

STATE OF GEORGIA

CITY OF STOCKBRIDGE

ORDINANCE NO. OR16-411

~~AN ORDINANCE TO ANNEX CERTAIN PROPERTY INTO THE CITY OF STOCKBRIDGE AND TO AMEND THE OFFICIAL ZONING MAP, CITY OF STOCKBRIDGE, GEORGIA, AS AMENDED; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.~~

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

WHEREAS, the governing authority of the City of Stockbridge, Georgia desires to annex certain property into the City and to modify the zoning designation of certain property located within the City; and,

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

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

Section 1. The property described in Exhibit "A" (the "Property"), a copy of which is attached hereto and incorporated herein by reference, is hereby annexed into the City of Stockbridge, Georgia pursuant to the authority of O.C.G.A. Sections 36-36-1 *et seq.* and 36-36-90 *et seq.*

Section 2. The property described in Exhibit "A," a copy of which is attached hereto and incorporated herein by reference, is hereby rezoned to RM (Multifamily Residential District) (City of Stockbridge's Classification) with conditions, such rezoning to be noted on the City of Stockbridge Official Zoning Map approved by Mayor and Council as soon as reasonably possible following adoption of this Ordinance by the Zoning Administrator along with an editorial note on the City of Stockbridge Official Zoning Map approved by Mayor and Council specifying the parcel(s) affected by this Ordinance and the date of adoption of this Ordinance. Until the rezoning is indicated on the City of Stockbridge Official Zoning Map approved by Mayor and Council, this Ordinance shall govern over the City of Stockbridge Official Zoning Map approved by Mayor and Council to the extent of any discrepancy between this Ordinance and the City of Stockbridge Official Zoning Map approved by Mayor and Council.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

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

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

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. Penalties in effect for violations of the Zoning Ordinance of the City of Stockbridge at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 7. The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

ORDAINED this 14th day of July 2016.

CITY OF STOCKBRIDGE, GEORGIA


Anthony S. Ford, Mayor Pro Tem

ATTEST:


Vanessa Holiday, City Clerk

APPROVED AS TO FORM:


Michael Williams, City Attorney

Date Presented to Mayor: 7-12-2016

Date Received from Mayor: 7-12-2016

EXHIBIT "A"

A portion of that certain parcel of land known as 515 Country Club Drive, Stockbridge, Georgia 30281 according to the system of numbering roads in Henry County, Georgia, more particularly described as follows:

[Attach legal description]

EXHIBIT "B"

SITE PLAN

2nd

DOC# 047167
FILED IN OFFICE
10/01/2002
11:43 AM
BK=05320 PG=0239
JUDITH A. LEWIS
CLERK OF
SUPERIOR COURT
HENRY COUNTY, GA

REAL ESTATE TRANSFER TAX
HENRY COUNTY
SUPERIOR COURT

OCT 01 2002
PAID \$ 351.50
[Signature]
CLERK OF SUPERIOR COURT

Prepared by:
Brochstein & Bantley, P.C.
825 Fairways Court, Suite 100
Stockbridge, Georgia 30281
a. smith
File No. 2020914497

WARRANTY DEED

STATE OF Georgia COUNTY OF Henry

THIS INDENTURE, Made the 23rd day of September, in the year Two Thousand Two, between W.G. Holdings, Inc.

of the County of Henry, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Tony B. Oglesby and Cheryl S. Oglesby

AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS DEFINED AND CREATED BY GEORGIA LAWS 1976, P. 1438 AND 1439 (O.C.G.A. SECTION 44-6-190) as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 14 of the 6th District, Henry County, Georgia, being Lot 8, Block A, of Windsong Plantation at Eagles Landing, as per plat recorded in Plat Book 19, Page 16, Henry County Records, which plat is incorporated herein by this reference and made a part of this description.

This conveyance is made subject to all easements, covenants and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

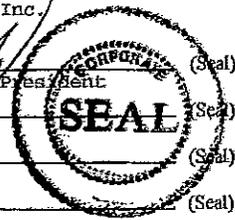
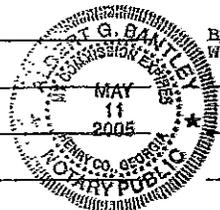
Signed, sealed and delivered in presence of:

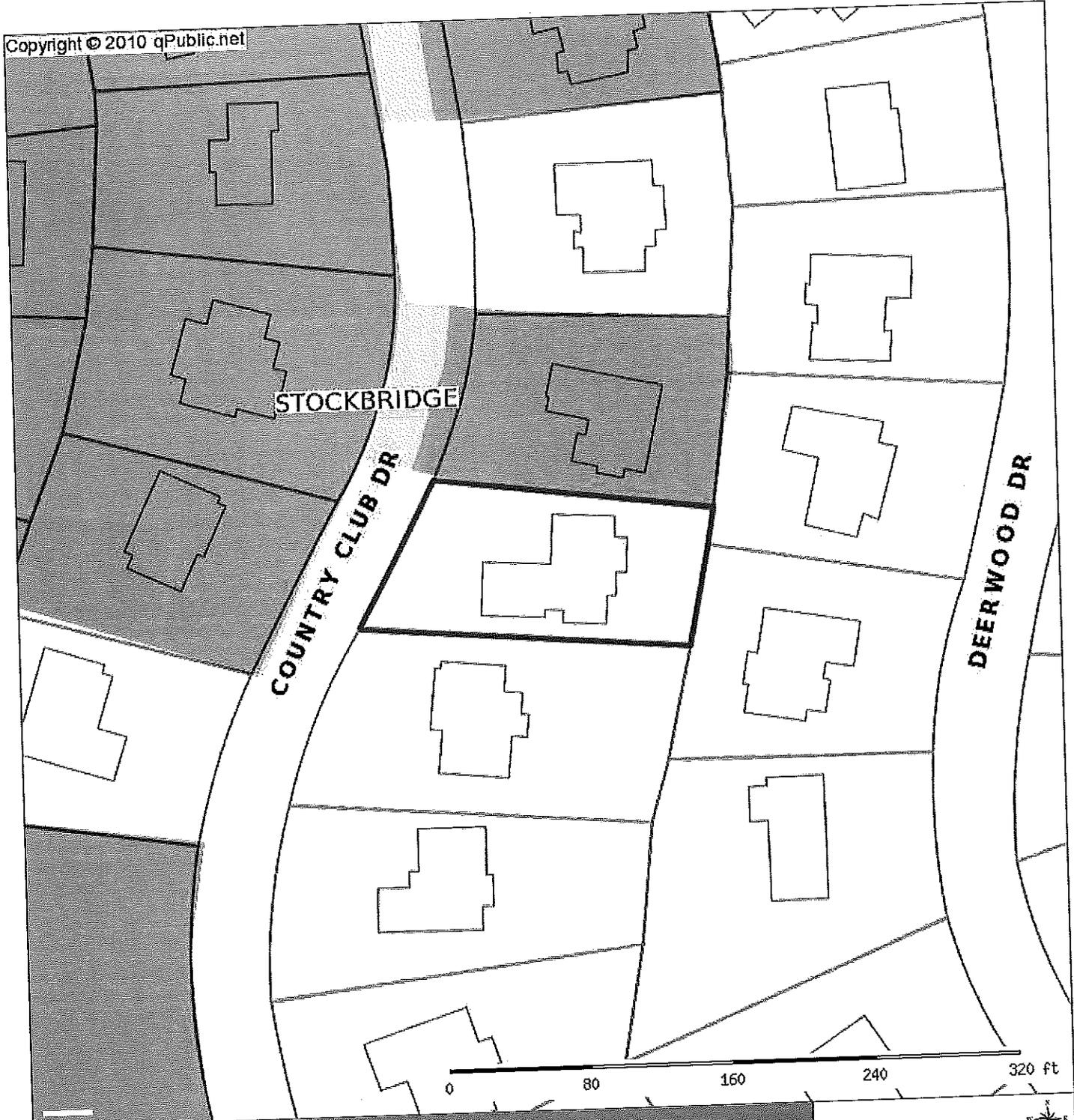
W.G. Holdings, Inc.

[Signature]
WITNESS

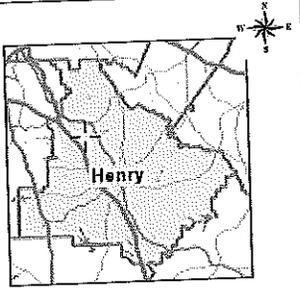
By: *[Signature]*
William Gregg, President (Seal)

[Signature]
NOTARY PUBLIC





Henry County Assessor				
Parcel: 051D02008000 Acres: 0				
Name:	OGLESBY TONY B & CHERYL S		Land Value:	\$20,000.00
Site:	515 COUNTRY CLUB DR		Building Value:	\$230,600.00
Sale:	\$0 on 09-2002 Reason=QC Qual=U		Misc Value:	\$0.00
Mail:	515 COUNTRY CLUB DRIVE STOCKBRIDGE, GA 30281		Total Value:	\$250,600.00



Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County courthouse or can be determined by employing the services of a licensed surveyor.
 Date printed: 06/02/16 : 16:28:14



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

Annexation No: AX16-46 Date: 5/31/2016
Received by: Jarrett Holiday

TYPE OF ANNEXATION

- 60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.
- 100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 515 Country Club Dr. Stockbridge, GA. 30281
Is this property contiguous to the city limits? Yes No

LAND USE AND ZONING

County: HENRY County Zoning Classification: R3
Present Land Use: R-3 (for surrounding COS Properties) Requested Zoning Classification: RM

PROPERTY OWNER

Name: Tony Oglesby
Mailing Address: 515 Country Club Dr. Stockbridge, GA 30281
Telephone: (678) 367-5130 Email: tonyoglesby@hotmail.com
Signature: [Signature] Date: _____

* If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANT

Name: Same
Mailing Address: _____
Telephone: () _____ Email: _____
Signature: _____ Date: _____

PLEASE DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Signature: [Signature] Date: 06/02/2016



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name:

Tony B. Dalesby

Property Address: 515 Country Club Dr. Stockbridge, GA. 30281

Telephone: (678) 367-5130

Email: tonydalesby@hotmail.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: Tony B. Dalesby

Date: 05/16/2016

Personally appeared before me

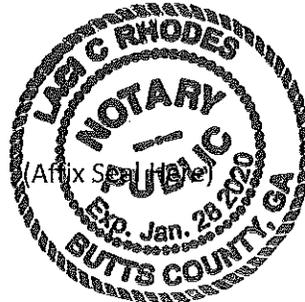
Tony B Dalesby 002087687

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Laci C Rhodes

Notary Public

May 16, 2016
Date



TONY B OGLESBY, CHERYL S OGLESBY
515 COUNTRY CLUB DR
STOCKBRIDGE, GA 30281



Doc ID: 015080470001 Type: CANC
Recorded: 09/08/2011 at 10:00:42 AM
Fee Amt: \$12.00 Page 1 of 1
Henry, GA Clerk of Superior Court
Barbara Harrison Clerk of Court

BK 12222 PG 102
Cancelled of Record



UID: 5aaf6944-5a0d-47f8-9f75-64132f9cbcc8
DOCID_0008717072602005N

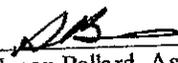
**SATISFACTION OF MORTGAGE
(Cancellation to Security Deed)**

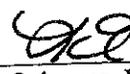
STATE OF GEORGIA, COUNTY OF HENRY
The indebtedness referred to in that certain Deed to Secure Debt
From: TONY B OGLESBY, CHERYL S OGLESBY
To: BANK OF AMERICA, N.A.
Dated 09/23/2002, and recorded on 10/01/2002, in Deed Book 05320, Page 0240, in the office of the
HENRY COUNTY CLERK OF THE SUPERIOR COURT of HENRY County, Georgia, having been
paid in full and the undersigned being the original grantee or the heir, assign, transferee or devisee of the
original grantee, the clerk of such superior court is authorized and directed to cancel that deed of record as
provided in Code Section 44-14-4 of the O.C.G.A for other mortgage cancellations.

In witness whereof, the undersigned has set his hand this 31 DAY OF AUGUST, 2011.

Bank of America, N.A.

By: 
Icela Lopez, Vice President


Susan Ballard, Assistant Secretary


Luz Quinones, Witness

STATE OF ARIZONA,
COUNTY OF MARICOPA

On 8/31/11, before me, Jill Lamb, Notary Public, personally appeared Icela Lopez, Vice President
of Bank of America, N.A.; whose identity was proven to me on the basis of satisfactory evidence to be the
person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged
to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the
instrument the person, or entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last
written.


Jill Lamb, Notary Public



APPLICATION FOR ANNEXATION UNDER
THE ONE HUNDRED PERCENT (100%) METHOD

Date of Submission: 6/3/2016

To the Mayor and city Council of the City of Stockbridge, Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the City Council annex this territory to the City of Stockbridge, Georgia, and extend the City boundaries to include the same.
2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Stockbridge, Georgia, and the description of such territory is hereto attached as Exhibit A.

