following elections will be held on **Tuesday, November 3, 2026** in Henry County, Georgia:

Special Referendum -- Homestead Exemption

Shall the Act be approved which provides a homestead exemption from City of Hampton ad valorem taxes for municipal purposes for the full assessed value of the homestead for residents of the city who have been residents for five years or more?

( ) YES ( ) NO

Advance Voting
Advance in-person voting for the November 3, 2026 Election will be held at those dates, times, and locations that will be posted on the Henry County Elections & Voter Registration website: https://www.henrycountyga.gov/elections-voter-registration

Election Day Voting
On Election Day, Tuesday, November 3, 2026, polls will be open from **7:00 a.m. to 7:00 p.m.**

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Election Superintendent
County of Henry

8:8, 12, 2026
10:7, 14, 21, 28, 2026

9040 Election Notices

Registration website: https://www.henrycountyga.gov/elections-voter-registration

Election Day Voting
On Election Day, Tuesday, November 3, 2026, polls will be open from **7:00 a.m. to 7:00 p.m.**

Voter Registration Deadline
The last day to register to vote in this election is **October 5, 2026.** Voters may check their registration status or view sample ballots online at mvp.sos.ga.gov.

Absentee Ballots
The deadline to request an absentee ballot by mail is **October 23, 2026.** For more information or to request an absentee ballot, please contact the Henry County Elections Department at **770-288-6448.**

Election Superintendent
County of Henry

8:8, 12, 2026
10:7, 14, 21, 28, 2026

9075 Foreclosures

Hdh2346
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 Karla Hawkins to Mortgage Electronic Registration Systems, Inc., as nominee for Everett Financial Inc d/b/a Supreme Lending, dated November 4, 2019, and recorded on November 11, 2019, in Deed Book 16808, at Page 162, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Thirty-Five Thousand, Six Hundred Fifty-Three and no/100 Dollars ($235,653.00), with interest thereon as provided therein, 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 September, 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 20 OF THE 11TH DISTRICT, OF HENRY COUNTY, GEORGIA BEING LOT 19 OF THE THOMPSON PLACE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 34, PAGES 40-42, RECORDS OF HENRY COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.
Said property may more commonly be known as **1125 The By Way, McDonough, GA 30252.**
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 PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361; telephone: (818) 224-7442.
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 Karla Hawkins 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.
PennyMac Loan Services, LLC, as Attorney-in-Fact for Karla Hawkins
Contact: PADGETT LAW GROUP, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520
24-000682
Ad Run Dates:
08/08/2026, 08/15/2026, 08/22/2026, 08/29/2026

Hdh2689
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 Heidi Warden to Mortgage Electronic Registration Systems, Inc., as nominee for Nations Direct Mortgage, LLC, dated May 13, 2022 and recorded on May 23, 2022 in Deed Book 19127, Page 291 Instrument Number 2022-020129, 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 Six Hundred Forty-Five Thousand and 00/100 dollars ($645,000.00) with interest thereon as provid-

9075 Foreclosures

ed therein, as last transferred to JPMorgan Chase Bank, National Association by recorded assignment, 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 September, 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 47 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 43, BLOCK C, EAGLES LANDING, UNIT 2, AS PER PLAT RECORDED IN PLAT BOOK 18, PAGE 173, HENRY COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.
Said property may more commonly be known as **233 Montrose Drive, McDonough, GA 30253.**
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 Heidi Warden 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.
JPMorgan Chase Bank, National Association as Attorney-in-Fact for Heidi Warden
Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Ad Run Dates:
07/25/2026 ,08/01/2026 , 08/08/2026 ,08/15/2026 , 08/22/2026 ,08/29/2026.

Hdh2350
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 Lavon Gossom III and Aleisha Gossom to Mortgage Electronic Registration Systems, Inc., as nominee for Brand Mortgage Group, LLC, its successors and assigns, dated June 12, 2018 and recorded on June 28, 2018 in Deed Book 15926, Page 314 Instrument Number D2018-016931, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Twenty Thousand Two Hundred Two and 00/100 dollars ($220,202.00) with interest thereon as provided therein, as last transferred to PennyMac Loan Services, LLC by assignment recorded at Book 17211, Page 245, 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 September, 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 174 of the 3rd District, Henry County, Georgia, being known as Lot 144, South Hampton Subdivision, as per plat of same of record at Plat Book 43, Page 103- 118, Henry County, Georgia Records. Said plat is specifically incorporated herein by reference and made a part hereof for a more complete and accurate legal description.
Said property may more commonly be known as **322 Ava Court, 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 PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361 818-224-7442.
Said property will be

9075 Foreclosures

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 Aleisha Gossom, Lavon Gossom III 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.
PennyMac Loan Services, LLC as Attorney-in-Fact for Lavon Gossom III and Aleisha Gossom
Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
26-001095
Ad Run Dates:
08/08/2026 ,08/15/2026 , 08/22/2026 ,08/29/2026 ;

Hdh2344
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 Herbert Murphy and Jesselyn Webb to Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Broker Solutions, Inc. DBA New American Funding, dated February 6, 2023 and recorded on February 9, 2023 in Deed Book 19242, Page 239 Instrument Number 2023-003004, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Four Hundred Nineteen Thousand Seven Hundred Seventy-Two and 00/100 dollars ($419,772.00) with interest thereon as provided therein, as last transferred to New American Funding LLC F/K/A Broker Solutions, Inc. D/B/A New American Funding, recorded in Deed Book 19483, Page 1750, 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 September, 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 218 OF THE 2ND DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 35, OF FLAKE'S MILL SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGES 201-202, HENRY COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION.
Said property may more commonly be known as **116 Jodi Place, Locust Grove, GA 30248.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan.
The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New American Funding, LLC, New American Funding, c/o Home Retention Department, 8201 North FM 620, Suite 120, Austin, TX 78726 800-893-530.
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 Herbert Murphy, Jesselyn Webb, and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
New American Funding, LLC as Attorney-in-Fact for Herbert Murphy and Jesselyn Webb
Contact: Padgett Law Group: 6267 Old Water

9075 Foreclosures

Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
26-002139
Ad Run Dates:
08/08/2026 ,08/15/2026 , 08/22/2026 ,08/29/2026.

Hdh2345
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 Karen Bates-Hill and Thomas Hill, Jr to Mortgage Electronic Registration Systems, Inc., as nominee for Rocket Mortgage, LLC, a Limited Liability Company, dated September 15, 2023 and recorded on September 20, 2023 in Deed Book 19289, Page 1050, 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 Fifty Thousand and 00/100 dollars ($150,000.00), as transferred to Rocket Mortgage, LLC by Assignment recorded at Deed Book 19524, Deed Page 545, with interest thereon as provided therein, 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 September, 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 131 of the 7th District of Henry County, Georgia and being Lot 35, Unit I, Phase I, Oxford Downs at Wesley Lakes, as per Plat recorded in Plat Book 20 Pages 215 and 216 Henry County Records of which reference is hereby made for a more particular description of said property.
Said property may more commonly be known as **510 Bentley Way, McDonough, GA 30253.**
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 Rocket Mortgage, LLC, 8950 Cypress Waters Blvd., Dallas, TX 75019, 888-840-2432.
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 Karen Bates Hill aka Karen Hill, Thomas Hill, Jr. aka Thomas Russell Hill, Jr. 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.
Rocket Mortgage, LLC as Attorney-in-Fact for Karen Bates-Hill and Thomas Hill, Jr
Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Ad Run Dates:
08/08/2026 ,08/15/2026 , 08/22/2026 ,08/29/2026 ;

Hdh2349
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 March 17, 2014, from Miles C Dubois Jr to Mortgage Electronic Registration Systems, Inc., as nominee for Caliber Home Loans, Inc., its successors and assigns, recorded on April 11, 2014 in Deed Book 13534 at Page 98 Henry County, Georgia records, having been last sold, assigned, transferred and conveyed to U.S. Bank Trust, N.A. as Trustee of CFMT 2024-NR1 Trust by Assignment and said Security Deed having been given to secure a note dated March 17, 2014, in the amount of $81,800.00, 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 September 1, 2026 the following described real property (hereinafter referred to as the "Property"):
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 192 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, BEING LOT 18, BLOCK F, FAIRVIEW MANOR SUBDIVISION UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 6, PAGES 242-243, HENRY COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

9075 Foreclosures

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 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 Miles C Dubois Jr and Erica Dubois Adriance.
The property, being commonly known as **106 Park Cir, Stockbridge, GA, 30281** in Henry County, will be sold as the property of Miles C Dubois Jr , 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: Carrington Mortgage Services, 500 N. State College Blvd., Suite 1300, Orange, CA 92868, 800-561-4567 . 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 U.S. Bank Trust, N.A. as Trustee of CFMT 2024-NR1 Trust as Attorney in Fact for Miles C Dubois Jr
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.
- 26-008423
8:8, 15, 22, 29, 2026

Hdh2551
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 Wanda Smith to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CALIBER HOME LOANS, INC., dated April 27, 2017 and recorded on May 8, 2017 in Deed Book 15229, Page 214, 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 Twenty-Seven Thousand Six Hundred Forty-Five and 00/100 dollars ($127,645.00) with interest thereon as provided therein, as last transferred to NewRez LLC, recorded in Deed Book 19396, Page 2122, 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 September, 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 94 of the 12th District, Henry County, Georgia, being Lot 14, Block F, Bridgewood Subdivision, 2nd part of Unit 2, as per Plat thereof recorded in Plat Book 7, page 218, Henry County, Georgia, records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description.
Said property may more commonly be known as **165 Springvalley Cir, 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 Rayford D. Bagsby Jr and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
New American Funding, LLC as Attorney-in-Fact for RAYFORD D. BAGSBY, JR.
Contact: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422- 2520
26-011987
Ad Run Dates:
08/08/2026, 08/15/2026, 08/22/2026, 08/29/2026;

Hdh2347
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 Stephen L. Rhodes to Mortgage Electronic Registration Systems, Inc., as nominee for Academy Mortgage Corporation, dated May 28, 2015, and recorded on June 3, 2015, in Deed Book 14073, at Page 138, as Instrument Number D2015-012326, 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 Three Thousand, Five Hundred Fifty and no/100 Dollars ($103,550.00), with interest thereon as provided therein, as last transferred to Onslow Bay Financial LLC, recorded in Deed Book 19009, at Page 123, 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 September, 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 10 OF THE 11TH DISTRICT OF HENRY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED BY REFERENCE TO PLAT OF SURVEY MADE FOR CHURCH WHEELER & PAM WARD, DATED 02-15-88, BY JOE ROWAN, JR., HENRY COUNTY SURVEYOR, OF RECORD IN PLAT BOOK 16, PAGE 14, IN THE OFFICE OF THE CLERK, SUPERIOR COURT, HENRY COUNTY, GEORGIA; THE DESCRIPTION OF SAID PROPERTY AS SHOWN ON SAID PLAT IS HEREBY INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION.
Said property may more commonly be known as **414 North Green Circle, McDonough, GA 30252.**
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, 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 Frederick Simon 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.
Onslow Bay Financial, LLC, as Attorney-in-Fact for Stephen L. Rhodes
Contact: PADGETT LAW GROUP; 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520
26-013500
8:8, 15, 22, 29, 2026

Hdh2351
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 FREDERICK SIMON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEWREZ, LLC, dated October 13, 2024, and recorded on October 21, 2024, in Deed Book 19374, at Page 2336, as Instrument Number 2024-024723, 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 Ninety-Five Thousand, Fifty-One and no/100 dollars ($195,051.00), with interest thereon as provided therein, 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 September, 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 OF HENRY COUNTY, GEORGIA, AND BEING LOT 14 IN BLOCK E OF PINEHURST, UNIT ONE, AS PER PLAT RECORDED AT PLAT BOOK 2, PAGE 116, HENRY COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE COMPLETE DESCRIPTION.
Said property may more commonly be known as **304 Cedar Street, Stockbridge, GA 30281.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan.
The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is NewRez 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 Frederick Simon 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, as Attorney-in-Fact for Frederick Simon
Contact: PADGETT LAW GROUP, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520
26-014922
Ad Run Dates:
08/08/2026, 08/15/2026, 08/22/2026, 08/29/2026

125 Cemeteries, Monuments

TWO grave sites at Eastlawn Memorial Park, $3000 per grave site with a transfer fee of $95. Prime site in the military garden of honor, Eastlawn Memorial Park, 640 McGarity Rd., McDonough. Call 404-788-1591.

1085 Lawn, Garden Needs

22 inch self propelled lawnmower, used one time. $300. Call 770-485-8965.

Aug 25, 2026 at 9:34:56 AM
25 Nix Dr
Hampton GA 30228
United States

Aug 25, 2026 at 9:35:02 AM
25 Nix Dr
Hampton GA 30228
United States

VARIANCE

HENRY COUNTY PUBLIC HEARING
RE:DEVELOPMENT STANDARDS
DATE: SEPT10 2026
TIME: 6:30 PM
LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA
FOR MORE INFO:
770-288-7526 / www.hcpz.org

Aug 25, 2026 at 9:35:07 AM
25 Nix Dr
Hampton GA 30228
United States

Aug 25, 2026 at 9:34:50 AM
25 Nix Dr
Hampton GA 30228
United States

VARIANCE

HENRY COUNTY PUBLIC HEARING
RE: DEVELOPMENT STANDARDS
DATE: SEPT 10 2026
TIME: 6:30 PM
LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA
FOR MORE INFO:
770-288-7526 / www.hcpz.org

Aug 25, 2026 at 9:34:38 AM
25 Nix Dr
Hampton GA 30228
United States

VARIANCE

HENRY COUNTY PUBLIC HEARING

RE: DEVELOPMENT STANDARDS

DATE: SEPT 10 2026

TIME: 6:30 PM

LOCATION: County Administration Building

140 Henry Parkway, McDonough, GA

FOR MORE INFO:

770-288-7526 / www.hcpz.org

Legend

Request

VR-26-04

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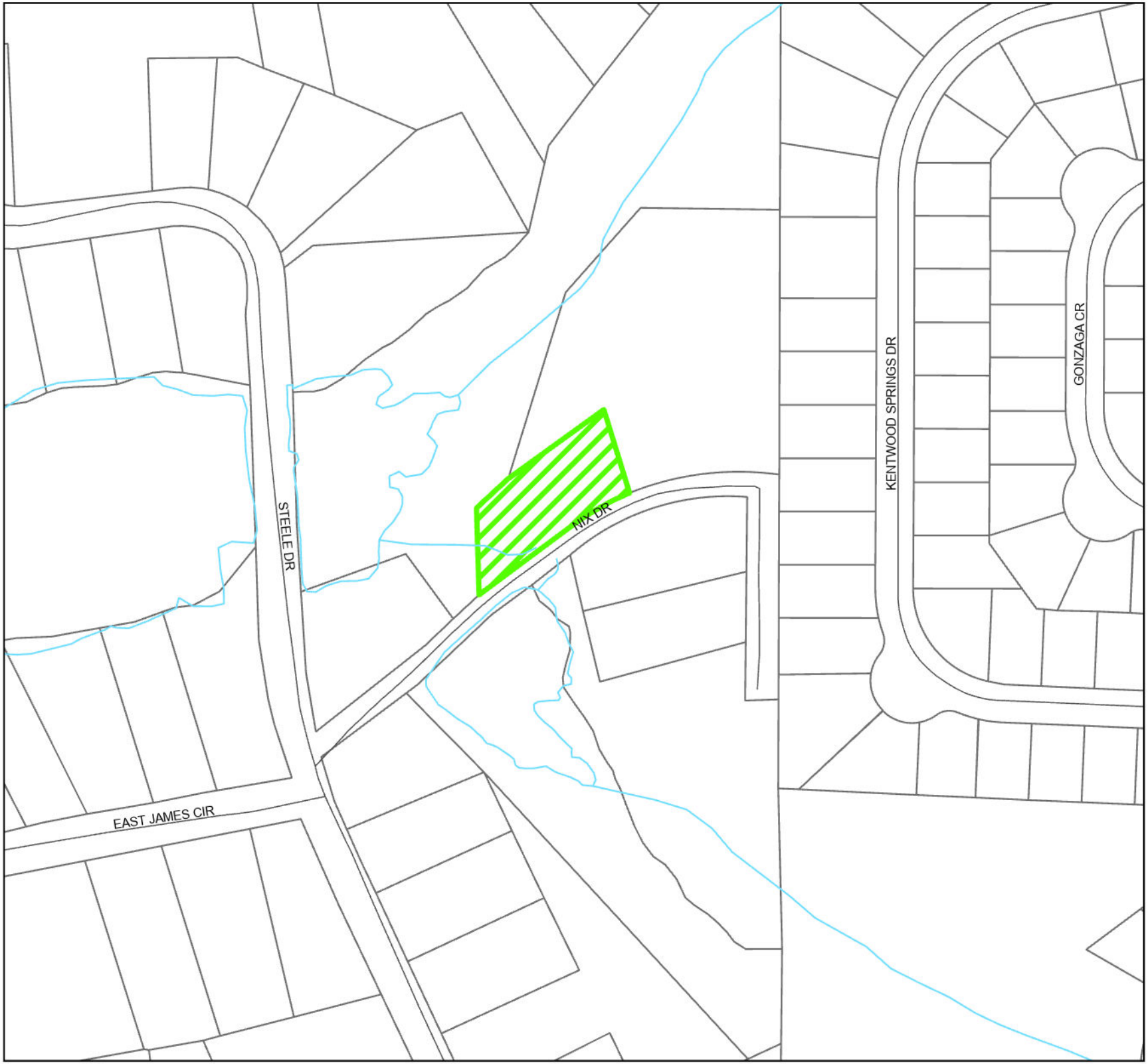
This map is for graphical representation only. It is not a legal document.



Legend

Request

VR-26-04

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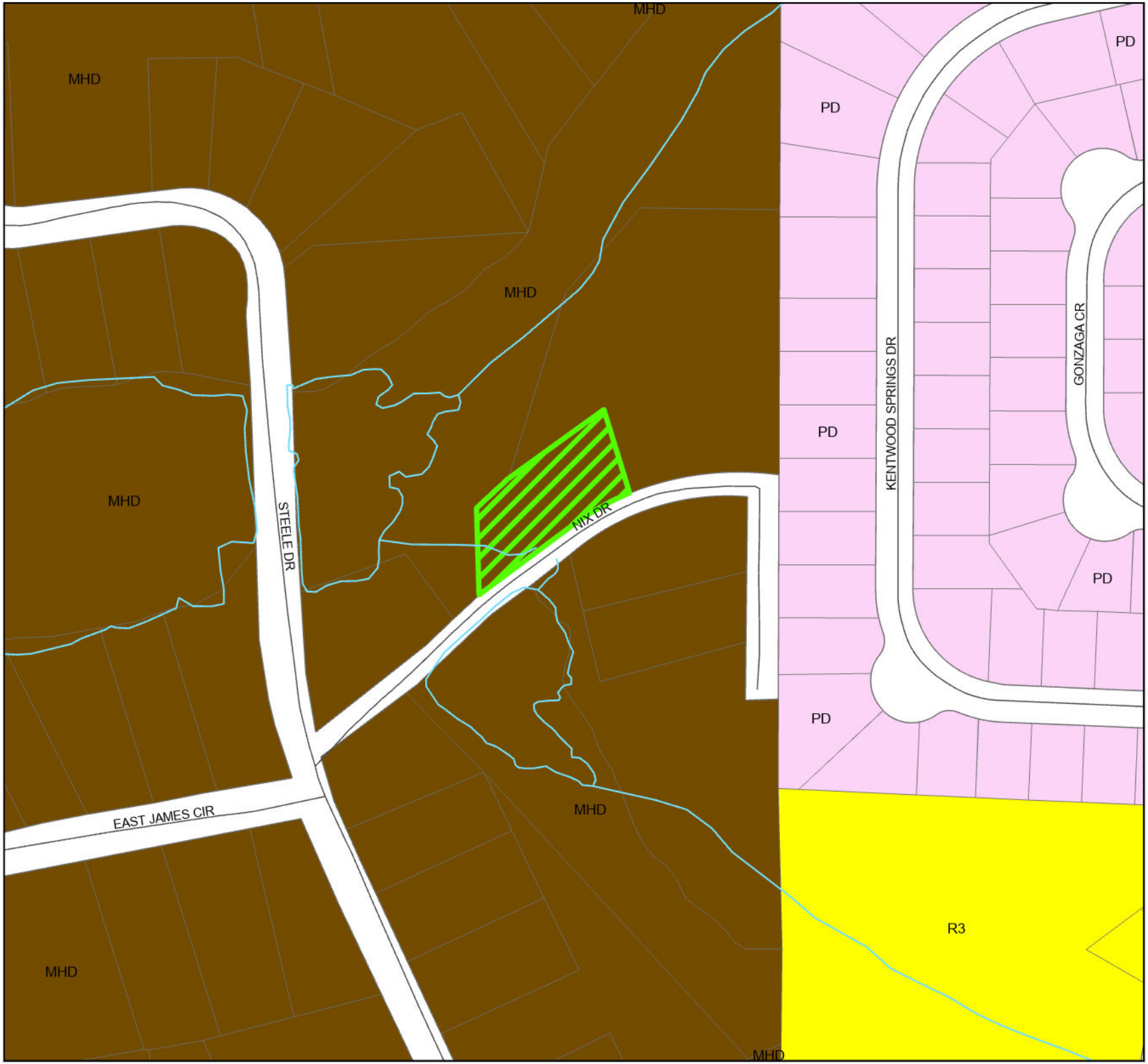

Legend

Request

CurrentZoning

ZONING

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

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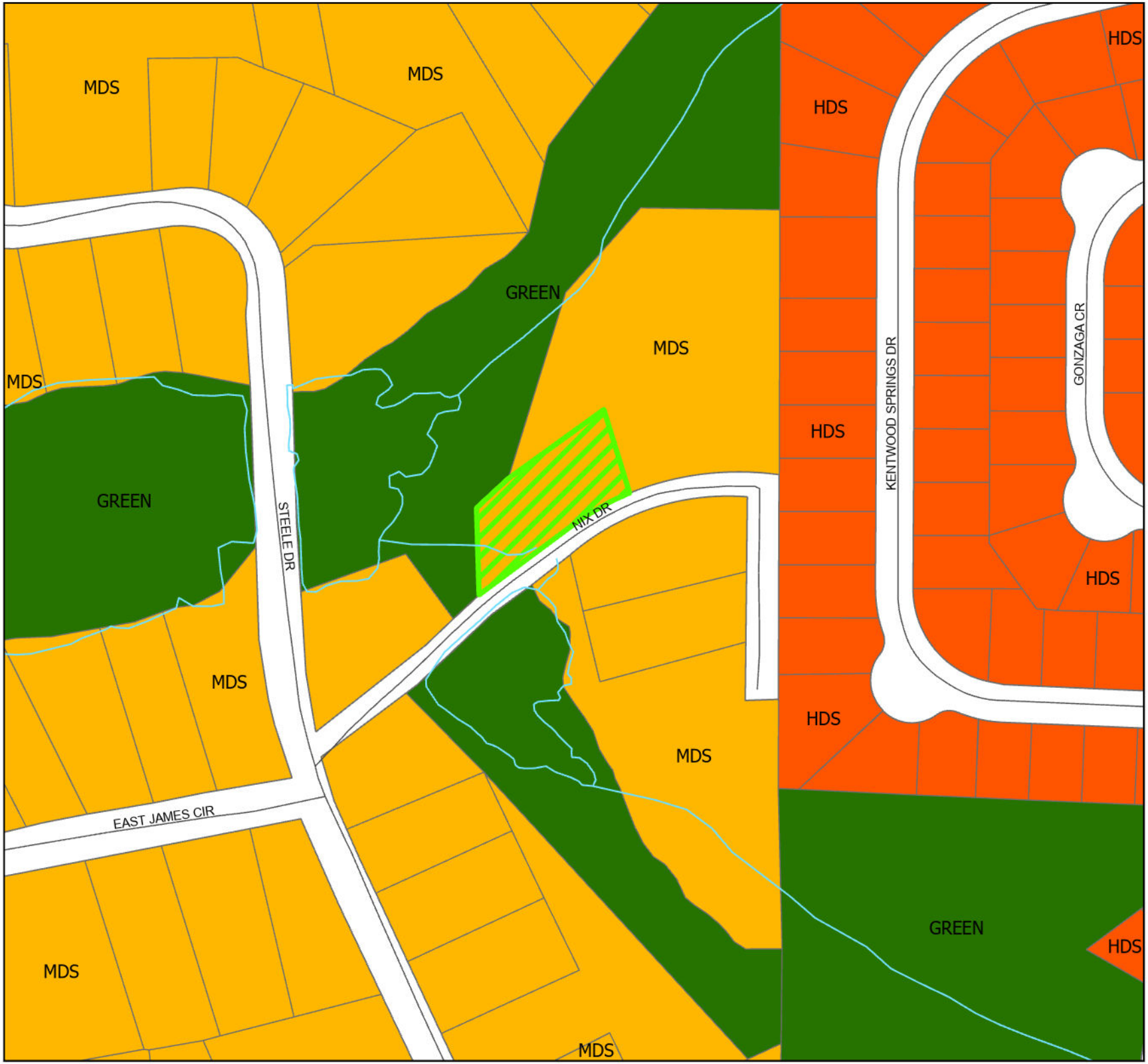

Legend

Request

Future Land Use

- COM
- GREEN
- HDMU
- HDS
- INDUS
- LDMU
- LDS
- MDS
- PI
- RR
- TBD
- UR
- UTI
- VC
- CITY
- VR-26-04

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

RESOLUTION NO. ZAB

RESOLUTION REGARDING A VARIANCE REQUEST FROM DEVELOPMENT REGULATIONS FOR PROPERTY LOCATED AT 25 NIX ROAD IN LAND LOT 187 OF THE 6TH DISTRICT

WHEREAS, Maria Clark, of Hampton, GA requests a variance (**VR-26-04**) for relief from the development standards for property located at 25 Nix Road (Parcel ID 007A01074000) in Land Lot 187 of the 6th District; and

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

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

NOW, THEREFORE, BE IT RESOLVED THAT the Henry County Zoning Advisory Board **approves** applicant's request to reduce the front yard setback from 60 feet to 35 feet with the following condition:

1. The front yard setback shall be reduced from 60 feet to 35 feet for the proposed single-family home.

BE IT SO RESOLVED THIS 10TH DAY OF SEPTEMBER, 2026.

ZONING ADVISORY BOARD
OF HENRY COUNTY, GEORGIA

_____
Dawn Randolph, Chair

ATTEST:

_____
Kamau As-Salaam, Deputy Director
Planning & Zoning

Henry County Planning & Zoning RZ-26-05

Commission District: 3
Commissioner: Dee Anglyn III
ZAB Member: James Risher
Report Prepared by: Joyah Mitchell, Planner I

Applicant: InLine Communities, LLC
1776 Peachtree Street NW
Suite 260S
Atlanta, GA 30309

Agent: Planners and Engineers Collaborative, Inc.
350 Research Court
Suite 200
Peachtree Corners, Georgia 30092

Location: Wilson Road

Parcel ID(s): 155-01021001, 155-01041000, 155-01041002, 155-01048000, 155-01049000, 155-01052005

Request: Rezoning from R-A (Residential Agricultural) and R-2 (Single Family Residential) to R-3 (Single Family Residential) Conservation Subdivision

Proposed Use /Purpose: Single-Family Residential Subdivision

Current Land Use: Undeveloped

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

Postcards Mailed: August 25, 2026

Sign Posted: August 25, 2026

ZAB Meeting: **September 10, 2026**

Lot Size: 181.791 +/- acres

Road Access: Wilson Drive (Local Road)

Zoning History:

The subject property is currently zoned R-A (Residential Agricultural) and R-2 (Single Family Residential) according to 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 the subject property (Parcel ID:155-01048000) was rezoned from RA (Residential Agricultural) to R-2 (Single Family Residential) (Sewer) on September 18, 2018 by the Henry County Board of Commissioners with the following conditions:

1. All houses shall be built on site (no modular or manufactured homes) and shall have two-car side entry garages.

2. Houses shall be constructed of brick, stone, stucco, cement fiber board, or some combination of these materials. Vinyl based products are only permitted in the soffits, eaves, and fascia.
3. All houses shall consist of a minimum of 2,200 square feet of heated space.
4. All yards shall be sodded to the rear drip line of the house.
5. Underground utilities, streetlights, and sidewalks shall be required.
6. A twenty foot (20') wide planted landscape buffer shall be placed along all lots adjoining Wilson Road. The following number of plant materials shall be required for each fifty linear feet (50'), or portion thereof, of the required property buffers:
    - One (1) Canopy Tree
    - One (1) Evergreen Tree
    - One (1) Understory Tree
    - Five (5) Shrubs
7. The entrance must be designed and located as to meet the minimum intersection sight distance based on the posted speed limit of Wilson Drive.
8. There shall be no clear cutting of the subject property.
9. The development shall have a centralized mailbox location.
10. Notwithstanding anything to the contrary herein, no zoning conditions imposed shall be interpreted or applied in a manner so as to require any violation of any existing building, development, stormwater and/or any other applicable codes.

Table 1.0 illustrates the current zoning and land use of surrounding properties.

Table 1.0 Current Zoning and Land Uses of Adjacent Properties

	Current Zoning	Current Land Use
North	R-A (Residential Agricultural) and R-3 (Single Family Residential)	Single-Family Subdivision and Undeveloped
East	R-A (Residential Agricultural) and R-3 (Single Family Residential)	Institutional and Single-Family Subdivision
South	R-A (Residential Agricultural)	Single-Family Residences
West	R-A (Residential Agricultural) and R-2 (Single Family Residential)	Single-Family Residences and Single-Family Subdivision

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

Executive Summary:

The applicant is requesting to rezone 181.791 +/- acres from R-A (Residential Agricultural) and R-2 (Single Family Residential) to R-3 (Single Family Residence) for the purpose of a single-family conservation subdivision. The yield plan of the proposed development consists of 222 lots designed as a conventional R-3 subdivision with a density of 1.44 dwelling units per acre, net. The proposal of up to 211 lots warrants the need for a rezoning request.

The applicant is requesting a concurrent special use (SU-26-02) to allow for a conservation subdivision. As a conservation subdivision, the development would be allowed to cluster the 211 lots with a minimum lot size of 5,000 square feet with an approved special use.

The Future Land Use Map (FLUM) designation for the subject property is Low Density Suburban and would support a density of up to 2.0 dwelling unit per acre, net.

Development Regulations Relevant to Request:

- *Article 3, Section 3.4. R-3 (Single Family Residential)*

- *Article 6. Section 6.3.3. Conservation Subdivision Development (CSD)*
- Henry County 2045 Comprehensive Plan
- All other sections regarding site development standards and requirements

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

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

The subject property has a Low Density Suburban (FLUM) designation. The request to develop a single family subdivision of the proposed density of 1.44 dwelling units per acre, net is consistent with the FLUM designation of Low Density Suburban.

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

The development of the site as a single-family residential subdivision is consistent with the purpose of the R-3 (Single Family Residential) (Sewer) zoning district, which is, "*intended to provide for detached single-family residential dwellings that are either site-built or industrialized on lots*." per *Article 3, Section 3.4.1* of the ULDC.

Table 2.0 lists the ordinance requirements for the R-3 zoning district.

Table 2.0 Ordinance Requirements for R-3 Zoning District

Ordinance Requirements		Proposed*	Compliance
Minimum Lot Area:	18,000 square feet	18,000 square feet	Yes
Minimum Lot Width:	80 feet	80 feet	Yes
Minimum Setbacks:	Front: 30 feet from right-of way Side: 10 feet Rear: 30 feet	Not illustrated	**Required**
Maximum Height	40 feet	Not illustrated	**Required**

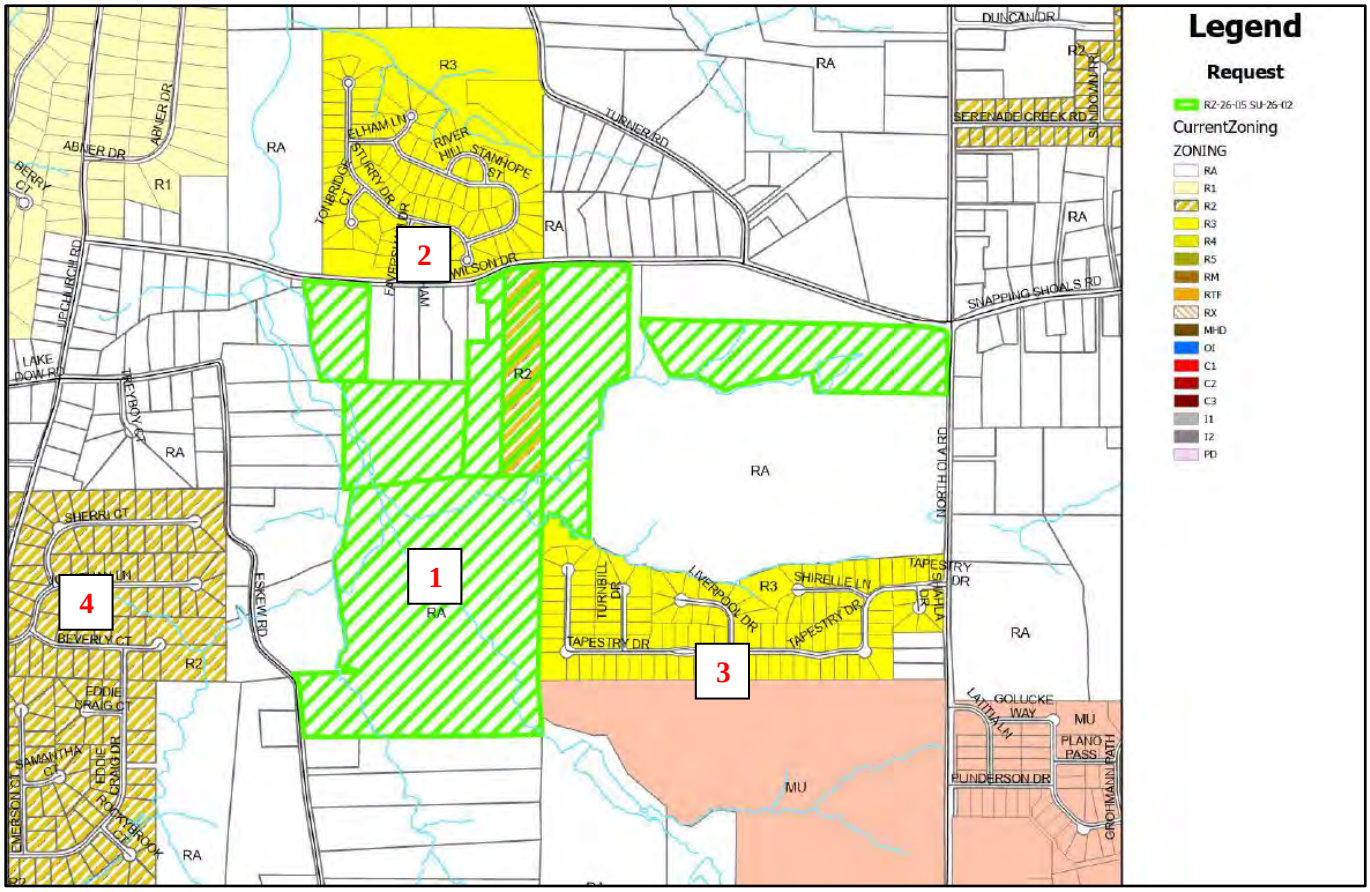
*Source: ULDC Section 3.4. R-3 Single Family Residential, *Based on Yield Plan prepared by PEC, dated June 15, 2026*

***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 is currently developed with a variety of single-family residential zoning districts, including R-A (Residential Agricultural) single-family residences which typically have no zoning conditions and R-2 (Single Family Residential) R-3 (Single Family Residential) single-family subdivisions. This property borders the Ola School Cluster to the east. This rezoning request offers the opportunity to zone the subject property for a single-family residential development with appropriate development standards.

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

Figure 1.0 Map of Existing Developments in the Area



Source: Henry County Official Zoning Map

Table 3.0 Characteristics of Developments in the Area

Map #	Subdivision	Zoning	Acreage +/-	Lots	Minimum Lot Size (sq. ft.)	Density
1	**Proposed**	**R-3**	**59.06 +/-**	**87**	**18,000 sq. ft.**	**1.44 net**
2	Canterbury Hills	R-3	76.226 +/-	88	18,000 sq. ft.	1.9 net
3	Tapestry Park	R-3	68.71 +/-	112	20,000 sq. ft.	1.85 net
4	Joyner Estates	R-2	190 +/-	205	15,000 sq. ft.	N/A

Source: Approved final plats from County records and case files

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

The subject property appears to be physically capable of being developed as proposed; 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 possible impacts upon adjacent property owners should be those typical of any new single-family residential development, including increases in vehicle traffic and school enrollment. The applicant is proposing a conservation subdivision which protects environmentally sensitive areas and reduces the amount of infrastructure requiring future maintenance. The subject property is located in an area currently comprised of single-family residences and single family residential subdivisions. There are existing R-A (Residential Agricultural), R-2 (Single Family Residential) and R-3 (Single-Family Residential) zoned residential subdivisions in the immediate area. The requirements of any appropriate zoning conditions could reduce potentially negative impacts upon the surrounding community which may arise from incompatibility with neighboring developments.

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 May 15, 2026, states that water service and sewage treatment and sewer line capacity are available to the subject property.

Streets and Sidewalks

The proposed development will have frontage on Wilson Road which is classified as a local road as per the Henry County Functional Road Plan.

As per the ULDC, a traffic impact study (TIS) will be required due to the proposed use and expected trip generation. The owner/developer is to be responsible for all necessary project related improvements identified in the TIS and as required by the Henry County Department of Transportation (HCDOT). Deceleration lane/acceleration tapers shall be added and a left turn lane may be needed.

In an effort to mitigate as many potential issues as possible, for any system related improvements identified by the TIS, the applicant/developer shall coordinate with HCDOT to determine the necessary requirements/mitigation measures to be met.

Schools

Correspondence received from the Henry County Board of Education, dated April 14, 2026, states that the schools serving the proposed development are Ola Elementary, Ola Middle, and Ola High Schools. Based on the calculation the Board of Education used to generate estimated student numbers, the proposed development will generate an additional 159 students for the schools collectively based upon the 211 dwelling units proposed. At this time, there are no modular classrooms at the aforementioned schools. Based on the calculations used by the Board of Education, the additional students would result in a need for seven (7) additional classrooms collectively. The projected capital improvement costs are $25,000 per modular classroom, and $300,000 per permanent classroom.

Public Safety

According to the Henry County Police Department, 1.21 additional officer would be required for the 606 estimated new residents this development would produce.

According to the Henry County Police Department, one additional firefighter will be required for the estimated new residents this development will produce. The proposed development would be served by the Henry County Fire Department Fire Station #10 located at 1059 Upchurch Road which is located approximately 0.5 miles from the subject property. The development will need a second access lane that reaches the back of the subdivision, access lanes 26 feet in width, cul-de-sacs 96 feet in diameter and hydrants every 525 feet. The property does not meet the International Fire Code (IFC) remoteness requirement for providing two fire access roads. A variance should be requested through the Fire Department, noting that the required remoteness cannot be achieved on the current site layout.

***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 applicant is proposing a development that is consistent with the Low Density Suburban FLUM designation, which supports residential development with a density of up to 2.0 dwelling units per net acre. The yield plan, dated June 15, 2026, indicates a proposed density of the R-3 (Single Family Residential) townhome development of 1.44 dwelling units per acre, net. The proposed density of the yield plan is supported by the density limitation of the Low Density Suburban designation

***Criteria Point 9*: The ability of the subject land to be developed as it is presently zoned.**
The subject property may be developed as a one-acre lot subdivision meeting the development regulations outlined in *Section 3.1* of the ULDC for the RA (Residential-Agricultural) zoning district.

Recommendation:

Staff recommends **approval** of the requested rezoning from RA (Residential Agricultural) and R-2 (Single Family Residential) to R-3 (Single-Family Residential) (Sewer) with the following conditions:

Generally

1. The development standards of the ULDC shall govern regardless of the conceptual site plan or other application document except as conditioned otherwise.
2. The development shall be substantially consistent with the conceptual site plan "Conservation Layout" presented and approved at the Board of Commissioners meeting. Acceptance of substantial deviations or adjustments from the conceptual site plan shall be determined by Henry County Planning and Zoning Department.

Infrastructure

3. All entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit. All entrances shall have a deceleration lane and acceleration taper designed and constructed to HCDOT & GDOT standards.
4. A traffic impact study (TIS) shall be required. All indicated improvements shall be required of the owner/developer by HCOD.
5. The developer shall coordinate access to the adjacent Ola School Cluster. Sidewalks shall be constructed along Wilson Road (frontage of the development) to provide pedestrian connectivity to the schools.
6. All stormwater detention facilities must be fenced.

Residential Standards

7. Planning and Zoning Staff shall provide final approval for all elevations before final plat submittal.
8. The number of total dwelling units shall not exceed 211 lots. Compliance with zoning conditions and development standards may further limit the number of dwelling units.
9. All disturbed areas shall be sodded, except where landscaping is present or installed.
10. No lot shall be permitted to have the same house plan replicated within 3 lots on either side. The developer and/or builder shall provide a site plan indicating the proposed house plans for each respective lot in the 6-lot vicinity for the purpose of review at the time of permit application.
11. Each permitted home in the development shall be compatible with existing homes within the development, as determined by the Planning and Zoning Department. The Planning and Zoning Department is authorized to require the heated square footage to be increased and/or the architectural style to be modified in instances where incompatibility is determined.

Landscaping and Signage

12. Entrance signs shall be monument-based meeting the approval of the Planning and Zoning Department. The sign structure shall be constructed of materials consistent with the architecture and exterior treatment of the residential building.

13. There shall be no clear cutting of the property.

Amenities

14. The developer/owner shall place a centralized covered mailbox unit, constructed in an architectural style consistent with that of the residential units it serves, with a drive-thru outside of the public right-of-way for those homes that will not be served individually by the United States Postal Service. The mailbox unit shall be landscaped with shrubs and ground cover plant material meeting the standards of *Article 7, Section 7.2.2* of the ULDC.

15. An amenity area shall be provided and shall include, at a minimum: a dog park; passive green-space walking trails with enhanced landscaping; and a master amenity area consisting of a pool, covered pavilion, and sitting area, all subject to the approval of the Planning and Zoning Staff. The required covered mailbox kiosk shall not be counted toward or considered as fulfilling this condition.

Homeowner's Association

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

Attachments:

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

Henry County Planning & Zoning Department

Rezoning Request Application

Name of Applicant InLine Communities, LLC Phone: 513-687-0752 Email: behrsam@inlinecommunities.com

Address Applicant: 1776 Peachtree Street NW - Suite 260S City/State/Zip: Atlanta, Georgia 30309

Name of Agent Planners and Engineers Collaborative, Inc. Phone: 678-684-6227 Email: mkaczenski@pec.plus

Address Agent: 350 Research Court - Suite 200 City/State/Zip: Peachtree Corners, Georgia 30092

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, R2 to
(Current Zoning)

R-3 CONSERVATION
(Requested Zoning)

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

For the Purpose of Proposed Residential Neighborhood (211 homes-units)

Address of Property: 324, 354 Wilson Dr; 449 N Ola Rd Nearest intersection to the property: Wilson Drive-N Ola Road
(Street Address)

Size of Tract: 181.7 acre(s) **as per survey**, Land Lot Number(s): 114, 143, 144 District(s): 7

Gross Density: 1.165 units per acre Net Density: 1.44 nits per acre

Property Tax Parcel Number(s): 155-01049000, 155-01048000, 155-01041000, 155-01021001, 155-01041002, 155-01052005 (**Required**)

Witness' Signature

Signature of Applicant/s

Brian Ehrsam
Printed Name of Witness

InLine Communities, LLC - Attention: Bryan Musolf
Printed Name of Applicant/s

Notary

Hayley Todd, PEC+ - Agent
Signature of Agent/Attorney

NOTARY STAMP:

LINDA SITHISOM NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Comm. Exp. 03/24/2029

(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: _____

Project/Case #

2026.06.1839

Pre-Application Number

Pre-Application Meeting #2026.03.0813

Address:

449 NORTH OLA RD, MCDONOUGH, GA 30252

Parcel Number(s):

155-01041000, 155-01048000, 155-01049000, 155-01021001, 155-01041002, 155-01052005

Planning & Zoning

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

HENRY COUNTY REZONING

Applicant Information

Company Applying

InLine Communities, LLC

Email:

behrsam@inlinecommunities.com

First Name:

BRIAN

Last Name:

EHRSAM

Phone #:

5136870752

Address:

1776 PEACHTREE STREET NW STE 260S

City:

ATLANTA

State:

Georgia

Zip:

30309

Agent Information

Will there be an agent representing the applicant?

◉ Yes ○ No

First Name

Hayley

Last Name

Todd

Phone #

678-684-6287

Email

htodd@pecatl.com

Street Address

350 Research Court, Ste 200

City

Norcross

State

Georgia

Zip

30092

Property Owner Information

First Name:

Dolores

Last Name:

Caskey Cable

Phone #:

Email:

Street Address:

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

Georgia

Please list all other owner names:

Nancy C Patterson, Brian R Wesley

Property Information

Nearest Intersection

North Ola Road, Eskew Road, Wilson Drive

Rezoning Type

○ Commercial ◉ Residential ○ Mixed Use

Size of Tract in Acres | **Land Lot Numbers associated with property. Please list all.** | **District**

181.791 | 114, 143, 144 | 7

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

Gross density units per acre | **Net density units per acre**

1.16 | 1.44

Is this property in an Overlay District?

○ Yes ◉ No

Is this property in a protected watershed? | **Does this property contain any floodplain?** | **Does the property have access to sewer as per the Henry County Water Authority?**

No | Yes | Yes

Request Information

Current Zoning of the Property? | **What zoning is being requested in the rezoning?**

RA Residential-Agricultural | R-3 Single-Family Residence t

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

211 single-family detached homes in a conservation subdivision (R3 - Conservation)

Is this request associated with another application? | **If so, please list all other application types you are submitting that are associated with this project:**

◉ Yes ○ No | SUP for conservation

Is the proposal requested a DRI?

no

Campaign Disclosure Form

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

CHECK ONE: ____ APPLICANT __X__ PROPERTY OWNER ____ AGENT ____ ATTORNEY ____ OTHER

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

Yes ____ **No** X

If **Yes**, the applicant/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 21st day of April, 2026

Estate of John Franklin Patterson
F. Barton Patterson, Executor
Applicant/Property Owner/Agent/Other Name - Printed

F Barton Patterson
Signature of Applicant/Property Owner/Agent/Other

Breanna Edwards
Witness name - Printed

Breanna Edwards
Signature of Witness

Sworn to and subscribed before me, this 21st day of April, 2026.

KATY MITCHELL NOTARY PUBLIC GEORGIA EXPIRES 08/29/2027 LUMPKIN COUNTY

Katy Mitchell
Notary Public

Campaign Disclosure Form

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

CHECK ONE: ____APPLICANT _X_PROPERTY OWNER ____AGENT ____ATTORNEY ____OTHER

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

Yes ____ No X

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

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

We certify that the foregoing information is true and correct, this 30 day of March, 2026

Dolores Caskey Cable
Applicant/Property Owner/Agent/Other Name - Printed

Ms Dolores Caskey Cable
Signature of Applicant/Property Owner/Agent/Other

Brian Ehrsam
Witness name - Printed

Signature of Witness

Sworn to and subscribed before me, this 30 day of March, 2026.

DORIS LANDRY
My Commission Expires
NOTARY PUBLIC
10-30-2029
FULTON COUNTY, GEORGIA

Doris Landry
Notary Public

Campaign Disclosure Form

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

CHECK ONE: X 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 X

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

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

We certify that the foregoing information is true and correct, this 6 day of May, 2024

InLine Communities, LLC - Attention: Bryan Musolf
Applicant/Property Owner/Agent/Other Name - Printed

Signature of Applicant/Property Owner/Agent/Other

Brian Ehrsam
Witness name - Printed

Signature of Witness

Sworn to and subscribed before me, this 6 day of May, 2024.

LYNDA SITHISOM NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Comm. Exp. 03/24/2029

Notary Public

Campaign Disclosure Form

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

CHECK ONE: ____ APPLICANT __X__ PROPERTY OWNER ____ AGENT ____ ATTORNEY ____ OTHER

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

Yes ____ **No** X

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

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

We certify that the foregoing information is true and correct, this 15th day of April, 2026

Nancy C. Patterson
Applicant/Property Owner/Agent/Other Name - Printed

Nancy C. Patterson
Signature of Applicant/Property Owner/Agent/Other

Tiffany Hurley
Witness name - Printed

Tiffany Hurley
Signature of Witness

Sworn to and subscribed before me, this 15 day of April, 2026.

APRIL CARROLL
Notary Public, Georgia
Henry County
My Commission Expires
October 12, 2027

April Carroll
Notary Public

Campaign Disclosure Form

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

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

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

Yes _____ **No** ✓

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 26 day of March, 26

Brian R. Wesley
Applicant/Property Owner/Agent/Other Name - Printed

Signature of Applicant/Property Owner/Agent/Other

Witness name - Printed

Signature of Witness

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

Notary Public

SARAH C MEHRING NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 27, 2027

PRE-APPLICATION FORM

DATE 4/7/2026

APPLICANT: PLANNERS AND ENGINEERS COLLABORATIVE

TYPE OF APPLICATION: REZONING, SPECIAL USE (CONSERVATION SUBDIVISION)

PROPERTY ADDRESS: 449 N OLA ROAD

DIST: 7 **LAND LOT(S)**: 144 **PARCEL I.D.**: 155-01041000

MAP NUMBER: 155 **CURRENT ZONING**: RA (RESIDENTIAL AGRICULTURAL)

PROPOSED ZONING: R-2 (CONSERVATION SUBDIVISION)

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

REQUEST/ITEMS DISCUSSED:

APPLICANT IS INTERESTED IN DEVELOPING A R-2 CONSERVATION SUBDIVISION WITH 211 DWELLINGS SEPERATED INTO PODS. THE PROPOSED DENSITY IS 1.65 DWELLINGS/ACRE. THE PROPSED AMENTITIES INCLUDE A DOG PARK, TRAILS, AND A CLUBHOUSE AND POOL. THE PROPOSED SITE INCLUDES PRIMARY AND SECONDARY CONSERVATION AREAS CENTERED AROUND THE FLOOD PLAIN AREA. THE EASTERN TRACT IS PROPOSED TO REMAIN UNDISTRUBED.

THE PROPERTY IS CURRENTLY ZONED RA, WITH A FUTURE LAND USE OF LOW DENSITY SUBURBAN. THE PROPOSED DENSITY AND PROPOSED REZONING DISTRCT ARE CONSISTENT WITH THE FLUM.

PROPERTIES ZONING:

NORTH: RA SOUTH: RA & R-3

EAST: RA & R-2 WEST: RA

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

PROPERTY OWNER(S) AUTHORIZATION FORM

I, Dolores Caskey Cable, swear and affirm that I am the owner of the property located at 324 Wilson Drive, McDonough, Georgia 30252 – Parcel ID No. 155-01049000, as shown on the Tax Map and/or deed records of Henry County, Georgia.

I hereby authorize InLine Communities, LLC to act as the applicant or agent in pursuit of the development requested on this property.

Ms Dolores Caskey Cable
(Signature of Property Owner)

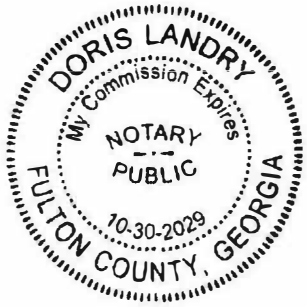
Name: Dolores Caskey Cable

Personally appeared before me on this 30 day of March 2026.

My commission expires on 10-30-2029.

Doris Landry
Notary Signature/Seal

3/30/2026
Date



PROPERTY OWNER(S) AUTHORIZATION FORM

I, Estate of John Franklin Patterson and Nancy C. Patterson, swear and affirm that I am the owner of the property located at 449 N Ola Road, McDonough, Georgia 30252 – Parcel ID Nos. 155-01041000, 155-01021001, 155-01041002, 155-01052005, as shown on the Tax Map and/or deed records of Henry County, Georgia.

I hereby authorize InLine Communities, LLC to act as the applicant or agent in pursuit of the development requested on this property.

(Signature of Property Owner)

Name: Estate of John Franklin Patterson

Executor: F. Barton Patterson

Nancy C. Patterson
(Signature of Property Owner)

Name: Nancy C. Patterson

Personally appeared before me on this 15 day of April 2026.

My commission expires on Oct 12 2027

April Carroll
Notary Signature/Seal

4/15/2026
Date

APRIL CARROLL
Notary Public, Georgia
Henry County
My Commission Expires
October 12, 2027

PROPERTY OWNER(S) AUTHORIZATION FORM

I, Brian R. Wesley, swear and affirm that I am the owner of the property located at 354 Wilson Drive, McDonough, Georgia 30252 – Parcel ID No. 155-01048000, as shown on the Tax Map and/or deed records of Henry County, Georgia.

I hereby authorize InLine Communities, LLC to act as the applicant or agent in pursuit of the development requested on this property.

(Signature of Property Owner)

Name: Brian R. Wesley

Personally appeared before me on this 26 day of March 2026.

My commission expires on 4-27-27.

SARAH C MEHRING NOTARY PUBLIC FAYETTE COUNTY, GEORGIA COMMISSION EXPIRES APRIL 27, 2027

Notary Signature/Seal

3/26/26

Date

Planners & Engineers Collaborative+

350 Research Ct, Ste. 200,
Peachtree Corners, Georgia 30092
Main: (770) 451-2741
Fax: (770) 451-3915
www.pec.plus

7/2/2026

LETTER OF INTENT REGARDING LAND USE APPLICATION

Applicant:	InLine Communities, LLC
Subject Property:	324, 354 Wilson Drive, 449 North Ola Road (PIDs 155-01041000, 155-01041002, 155-01021001, 155-01052005, 155-01049000, 155-01048000)
Current Zoning:	RA and R2
Proposed Zoning:	R3 / CONSERVATION SUP
Proposed Use:	211 single-family detached homes
Application:	Rezoning
ROW Access:	North Ola Road, Eskew Road, Wilson Drive
Governing Jurisdiction:	Henry County

This statement is intended to comply with the application procedures established by the Zoning Ordinance of the Governing Jurisdiction (the "Zoning Ordinance"), the Governing Jurisdiction's Application for Use Permit, and other applicable Ordinances and Standards. The Applicant incorporates all statements made in the Application for Public Hearing by the Applicant (the "Application"). Any zoning request, special use permit, petition for annexation, and variance application submitted concurrently with the Application is also incorporated herein by this reference. The Application sets forth a preliminary development plan for the Subject Property, to evaluate the proposed development and its zoning classification, based upon factors set forth by the Governing Jurisdiction. The Applicant has provided all required information and has submitted the appropriate application fees. The requested Application meets all judicial and statutory requirements for approval.