Owners Name: Mr. Tony B. Oglesby

Owners Name: Mrs Cheryl S. Oglesby

Property Location: 515 Country Club Drive

Stockbridge, GA 30281

Land Lot: _____

District: _____

Acreage: _____

Map Code No: 051D02008000

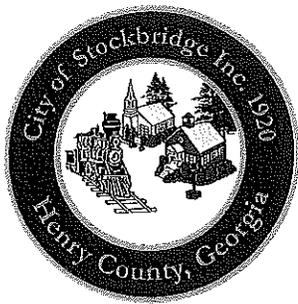
Zoning Classification: _____

Signatures: Tony B. Oglesby Date _____

Cheryl S. Oglesby Date _____

Date _____

Date _____



City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281
City Hall: (770) 389-7900 • Fax: (770) 389-7912

June 3, 2016

VIA CERTIFIED MAIL

Mr. Lyndon Bonner, County Manager
Henry County Board of Commissioners
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia 30253

Re: Notification of Annexation Request
515 Country Club Drive 051-D02008000

Dear Mr. Bonner:

Please be advised that the City of Stockbridge, Georgia, by the authority vested in the Mayor and Council of the City of Stockbridge, Georgia by Article 2 of Chapter 36, Title 36, O.C.G.A., has received an annexation request from Tony and Cheryl Oglesby for their property located at 515 Country Club Drive, Stockbridge, GA 30281.

Attached please the owner's annexation application, authorization, warranty deed and property legal description.

The above referenced annexation item will be heard by the Stockbridge City Council on Monday, July 11, 2016 at 6 p.m.

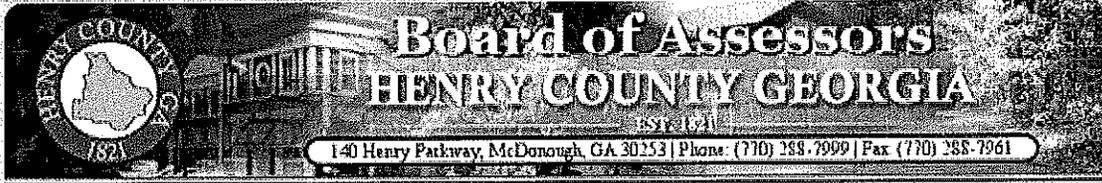
If you have any questions regarding this matter, please let me know.

Sincerely,

Vanessa Holiday, CMC
City Clerk

Encl.

cc: Dale Hall, Administration & Community Services Director
Daunte Gibb, Henry County Planning & Zoning Director



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Owner and Parcel Information

Owner Name	OGLESBY TONY B & CHERYL S	Today's	June 2, 2016
Mailing Address	515 COUNTRY CLUB DRIVE STOCKBRIDGE, GA 30281	Parcel Number	051D02008000
Location Address	515 COUNTRY CLUB DR	Millage Group	0001 (County/UnIncorp)
Landlot / District	13,14 / 6,12	Total Millage	
Subdivision Name	WINDSONG PLANTATION Phase: Unit:	Property Usage	S F RESIDENTIAL (0100)
Plat Book	19	Total Acres	0
		Parcel Map	Show Parcel Map
		Subdivision Lot/Block	8/
		Plat Page	16

January 1, 2016 Value Information[2016 Assessment Notice](#)

Land Value	Building Value	Misc Value	Total Value	Exemptions
20,000	230,600	0	250,600	L1

Land Information

Land Use	Number of Units	Unit Type
SF LOT IMP (000100)	1	LOTS

Building Data

Building #	Type	Effective Area	Heated Area	Bed Rooms	Baths	Wall Height	Actual Year Built	Building Sketch
1	SGL FAM	4,056	2,757	4	4.5		2001	Show Building Sketch

Miscellaneous Data

Description	Length	Width	Units	Year Built
No records associated with this parcel.				

Sale Information

Sale Date	Deed Book	Price	Instrument	Reason	Grantor	Grantee
09-23-2002	5320-239	\$354,500	WARRANTY DEED		W G HOLDINGS INC	OGLESBY TONY B & CHERYL S
09-23-2002	5320-238	\$0	QUIT CLAIM		WILLIAM GREGG CUSTOM HOMES INC	W G HOLDINGS INC
06-19-2001	4299-165	\$70,000	WARRANTY DEED		KILLEARN PROPERTIES INC	WILLIAM GREGG CUSTOM HOMES INC

The Henry County Board Assessor's Office makes every effort to produce the most accurate Information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: May 17, 2016

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PUBLIC HEARING

City of Stockbridge

Date: July 11, 2016

Location: Stockbridge City Hall 4640 N. Henry Blvd. Stockbridge, GA 30281

Council Meeting: 6:00 P.M. Council Chamber

Annexation AX16-46

Owner/Applicant: John and Cheryl Oglesby of Stockbridge, GA 30281 request an annexation into the City of Stockbridge for property located at 515 Country Club Drive in Land Lot 14 of the 6th District Parcel ID No. 051-D02008000.