PROJECT SUMMARY

Specifically, the Applicant requests the following:

a. Zoning Map Amendment
1. An amendment to the Henry County zoning map for PIDs 155-01041000, 155-01041002, 155-01021001, 155-01052005, 155-01049000, 155-01048000 from RA and R-2 to R-3 and;

b. Special Use Permit
1. A special use permit for a conservation subdivision

The project site consists of six parcels in Henry County that comprise approximately 181.08 acres. Of that area, approximately 35.25 acres are located in the hundred-year floodplain, within a water body, or within utility easements. The adjusted (net) lot area is 146.54 acres.

The proposed development consists of 211 single-family detached homes thoughtfully arranged in a conservation-oriented neighborhood design that preserves natural open space and environmental

features throughout the property. Under the conservation subdivision provisions lots are permitted to be a minimum of 50' wide, but the proposed plan includes a mixture of 128 61' wide lots and 83 lots 95' wide lots, nestled among 86 acres of open space.

The R-3 Conservation district requires 40% of the site to be dedicated to open space (approximately 72 acres for a site of this size). The proposed development exceeds that requirement by providing approximately 86 acres of open space, or about 47% of the site area. Primary conservation areas comprise 37 acres, and secondary conservation space would comprise about 48 acres. In the northeast section of the site there is a large tract adjacent from the school to the north that is over 75% usable land. This entire tract will be part of the conservation areas and a great addition to the county for potential usable civic or natural park space.

The site has a density of 1.44 units per acre. The maximum permitted density in this district is 2 units per acre. Under the standard R-3 (i.e. non-conservation district), the proposed number of lots could be up to 222 without the additional 40% open space requirement.

RATIONALE FOR REQUEST

The subject property lies within the "Low Density Suburban" Character Area of the Henry County Comprehensive Plan, which envisions lower-density residential development patterns that preserve the suburban and semi-rural character of unincorporated Henry County. The Comprehensive Plan recommends residential development at a net density of approximately 0–2 dwelling units per acre within this character area. At approximately 1.44 units per acre, the proposed development is comfortably within the recommended density range.

The requested R-3 zoning / Conservation SUP is appropriate for this site because it allows development to occur in a manner that preserves natural open space while accommodating high-quality residential development like the one proposed. Rather than a conventional subdivision pattern, the conservation subdivision design allows homes to be thoughtfully arranged around preserved natural areas and open space corridors, creating a neighborhood character that feels more environmentally sensitive. The proposal advances several stated goals of the Henry County Unified Land Development Code, including preserving natural resources, reducing unnecessary land disturbance, and protecting environmentally sensitive areas. The site is also providing over 15 acres of usable conservation area that can be used by the county as civic or park space in the future. Its situated just north of the school at the intersection.

The proposed development is further appropriate because public water and sewer service are available to the site, and the property has convenient access to surrounding collector roads and transportation infrastructure. Overall, the proposal represents a balanced residential development that provides lower-density single-family housing integrated with meaningful conservation space in a manner that is consistent with both the intent of the Henry County Comprehensive Plan and the purpose of the R-3 Conservation provisions of the Henry County Unified Land Development Code.

CONSTITUTIONAL OBJECTIONS

The portions of the Code of Ordinances and Zoning Ordinance for Henry County (the "Zoning Ordinance") which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in

that they would destroy the Applicant's and property owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

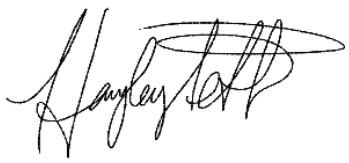
The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for "R-3" / "Conservation Subdivision" as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by Henry County and the Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by Henry County and the Board of Commissioners to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

CONCLUDING STATEMENTS

The Applicant respectfully requests that the Application, as requested by the Applicant, be approved. The Applicant also reserves the right to amend this Letter of Intent and the Application by supplementing further responses and documents.

Sincerely,



Hayley Todd
Zoning Manager
Planners and Engineers Collaborative, Inc.

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.

BOUNDARY SURVEY
FOR
INLINE COMMUNITIES
LOCATED IN LAND LOTS 113, 114, 143, 144, 146
7TH DISTRICT, HENRY COUNTY, GEORGIA

LOCATION MAP (NTS)

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13151C0185D, PANEL 185 OF 305, EFFECTIVE DATE OCTOBER 6, 2016 AND FOUND PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON ALSO TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

3. THIS SITE IS TIED TO GRID NORTH BASED ON GPS OBSERVATIONS ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MAY AND JUNE 2026. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.

8. THE PROPERTY HAS DIRECT ACCESS TO WILSON DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.

9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

10. AT THE TIME OF SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL SITE.

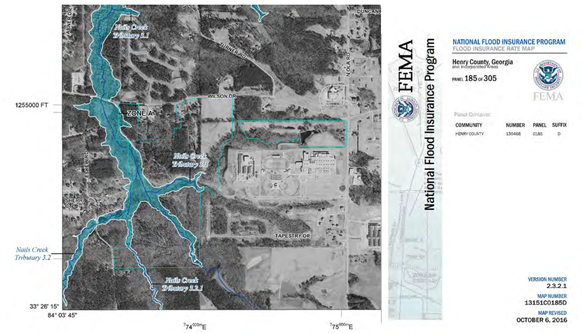
11. AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF ANY DELINEATED WETLAND AREAS.

12. THE SUBJECT PROPERTY IS CONTIGUOUS AND CONTAINS NO GAPS OR GORES.

REFERENCES

1. HENRY COUNTY BOARD OF COMMISSIONERS, PLAN AND PROFILE OF PROPOSED NORTH OLA ROAD @ SNAPPING SHOALS ROAD, SPLOST PROJECT NO. SP5326, LAND LOT 144, 7TH DISTRICT, PREPARED BY FALCON DESIGN CONSULTANTS, STOCKBRIDGE OFFICE, UNDER THE SUPERVISION OF TYLER PRICE, P.E..

SITE MAP (NTS)



FEMA MAP (NTS)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ES103", "ES105", GEOMAX ZOOM90 ROBOTIC STATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 20TL GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 510,964 FEET.

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.

Date of Map or Plat: 06/26/2026

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(770)451-2741 WWW.PEC.PLUS
C.O.A.-LSF000004

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

BOUNDARY SURVEY
FOR
INLINE COMMUNITIES

LAND LOT(S) 113, 114, 143, 144, 146
DISTRICT 7TH
UNINCORPORATED
HENRY COUNTY GEORGIA

GEORGIA REGISTERED LAND SURVEYOR MICHAEL C. SANTORO

SHEET 1 OF 4
DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 25176.00
DATE: 06/26/2026
SCALE: 1" = 100'
DATE OF FIELD WORK: 06/26/2026
0 50 100 200

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MATCH LINE - SEE SHEET 3

N/F
MICHAEL B. PRITCHETT
TAX PARCEL ID: 155-01022000
DB 10170 PG 253
PB 26 PG 110

1806' ALONG CENTERLINE OF CREEK AS LOCATED IN JUNE 2026 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.

CENTERLINE OF CREEK

EDGE OF WRESTED VEGETATION

N03°45'37"E 1570.53'
TIE-IN LINE

NAILS CREEK TRIBUTARY 3.2

NAILS CREEK

ZONE "A"

SANITARY SEWER EASEMENT PER DB 8502 PG 194

SSMH BOLTED

NAILS CREEK TRIBUTARY 3.3

FLOOD LIMITS SEE NOTE 2

TRACT 2
±57.594 ACRES
±2,508,810 SQ.FT.

N/F
J. FRANK PATTERSON
TAX PARCEL ID: 155-01041002
DB 978 PG 59
PB 16 PG 230

S03°11'39"W 340.10'

BARBWIRE FENCE

N/F
FRANK PATTERSON
TAX PARCEL ID: 155-01041000
DB 978 PG 59
DB 127 PG 101
DB 237 PG 8

N/F
HENRY COUNTY BOARD OF EDUCATION
TAX PARCEL ID: 155-01041001
DB 5127 PG 298

P.O.B. TRACT 3

POINT "D"

TIE-IN LINE
N75°24'36"W 403.08'

IPF 1/2" REBAR

POINT "C"

678' ALONG CENTERLINE OF CREEK AS LOCATED IN MAY 2026 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.

IPF 1/2" REBAR (ONLINE)

WOOD FENCE

S01°03'56"W 1251.21'

N/F
TAPESTRY PARK
PB 48 PG 1
PB 48 PG 272
PB 48 PG 89
PB 55 PG 109

IPF 1/2" REBAR

GEORGIA WEST ZONE

FLOOD LIMITS SEE NOTE 2

CENTERLINE OF CREEK

N/F
LINDA PRITCHETT REAGAN
TAX PARCEL ID: 155-01024000
DB 538 PG 2

EDGE OF WRESTED VEGETATION

NAILS CREEK TRIBUTARY 3.2.1

ZONE "A"

FLOOD LIMITS SEE NOTE 2

SSMH BOLTED

SSVP PVC

LAND LOT LINE APPROXIMATE LOCATION

LL 143

LL 144

LL 145

LL 146

IPF 1/2" REBAR BENT

POINT "A"

LAND LOT LINE – APPROXIMATE LOCATION

N89°19'45"E 380.36'

N89°19'45"E 1551.64'

P.O.B. TRACTS 1, 2
P.O.C. TRACT 3-7

IPF 1/2" REBAR BENT

EOP

ROAD NAME
(XX VARIABLE RIGHT OF WAY)
(LIMITED ACCESS)

N05°31'24"W 457.36'

FLOOD LIMITS SEE NOTE 2

N/F
J. FRANK PATTERSON
TAX PARCEL ID: 155-01041002
DB 978 PG 59
PB 16 PG 230

TRACT 1
19.989 ACRES
870,714 SQ.FT.

S00°01'18"W 456.11'

N/F
RUSSELL L. PERRY JR.
TAX PARCEL ID: 155-01027000
DB 16483 PG 189

N/F
NORTH OLA LAND HOLDINGS, INC.
TAX PARCEL ID: 155-01036000
DB 17939 PG 283
PB 68 PG 54

S89°20'24"W 1887.80'

FOUND BLADE

IPF 1/2" REBAR

N/F
THOMAS S & NANCY B. HAMMONDS
TAX PARCEL ID: 155-01025002
DB 1265 PG 261

N/F
THOMAS S & NANCY B. HAMMONDS
TAX PARCEL ID: 155-01025001
DB 2477 PG 205

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5			
4			
3			
2			
1			
REV	DATE	DESCRIPTION	BY

BOUNDARY SURVEY
FOR
INLINE COMMUNITIES

LAND LOT(S) 113, 114, 143, 144, 146
DISTRICT 7TH
UNINCORPORATED
HENRY COUNTY GEORGIA

GEORGIA REGISTERED LAND SURVEYOR MICHAEL C. SANFORD

SHEET 2 OF 4
DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 25176.00
DATE: 06/26/2026
SCALE: 1" = 100'
DATE OF FIELD WORK: 06/2026

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GEORGIA WEST ZONE

STRUCTURE LEGEND

CABLE / TV
- Cable / TV Marker
- Cable / TV Pedestal
- Cable / TV Manhole
- Cable / TV Handhole
- Cable / TV Cable Box

ELECTRIC/POWER
- Transformer
- Guy Wire
- Electric Meter
- Power Pole/Utility Pole
- Street Light/Light Pole
- Electric Panel
- Electric Box
- Electric Manhole
- Electric Handhole
- Electric / Power Marker
- Spot Light

FIBER OPTIC
- Fiber Optic Marker
- Fiber Optic Manhole
- Fiber Optic Pedestal

GAS
- Gas Meter
- Gas Valve
- Gas Fill Cap
- Gas Manhole
- Gas Marker
- Gas Pressure Relief Valve
- Gas Vault
- Gas Vent Pipe

PAVEMENT MARKING
- Pavement Marking
- Pavement Marking
- Pavement Marking
- Turn Arrow Left/Right
- Turn Arrow Left
- Turn Arrow Right
- Traffic Arrow Straight
- Traffic Arrow Straight/Left
- Traffic Arrow Straight/Right
- Traffic Arrow U-Turn
- Handicap Pavement Marking
- Bike Lane Pavement Marking

PROPERTY MONUMENTS
- Right-of-Way Monument Found
- Concrete Monument Found
- Iron Pin Set
- Iron Pin Found (Rebar found)
- PK Nail Set
- PK Nail Found
- Point
- Benchmark

MISCELLANEOUS UTILITIES
- Utility Structure

SEWER
- Grease Trap
- Sanitary Sewer Manhole
- Cleanout
- Sanitary Sewer Vent Pipe
- Sanitary Sewer Marker
- Sanitary Sewer Force Main Valve
- Sanitary Sewer Lift Station

SITE / TOPOGRAPHIC FEATURES
- Street Sign
- Air Condition Unit
- Bollard
- Mailbox
- Satellite Dish
- Flag Pole
- Monitoring Well
- Antenna
- Column
- Camera Pole / Camera
- Bore Hole Location
- Mile Post
- Rail Road Mile Post
- Land Lot Symbol

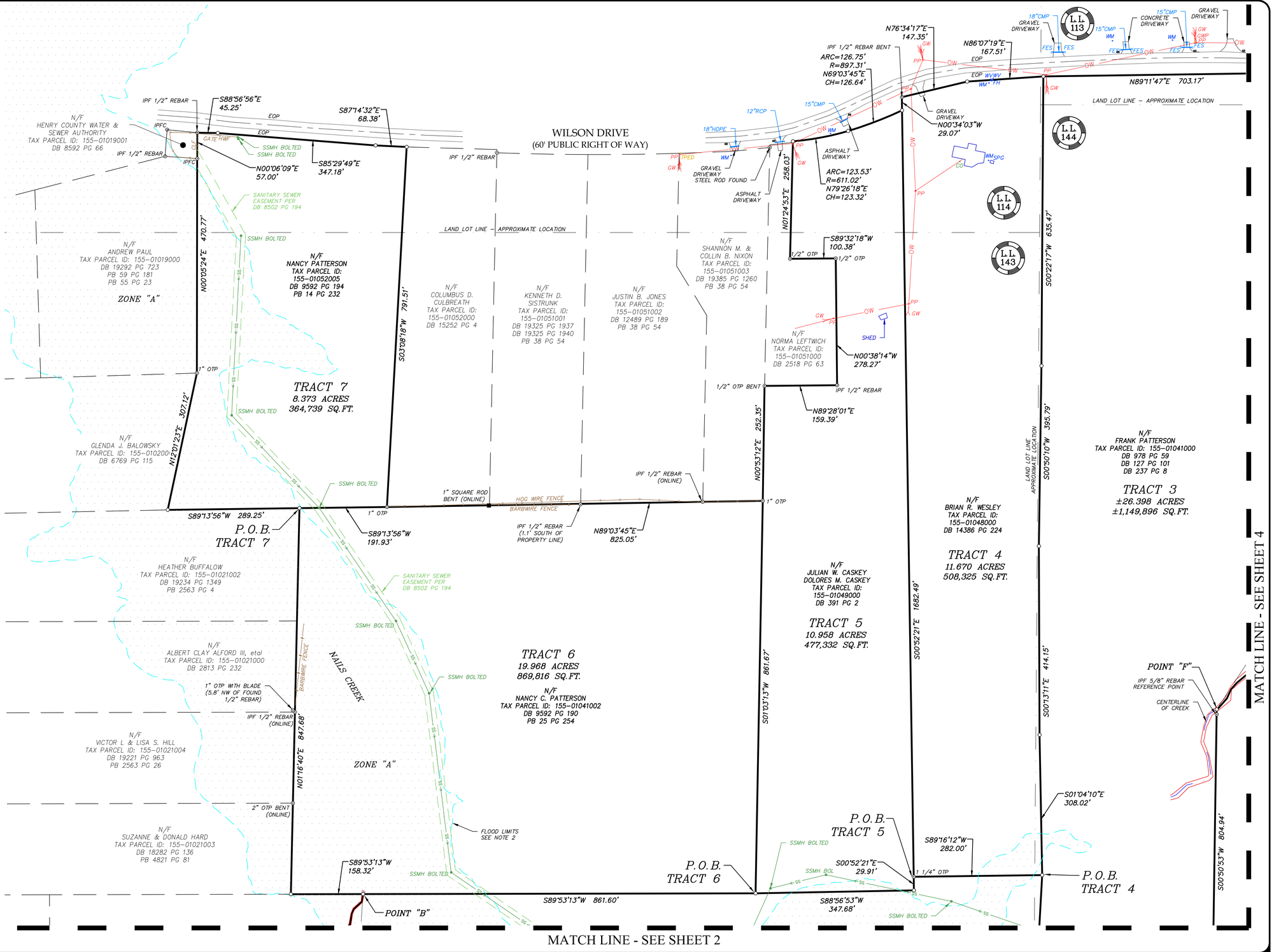
STORM / DRAINAGE
- Storm Structure Lid
- Drop Inlet
- Catch Basin
- Single Wing Catch Basin
- Double Wing Catch Basin
- Weir Inlet
- Head Wall
- Junction Box
- Curb Inlet
- Flared-in Section
- Down Spout
- Square or Round Outlet Structure

TELEPHONE
- Telephone Terminal Box
- Telephone Marker
- Telephone Handhole Box
- Telephone Manhole
- Telephone Cabinet

TRAFFIC
- Overhead Traffic Signal
- Traffic Handhole Box
- Traffic Signal Loop Control Box
- Traffic & Crosswalk Signal Pole

WATER
- Fire Hydrant
- Irrigation Control Valve
- Water Meter
- Water Valve
- Fire Department Connection
- Water Vault
- Pressure Irrigation Valve
- Water Vent Pipe
- Water Valve Marker
- Water Marker
- Water Manhole
- Water Air Release Valve
- Water Back Flow Preventer
- Sprinkler Head
- Sprinkler Valve

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



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REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

BOUNDARY SURVEY
FOR
INLINE COMMUNITIES

LAND LOT(S) 113, 114, 143, 144, 146
DISTRICT 7TH
UNINCORPORATED
HENRY COUNTY GEORGIA

GEORGIA REGISTERED LAND SURVEYOR MICHAEL C. SANFORD

SHEET 3 OF 4
DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 25176.00
DATE: 06/26/2026
SCALE: 1" = 100'
DATE OF FIELD WORK: 06/2026
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WILSON DRIVE
(60' PUBLIC RIGHT OF WAY)

GEORGIA WEST ZONE

N/F
JACK D. BRASSELL
TAX PARCEL ID: 154-01001000
DB 13633 PG 84
DB 13633 PG 86

N/F
FRANK PATTERSON
TAX PARCEL ID:
155-01041000
DB 978 PG 59
DB 127 PG 101
DB 237 PG 8

TRACT 3
±26.398 ACRES
±1,149,896 SQ.FT.

TRACT 8
±26.841 ACRES
±1,169,175 SQ.FT.

N/F
FRANK PATTERSON
TAX PARCEL ID: 155-01041000
DB 978 PG 59
DB 127 PG 101
DB 237 PG 8

N/F
HENRY COUNTY BOARD OF EDUCATION
TAX PARCEL ID: 155-01041001
DB 5127 PG 298

N/F
HENRY COUNTY BOARD OF EDUCATION
TAX PARCEL ID: 155-01041001
DB 5127 PG 298

P.O.B.
TRACT 8

POINT "E"
POINT "H"
POINT "G"

S00°48'59"W 926.54'
N29°41'52"W 459.10'
N89°56'34"E 843.59'
S89°53'18"E 1573.40'
N89°21'59"W 1144.56'
N12°32'44"W 161.20'
N89°11'34"W 1039.26'
S55°08'02"E 43.39'
S00°17'05"E 72.77'
S00°49'04"W 103.54'
S00°48'51"W 380.17'
S33°11'37"W 565.20'

TIE-IN LINE
TIE-IN LINE

702' ALONG CENTERLINE OF CREEK AS LOCATED IN MAY 2026 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.

1324' ALONG CENTERLINE OF CREEK AS LOCATED IN MAY 2026 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.

MATCH LINE - SEE SHEET 3

NORTH OLA ROAD
(VARIABLE RIGHT OF WAY)

APPROXIMATE LOCATION OF PROPOSED RIGHT OF WAY PER REFERENCE 1.

POND

BARN
TRAILER
SHED
HOUSE

ASPHALT DRIVEWAY

METAL POST FOUND
IPF 1/2" REBAR
IPF 5/8" REBAR
1/2" OTP
PKF
POWER METER

BARBWIRE FENCE
CHAIN LINK FENCE
WOOD FENCE
EDGE OF WRESTED VEGETATION
CENTERLINE OF CREEK
6"PVC (APP.D.)

OW
OHW
TPED PP
FES
FH WV
PP TPED
GW
RWM
EOP
GATE
BWF

LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- OW — Overhead Wires

EXISTING UNDERGROUND
- C — Cable
- E — Electric
- FO — Fiber Optic
- G — Gas
- T — Telecommunications
- W — Water
- TV — Television
- Storm Drainage Line
- SS — Sanitary Sewer

ABBREVIATIONS

APPROX.	Approximate	IPS	Iron Pin Set
#4	1/2" Rebar	LP	Light Pole
C&G	Curb and Gutter	MW	Monitoring Well
CLF	Chain Link Fence	N/F	Now or Formerly
CMP	Corrugated Metal Pipe	OCS	Outlet Control Structure
CO	Clean Out	OTP	Open Top Pipe
CPP	Corrugated Plastic Pipe	PB	Plat Book
CTP	Crimp Top Pipe	PG	Page
DB	Deed Book	PKF	PK Nail Found
DI	Drop Inlet	PKS	PK Nail Set
DE	Drainage Easement	POB	Point of Beginning
EOP	Edge of Pavement	POC	Point of Commencement
EPP	Electric Power Pole	PVC	Polyvinyl Chloride Pipe
EPAN	Electric Panel	RBC	Rebar Capped
ESMT	Easement	RCP	Reinforced Concrete Pipe
FES	Flared End Section	RWM	Right of Way Monument
FFE	Finish Floor Elevation	SSE	Sanitary Sewer Easement
FH	Fire Hydrant	SSMH	Sanitary Sewer Manhole
FLGP	Flag Pole	TRAN	Transformer
FOMRK	Fiber Optic Marker	TTB	Telephone Terminal Box
GA	Georgia	TSIGP	Traffic Signal Pole
GM	Gas Meter	TSIGB	Traffic Signal Loop Control Box
GW	Guy Wire	USTR	Utility Structure
HDR	Hand Rail	VCP	Vitrified Clay Pipe
H.W.	Hard Wood	W.D.F.	Wood Fence
HW	Headwall	WM	Water Meter
ICV	Irrigation Control Valve	WV	Water Valve
I.E.	Invert Elevation	XP	Crosswalk Signal Pole
IPF	Iron Pin Found		

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REVISIONS

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BOUNDARY SURVEY
FOR
INLINE COMMUNITIES

LAND LOT(S) 113, 114, 143, 144, 146
DISTRICT 7TH
UNINCORPORATED
HENRY COUNTY GEORGIA

GEORGIA REGISTERED LAND SURVEYOR MICHAEL C. SANFORD

SHEET 4 OF 4
DRAWN BY: MS
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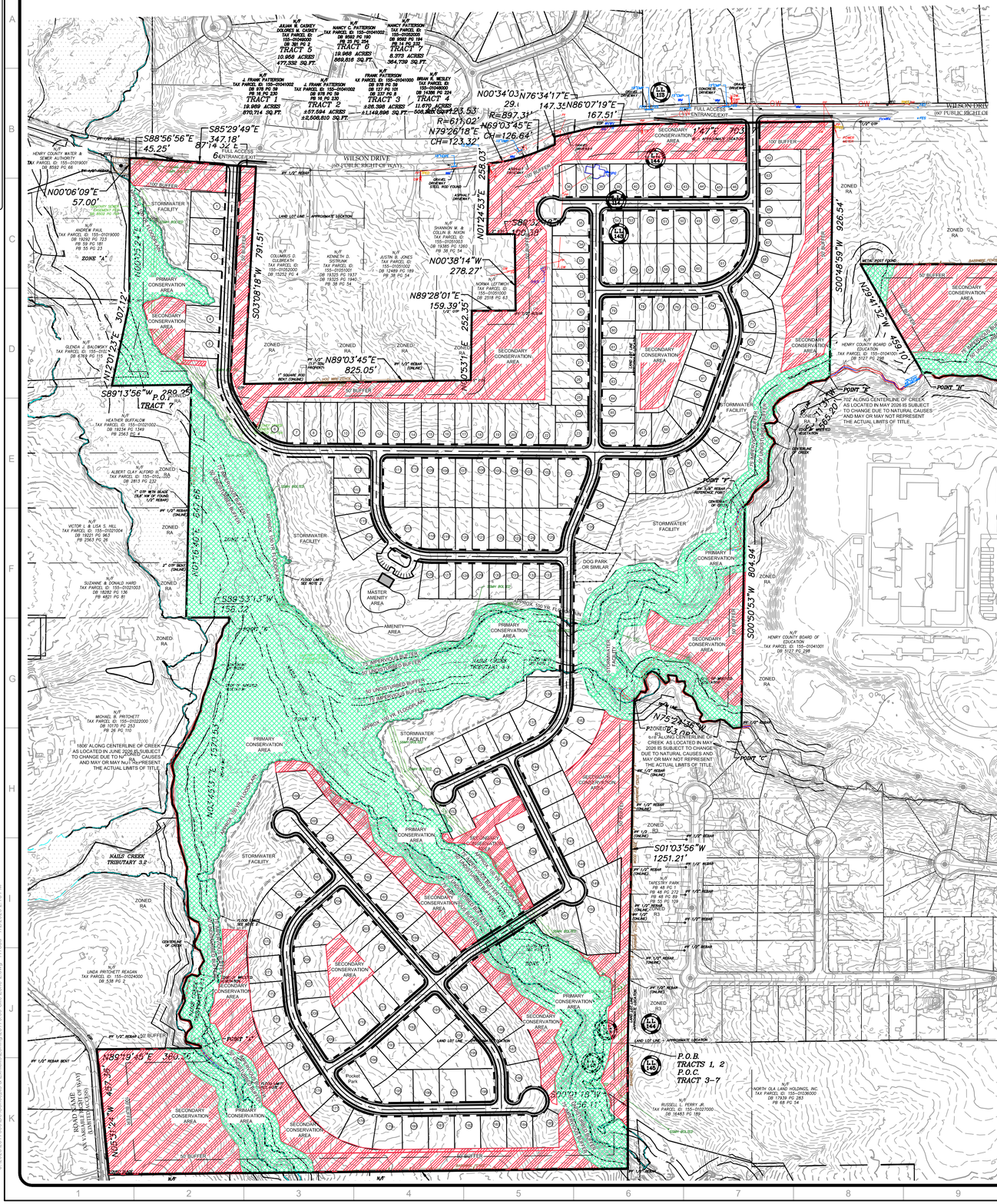
WILSON DRIVE
(60' PUBLIC RIGHT OF WAY)
FULL ACCESS ENTRANCE/EXIT
HENRY COUNTY WATER & SEWER AUTHORITY
TAX PARCEL ID: 155--01019000
DB 8592 PG 66
ZONE "A"
TRACT 1
19.889 ACRES
870,714 SQ.FT.
TRACT 2
±57.594 ACRES
±2,508,810 SQ.FT.
TRACT 3
±26.398 ACRES
±1,149,896 SQ.FT.
TRACT 4
11.870 ACRES
508,357 SQ.FT.
TRACT 5
10.958 ACRES
477,336 SQ.FT.
TRACT 6
19.868 ACRES
865,816 SQ.FT.
TRACT 7
8.373 ACRES
364,709 SQ.FT.
TRACT 7
P.O.B.
S88°56'56"E
45.25'
S85°29'49"E
347.18'
S87°14'52"E
601.66'
N00°06'09"E
57.00'
S03°08'18"W
791.51'
N12°01'24"E
307.12'
S89°13'56"W
289.25'
N00°16'46"E
1,370.54'
S89°53'13"W
156.12'
N03°45'37"E
1,370.54'
N89°19'45"E
380.31'
N12°24'53"W
N00°34'03"E
29.14'
N76°34'17"E
147.35'
N86°07'19"E
167.51'
R=897.31'
R=611.02'
N89°03'45"E
CH=126.64'
N79°26'18"E
CH=123.32'
N01°24'53"E
258.03'
S88°32'
100.38'
N00°38'14"W
278.27'
N89°28'01"E
159.39'
N01°53'11"E
252.25'
N89°03'45"E
825.05'
S00°40'59"W
926.54'
N89°56'34"E
843.59'
N29°41'32"W
459.10'
S89°53'18"E
1573.40'
S55°08'02"E
43.39'
S00°17'05"E
72.77'
S00°48'51"W
380.17'
S00°50'53"W
804.94'
N79°27'36"W
S01°03'56"W
1251.21'
N89°21'55"E
247.58'
N12°32'44"W
161.20'
N89°11'34"W
1039.26'
±1,169,175 SQ.FT.
P.O.B.
TRACT 8
P.O.B.
TRACTS 1, 2
P.O.C.
TRACT 3-7
POINT "A"
POINT "B"
POINT "C"
POINT "D"
POINT "E"
POINT "F"
POINT "G"
POINT "H"
POINT "I"
POINT "J"
POINT "K"
POINT "L"
POINT "M"
POINT "N"
POINT "O"
POINT "P"
POINT "Q"
POINT "R"
POINT "S"
POINT "T"
POINT "U"
POINT "V"
POINT "W"
POINT "X"
POINT "Y"
POINT "Z"
SECONDARY CONSERVATION AREA
PRIMARY CONSERVATION AREA
STORMWATER FACILITY
AMENITY AREA
MASTER AMENITY AREA
DOG PARK OR SIMILAR
EXISTING POND TO REMAIN
50' BUFFER
75' IMPERVIOUS BUFFER
50' UNDISTURBED BUFFER
75' IMPERVIOUS/50' UNDISTURBED BUFFER
100' BUFFER
75' STATE BUFFER
NAILS CREEK TRIBUTARY 3.2
NAILS CREEK TRIBUTARY 3.3
1324' ALONG CENTERLINE OF CREEK AS LOCATED IN MAY 2026 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.
702' ALONG CENTERLINE OF CREEK AS LOCATED IN MAY 2026 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.
1800' ALONG CENTERLINE OF CREEK AS LOCATED IN JUNE 2026 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.
N/F JULIAN M. CASKEY DOLORES M. CASKEY TAX PARCEL ID: 155--01040000 DB 1801 PG 2
N/F NANCY PATTERSON TAX PARCEL ID: 155--01041002 DB 8592 PG 190 PB 75 PG 75
N/F NANCY PATTERSON TAX PARCEL ID: 155--01052005 DB 8592 PG 190 PB 75 PG 75
N/F J. FRANK PATTERSON TAX PARCEL ID: 155--01041002 DB 878 PG 58 DB 15 PG 230
N/F J. FRANK PATTERSON TAX PARCEL ID: 155--01041002 DB 878 PG 58 DB 15 PG 230
N/F FRANK PATTERSON M. PARCEL ID: 155--01041004 DB 878 PG 58 DB 127 PG 105 DB 237 PG 8
N/F BRIAN R. MOSLEY TAX PARCEL ID: 155--01049000 DB 14360 PG 224
N/F ANDRE PAUL TAX PARCEL ID: 155--01019000 DB 19292 PG 723 PB 59 PG 181 PB 55 PG 23
N/F GLENDA J. BALOWSKY TAX PARCEL ID: 155--01041000 DB 8765 PG 110
N/F COLUMBUS D. CULBREATH TAX PARCEL ID: 155--01052000 DB 15252 PG 4
N/F KENNETH D. SISTRUNK TAX PARCEL ID: 155--01051001 DB 19323 PG 1940 PB 58 PG 53
N/F JUSTIN B. JONES TAX PARCEL ID: 155--01051002 DB 13489 PG 189 PB 35 PG 54
N/F SHANNON M. & COLLIN B. NIXON TAX PARCEL ID: 155--01052003 DB 19385 PG 1260 PB 38 PG 54
N/F NORMA LEFTWICH TAX PARCEL ID: 155--01051000 DB 2558 PG 63
N/F WEATHER BUFFALOW TAX PARCEL ID: 155--01021002 DB 19254 PG 1940 PB 2563 PG 4
N/F ALBERT CLAY ALFORD TAX PARCEL ID: 155--010... DB 2813 PG 232
N/F VICTOR L & LISA S. HILL TAX PARCEL ID: 155--01021004 DB 19021 PG 963 PB 2563 PG 26
N/F SUZANNE & DONALD HARD TAX PARCEL ID: 155--01021003 DB 18282 PG 136 PB 4821 PG 81
N/F MICHAEL B. PRITCHETT TAX PARCEL ID: 155--01022000 DB 19170 PG 253 PB 26 PG 110
N/F LINDA PRITCHETT REAGAN TAX PARCEL ID: 155--01024000 DB 536 PG 1
N/F HENRY COUNTY BOARD OF EDUCATION TAX PARCEL ID: 155--01041001 DB 5127 PG 298
N/F TAPESTRY PARK PB 48 PG 272 PB 48 PG 69 PB 49 PG 109
N/F NORTH OLA LAND HOLDINGS, INC. TAX PARCEL ID: 155--01036000 DB 17939 PG 283 PB 68 PG 54
N/F RUSSELL L. PERRY JR. TAX PARCEL ID: 155--01027000 DB 16483 PG 189
N/F JACK D. BRASSELL TAX PARCEL ID: 154--01001000 DB 13633 PG 84 DB 13633 PG 86
N/F FRANK PATTERSON TAX PARCEL ID: 155--01041000 DB 878 PG 58 DB 127 PG 105 DB 237 PG 8
WILSON DRIVE (60' PUBLIC RIGHT OF WAY)
ROAD NAME (NOT AVAILABLE AT THIS TIME)
(EXISTING ACCESS)
Pocket Park
ZONED RA
ZONED R3
ZONED R3 OR RA
ZONED R3 OR RA
ZONED R3 OR RA

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
	45	LIRIODENDRON TULIPIFERA / TULIP POPLAR
	56	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA
	85	NYSSA SYLVATICA / BLACK GUM
	67	QUERCUS LYRATA / OVERCUP OAK
	107	QUERCUS NUTTALLII / NUTTALL OAK
	74	ULMUS AMERICANA / AMERICAN ELM

SWEETBAY MAGNOLIA

TULIP POPLAR

NUTTAL OAK

BLACK GUM

24 HOUR CONTACT:
BRIAN EHRSAM

GEORGIA811
www.Georgia811.com
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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

NORTH OLA RD.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

449 NORTH OLA RD.
MCDONOUGH, GEORGIA 30252

HENRY COUNTY JURISDICTION

FOR

INLINE COMMUNITIES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

REZONING LANDSCAPE PLAN

0 100 200 400 600

SCALE: 1" = 200'
DATE: 07/01/2026
PROJECT: 25176.00

GRID NORTH
GEORGIA WEST ZONE

EX.1
SHEET

J:\2025\25176\00\Dsh\Connects & Exhibits\Exhibits\Zoning Landscape Plan\25176.00 - Zoning Landscape Plan.dwg - JPrice - 7/1/2026 2:36 PM

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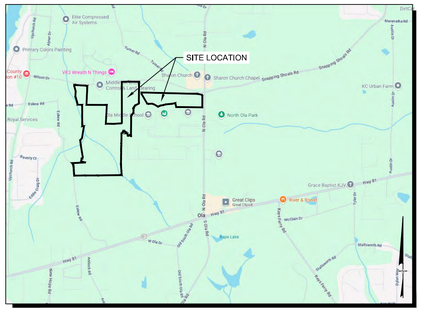
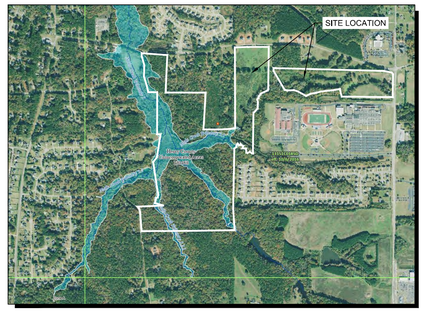
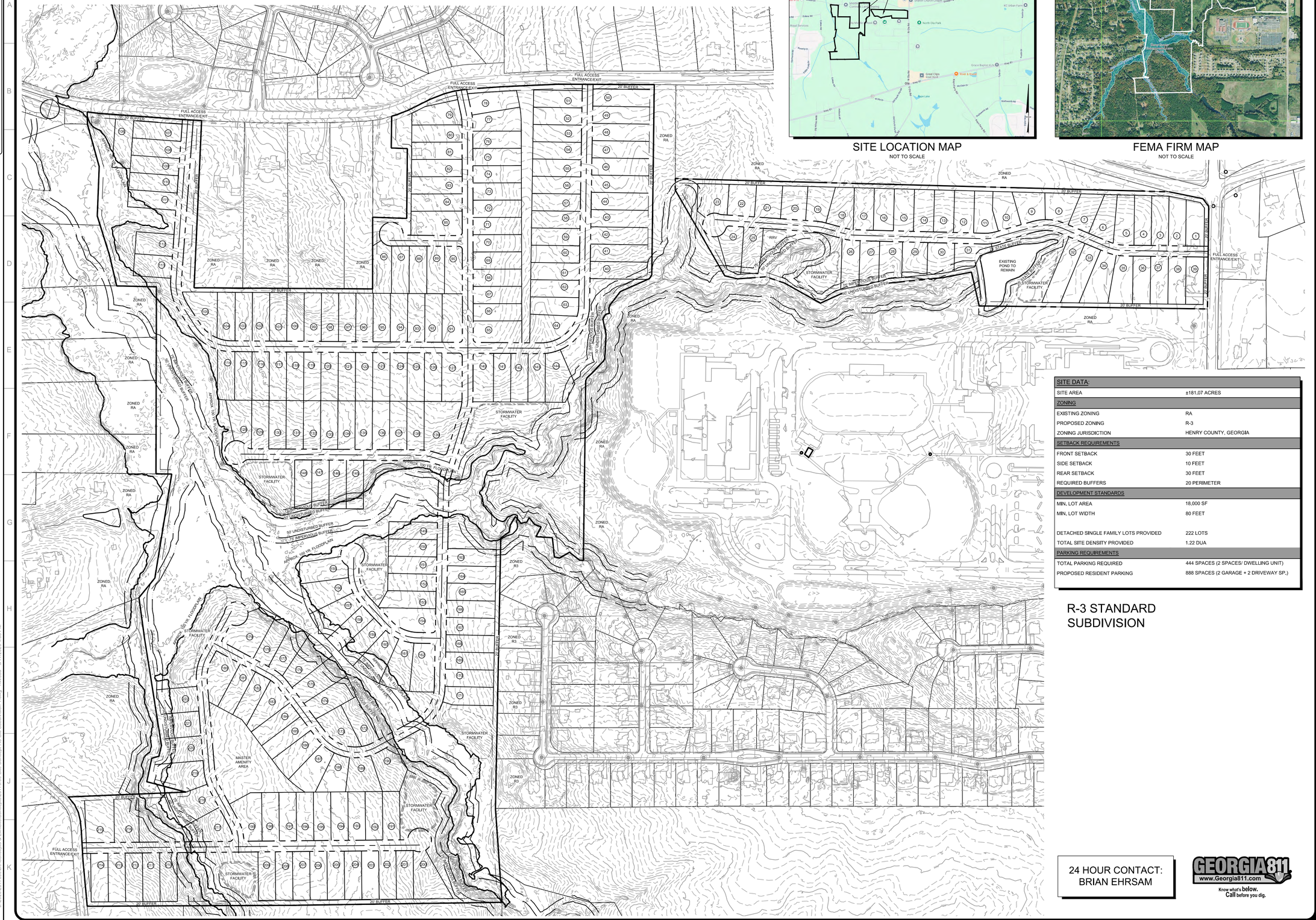


SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE



SITE DATA:	
SITE AREA	±181.07 ACRES
ZONING	
EXISTING ZONING	RA
PROPOSED ZONING	R-3
ZONING JURISDICTION	HENRY COUNTY, GEORGIA
SETBACK REQUIREMENTS	
FRONT SETBACK	30 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	30 FEET
REQUIRED BUFFERS	20 PERIMETER
DEVELOPMENT STANDARDS	
MIN. LOT AREA	18,000 SF
MIN. LOT WIDTH	80 FEET
DETACHED SINGLE FAMILY LOTS PROVIDED	222 LOTS
TOTAL SITE DENSITY PROVIDED	1.22 DUA
PARKING REQUIREMENTS	
TOTAL PARKING REQUIRED	444 SPACES (2 SPACES/ DWELLING UNIT)
PROPOSED RESIDENT PARKING	888 SPACES (2 GARAGE + 2 DRIVEWAY SP.)

R-3 STANDARD SUBDIVISION

24 HOUR CONTACT:
BRIAN EHRSAM

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INLINE COMMUNITIES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/31/2027

CONCEPTUAL MASTER PLAN

0 100 200 400 600

SCALE: 1" = 200'
DATE: 06/15/2026
PROJECT: 25176.00

GRID NORTH
GEORGIA WEST ZONE

R3
SHEET

J:\2025\25176000\Dat\Concepts & Exhibits\Concepts\25176.00-Site Concept-R3-Std Subdivision-1.dwg - KWood - 6/17/2026 4:53 PM

Henry County Water Authority
Engineering Division

May 15, 2026

Re: Water and Sewer Services - Availability

Proposed Development:	**Single Family Residential**
Property Information:	**North Ola Road and Wilson Drive**
	Parcel No. 155-01049000, 155-01480000,
	155-01041000, 155-01021001, & 155-01052005
	LLs 114, 143 & 144; District 7; 181.07 +/- acres
Proposed Zoning:	**R-2CSD**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Walnut Creek**

TO WHOM IT MAY CONCERN:

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

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

Static:	75	psi
Residual:	64	psi
Flow:	1160	gpm
Calculated Flow @ 20 psi:	2766	gpm

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

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

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

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

This letter was prepared with information submitted to HCWA on a Conceptual Plan dated 03/08/2026 prepared by Planners, Engineers Collaborative.

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

HENRY COUNTY SCHOOLS

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

Unified Governance

Henry County Board of Education

Sophe Pope
Board Chair
District 4

Annette Edwards
Board Vice Chair
District 2

Dr. Pam Nutt
District 1

Jennifer Carter
District 3

Makenzie McDaniel
District 5

Dr. John Pace, III
Superintendent

To: Romona Booker

Date: 4/14/2026

Re: Wilson Dr

Property Address and Nearest Intersection: Wilson Dr & N Ola Rd

Projected Number of Dwelling Units: 211

Estimated Period of Construction: 4 Years

The below information is provided in response to your request.

Schools Serving Proposed Development	Current Number of Trailers	Projected Number of School Children for Development	Projected Number of Additional Classrooms to Serve Proposed Development	Projected Capital Improvement Costs
Ola Elementary	0	211 Units x.75 Children pre unit	159 students ÷25 per class	If Modular $25,000 per Classroom
Ola Middle	0			
Ola High	0	159 Children	7 Classrooms	If Permanent $300,000 per Classroom

Respectfully,

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

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

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

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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

Hdh2415
gpn16

PUBLIC HEARING NOTICE
Henry County Zoning Advisory Board (ZAB)

Date:September 10, 2026
Location:Henry County Administration Building
140 Henry Parkway, McDonough, Georgia 30253
Public Meeting:6:30 PM, Community Meeting Room

REZONING:

RZ-26-05
InLine Communities, LLC of Atlanta, GA requests a rezoning from R-A (Residential Agricultural) and R-2 (Single Family Residential) to R-3 (Single Family Residential) for property south of Wilson Drive in Land Lots 113, 114, 143, 144, and 146 of the 7th District. The property consists of 181.791 +/- acres, and the request is for a single-family residential development. **District 3**

SPECIAL USE:

SU-26-02
InLine Communities, LLC of Atlanta, GA requests a special use for property south of Wilson Drive in Land Lots 113, 114, 143, 144, and 146 of the 7th District. The property consists of 181.791 +/- acres, and the request is for a conservation subdivision. **District 3**

CONDITIONAL USE:

CU-26-02
TowerCom of Charleston, SC requests a conditional use for property located on King Mill Road east of Iris Lake Road in Land Lot 216 of the 7th District. The property consists of 69.28 +/- acres, and the request is for a new wireless communications facility. **District 1**

VARIANCE:

VR-26-04
Marcia Clark of Stockbridge, GA requests a variance for property located at 25 Nix Drive in Land Lots 198 of the 6th District. The property consists of 0.512 +/- acres and the request is for relief from development standards. **District 5**

8:8, 2026

9040 Election Notices

Hdh2406
gpn09

CALL FOR NOVEMBER 3, 2026, GENERAL / SPECIAL HENRY COUNTY AND CITIES OF HENRY COUNTY REFERENDUM ELECTION

To be published in a newspaper of appropriate circulation pursuant to O.C.G.A. § 21-2-2(3).
Notice is hereby given that, in accordance with O.C.G.A. § 21-2-540, the following elections will be held on **Tuesday, November 3, 2026** in Henry County, Georgia:

Special Referendum -- Floating Local Option Sales Tax (FLOST) Imposition

Shall a special 1 percent sales and use tax be imposed for five years within the Special Taxing District of Henry County with the proceeds exclusively used to lower property taxes imposed by Henry County and the Cities of Hampton, Locust Grove, McDonough, and Stockbridge?

( ) YES ( ) NO

Advance Voting
Advance in-person voting for the November 3, 2026 Election will be held at those dates, times, and locations that will be posted on the Henry County Elections & Voter Registration website: https://www.henrycountyga.gov/elections-voter-registration

Election Day Voting
On Election Day, Tuesday, November 3, 2026, polls will be open from **7:00 a.m. to 7:00 p.m.**

Voter Registration Deadline
The last day to register to vote in this election is **October 5, 2026.** Voters may check their registration status or view sample ballots online at mvp.sos.ga.gov.

Absentee Ballots
The deadline to request an absentee ballot by mail is **October 23, 2026.** For more information or to request an absentee ballot, please contact the Henry County Elections Department at **770-288-6448.**

Election Superintendent
County of Henry

8:8, 12, 2026
10:7, 14, 21, 28, 2026

Hdh2409
gpn09

CALL FOR NOVEMBER 3, 2026, GENERAL / SPECIAL HENRY COUNTY AND CITIES OF HENRY COUNTY REFERENDUM ELECTION

To be published in a newspaper of appropriate circulation pursuant to O.C.G.A. § 21-2-2(3).
Notice is hereby given that, in accordance with O.C.G.A. § 21-2-540, the following elections will be held on **Tuesday, November 3, 2026** in Henry County, Georgia:

Special Referendum -- Homestead Exemption

Shall the Act be approved which provides a homestead exemption from City of Hampton ad valorem taxes for municipal purposes for the full assessed value of the homestead for residents of the city who have been residents for five years or more?

( ) YES ( ) NO

Advance Voting
Advance in-person voting for the November 3, 2026 Election will be held at those dates, times, and locations that will be posted on the Henry County Elections & Voter Registration website: https://www.henrycountyga.gov/elections-voter-registration

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Election Superintendent
County of Henry

8:8, 12, 2026
10:7, 14, 21, 28, 2026

9040 Election Notices

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Election Superintendent
County of Henry

8:8, 12, 2026
10:7, 14, 21, 28, 2026

9075 Foreclosures

Hdh2346
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 Karla Hawkins to Mortgage Electronic Registration Systems, Inc., as nominee for Everett Financial Inc d/b/a Supreme Lending, dated November 4, 2019, and recorded on November 11, 2019, in Deed Book 16808, at Page 162, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Thirty-Five Thousand, Six Hundred Fifty-Three and no/100 Dollars ($235,653.00), with interest thereon as provided therein, 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 September, 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 20 OF THE 11TH DISTRICT, OF HENRY COUNTY, GEORGIA BEING LOT 19 OF THE THOMPSON PLACE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 34, PAGES 40-42, RECORDS OF HENRY COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.
Said property may more commonly be known as **1125 The By Way, McDonough, GA 30252.**
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 PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361; telephone: (818) 224-7442.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Karla Hawkins 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.
PennyMac Loan Services, LLC, as Attorney-in-Fact for Karla Hawkins
Contact: PADGETT LAW GROUP, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520
24-000682
Ad Run Dates:
08/08/2026, 08/15/2026, 08/22/2026, 08/29/2026

Hdh2689
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 Heidi Warden to Mortgage Electronic Registration Systems, Inc., as nominee for Nations Direct Mortgage, LLC, dated May 13, 2022 and recorded on May 23, 2022 in Deed Book 19127, Page 291 Instrument Number 2022-020129, 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 Six Hundred Forty-Five Thousand and 00/100 dollars ($645,000.00) with interest thereon as provided therein, as last transferred to JPMorgan Chase Bank, National Association by recorded assignment, 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 September, 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 47 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 43, BLOCK C, EAGLES LANDING, UNIT 2, AS PER PLAT RECORDED IN PLAT BOOK 18, PAGE 173, HENRY COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.
Said property may more commonly be known as **233 Montrose Drive, McDonough, GA 30253.**
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 abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are _ Heidi Warden 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.
JPMorgan Chase Bank, National Association as Attorney-in-Fact for Heidi Warden
Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Ad Run Dates:
07/25/2026 ,08/01/2026 , 08/08/2026 ,08/15/2026 , 08/22/2026 ,08/29/2026.

9075 Foreclosures

Hdh2346
gpn11
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gpn11
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Said property may more commonly be known as **233 Montrose Drive, McDonough, GA 30253.**
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 abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Heidi Warden 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.
JPMorgan Chase Bank, National Association as Attorney-in-Fact for Heidi Warden
Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Ad Run Dates:
07/25/2026 ,08/01/2026 , 08/08/2026 ,08/15/2026 , 08/22/2026 ,08/29/2026.

Hdh2350
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 Lavon Gossom III and Aleisha Gossom to Mortgage Electronic Registration Systems, Inc., as nominee for Brand Mortgage Group, LLC, its successors and assigns, dated June 12, 2018 and recorded on June 28, 2018 in Deed Book 15926, Page 314 Instrument Number D2018-016931, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Twenty Thousand Two Hundred Two and 00/100 dollars ($220,202.00) with interest thereon as provided therein, as last transferred to PennyMac Loan Services, LLC by assignment recorded at Book 17211, Page 245, 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 September, 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 174 of the 3rd District, Henry County, Georgia, being known as Lot 144, South Hampton Subdivision, as per plat of same of record at Plat Book 43, Page 103- 118, Henry County, Georgia Records. Said plat is specifically incorporated herein by reference and made a part hereof for a more complete and accurate legal description.
Said property may more commonly be known as **322 Ava Court, 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 PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361 818-224-7442.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are _ Karla Hawkins 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.
PennyMac Loan Services, LLC, as Attorney-in-Fact for Karla Hawkins
Contact: PADGETT LAW GROUP, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
24-000682
Ad Run Dates:
08/08/2026, 08/15/2026, 08/22/2026, 08/29/2026

Hdh2689
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 Heidi Warden to Mortgage Electronic Registration Systems, Inc., as nominee for Nations Direct Mortgage, LLC, dated May 13, 2022 and recorded on May 23, 2022 in Deed Book 19127, Page 291 Instrument Number 2022-020129, 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 Six Hundred Forty-Five Thousand and 00/100 dollars ($645,000.00) with interest thereon as provided therein, as last transferred to JPMorgan Chase Bank, National Association by recorded assignment, 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 September, 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 47 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 43, BLOCK C, EAGLES LANDING, UNIT 2, AS PER PLAT RECORDED IN PLAT BOOK 18, PAGE 173, HENRY COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.
Said property may more commonly be known as **233 Montrose Drive, McDonough, GA 30253.**
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 abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Karla Hawkins 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.
PennyMac Loan Services, LLC, as Attorney-in-Fact for Karla Hawkins
Contact: PADGETT LAW GROUP, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
24-000682
Ad Run Dates:
08/08/2026, 08/15/2026, 08/22/2026, 08/29/2026

Hdh2689
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 Heidi Warden to Mortgage Electronic Registration Systems, Inc., as nominee for Nations Direct Mortgage, LLC, dated May 13, 2022 and recorded on May 23, 2022 in Deed Book 19127, Page 291 Instrument Number 2022-020129, 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 Six Hundred Forty-Five Thousand and 00/100 dollars ($645,000.00) with interest thereon as provided therein, as last transferred to JPMorgan Chase Bank, National Association by recorded assignment, 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 September, 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 47 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 43, BLOCK C, EAGLES LANDING, UNIT 2, AS PER PLAT RECORDED IN PLAT BOOK 18, PAGE 173, HENRY COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.
Said property may more commonly be known as **233 Montrose Drive, McDonough, GA 30253.**
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 abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are _ Heidi Warden 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.
JPMorgan Chase Bank, National Association as Attorney-in-Fact for Heidi Warden
Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Ad Run Dates:
07/25/2026 ,08/01/2026 , 08/08/2026 ,08/15/2026 , 08/22/2026 ,08/29/2026.

Hdh2350
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 Lavon Gossom III and Aleisha Gossom to Mortgage Electronic Registration Systems, Inc., as nominee for Brand Mortgage Group, LLC, its successors and assigns, dated June 12, 2018 and recorded on June 28, 2018 in Deed Book 15926, Page 314 Instrument Number D2018-016931, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Twenty Thousand Two Hundred Two and 00/100 dollars ($220,202.00) with interest thereon as provided therein, as last transferred to PennyMac Loan Services, LLC by assignment recorded at Book 17211, Page 245, 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 September, 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 218 OF THE 2ND DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 35, OF FLAKE`S MILL SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGES 201-202, HENRY COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION.
Said property may more commonly be known as **116 Jodi Place, Locust Grove, GA 30248.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan.
The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New American Funding, LLC, New American Funding, c/o Home Retention Department, 8201 North FM 620, Suite 120, Austin, TX 78726 800-893-530.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Herbert Murphy, Jesselyn Webb, and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
New American Funding, LLC as Attorney-in-Fact for Herbert Murphy and Jesselyn Webb
Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Ad Run Dates:
08/08/2026 ,08/15/2026 , 08/22/2026 ,08/29/2026 ;

Hdh2349
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 March 17, 2014, from Miles C Dubois Jr to Mortgage Electronic Registration Systems, Inc., as nominee for Caliber Home Loans, Inc., its successors and assigns, recorded on April 11, 2014 in Deed Book 13534 at Page 98 Henry County, Georgia records, having been last sold, assigned, transferred and conveyed to U.S. Bank Trust, N.A. as Trustee of CFMT 2024-NR1 Trust by Assignment and said Security Deed having been given to secure a note dated March 17, 2014, in the amount of $81,800.00, 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 September 1, 2026 the following described real property (hereinafter referred to as the "Property"):
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 192 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, BEING LOT 18, BLOCK F, FAIRVIEW MANOR SUBDIVISION UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 6, PAGES 242-243, HENRY COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

9075 Foreclosures

Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
26-002139
Ad Run Dates:
08/08/2026 ,08/15/2026 , 08/22/2026 ,08/29/2026.

Hdh2345
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 Karen Bates-Hill and Thomas Hill, Jr to Mortgage Electronic Registration Systems, Inc., as nominee for Rocket Mortgage, LLC, a Limited Liability Company, dated September 15, 2023 and recorded on September 20, 2023 in Deed Book 19289, Page 1050, 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 Fifty Thousand and 00/100 dollars ($150,000.00), as transferred to Rocket Mortgage, LLC by Assignment recorded at Deed Book 19524, Deed Page 545, with interest thereon as provided therein, 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 September, 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 131 of the 7th District of Henry County, Georgia and being Lot 35, Unit I, Phase I, Oxford Downs at Wesley Lakes, as per Plat recorded in Plat Book 20 Pages 215 and 216 Henry County Records of which reference is hereby made for a more particular description of said property.
Said property may more commonly be known as **510 Bentley Way, McDonough, GA 30253.**
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 Rocket Mortgage, LLC, 8950 Cypress Waters Blvd., Dallas, TX 75019, 888-840-2432.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are _ Karen Bates Hill aka Karen Hill, Thomas Hill, Jr. aka Thomas Russell Hill, Jr. 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.
Rocket Mortgage, LLC as Attorney-in-Fact for Karen Bates-Hill and Thomas Hill, Jr
Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Ad Run Dates:
08/08/2026 ,08/15/2026 , 08/22/2026 ,08/29/2026 ;

Hdh2349
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 March 17, 2014, from Miles C Dubois Jr to Mortgage Electronic Registration Systems, Inc., as nominee for Caliber Home Loans, Inc., its successors and assigns, recorded on April 11, 2014 in Deed Book 13534 at Page 98 Henry County, Georgia records, having been last sold, assigned, transferred and conveyed to U.S. Bank Trust, N.A. as Trustee of CFMT 2024-NR1 Trust by Assignment and said Security Deed having been given to secure a note dated March 17, 2014, in the amount of $81,800.00, 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 September 1, 2026 the following described real property (hereinafter referred to as the "Property"):
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 192 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, BEING LOT 18, BLOCK F, FAIRVIEW MANOR SUBDIVISION UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 6, PAGES 242-243, HENRY COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

9075 Foreclosures

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 in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the

Aug 25, 2026 at 10:17:18 AM
471–499 N Ola Rd
McDonough GA 30252
United States

SPECIAL USE
REZONING

HENRY COUNTY PUBLIC HEARING
RE: RA & R-2 TO R-3 CONSERV. S/D
DATE: SEPT 10 2026
TIME: 6:30 PM
LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA
FOR MORE INFO:
770-288-7526 / www.hcpz.org

Aug 25, 2026 at 10:17:30 AM
471–499 N Ola Rd
McDonough GA 30252
United States

SPECIAL USE
REZONING

HENRY COUNTY PUBLIC HEARING
RE: RA & R-2 TO R-3 CONSERV. S/D
DATE: SEPT 10 2026
TIME: 6:30 PM
LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA
FOR MORE INFO:
770-288-7526 / www.hcpz.org

SPEED LIMIT 45

Aug 25, 2026 at 10:17:24 AM
471–499 N Ola Rd
McDonough GA 30252
United States

SPECIAL USE
REZONING
HENRY COUNTY PUBLIC HEARING
RE: RA & R-2 TO R-3 CONSERV. S/D
DATE: SEPT 10 2026
TIME: 6:30 PM
LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA
FOR MORE INFO:
770-288-7526 | www.hcpz.org

Aug 25, 2026 at 10:17:35 AM
471–499 N Ola Rd
McDonough GA 30252
United States

Aug 25, 2026 at 10:17:12 AM
471–499 N Ola Rd
McDonough GA 30252
United States

SPECIAL USE
REZONING

HENRY COUNTY PUBLIC HEARING

RE: RA & R-2 TO R-3 CONSERV. S/D

DATE: SEPT 10 2026

TIME: 6:30 PM

LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA

FOR MORE INFO:

770-288-7526 / www.hcpz.org

ELEVATION 3

ELEVATION 7
(SIDELOAD)

ELEVATION 5
(FIRST FLOOR BRICK)

ELEVATION 2
(SIDELOAD)

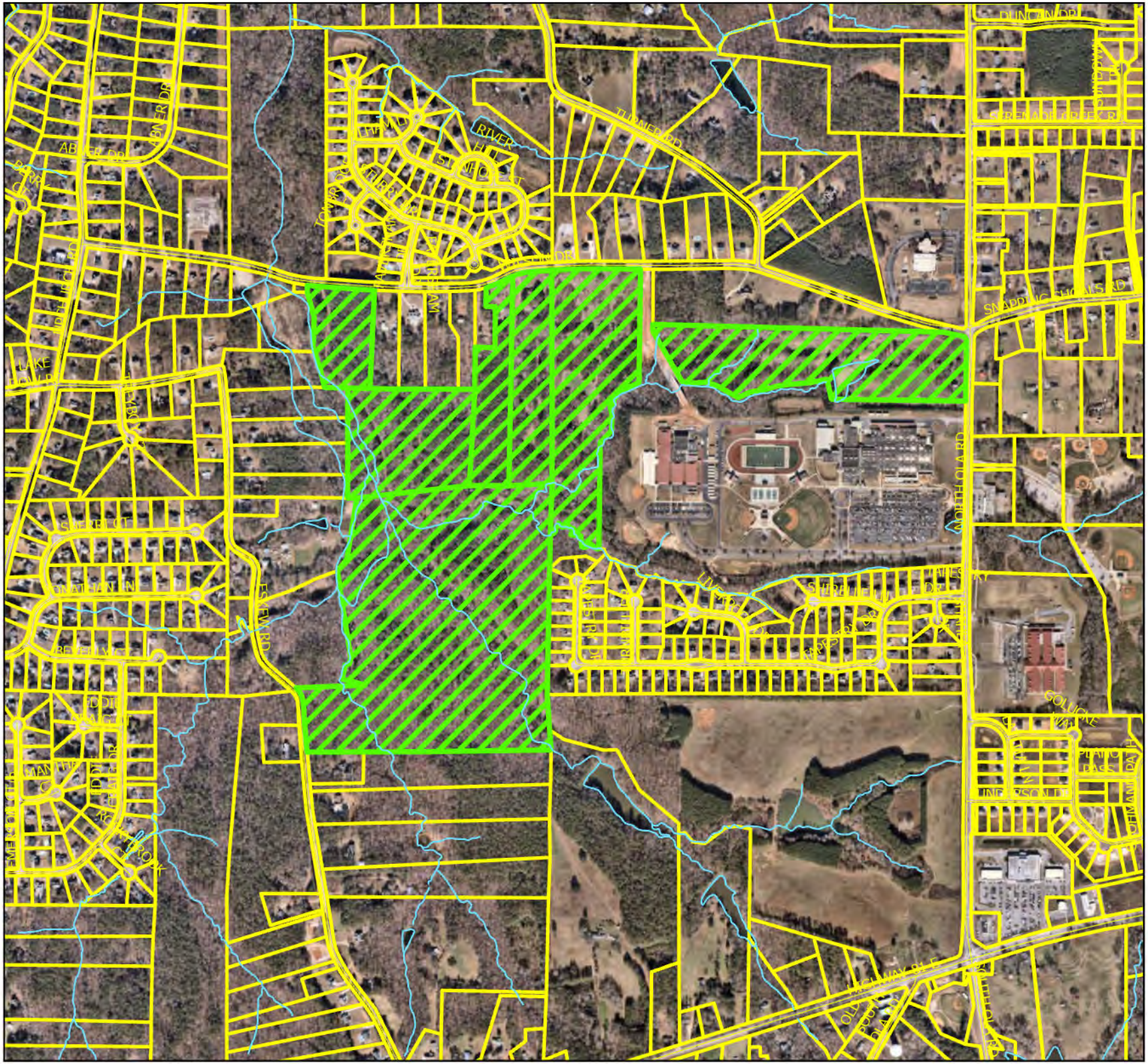
ELEVATION 5

ELEVATION 7
(1ST FLOOR BRICK)

ELEVATION 4
(SIDELOAD)

ELEVATION 8
(FRONTLOAD)

ELEVATION 7
(FIRST FLOOR BRICK)



Legend

Request

RZ-26-05 SU-26-02

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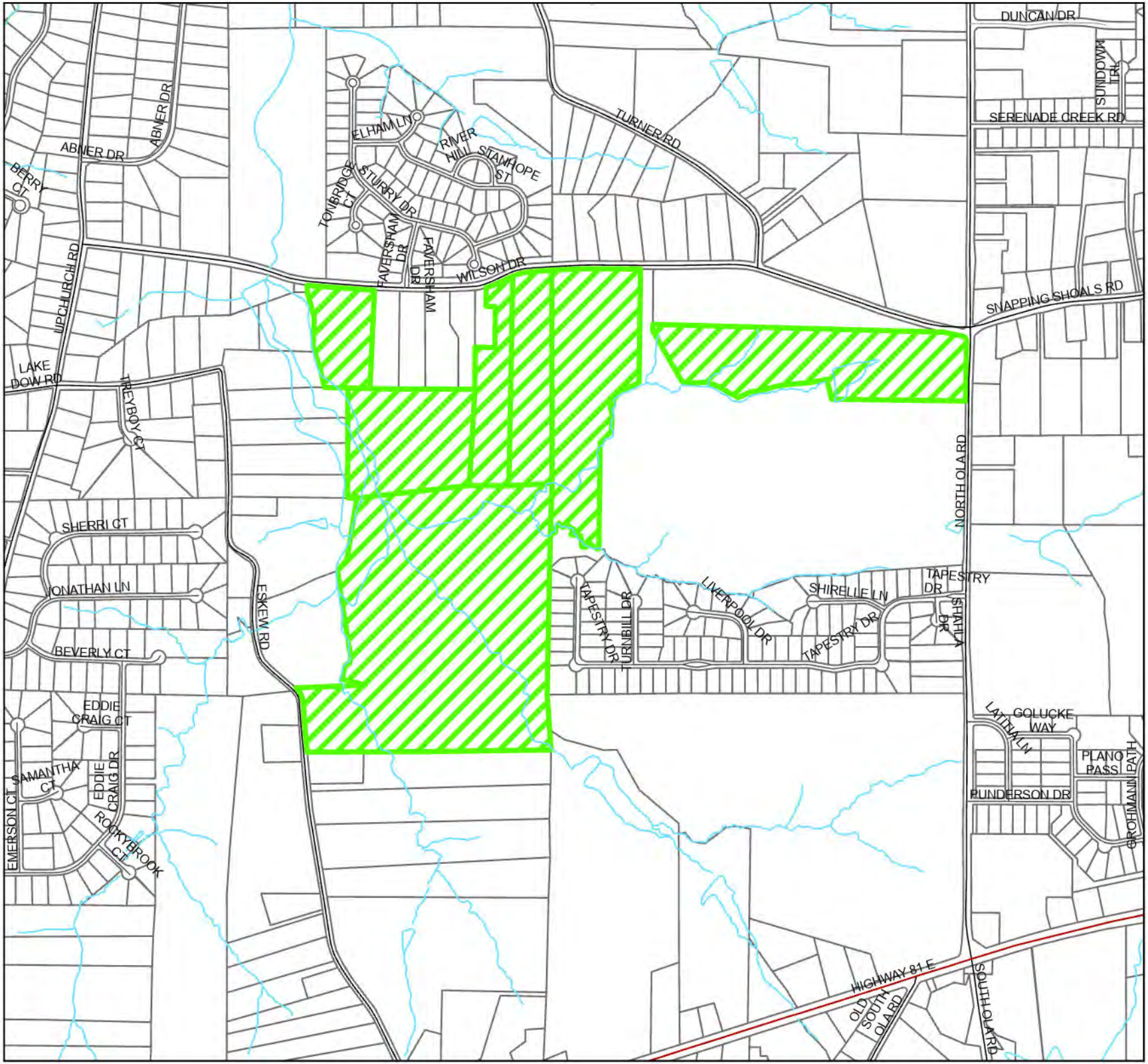
This map is for graphical representation only. It is not a legal document.



Legend

Request

RZ-26-05 SU-26-02

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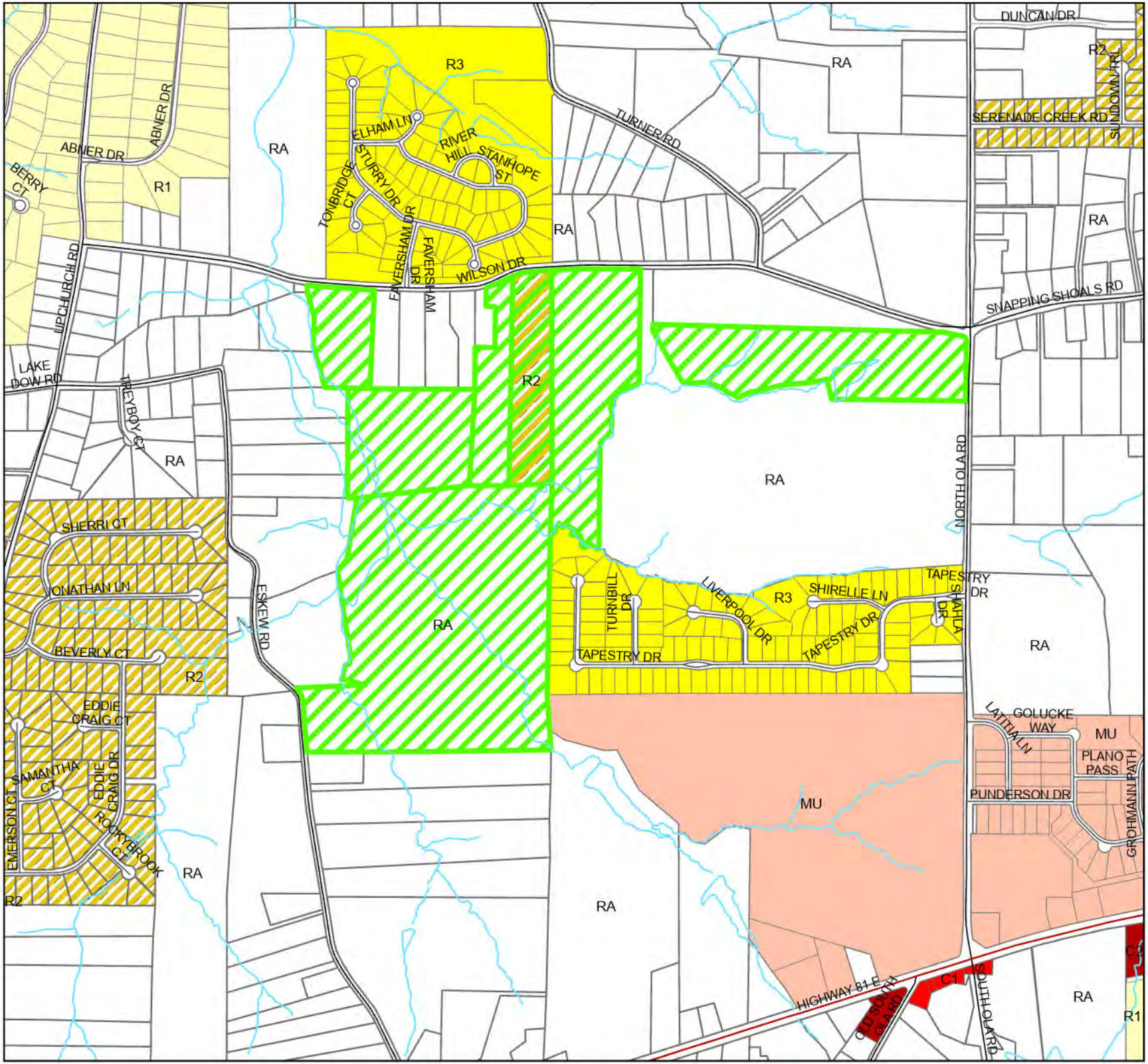
This map is for graphical representation only. It is not a legal document.



Legend

Request

RZ-26-05 SU-26-02

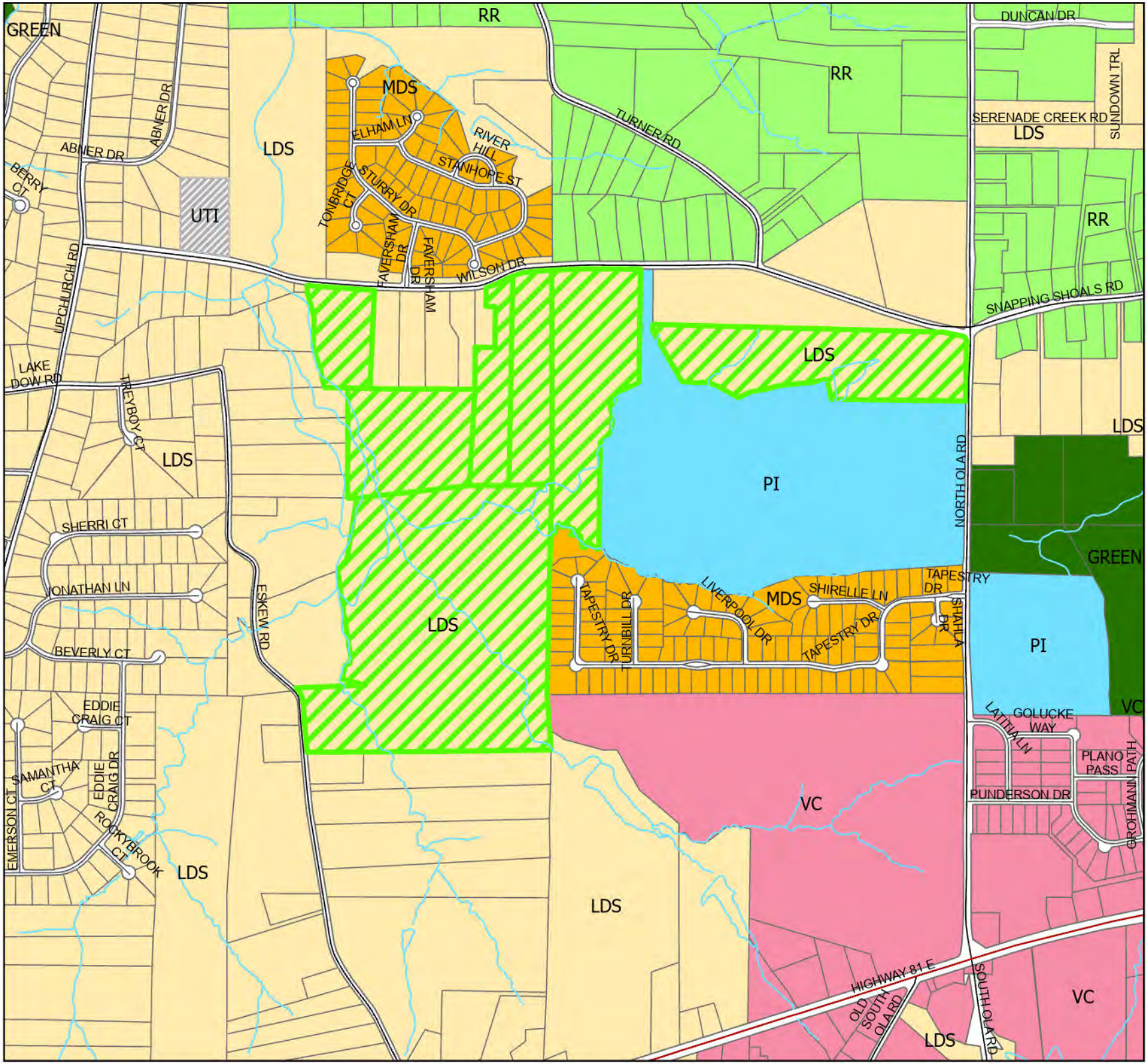
CurrentZoning

ZONING

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

N
W E
S

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



Legend

Request

RZ-26-05 SU-26-02

Future Land Use

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

N
W E
S

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

HENRY COUNTY PLANNING & ZONING — *SU-26-02*

Commission District: 3
Commissioner: Dee Anglyn III
ZAB Member: James Risher
Report Prepared by: Joyah Mitchell, Planner I

Applicant: InLine Communities, LLC
1776 Peachtree Street NW
Suite 260S
Atlanta, GA 30309

Agent: Planners and Engineers Collaborative, Inc.
350 Research Court
Suite 200
Peachtree Corners, Georgia 30092

Location: Wilson Road

Parcel ID(s): 155-01021001, 155-01041000, 155-01041002, 155-01048000, 155-01049000, 155-01052005

Request: Conservation Subdivision and associated Rezoning from R-A (Residential Agricultural) and R-2 (Single Family Residential) to R-3 (Single Family Residential)

Proposed Use /Purpose: Single-Family Residential Conservation Subdivision

Current Land Use: Undeveloped

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

Postcards Mailed: August 25, 2026

Sign Posted: August 25, 2026

ZAB Meeting: **September 10, 2026**

Lot Size: 181.791 +/- acres

Road Access: Wilson Road (local road)

Zoning History:

The subject property is currently zoned R-A (Residential Agricultural) and R-2 (Single Family Residential) according to 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 that a portion of the subject property (Parcel ID:155-01048000) was rezoned from RA (Residential-Agricultural) to R-2 (Single Family Residential) (Sewer) on September 18, 2018 by the Henry County Board of Commissioners bunder the following conditions:

1. All houses shall be built on site (no modular or manufactured homes) and shall have two-car side entry garages.
2. Houses shall be constructed of brick, stone, stucco, cement fiber board, or some combination of

these materials. Vinyl based products are only permitted in the soffits, eaves, and fascia.

3. All houses shall consist of a minimum of 2,200 square feet of heated space.
4. All yards shall be sodded to the rear drip line of the house.
5. Underground utilities, streetlights, and sidewalks shall be required.
6. A twenty foot (20') wide planted landscape buffer shall be placed along all lots adjoining Wilson Road. The following number of plant materials shall be required for each fifty linear feet (50'), or portion thereof, of the required property buffers:
   - One (1) Canopy Tree
   - One (1) Evergreen Tree
   - One (1) Understory Tree
   - Five (5) Shrubs
7. The entrance must be designed and located as to meet the minimum intersection sight distance based on the posted speed limit of Wilson Drive.
8. There shall be no clear cutting of the subject property.
9. The development shall have a centralized mailbox location.
10. Notwithstanding anything to the contrary herein, no zoning conditions imposed shall be interpreted or applied in a manner so as to require any violation of any existing building, development, stormwater and/or any other applicable codes.

Table 1.0 illustrates the current zoning and land use of surrounding properties.

Table 1.0 Current Zoning and Land Uses of Adjacent Properties

	Current Zoning	Current Land Use
North	R-A (Residential Agricultural) and R-3 (Single-Family Residence)	Single-Family Subdivision and Undeveloped
East	R-A (Residential Agricultural) and R-3 (Single-Family Residence)	Institutional and Single-Family Subdivision
South	R-A (Residential Agricultural)	Single-Family Residences
West	R-A (Residential Agricultural) and R-2 (Single-Family Residence)	Single-Family Residences and Single-Family Subdivision

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

Executive Summary:
The applicant is requesting a special use permit to develop a conservation subdivision. Conservation subdivisions are permitted in any single-family residential zoning with approved special use. Under the conventional R-3 (Single-Family Residence) zoning, a subdivision (yield plan) on this site would allow 222 lots designed as a with a minimum lot size of 18,000 square feet, utilizing sewer service, and achieving a net density of 1.22 dwelling units per acre.

A conservation subdivision requires at least 40% of the gross site area to be preserved as open space with a 100-foot landscape buffer along the exterior road and a 50-foot landscape buffer along the remaining perimeter. The conservation plan submitted by the applicant includes clustering of the lots into two residential pods while preserving approximately 47.37% of the site as open space. The conservation plan indicates a lot count of 211 lots which is less than the number of dwellings that the yield plan would allow for. A density bonus of two additional dwelling units are permitted for each acre over the over space minimum acreage of 40%.

The applicant is requesting a concurrent request (RZ-26-05) to rezone the subject property from RA (Residential Agricultural) and R-2 (Single-Family Residential) to R-3 (Single-Family Residential) allow for a conservation subdivision.

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

Development Regulations Relevant to Request:

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

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

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

The proposed conservation residential subdivision is compatible with the surrounding area, which includes adjacent and nearby single-family homes zoned RA (Residential Agricultural), as well as R-2 (Single Family Residential), and R-3 (Single Family Residential) subdivisions.

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

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

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

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

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

Water and Wastewater Treatment

A letter from the Henry County Water Authority (HCWA), dated May 15, 2026, states that water service and sewage treatment and sewer line capacity are available to the subject property.

Streets and Sidewalks

The proposed development will have frontage on Wilson Road which is classified as a local road as per the Henry County Functional Road Plan.

As per the ULDC, a traffic impact study (TIS) may be required due to the proposed use and expected trip generation. The owner/developer is to be responsible for all necessary project related improvements identified in the TIS and as required by the Henry County Department of Transportation (HCDOT). Deceleration lane/acceleration tapers shall be added and a left turn lane may be needed.

In an effort to mitigate as many potential issues as possible, for any system related improvements identified by the TIS, the applicant/developer shall coordinate with HCDOT to determine the necessary requirements/mitigation measures to be met.

Schools

Correspondence received from the Henry County Board of Education, dated April 14, 2026, states that the schools serving the proposed development are Ola Elementary, Ola Middle, and Ola High Schools. Based on the calculation the Board of Education used to generate estimated student numbers, the proposed development will generate an additional 159 students for the schools collectively based upon the 211 dwelling units proposed. At this time, there are no modular classrooms at the aforementioned schools. Based on the calculations used by the Board of Education, the additional students would result in a need for seven (7) additional classrooms collectively.

The projected capital improvement costs are $25,000 per modular classroom, and $300,000 per permanent classroom.

Public Safety

According to the Henry County Police Department, 1.21 additional officer would be required for the 606 estimated new residents this development would produce.

According to the Henry County Police Department, one additional firefighter will be required for the estimated new residents this development will produce. The proposed development would be served by the Henry County Fire Department Fire Station #10 located at 1059 Upchurch Road which is located approximately 0.5 miles from the subject property. The development will need a second access lane that reaches the back of the subdivision, access lanes 26 feet in width, cul-de-sacs 96 feet in diameter and hydrants every 525 feet. The property does not meet the International Fire Code (IFC) remoteness requirement for providing two fire access roads. A variance should be requested through the Fire Department, noting that the required remoteness cannot be achieved on the current site layout.

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

The proposed conservation subdivision appears to have sufficient access, as both Wilson Drive and North Ola Road can accommodate the anticipated increase in traffic. The Fire Department requires a variance because the site layout cannot meet the required remoteness standard. Additionally, a Traffic Impact Study (TIS) will be required.

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

Conservation subdivisions are designed to preserve a minimum of 40% of the gross site area as open space. In addition, such developments are required to provide a 100-foot landscape buffer along exterior road frontages and a 50-foot buffer along all remaining property boundaries. These buffering standards are intended to establish a natural visual screen for proposed conservation subdivisions. The proposed 211-lot subdivision is consistent with the conditions established by nearby conservation subdivisions and is therefore compatible with similar conservation developments in the surrounding area.

Recommendation:

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

1. The development standards of the ULDC shall govern except as conditioned otherwise.
2. The development shall be substantially consistent with the conceptual site plan "Conservation Layout" presented and approved at the Board of Commissioners meeting. Acceptance of substantial deviations or adjustments from the conceptual site plan shall be determined by Henry County Planning and Zoning Department.
3. If developed as a conservation subdivision the development shall be substantially consistent with the conceptual site plan "North Ola Road" presented at the Board of Commissioners Meeting. Acceptance of substantial deviations or adjustments from the conceptual site plan shall be determined by Henry County Planning and Zoning Department.
4. The development shall be limited to 211 lots. Compliance with zoning conditions and development standards may further limit the number of dwelling units.
5. Planning and Zoning Staff shall provide final approval for all elevations before final plat submittal.

6. The required buffers shall comply with the standards set forth in *Article 6, Section 6.3.3. of the ULDC*. A buffer of at least 100 feet must be provided along all existing streets exterior to the development. A buffer of at least 50 feet must be provided along all adjacent property lines. All buffers shall be subject to approval from the Henry County Building and Plan Review Department and the Planning and Zoning Department prior to the issuance of a land disturbance permit.

Attachments:

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

Henry County Planning & Zoning Department

Rezoning Request Application

Name of Applicant InLine Communities, LLC Phone: 513-687-0752 Email: behrsam@inlinecommunities.com

Address Applicant: 1776 Peachtree Street NW - Suite 260S City/State/Zip: Atlanta, Georgia 30309

Name of Agent Planners and Engineers Collaborative, Inc. Phone: 678-684-6227 Email: mkaczenski@pec.plus

Address Agent: 350 Research Court - Suite 200 City/State/Zip: Peachtree Corners, Georgia 30092

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, R2 to
(Current Zoning)

R-3 CONSERVATION
(Requested Zoning)

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

For the Purpose of Proposed Residential Neighborhood (211 homes-units)

Address of Property: 324, 354 Wilson Dr; 449 N Ola Rd Nearest intersection to the property: Wilson Drive-N Ola Road
(Street Address)

Size of Tract: 181.7 acre(s) **as per survey**, Land Lot Number(s): 114, 143, 144 District(s): 7

Gross Density: 1.165 units per acre Net Density: 1.44 nits per acre

Property Tax Parcel Number(s): 155-01049000, 155-01048000, 155-01041000, 155-01021001, 155-01041002, 155-01052005 (**Required**)

Witness' Signature

Signature of Applicant/s

Brian Ehrsam
Printed Name of Witness

InLine Communities, LLC - Attention: Bryan Musolf
Printed Name of Applicant/s

Notary

Hayley Todd, PEC+ - Agent
Signature of Agent/Attorney

NOTARY STAMP:

LINDA SITHISOM NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Comm. Exp. 03/24/2029

(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: _____

Project/Case #

2026.06.1841

Pre-Application Number

Pre-Application Meeting #2026.03.0813

Address:

449 NORTH OLA RD, MCDONOUGH, GA 30252

Parcel Number(s):

155-01041000, 155-01041002, 155-01021001, 155-01052005, 155-01049000, 155-01048000

Planning & Zoning

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

HENRY COUNTY REZONING

Applicant Information

Company Applying

Planners and Engineers Collaborative

Email:

behrsam@inlinecommunities.com

First Name:

BRIAN

Last Name:

EHRSAM

Phone #:

5136870752

Address:

1776 PEACHTREE STREET NW STE 260S

City:

ATLANTA

State:

Georgia

Zip:

30309

Agent Information

Will there be an agent representing the applicant?

◉ Yes ○ No

First Name

Hayley

Last Name

Todd

Phone #

678-684-6287

Email

htodd@pecatl.com

Street Address

350 Research Court, Ste 200

City

Norcross

State

Georgia

Zip

30092

Property Owner Information

First Name:

Dolores

Last Name:

Caskey Cable

Phone #:

Email:

Street Address:

City:

State: Georgia

Zip:

Please list all other owner names:

Nancy C Patterson, Brian R Wesley

Property Information

Nearest Intersection

North Ola Road, Eskew Road, Wilson Drive

Size of Tract in Acres

181.791

Land Lot Numbers associated with property. Please list all.

114, 143, 144

District

7

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

Gross density units per acre

1.16

Net density units per acre

1.44

Is this property in an Overlay District?

○ Yes ◉ No

Is this property in a protected watershed?

No

Does this property contain any floodplain?

Yes

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

Yes

Request Information

Current Zoning of the Property?

RA Residential-Agricultural

Please describe the Special Use you are requesting:

SUP to allow Conservation Subdivision with R-3 Zoning - 211 single-family detached homes in a conservation subdivision

Is this request associated with another application?

◉ Yes ○ No

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

2026.06.1839

Is the proposal requested a DRI?

no

Campaign Disclosure Form

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

CHECK ONE: ____APPLICANT __X__PROPERTY OWNER ____AGENT ____ATTORNEY ____OTHER

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

Yes ____ No X

If Yes, the applicant/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 21st day of April, 2026

Estate of John Franklin Patterson
F. Barton Patterson, Executor
Applicant/Property Owner/Agent/Other Name - Printed

F Barton Patterson
Signature of Applicant/Property Owner/Agent/Other

Breanna Edwards
Witness name - Printed

Breanna Edwards
Signature of Witness

Sworn to and subscribed before me, this 21st day of April, 2026.

KATY MITCHELL NOTARY PUBLIC GEORGIA EXPIRES 08/29/2027 LUMPKIN COUNTY

Katy Mitchell
Notary Public

Campaign Disclosure Form

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

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

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

Yes ____ **No** X

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

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

We certify that the foregoing information is true and correct, this 30 day of March, 2026

Dolores Caskey Cable
Applicant/Property Owner/Agent/Other Name - Printed

Ms Dolores Caskey Cable
Signature of Applicant/Property Owner/Agent/Other

Brian Ehrsam
Witness name - Printed

Signature of Witness

Sworn to and subscribed before me, this 30 day of March, 2026.

DORIS LANDRY
My Commission Expires
NOTARY PUBLIC
10-30-2029
FULTON COUNTY, GEORGIA

Doris Landry
Notary Public

Campaign Disclosure Form

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

CHECK ONE: X 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 X

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

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

We certify that the foregoing information is true and correct, this 6 day of May, 2024

InLine Communities, LLC - Attention: Bryan Musolf
Applicant/Property Owner/Agent/Other Name - Printed

Signature of Applicant/Property Owner/Agent/Other

Brian Ehrsam
Witness name - Printed

Signature of Witness

Sworn to and subscribed before me, this 6 day of May, 2024.

LYNDA SITHISOM NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Comm. Exp. 03/24/2029

Notary Public

Campaign Disclosure Form

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

CHECK ONE: ____ APPLICANT __X__ PROPERTY OWNER ____ AGENT ____ ATTORNEY ____ OTHER

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

Yes ____ **No** X

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

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

We certify that the foregoing information is true and correct, this 15th day of April, 2026

Nancy C. Patterson
Applicant/Property Owner/Agent/Other Name - Printed

Nancy C. Patterson
Signature of Applicant/Property Owner/Agent/Other

Tiffany Hurley
Witness name - Printed

Tiffany Hurley
Signature of Witness

Sworn to and subscribed before me, this 15 day of April, 2026.

APRIL CARROLL
Notary Public, Georgia
Henry County
My Commission Expires
October 12, 2027

April Carroll
Notary Public

Campaign Disclosure Form

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

CHECK ONE: _____ APPLICANT __X__ PROPERTY OWNER _____ AGENT _____ ATTORNEY _____ OTHER

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

Yes _____ **No** ✓

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 26 day of March, 26

Brian R. Wesley
Applicant/Property Owner/Agent/Other Name - Printed

Signature of Applicant/Property Owner/Agent/Other

Witness name - Printed

Signature of Witness

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

Notary Public

SARAH C MEHRING NOTARY PUBLIC COWETA COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 27, 2027

PRE-APPLICATION FORM

DATE 4/7/2026

APPLICANT: PLANNERS AND ENGINEERS COLLABORATIVE

TYPE OF APPLICATION: REZONING, SPECIAL USE (CONSERVATION SUBDIVISION)

PROPERTY ADDRESS: 449 N OLA ROAD

DIST: 7 **LAND LOT(S)**: 144 **PARCEL I.D.**: 155-01041000

MAP NUMBER: 155 **CURRENT ZONING**: RA (RESIDENTIAL AGRICULTURAL)

PROPOSED ZONING: R-2 (CONSERVATION SUBDIVISION)

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

REQUEST/ITEMS DISCUSSED:

APPLICANT IS INTERESTED IN DEVELOPING A R-2 CONSERVATION SUBDIVISION WITH 211 DWELLINGS SEPERATED INTO PODS. THE PROPOSED DENSITY IS 1.65 DWELLINGS/ACRE. THE PROPSED AMENTITIES INCLUDE A DOG PARK, TRAILS, AND A CLUBHOUSE AND POOL. THE PROPOSED SITE INCLUDES PRIMARY AND SECONDARY CONSERVATION AREAS CENTERED AROUND THE FLOOD PLAIN AREA. THE EASTERN TRACT IS PROPOSED TO REMAIN UNDISTRUBED.

THE PROPERTY IS CURRENTLY ZONED RA, WITH A FUTURE LAND USE OF LOW DENSITY SUBURBAN. THE PROPOSED DENSITY AND PROPOSED REZONING DISTRCT ARE CONSISTENT WITH THE FLUM.

PROPERTIES ZONING:

NORTH: RA SOUTH: RA & R-3

EAST: RA & R-2 WEST: RA

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

PROPERTY OWNER(S) AUTHORIZATION FORM

I, Dolores Caskey Cable, swear and affirm that I am the owner of the property located at 324 Wilson Drive, McDonough, Georgia 30252 – Parcel ID No. 155-01049000, as shown on the Tax Map and/or deed records of Henry County, Georgia.

I hereby authorize InLine Communities, LLC to act as the applicant or agent in pursuit of the development requested on this property.

Ms Dolores Caskey Cable
(Signature of Property Owner)

Name: Dolores Caskey Cable

Personally appeared before me on this 30 day of March 2026.

My commission expires on 10-30-2029.

Doris Landry
Notary Signature/Seal

3/30/2026
Date

DORIS LANDRY
My Commission Expires
NOTARY PUBLIC
10-30-2029
FULTON COUNTY, GEORGIA

PROPERTY OWNER(S) AUTHORIZATION FORM

I, Estate of John Franklin Patterson and Nancy C. Patterson, swear and affirm that I am the owner of the property located at 449 N Ola Road, McDonough, Georgia 30252 – Parcel ID Nos. 155-01041000, 155-01021001, 155-01041002, 155-01052005, as shown on the Tax Map and/or deed records of Henry County, Georgia.

I hereby authorize InLine Communities, LLC to act as the applicant or agent in pursuit of the development requested on this property.

(Signature of Property Owner)

Name: Estate of John Franklin Patterson

Executor: F. Barton Patterson

Nancy C. Patterson
(Signature of Property Owner)

Name: Nancy C. Patterson

Personally appeared before me on this 15 day of April 2026.

My commission expires on Oct 12 2027

April Carroll
Notary Signature/Seal

4/15/2026
Date

APRIL CARROLL
Notary Public, Georgia
Henry County
My Commission Expires
October 12, 2027

PROPERTY OWNER(S) AUTHORIZATION FORM

I, Brian R. Wesley, swear and affirm that I am the owner of the property located at 354 Wilson Drive, McDonough, Georgia 30252 – Parcel ID No. 155-01048000, as shown on the Tax Map and/or deed records of Henry County, Georgia.

I hereby authorize InLine Communities, LLC to act as the applicant or agent in pursuit of the development requested on this property.

(Signature of Property Owner)

Name: Brian R. Wesley

Personally appeared before me on this 26 day of March 2026.

My commission expires on 4-27-27.

SARAH C MEHRING NOTARY PUBLIC FAYETTE COUNTY, GEORGIA COMMISSION EXPIRES APRIL 27, 2027

Notary Signature/Seal

3/26/26

Date

Planners & Engineers Collaborative+

350 Research Ct, Ste. 200,
Peachtree Corners, Georgia 30092
Main: (770) 451-2741
Fax: (770) 451-3915
www.pec.plus

7/2/2026

LETTER OF INTENT REGARDING LAND USE APPLICATION

Applicant:	InLine Communities, LLC
Subject Property:	324, 354 Wilson Drive, 449 North Ola Road (PIDs 155-01041000, 155-01041002, 155-01021001, 155-01052005, 155-01049000, 155-01048000)
Current Zoning:	RA and R2
Proposed Zoning:	R3 / CONSERVATION SUP
Proposed Use:	211 single-family detached homes
Application:	Rezoning
ROW Access:	North Ola Road, Eskew Road, Wilson Drive
Governing Jurisdiction:	Henry County

This statement is intended to comply with the application procedures established by the Zoning Ordinance of the Governing Jurisdiction (the "Zoning Ordinance"), the Governing Jurisdiction's Application for Use Permit, and other applicable Ordinances and Standards. The Applicant incorporates all statements made in the Application for Public Hearing by the Applicant (the "Application"). Any zoning request, special use permit, petition for annexation, and variance application submitted concurrently with the Application is also incorporated herein by this reference. The Application sets forth a preliminary development plan for the Subject Property, to evaluate the proposed development and its zoning classification, based upon factors set forth by the Governing Jurisdiction. The Applicant has provided all required information and has submitted the appropriate application fees. The requested Application meets all judicial and statutory requirements for approval.

PROJECT SUMMARY

Specifically, the Applicant requests the following:

a. Zoning Map Amendment
1. An amendment to the Henry County zoning map for PIDs 155-01041000, 155-01041002, 155-01021001, 155-01052005, 155-01049000, 155-01048000 from RA and R-2 to R-3 and;

b. Special Use Permit
1. A special use permit for a conservation subdivision

The project site consists of six parcels in Henry County that comprise approximately 181.08 acres. Of that area, approximately 35.25 acres are located in the hundred-year floodplain, within a water body, or within utility easements. The adjusted (net) lot area is 146.54 acres.

The proposed development consists of 211 single-family detached homes thoughtfully arranged in a conservation-oriented neighborhood design that preserves natural open space and environmental

features throughout the property. Under the conservation subdivision provisions lots are permitted to be a minimum of 50' wide, but the proposed plan includes a mixture of 128 61' wide lots and 83 lots 95' wide lots, nestled among 86 acres of open space.

The R-3 Conservation district requires 40% of the site to be dedicated to open space (approximately 72 acres for a site of this size). The proposed development exceeds that requirement by providing approximately 86 acres of open space, or about 47% of the site area. Primary conservation areas comprise 37 acres, and secondary conservation space would comprise about 48 acres. In the northeast section of the site there is a large tract adjacent from the school to the north that is over 75% usable land. This entire tract will be part of the conservation areas and a great addition to the county for potential usable civic or natural park space.

The site has a density of 1.44 units per acre. The maximum permitted density in this district is 2 units per acre. Under the standard R-3 (i.e. non-conservation district), the proposed number of lots could be up to 222 without the additional 40% open space requirement.

RATIONALE FOR REQUEST

The subject property lies within the "Low Density Suburban" Character Area of the Henry County Comprehensive Plan, which envisions lower-density residential development patterns that preserve the suburban and semi-rural character of unincorporated Henry County. The Comprehensive Plan recommends residential development at a net density of approximately 0–2 dwelling units per acre within this character area. At approximately 1.44 units per acre, the proposed development is comfortably within the recommended density range.

The requested R-3 zoning / Conservation SUP is appropriate for this site because it allows development to occur in a manner that preserves natural open space while accommodating high-quality residential development like the one proposed. Rather than a conventional subdivision pattern, the conservation subdivision design allows homes to be thoughtfully arranged around preserved natural areas and open space corridors, creating a neighborhood character that feels more environmentally sensitive. The proposal advances several stated goals of the Henry County Unified Land Development Code, including preserving natural resources, reducing unnecessary land disturbance, and protecting environmentally sensitive areas. The site is also providing over 15 acres of usable conservation area that can be used by the county as civic or park space in the future. Its situated just north of the school at the intersection.

The proposed development is further appropriate because public water and sewer service are available to the site, and the property has convenient access to surrounding collector roads and transportation infrastructure. Overall, the proposal represents a balanced residential development that provides lower-density single-family housing integrated with meaningful conservation space in a manner that is consistent with both the intent of the Henry County Comprehensive Plan and the purpose of the R-3 Conservation provisions of the Henry County Unified Land Development Code.

CONSTITUTIONAL OBJECTIONS

The portions of the Code of Ordinances and Zoning Ordinance for Henry County (the "Zoning Ordinance") which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in

that they would destroy the Applicant's and property owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

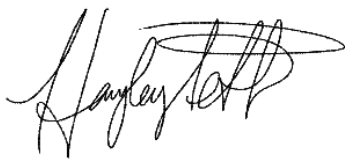
The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for "R-3" / "Conservation Subdivision" as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by Henry County and the Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by Henry County and the Board of Commissioners to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

CONCLUDING STATEMENTS

The Applicant respectfully requests that the Application, as requested by the Applicant, be approved. The Applicant also reserves the right to amend this Letter of Intent and the Application by supplementing further responses and documents.

Sincerely,



Hayley Todd
Zoning Manager
Planners and Engineers Collaborative, Inc.

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BOUNDARY SURVEY
FOR
INLINE COMMUNITIES
LOCATED IN LAND LOTS 113, 114, 143, 144, 146
7TH DISTRICT, HENRY COUNTY, GEORGIA

LOCATION MAP (NTS)

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13151C0185D, PANEL 185 OF 305, EFFECTIVE DATE OCTOBER 6, 2016 AND FOUND PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON ALSO TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

3. THIS SITE IS TIED TO GRID NORTH BASED ON GPS OBSERVATIONS ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MAY AND JUNE 2026. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.

8. THE PROPERTY HAS DIRECT ACCESS TO WILSON DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.

9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

10. AT THE TIME OF SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL SITE.

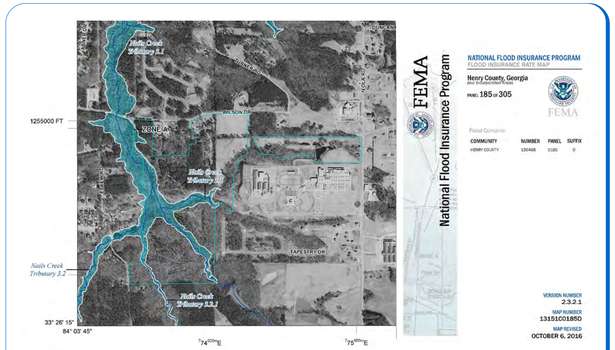
11. AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF ANY DELINEATED WETLAND AREAS.

12. THE SUBJECT PROPERTY IS CONTIGUOUS AND CONTAINS NO GAPS OR GORES.

REFERENCES

1. HENRY COUNTY BOARD OF COMMISSIONERS, PLAN AND PROFILE OF PROPOSED NORTH OLA ROAD @ SNAPPING SHOALS ROAD, SPLOST PROJECT NO. SP5326, LAND LOT 144, 7TH DISTRICT, PREPARED BY FALCON DESIGN CONSULTANTS, STOCKBRIDGE OFFICE, UNDER THE SUPERVISION OF TYLER PRICE, P.E..

SITE MAP (NTS)



FEMA MAP (NTS)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ES103", "ES105", GEOMAX ZOOM90 ROBOTIC STATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 20TL GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 510,964 FEET.

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.

Date of Map or Plat: 06/26/2026

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REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

BOUNDARY SURVEY
FOR
INLINE COMMUNITIES

LAND LOT(S) 113, 114, 143, 144, 146
DISTRICT 7TH
UNINCORPORATED
HENRY COUNTY GEORGIA

GEORGIA REGISTERED LAND SURVEYOR MICHAEL C. SANTORO

SHEET 1 OF 4
DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 25176.00
DATE: 06/26/2026
SCALE: 1" = 100'
DATE OF FIELD WORK: 06/26/2026
0 50 100 200

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MATCH LINE - SEE SHEET 3

N/F
MICHAEL B. PRITCHETT
TAX PARCEL ID: 155-01022000
DB 10170 PG 253
PB 26 PG 110

1806' ALONG CENTERLINE OF CREEK AS LOCATED IN JUNE 2026 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.

CENTERLINE OF CREEK

EDGE OF WRESTED VEGETATION

N03°45'37"E 1570.53'
TIE-IN LINE

NAILS CREEK TRIBUTARY 3.2

NAILS CREEK

ZONE "A"

SANITARY SEWER EASEMENT PER DB 8502 PG 194

SSMH BOLTED

NAILS CREEK TRIBUTARY 3.3

FLOOD LIMITS SEE NOTE 2

TRACT 2
±57.594 ACRES
±2,508,810 SQ.FT.

N/F
J. FRANK PATTERSON
TAX PARCEL ID: 155-01041002
DB 978 PG 59
PB 16 PG 230

S03°11'39"W 340.10'

BARBWIRE FENCE

N/F
FRANK PATTERSON
TAX PARCEL ID: 155-01041000
DB 978 PG 59
DB 127 PG 101
DB 237 PG 8

N/F
HENRY COUNTY BOARD OF EDUCATION
TAX PARCEL ID: 155-01041001
DB 5127 PG 298

P.O.B. TRACT 3

POINT "D"

TIE-IN LINE
N75°24'36"W 403.08'

IPF 1/2" REBAR

POINT "C"

678' ALONG CENTERLINE OF CREEK AS LOCATED IN MAY 2026 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.

IPF 1/2" REBAR (ONLINE)

WOOD FENCE

S01°03'56"W 1251.21'

N/F
TAPESTRY PARK
PB 48 PG 1
PB 48 PG 272
PB 48 PG 89
PB 55 PG 109

IPF 1/2" REBAR

GEORGIA WEST ZONE

FLOOD LIMITS SEE NOTE 2

CENTERLINE OF CREEK

EDGE OF WRESTED VEGETATION

N/F
LINDA PRITCHETT REAGAN
TAX PARCEL ID: 155-01024000
DB 538 PG 2

NAILS CREEK TRIBUTARY 3.2.1

ZONE "A"

FLOOD LIMITS SEE NOTE 2

SSMH BOLTED

SSVP PVC

LAND LOT LINE APPROXIMATE LOCATION

LL 143

LL 144

LL 146

LL 145

IPF 1/2" REBAR BENT

POINT "A"

LAND LOT LINE – APPROXIMATE LOCATION

N89°19'45"E 380.36'

N89°19'45"E 1551.64'

P.O.B. TRACTS 1, 2
P.O.C. TRACT 3-7

EOP

IPF 1/2" REBAR BENT

ROAD NAME
(XX VARIABLE RIGHT OF WAY)
(LIMITED ACCESS)

N05°31'24"W 457.36'

FLOOD LIMITS SEE NOTE 2

N/F
J. FRANK PATTERSON
TAX PARCEL ID: 155-01041002
DB 978 PG 59
PB 16 PG 230

TRACT 1
19.989 ACRES
870,714 SQ.FT.

S00°01'18"W 456.11'

N/F
RUSSELL L. PERRY JR.
TAX PARCEL ID: 155-01027000
DB 16483 PG 189

N/F
NORTH OLA LAND HOLDINGS, INC.
TAX PARCEL ID: 155-01036000
DB 17939 PG 283
PB 68 PG 54

S89°20'24"W 1887.80'

FOUND BLADE

IPF 1/2" REBAR

N/F
THOMAS S & NANCY B. HAMMONDS
TAX PARCEL ID: 155-01025002
DB 1265 PG 261

N/F
THOMAS S & NANCY B. HAMMONDS
TAX PARCEL ID: 155-01025001
DB 2477 PG 205

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REVISIONS

REV	DATE	DESCRIPTION	BY
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4			
3			
2			
1			

BOUNDARY SURVEY
FOR
INLINE COMMUNITIES

LAND LOT(S) 113, 114, 143, 144, 146
DISTRICT 7TH
UNINCORPORATED
HENRY COUNTY
GEORGIA

GEORGIA REGISTERED LAND SURVEYOR MICHAEL C. SANFORD

SHEET 2 OF 4
DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 25176.00
DATE: 06/26/2026
SCALE: 1" = 100'
DATE OF FIELD WORK: 06/2026

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GEORGIA WEST ZONE

STRUCTURE LEGEND

CABLE / TV
- Cable / TV Marker
- Cable / TV Pedestal
- Cable / TV Manhole
- Cable / TV Handhole
- Cable / TV Cable Box

ELECTRIC/POWER
- Transformer
- Guy Wire
- Electric Meter
- Power Pole/Utility Pole
- Street Light/Light Pole
- Electric Panel
- Electric Box
- Electric Manhole
- Electric Handhole
- Electric / Power Marker
- Spot Light

FIBER OPTIC
- Fiber Optic Marker
- Fiber Optic Manhole
- Fiber Optic Pedestal

GAS
- Gas Meter
- Gas Valve
- Gas Fill Cap
- Gas Manhole
- Gas Marker
- Gas Pressure Relief Valve
- Gas Vault
- Gas Vent Pipe

PAVEMENT MARKING
- BUS / ONLY / SCHOOL — Pavement Marking
- Turn Arrow Left/Right
- Turn Arrow Left
- Turn Arrow Right
- Traffic Arrow Straight
- Traffic Arrow Straight/Left
- Traffic Arrow Straight/Right
- Traffic Arrow U-Turn
- Handicap Pavement Marking
- Bike Lane Pavement Marking

PROPERTY MONUMENTS
- Right-of-Way Monument Found
- Concrete Monument Found
- Iron Pin Set
- Iron Pin Found (Rebar found)
- PK Nail Set
- PK Nail Found
- Point
- Benchmark

MISCELLANEOUS UTILITIES
- Utility Structure

SEWER
- Grease Trap
- Sanitary Sewer Manhole
- Cleanout
- Sanitary Sewer Vent Pipe
- Sanitary Sewer Marker
- Sanitary Sewer Force Main Valve
- Sanitary Sewer Lift Station

SITE / TOPOGRAPHIC FEATURES
- Street Sign
- Air Condition Unit
- Bollard
- Mailbox
- Satellite Dish
- Flag Pole
- Monitoring Well
- Antenna
- Column
- Camera Pole / Camera
- Bore Hole Location
- Mile Post
- Rail Road Mile Post
- Land Lot Symbol

STORM / DRAINAGE
- Storm Structure Lid
- Drop Inlet
- Catch Basin
- Single Wing Catch Basin
- Double Wing Catch Basin
- Weir Inlet
- Head Wall
- Junction Box
- Curb Inlet
- Flared-in Section
- Down Spout
- Square or Round Outlet Structure

TELEPHONE
- Telephone Terminal Box
- Telephone Marker
- Telephone Handhole Box
- Telephone Manhole
- Telephone Cabinet

TRAFFIC
- Overhead Traffic Signal
- Traffic Handhole Box
- Traffic Signal Loop Control Box
- Traffic & Crosswalk Signal Pole

WATER
- Fire Hydrant
- Irrigation Control Valve
- Water Meter
- Water Valve
- Fire Department Connection
- Water Vault
- Pressure Irrigation Valve
- Water Vent Pipe
- Water Valve Marker
- Water Marker
- Water Manhole
- Water Air Release Valve
- Water Back Flow Preventer
- Sprinkler Head
- Sprinkler Valve

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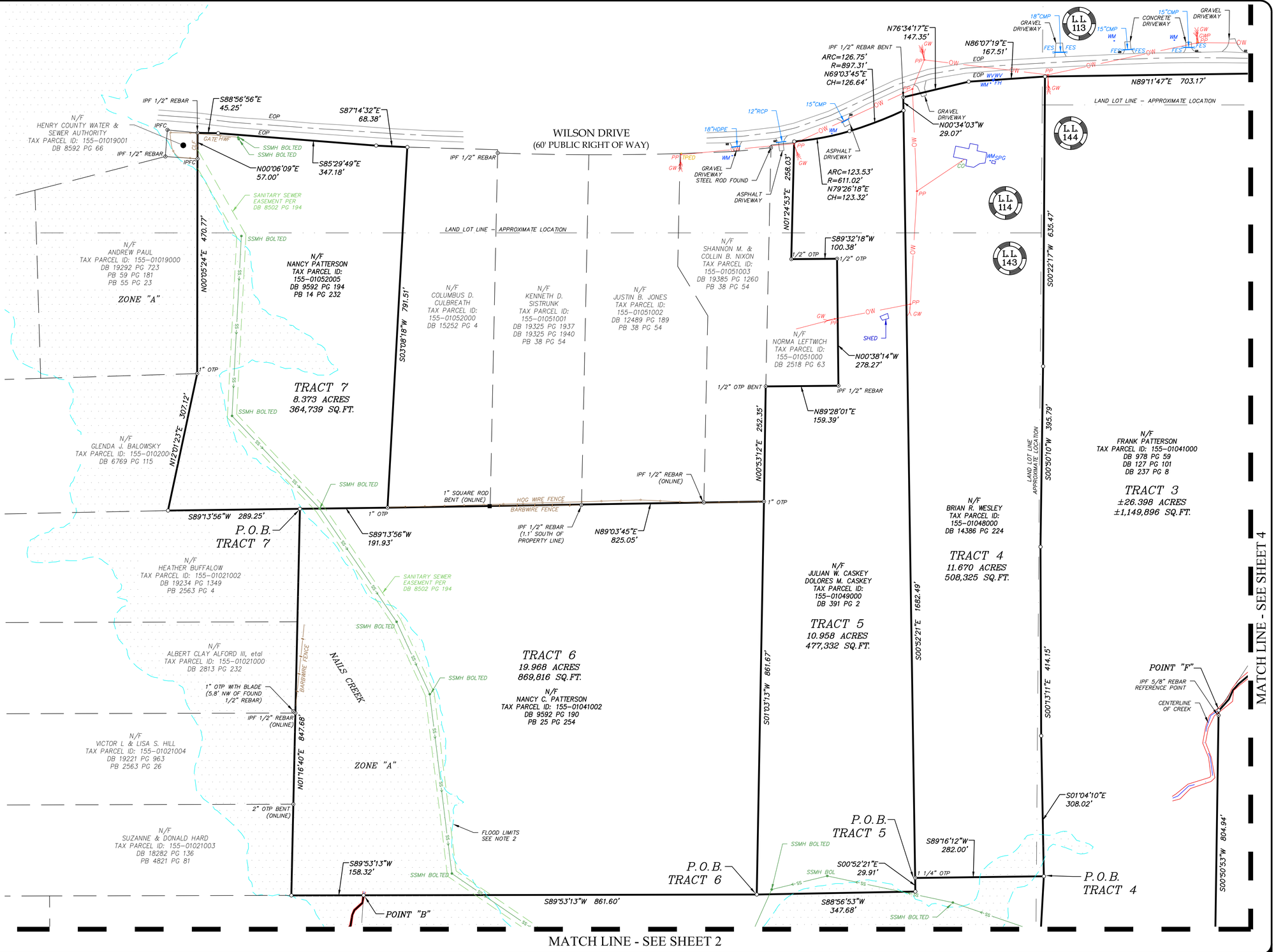

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REVISIONS			
5			
4			
3			
2			
1			
REV	DATE	DESCRIPTION	BY

BOUNDARY SURVEY
FOR
INLINE COMMUNITIES

LAND LOT(S) 113, 114, 143, 144, 146
DISTRICT 7TH
UNINCORPORATED
HENRY COUNTY GEORGIA

GEORGIA REGISTERED LAND SURVEYOR MICHAEL C. SANFORD

SHEET 3 OF 4
DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 25176.00
DATE: 06/26/2026
SCALE: 1" = 100'
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WILSON DRIVE
(60' PUBLIC RIGHT OF WAY)

GEORGIA WEST ZONE

N/F
JACK D. BRASSELL
TAX PARCEL ID: 154-01001000
DB 13633 PG 84
DB 13633 PG 86

N/F
FRANK PATTERSON
TAX PARCEL ID:
155-01041000
DB 978 PG 59
DB 127 PG 101
DB 237 PG 8

TRACT 3
±26.398 ACRES
±1,149,896 SQ.FT.

TRACT 8
±26.841 ACRES
±1,169,175 SQ.FT.

N/F
HENRY COUNTY BOARD OF EDUCATION
TAX PARCEL ID: 155-01041001
DB 5127 PG 298

P.O.B.
TRACT 8

S00°48'59"W 926.54'

N29°41'52"W 459.10'

N89°56'34"E 843.59'

S89°53'18"E 1573.40'

S55°08'02"E 43.39'

S00°17'05"E 72.77'

S00°49'04"W 103.54'

S00°48'51"W 380.17'

N89°21'59"W 1144.56'

N89°11'34"W 1039.26'

N12°32'44"W 161.20'

S53°11'37"W 565.20'

TIE-IN LINE

POINT "E"

POINT "G"

POINT "H"

6"PVC (APP.D.)

48" HDPE

702' ALONG CENTERLINE OF CREEK AS LOCATED IN MAY 2026 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.

1324' ALONG CENTERLINE OF CREEK AS LOCATED IN MAY 2026 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.

POND

BARN

TRAILER

SHED

HOUSE

APPROXIMATE LOCATION OF PROPOSED RIGHT OF WAY PER REFERENCE 1.

ASPHALT DRIVEWAY

NORTH OLA ROAD
(VARIABLE RIGHT OF WAY)

MATCH LINE - SEE SHEET 3

LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- OW Overhead Wires

EXISTING UNDERGROUND
- C Cable
- E Electric
- FO Fiber Optic
- G Gas
- T Telecommunications
- W Water
- TV Television
- SS Sanitary Sewer

Storm Drainage Line

ABBREVIATIONS

APPROX.	Approximate	IPS	Iron Pin Set
#4	1/2" Rebar	LP	Light Pole
C&G	Curb and Gutter	MW	Monitoring Well
CLF	Chain Link Fence	N/F	Now or Formerly
CMP	Corrugated Metal Pipe	OCS	Outlet Control Structure
CO	Clean Out	OTP	Open Top Pipe
CPP	Corrugated Plastic Pipe	PB	Plat Book
CTP	Crimp Top Pipe	PG	Page
DB	Deed Book	PKF	PK Nail Found
DI	Drop Inlet	PKS	PK Nail Set
DE	Drainage Easement	POB	Point of Beginning
EOP	Edge of Pavement	POC	Point of Commencement
EPP	Electric Power Pole	PVC	Polyvinyl Chloride Pipe
EPAN	Electric Panel	RBC	Rebar Capped
ESMT	Easement	RCP	Reinforced Concrete Pipe
FES	Flared End Section	RWM	Right of Way Monument
FFE	Finish Floor Elevation	SSE	Sanitary Sewer Easement
FH	Fire Hydrant	SSMH	Sanitary Sewer Manhole
FLGP	Flag Pole	TRAN	Transformer
FOMRK	Fiber Optic Marker	TTB	Telephone Terminal Box
GA	Georgia	TSIGP	Traffic Signal Pole
GM	Gas Meter	TSIGB	Traffic Signal Loop Control Box
GW	Guy Wire	USTR	Utility Structure
HDR	Hand Rail	VCP	Vitrified Clay Pipe
H.W.	Hard Wood	W.D.F.	Wood Fence
HW	Headwall	WM	Water Meter
ICV	Irrigation Control Valve	WV	Water Valve
I.E.	Invert Elevation	XP	Crosswalk Signal Pole
IPF	Iron Pin Found		

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REVISIONS

REV	DATE	DESCRIPTION	BY
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1			

BOUNDARY SURVEY
FOR
INLINE COMMUNITIES

LAND LOT(S) 113, 114, 143, 144, 146
DISTRICT 7TH
UNINCORPORATED
HENRY COUNTY GEORGIA

GEORGIA REGISTERED LAND SURVEYOR MICHAEL C. SANFORD

SHEET 4 OF 4
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0 50 100 200

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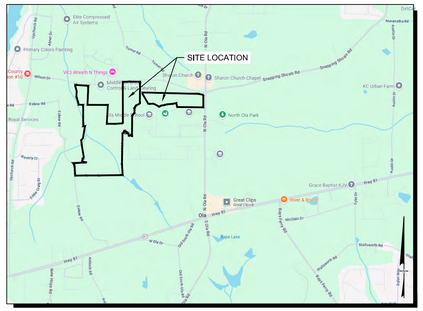
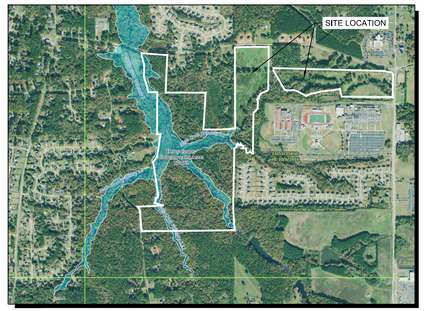


SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

	A	B	C
1	SITE DATA:		
2	GROSS SITE AREA	154.95 ACRES WEST TRACT 26.841 ACRES EAST TRACT 181.791 ACRES TOTAL	
3	100-yr Flood / Wetlands/Water body / Util Esmts	35.25 ACRES	
4	ADJUSTED GROSS LOT AREA (Net)	146.541 ACRES	
5	ZONING		
6	EXISTING ZONING	RA AND R2	
7	PROPOSED ZONING	R3 CONSERVATION	
8	FUTURE LAND USE MAP	LOW DENSITY SUBURBAN RESIDENTIAL	
9	ZONING JURISDICTION	HENRY COUNTY	
10	USE CALCULATIONS		
11	TOTAL DETACHED HOMES	211 HOMES	
12	61' DETACHED HOMES	128 HOMES	
13	95' DETACHED HOMES	83 HOMES	
14	GROSS DENSITY (NET)	1.44 HOMES/ACRE (211 HOMES)	
15	DENSITY BONUS (ADDITIONAL OPEN SPACE)	6.2 ACRES x 1 LOTS/ACRE = 6 LOTS	
16	MAX ALLOWED DENSITY	0-2 HOMES/ACRE	
17	SETBACK REQUIREMENTS		
18	FRONT SETBACK	25 FEET (18.75 FEET ON MAJOR SIDE)	
19	SIDE SETBACK	10 FEET	
20	REAR SETBACK	20 FEET	
21	REQUIRED BUFFERS	100' ALONG STREET FRONTAGE / 50' PERIMETER	
22	DEVELOPMENT STANDARDS		
23	MIN LOT AREA	5,000 SQ FT (SEWER)	
24	MIN LOT WIDTH	50 FEET (30 FEET ON CUL-DE-SAC)	
25	MAXIMUM BUILDING HEIGHT	45 FEET	
26	MIN HEATED FLOOR AREA	1,600 SQ FT (SEPTIC), 1,700 SQ FT (SEWER)	
27	MIN ACCESS EASEMENT TO OPEN SPACE	10 FEET	
28	OPEN SPACE CALCULATIONS		
29	OPEN SPACE REQUIRED	72.72 AC (40%)	
30	PRIMARY CONSERVATION SPACE	37.60 AC	
31	SECONDARY CONSERVATION SPACE	48.52 AC	
32	TOTAL OPEN SPACE PROPOSED	86.12 AC. (47.37%)	
33	ADDITIONAL CONSERVATION SPACE	7.37 ACRES	
34	PARKING REQUIREMENTS		
35	TOTAL PARKING REQUIRED	2 SPACES / HOME = 422 SPACES	
36	PROPOSED RESIDENT PARKING	4 SPACES / HOME = 844 SPACES	
37	PROPOSED GUEST PARKING	22 SPACES	
38	TOTAL PARKING PROVIDED	866 SPACES	

SECONDARY CONSERVATION

PRIMARY CONSERVATION

SITE NOTES:

1. A DENSITY BONUS WILL BE PERMITTED WHEN MORE THAN FORTY (40) PERCENT OF THE TOTAL ACREAGE OF THE PROJECT IS DESIGNATED AS PERMANENT, PROTECTED OPEN SPACE, FOR EACH ADDITIONAL WHOLE ACRE GREATER THAN FORTY (40) PERCENT, ADDITIONAL LOTS OR UNITS MAY BE DEVELOPED AS FOLLOWS: R2 ZONING ALLOWS 2 ADDITIONAL LOTS PER WHOLE ACRE SAVED.
2. 6.19 ACRES OF ADDITIONAL CONSERVATION SPACE X 2 = 12 BONUS DENSITY LOTS ALLOWED. (SEE CALCS IN THE TABLE)

24 HOUR CONTACT:
BRIAN EHRSAM

GEORGIA811
www.Georgia811.com
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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

NORTH OLA RD.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

449 NORTH OLA RD.
MCDONOUGH, GEORGIA 30252

HENRY COUNTY JURISDICTION

FOR

INLINE COMMUNITIES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	06-21-2026	KW	Revise Slopes/ Stream Crossing

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

REZONING MASTER PLAN

0 100 200 400 600

SCALE: 1" = 200'
DATE: 05/01/2026
PROJECT: 25176.00

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

J:\2025\25176900\Dn\Concepts & Exhibits\Zoning\25176.00-Site_Zone-2.dwg - HiTodd - 7/2/2026 2:16 PM

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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
	45	LIRIODENDRON TULIPIFERA / TULIP POPLAR
	56	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA
	85	NYSSA SYLVATICA / BLACK GUM
	67	QUERCUS LYRATA / OVERCUP OAK
	107	QUERCUS NUTTALLII / NUTTALL OAK
	74	ULMUS AMERICANA / AMERICAN ELM

SWEETBAY MAGNOLIA

TULIP POPLAR

NUTTAL OAK

BLACK GUM

24 HOUR CONTACT:
BRIAN EHRSAM

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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

NORTH OLA RD.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

449 NORTH OLA RD.
MCDONOUGH, GEORGIA 30252

HENRY COUNTY JURISDICTION

FOR

INLINE COMMUNITIES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

REZONING LANDSCAPE PLAN

0 100 200 400 600

SCALE: 1" = 200'
DATE: 07/01/2026
PROJECT: 25176.00

GRID NORTH
GEORGIA WEST ZONE

EX.1
SHEET

J:\2025\25176\00\Dsh\Connects & Exhibits\Exhibits\Zoning Landscape Plan\25176.00 - Zoning Landscape Plan.dwg - JPrice - 7/1/2026 2:36 PM

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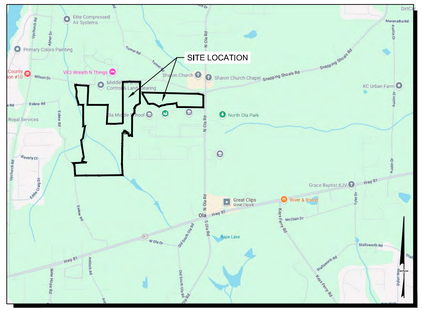
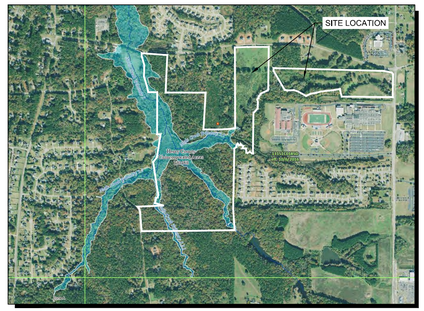
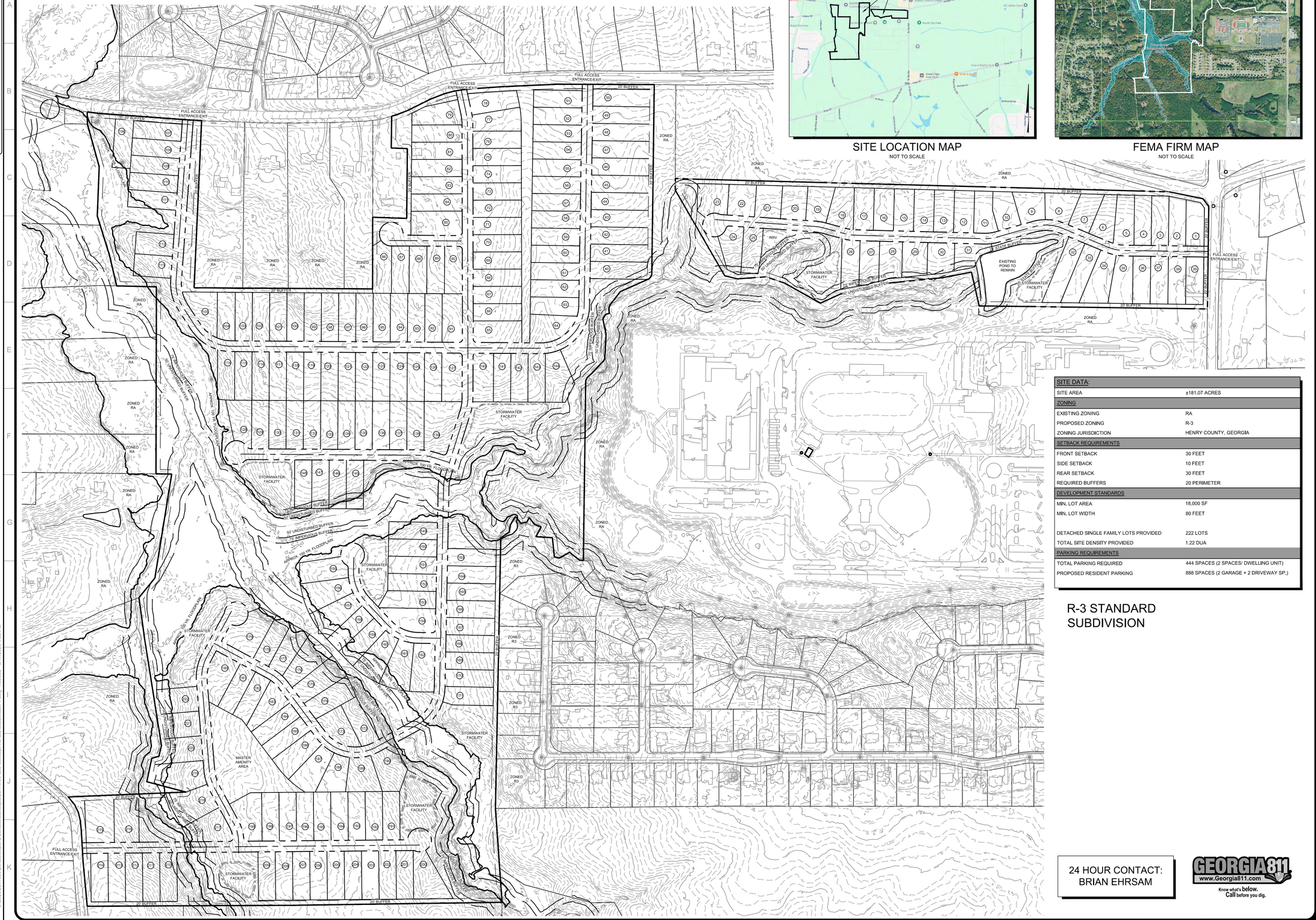


SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE



SITE DATA:	
SITE AREA	±181.07 ACRES
ZONING	
EXISTING ZONING	RA
PROPOSED ZONING	R-3
ZONING JURISDICTION	HENRY COUNTY, GEORGIA
SETBACK REQUIREMENTS	
FRONT SETBACK	30 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	30 FEET
REQUIRED BUFFERS	20 PERIMETER
DEVELOPMENT STANDARDS	
MIN. LOT AREA	18,000 SF
MIN. LOT WIDTH	80 FEET
DETACHED SINGLE FAMILY LOTS PROVIDED	222 LOTS
TOTAL SITE DENSITY PROVIDED	1.22 DUA
PARKING REQUIREMENTS	
TOTAL PARKING REQUIRED	444 SPACES (2 SPACES/ DWELLING UNIT)
PROPOSED RESIDENT PARKING	888 SPACES (2 GARAGE + 2 DRIVEWAY SP.)

R-3 STANDARD SUBDIVISION

24 HOUR CONTACT:
BRIAN EHRSAM

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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

NORTH OLA RD.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

449 NORTH OLA RD.
MCDONOUGH, GEORGIA 30252

HENRY COUNTY JURISDICTION

FOR

INLINE COMMUNITIES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/31/2027

CONCEPTUAL MASTER PLAN

0 100 200 400 600

SCALE: 1" = 200'
DATE: 06/15/2026
PROJECT: 25176.00

R3
SHEET

J:\2025\25176000\Dat\Concepts & Exhibits\Concepts\25176.00-Site Concept-R3-Std Subdivision-1.dwg - KWood - 6/17/2026 4:53 PM

Henry County Water Authority
Engineering Division

May 15, 2026

Re: Water and Sewer Services - Availability

Proposed Development:	**Single Family Residential**
Property Information:	**North Ola Road and Wilson Drive** **Parcel No. 155-01049000, 155-01480000,** **155-01041000, 155-01021001, & 155-01052005** **LLs 114, 143 & 144; District 7; 181.07 +/- acres**
Proposed Zoning:	**R-2CSD**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Walnut Creek**

TO WHOM IT MAY CONCERN:

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

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

Static:	75	psi
Residual:	64	psi
Flow:	1160	gpm
Calculated Flow @ 20 psi:	2766	gpm

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

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

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

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

This letter was prepared with information submitted to HCWA on a Conceptual Plan dated 03/08/2026 prepared by Planners, Engineers Collaborative.

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

HENRY COUNTY SCHOOLS

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

Unified Governance

Henry County Board of Education

Sophe Pope
Board Chair
District 4

Annette Edwards
Board Vice Chair
District 2

Dr. Pam Nutt
District 1

Jennifer Carter
District 3

Makenzie McDaniel
District 5

Dr. John Pace, III
Superintendent

To: Romona Booker

Date: 4/14/2026

Re: Wilson Dr

Property Address and Nearest Intersection: Wilson Dr & N Ola Rd

Projected Number of Dwelling Units: 211

Estimated Period of Construction: 4 Years

The below information is provided in response to your request.

Schools Serving Proposed Development	Current Number of Trailers	Projected Number of School Children for Development	Projected Number of Additional Classrooms to Serve Proposed Development	Projected Capital Improvement Costs
Ola Elementary	0	211 Units x.75 Children pre unit	159 students ÷25 per class	If Modular $25,000 per Classroom
Ola Middle	0			
Ola High	0	159 Children	7 Classrooms	If Permanent $300,000 per Classroom

Respectfully,

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

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

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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

Hdh2415
gpn16

PUBLIC HEARING NOTICE
Henry County Zoning Advisory Board (ZAB)

Date:September 10, 2026
Location:Henry County Administration Building
140 Henry Parkway, McDonough, Georgia 30253
Public Meeting:6:30 PM, Community Meeting Room

REZONING:

RZ-26-05
InLine Communities, LLC of Atlanta, GA requests a rezoning from R-A (Residential Agricultural) and R-2 (Single Family Residential) to R-3 (Single Family Residential) for property south of Wilson Drive in Land Lots 113, 114, 143, 144, and 146 of the 7th District. The property consists of 181.791 +/- acres, and the request is for a single-family residential development. **District 3**

SPECIAL USE:

SU-26-02
InLine Communities, LLC of Atlanta, GA requests a special use for property south of Wilson Drive in Land Lots 113, 114, 143, 144, and 146 of the 7th District. The property consists of 181.791 +/- acres, and the request is for a conservation subdivision. **District 3**

CONDITIONAL USE:

CU-26-02
TowerCom of Charleston, SC requests a conditional use for property located on King Mill Road east of Iris Lake Road in Land Lot 216 of the 7th District. The property consists of 69.28 +/- acres, and the request is for a new wireless communications facility. **District 1**

VARIANCE:

VR-26-04
Marcia Clark of Stockbridge, GA requests a variance for property located at 25 Nix Drive in Land Lots 198 of the 6th District. The property consists of 0.512 +/- acres and the request is for relief from development standards. **District 5**

8:8, 2026

9040 Election Notices

Hdh2406
gpn09

CALL FOR NOVEMBER 3, 2026, GENERAL / SPECIAL HENRY COUNTY AND CITIES OF HENRY COUNTY REFERENDUM ELECTION

To be published in a newspaper of appropriate circulation pursuant to O.C.G.A. § 21-2-2(3).
Notice is hereby given that, in accordance with O.C.G.A. § 21-2-540, the following elections will be held on **Tuesday, November 3, 2026** in Henry County, Georgia:

Special Referendum -- Floating Local Option Sales Tax (FLOST) Imposition

Shall a special 1 percent sales and use tax be imposed for five years within the Special Taxing District of Henry County with the proceeds exclusively used to lower property taxes imposed by Henry County and the Cities of Hampton, Locust Grove, McDonough, and Stockbridge?

( ) YES ( ) NO

Advance Voting
Advance in-person voting for the November 3, 2026 Election will be held at those dates, times, and locations that will be posted on the Henry County Elections & Voter Registration website: https://www.henrycountyga.gov/elections-voter-registration

Election Day Voting
On Election Day, Tuesday, November 3, 2026, polls will be open from **7:00 a.m. to 7:00 p.m.**

Voter Registration Deadline
The last day to register to vote in this election is **October 5, 2026.** Voters may check their registration status or view sample ballots online at mvp.sos.ga.gov.

Absentee Ballots
The deadline to request an absentee ballot by mail is **October 23, 2026.** For more information or to request an absentee ballot, please contact the Henry County Elections Department at **770-288-6448.**

Election Superintendent
County of Henry

8:8, 12, 2026
10:7, 14, 21, 28, 2026

Hdh2409
gpn09

CALL FOR NOVEMBER 3, 2026, GENERAL / SPECIAL HENRY COUNTY AND CITIES OF HENRY COUNTY REFERENDUM ELECTION

To be published in a newspaper of appropriate circulation pursuant to O.C.G.A. § 21-2-2(3).
Notice is hereby given that, in accordance with O.C.G.A. § 21-2-540, the following elections will be held on **Tuesday, November 3, 2026** in Henry County, Georgia:

Special Referendum -- Homestead Exemption

Shall the Act be approved which provides a homestead exemption from City of Hampton ad valorem taxes for municipal purposes for the full assessed value of the homestead for residents of the city who have been residents for five years or more?

( ) YES ( ) NO

Advance Voting
Advance in-person voting for the November 3, 2026 Election will be held at those dates, times, and locations that will be posted on the Henry County Elections & Voter Registration website: https://www.henrycountyga.gov/elections-voter-registration

Election Day Voting
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Election Superintendent
County of Henry

8:8, 12, 2026
10:7, 14, 21, 28, 2026

9040 Election Notices

Registration website: https://www.henrycountyga.gov/elections-voter-registration

Election Day Voting
On Election Day, Tuesday, November 3, 2026, polls will be open from **7:00 a.m. to 7:00 p.m.**

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Election Superintendent
County of Henry

8:8, 12, 2026
10:7, 14, 21, 28, 2026

9075 Foreclosures

Hdh2346
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 Karla Hawkins to Mortgage Electronic Registration Systems, Inc., as nominee for Everett Financial Inc d/b/a Supreme Lending, dated November 4, 2019, and recorded on November 11, 2019, in Deed Book 16808, at Page 162, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Thirty-Five Thousand, Six Hundred Fifty-Three and no/100 Dollars ($235,653.00), with interest thereon as provided therein, 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 September, 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 20 OF THE 11TH DISTRICT, OF HENRY COUNTY, GEORGIA BEING LOT 19 OF THE THOMPSON PLACE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 34, PAGES 40-42, RECORDS OF HENRY COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.
Said property may more commonly be known as **1125 The By Way, McDonough, GA 30252.**
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 PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361; telephone: (818) 224-7442.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Karla Hawkins 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.
PennyMac Loan Services, LLC, as Attorney-in-Fact for Karla Hawkins
Contact: PADGETT LAW GROUP, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520
24-000682
Ad Run Dates:
08/08/2026, 08/15/2026, 08/22/2026, 08/29/2026

Hdh2689
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 Heidi Warden to Mortgage Electronic Registration Systems, Inc., as nominee for Nations Direct Mortgage, LLC, dated May 13, 2022 and recorded on May 23, 2022 in Deed Book 19127, Page 291 Instrument Number 2022-020129, 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 Six Hundred Forty-Five Thousand and 00/100 dollars ($645,000.00) with interest thereon as provided therein, as last transferred to JPMorgan Chase Bank, National Association by recorded assignment, 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 September, 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 47 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 43, BLOCK C, EAGLES LANDING, UNIT 2, AS PER PLAT RECORDED IN PLAT BOOK 18, PAGE 173, HENRY COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.
Said property may more commonly be known as **233 Montrose Drive, McDonough, GA 30253.**
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 abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are _ Heidi Warden 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.
JPMorgan Chase Bank, National Association as Attorney-in-Fact for Heidi Warden
Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Ad Run Dates:
07/25/2026 ,08/01/2026 , 08/08/2026 ,08/15/2026 , 08/22/2026 ,08/29/2026.

Hdh2350
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 Lavon Gossom III and Aleisha Gossom to Mortgage Electronic Registration Systems, Inc., as nominee for Brand Mortgage Group, LLC, its successors and assigns, dated June 12, 2018 and recorded on June 28, 2018 in Deed Book 15926, Page 314 Instrument Number D2018-016931, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Twenty Thousand Two Hundred Two and 00/100 dollars ($220,202.00) with interest thereon as provided therein, as last transferred to PennyMac Loan Services, LLC by assignment recorded at Book 17211, Page 245, 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 September, 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 174 of the 3rd District, Henry County, Georgia, being known as Lot 144, South Hampton Subdivision, as per plat of same of record at Plat Book 43, Page 103- 118, Henry County, Georgia Records. Said plat is specifically incorporated herein by reference and made a part hereof for a more complete and accurate legal description.
Said property may more commonly be known as **322 Ava Court, 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 PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361 818-224-7442.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Aleisha Gossom, Lavon Gossom III 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.
PennyMac Loan Services, LLC as Attorney-in-Fact for Lavon Gossom III and Aleisha Gossom
Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
26-001095
Ad Run Dates:
08/08/2026 ,08/15/2026 , 08/22/2026 ,08/29/2026 ;

Hdh2344
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 Herbert Murphy and Jesselyn Webb to Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Broker Solutions, Inc. DBA New American Funding, dated February 6, 2023 and recorded on February 9, 2023 in Deed Book 19242, Page 239 Instrument Number 2023-003004, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Four Hundred Nineteen Thousand Seven Hundred Seventy-Two and 00/100 dollars ($419,772.00) with interest thereon as provided therein, as last transferred to New American Funding LLC F/K/A Broker Solutions, Inc. D/B/A New American Funding, recorded in Deed Book 19483, Page 1750, 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 September, 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 218 OF THE 2ND DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 35, OF FLAKE`S MILL SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGES 201-202, HENRY COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION.
Said property may more commonly be known as **116 Jodi Place, Locust Grove, GA 30248.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan.
The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New American Funding, LLC, New American Funding c/o Home Retention Department, 8201 North FM 620, Suite 120, Austin, TX 78726 800-893-530.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are _ Karen Bates Hill aka Karen Hill, Thomas Hill, Jr. aka Thomas Russell Hill, Jr. 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.
Rocket Mortgage, LLC as Attorney-in-Fact for Karen Bates-Hill and Thomas Hill, Jr
Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Ad Run Dates:
08/08/2026 ,08/15/2026 , 08/22/2026 ,08/29/2026 ;

Hdh2349
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 March 17, 2014, from Miles C Dubois Jr to Mortgage Electronic Registration Systems, Inc., as nominee for Caliber Home Loans, Inc., its successors and assigns, recorded on April 11, 2014 in Deed Book 13534 at Page 98 Henry County, Georgia records, having been last sold, assigned, transferred and conveyed to U.S. Bank Trust, N.A. as Trustee of CFMT 2024-NR1 Trust by Assignment and said Security Deed having been given to secure a note dated March 17, 2014, in the amount of $81,800.00, 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 September 1, 2026 the following described real property (hereinafter referred to as the "Property"):
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 192 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, BEING LOT 18, BLOCK F, FAIRVIEW MANOR SUBDIVISION UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 6, PAGES 242-243, HENRY COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Miles C Dubois Jr and Erica Dubois Adriance.
The property, being commonly known as **106 Park Cir, Stockbridge, GA, 30281** in Henry County, will be sold as the property of Miles C Dubois Jr , 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: Carrington Mortgage Services, 500 N. State College Blvd., Suite 1300, Orange, CA 92868, 800-561-4567 . 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 U.S. Bank Trust, N.A. as Trustee of CFMT 2024-NR1 Trust as Attorney in Fact for Miles C Dubois Jr
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.
- 26-008423

8:8, 15, 22, 29, 2026

Hdh2551
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 Wanda Smith to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CALIBER HOME LOANS, INC., dated April 27, 2017 and recorded on May 8, 2017 in Deed Book 15229, Page 214, 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 Twenty-Seven Thousand Six Hundred Forty-Five and 00/100 dollars ($127,645.00) with interest thereon as provided therein, as last transferred to NewRez LLC, recorded in Deed Book 19396, Page 2122, 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 September, 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 94 of the 12th District, Henry County, Georgia, being Lot 14, Block F, Bridgewood Subdivision, 2nd part of Unit 2, as per Plat thereof recorded in Plat Book 7, page 218, Henry County, Georgia, records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description.
Said property may more commonly be known as **165 Springvalley Cir, 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 Rocket Mortgage, LLC, 8950 Cypress Waters Blvd., Dallas, TX 75019, 888-840-2432.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Frederick Simon 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, as Attorney-in-Fact for Frederick Simon
Contact: PADGETT LAW GROUP, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520
26-014922
Ad Run Dates:
08/08/2026, 08/15/2026, 08/22/2026, 08/29/2026

9075 Foreclosures

Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
26-002139
Ad Run Dates:
08/08/2026 ,08/15/2026 , 08/22/2026 ,08/29/2026.

Hdh2345
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 Karen Bates-Hill and Thomas Hill, Jr to Mortgage Electronic Registration Systems, Inc., as nominee for Rocket Mortgage, LLC, a Limited Liability Company, dated September 15, 2023 and recorded on September 20, 2023 in Deed Book 19289, Page 1050, 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 Fifty Thousand and 00/100 dollars ($150,000.00), as transferred to Rocket Mortgage, LLC by Assignment recorded at Deed Book 19524, Deed Page 545, with interest thereon as provided therein, 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 September, 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 131 of the 7th District of Henry County, Georgia and being Lot 35, Unit I, Phase I, Oxford Downs at Wesley Lakes, as per Plat recorded in Plat Book 20 Pages 215 and 216 Henry County Records of which reference is hereby made for a more particular description of said property.
Said property may more commonly be known as **510 Bentley Way, McDonough, GA 30253.**
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 abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are _ Wanda Smith 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 as Attorney-in-Fact for Wanda Smith
Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
26-009787
Ad Run Dates:
07/04/2026 ,07/11/2026 , 07/18/2026 ,07/25/2026 , 08/01/2026 ,08/08/2026 , 08/15/2026, 08/22/2026 , 08/29/2026 ;

Hdh2348
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 RAYFORD D. BAGSBY, JR. to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, dated September 28, 2022 and recorded on October 12, 2022 in Deed Book 19218, Page 1155, in the Office of the Clerk of Superior Court of Henry County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Four Hundred Three Thousand Five Hundred Fifty-Five and 00/100 dollars ($403,555.00) with interest thereon as provided therein, as last transferred to NEW AMERICAN FUNDING LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING, recorded in Deed Book 19517, Page 99, 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 September, 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 241 OF THE 2ND DISTRICT, HENRY COUNTY GEORGIA, BEING LOT 133 OF SOUTHERN HILLS SUBDIVISION, PHASE 1-A, AS PER PLAT RECORDED IN PLAT BOOK 62, PAGES 106-111, HENRY COUNTY, GEORGIA RECORDS, SAID PLAT IS REFERRED TO FORA MORE COMPLETE DESCRIPTION. PARCEL NO.R: 078101133000
KNOWN AS: 486 DAFFODIL LANE, MCDONOUGH, GA
Said property may more commonly be known as **486 Daffodil Lane, McDonough, GA 30253.**
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, 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 Stephen L Rhodes 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, as Attorney-in-Fact for Stephen L. Rhodes
Contact: PADGETT LAW GROUP; 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520
26-013500

8:8, 15, 22, 29, 2026

Hdh2351
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 FREDERICK SIMON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEWREZ, LLC, dated October 13, 2024, and recorded on October 21, 2024, in Deed Book 19374, at Page 2336, as Instrument Number 2024-024723, 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 Ninety-Five Thousand, Fifty-One and no/100 dollars ($195,051.00), with interest thereon as provided therein, 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 September, 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 OF HENRY COUNTY, GEORGIA, AND BEING LOT 14 IN BLOCK E OF PINEHURST, UNIT ONE, AS PER PLAT RECORDED AT PLAT BOOK 2, PAGE 116, HENRY COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE COMPLETE DESCRIPTION.
Said property may more commonly be known as **304 Cedar Street, Stockbridge, GA 30281.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan.
The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is NewRez 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 Frederick Simon 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, as Attorney-in-Fact for Frederick Simon
Contact: PADGETT LAW GROUP, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520
26-014922
Ad Run Dates:
08/08/2026, 08/15/2026, 08/22/2026, 08/29/2026

125 Cemeteries, Monuments

TWO grave sites at Eastlawn Memorial Park, $3000 per grave site with a transfer fee of $95. Prime site in the military garden of honor, Eastlawn Memorial Park, 640 McGarity Rd., McDonough. Call 404-788-1591.

1085 Lawn, Garden Needs

22 inch self propelled lawnmower, used one time. $300. Call 770-485-8965.

Aug 25, 2026 at 10:17:18 AM
471–499 N Ola Rd
McDonough GA 30252
United States

SPECIAL USE
REZONING
HENRY COUNTY PUBLIC HEARING
RE: RA & R-2 TO R-3 CONSERV. S/D
DATE: SEPT 10 2026
TIME: 6:30 PM
LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA
FOR MORE INFO:
770-288-7526 / www.hcpz.org

Aug 25, 2026 at 10:17:30 AM
471–499 N Ola Rd
McDonough GA 30252
United States

SPECIAL USE
REZONING

HENRY COUNTY PUBLIC HEARING
RE: RA & R-2 TO R-3 CONSERV. S/D
DATE: SEPT 10 2026
TIME: 6:30 PM
LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA
FOR MORE INFO:
770-288-7526 / www.hcpz.org

SPEED LIMIT 45

Aug 25, 2026 at 10:17:24 AM
471–499 N Ola Rd
McDonough GA 30252
United States

SPECIAL USE
REZONING
HENRY COUNTY PUBLIC HEARING
RE: RA & R-2 TO R-3 CONSERV. S/D
DATE: SEPT 10 2026
TIME: 6:30 PM
LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA
FOR MORE INFO:
770-288-7526 | www.hcpz.org

Aug 25, 2026 at 10:17:35 AM
471–499 N Ola Rd
McDonough GA 30252
United States

Aug 25, 2026 at 10:17:12 AM
471–499 N Ola Rd
McDonough GA 30252
United States

SPECIAL USE
REZONING

HENRY COUNTY PUBLIC HEARING
RE: RA & R-2 TO R-3 CONSERV. S/D
DATE: SEPT 10 2026
TIME: 6:30 PM
LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA
FOR MORE INFO:
770-288-7526 / www.hcpz.org

ELEVATION 3

ELEVATION 7
(SIDELOAD)

ELEVATION 5
(FIRST FLOOR BRICK)

ELEVATION 2
(SIDELOAD)

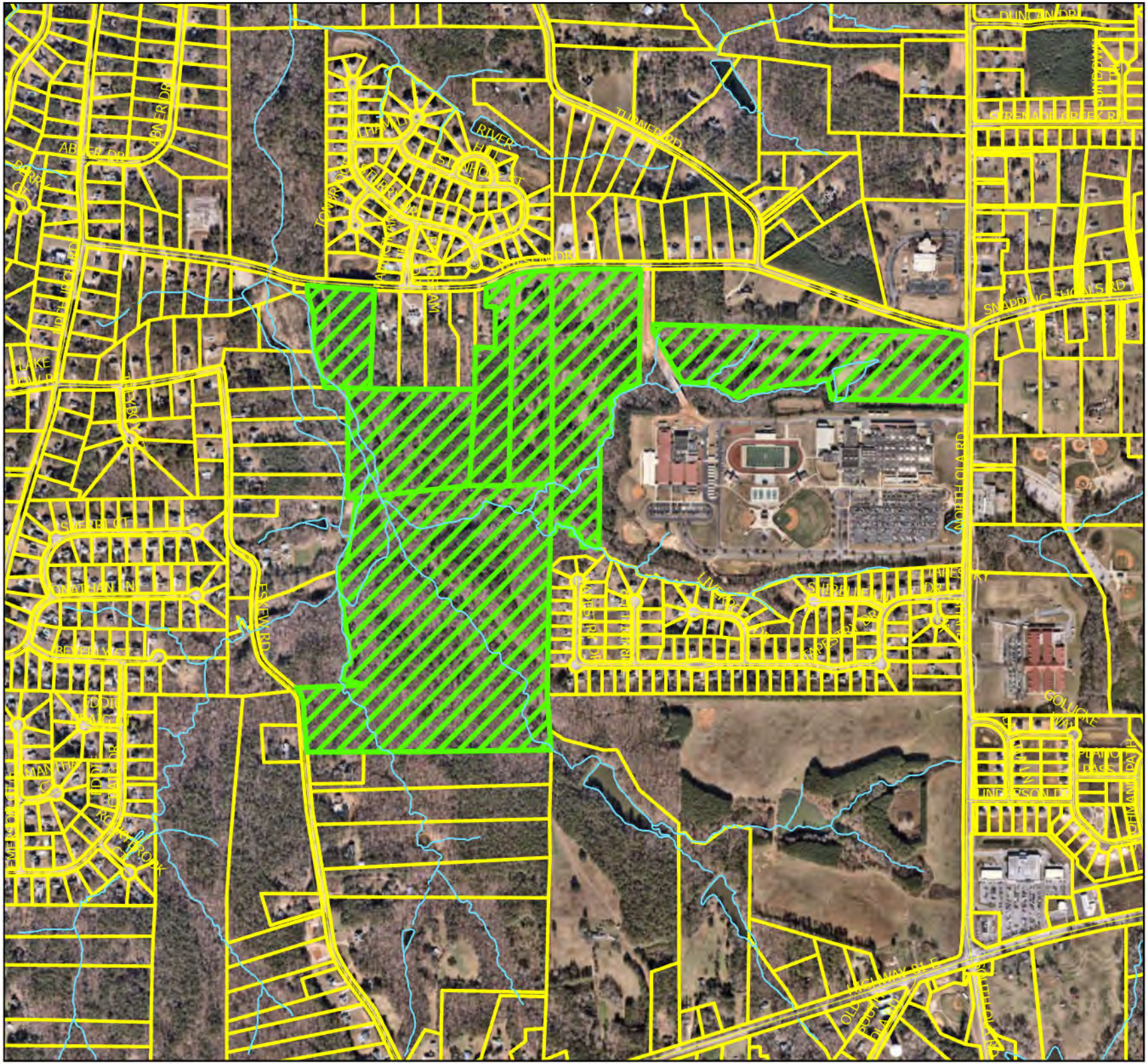
ELEVATION 5

ELEVATION 7
(1ST FLOOR BRICK)

ELEVATION 4
(SIDELOAD)

ELEVATION 8
(FRONTLOAD)

ELEVATION 7
(FIRST FLOOR BRICK)



Legend

Request

RZ-26-05 SU-26-02

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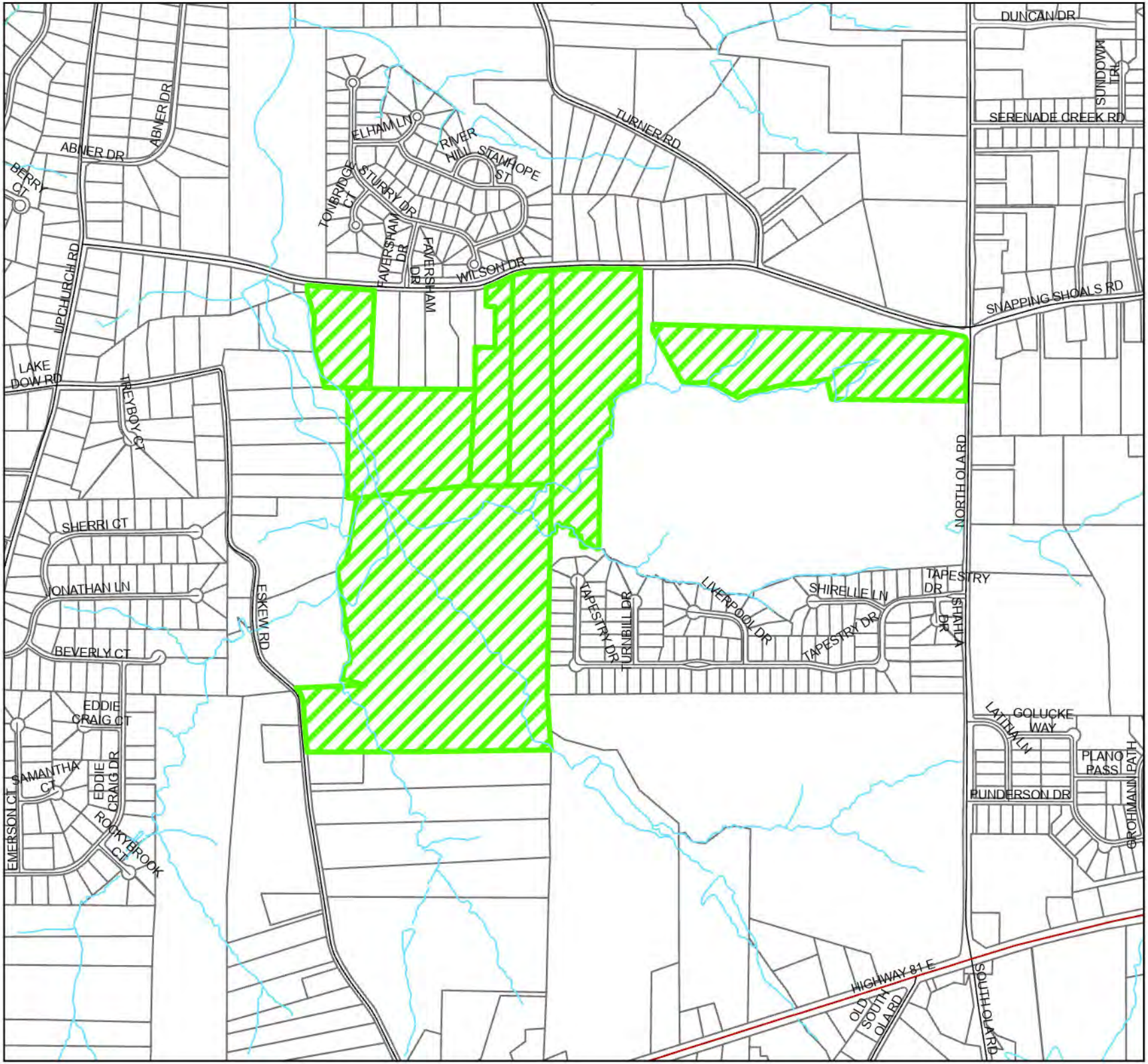
This map is for graphical representation only. It is not a legal document.



Legend

Request

RZ-26-05 SU-26-02

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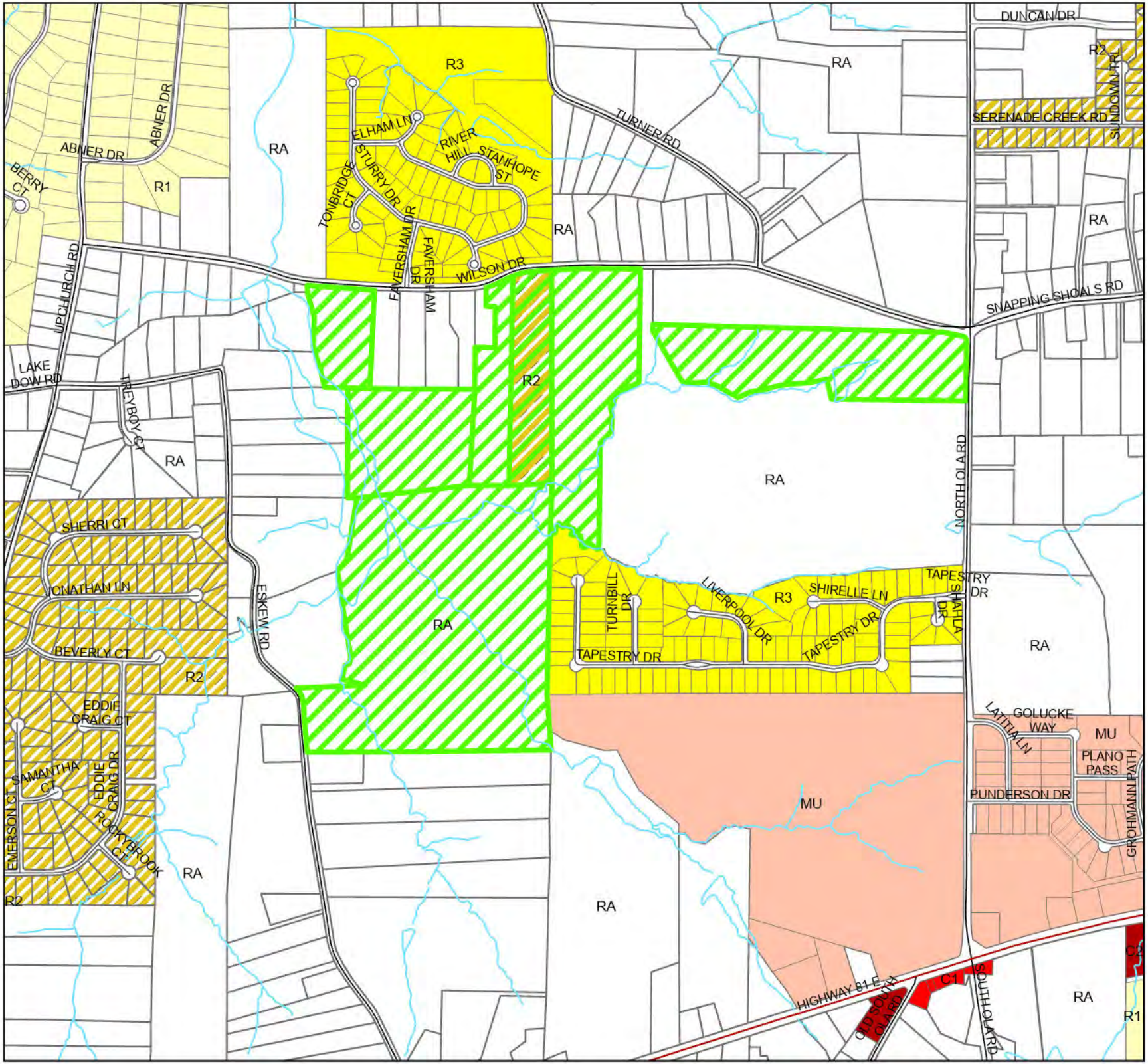
This map is for graphical representation only. It is not a legal document.



Legend

Request

RZ-26-05 SU-26-02

CurrentZoning

ZONING

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

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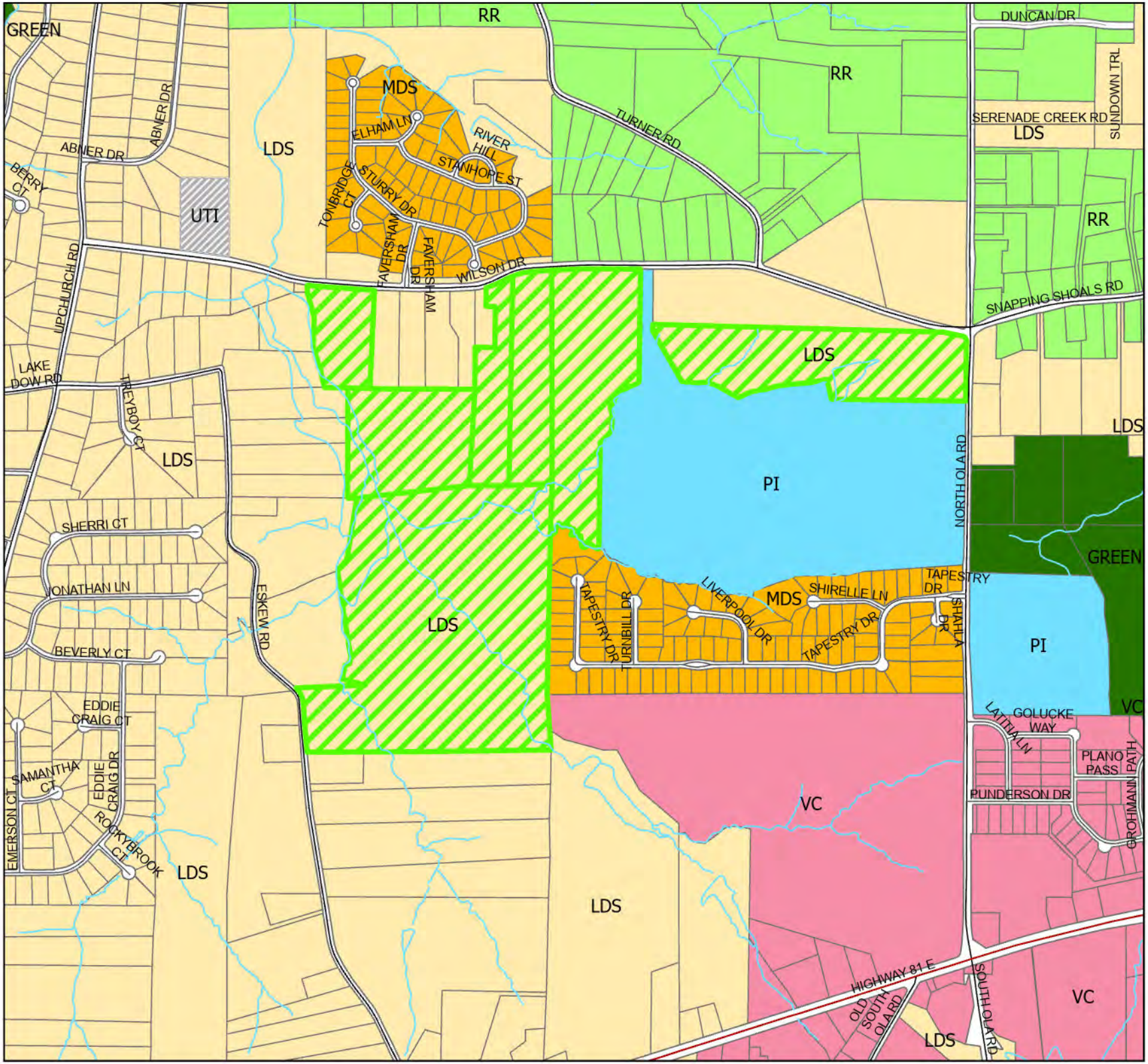
This map is for graphical representation only. It is not a legal document.



Legend

Request

RZ-26-05 SU-26-02

Future Land Use

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

N
W E
S

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