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**REZONING FOR A PROPOSED HOLIDAY INN EXPRESS HOTEL  
ON COUNTRY CLUB DRIVE**

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<b>Applicant:</b>	Georgia Health Care Association, Inc. (GHCA)
<b>Agent:</b>	YM Hospitality Group, developer
<b>Location:</b>	Parcel lying east of 160 Country Club Drive (site of GHCA's corporate office) and west of 101 Eagles Point Parkway (site of a law firm who has agreed to a shared parking agreement with the applicant). Existing driveways and parking lots connect the three properties at the rear.
<b>Parcel ID:</b>	051-01028038
<b>Lot Size/Acres:</b>	1.27 Acres of land. The property is wooded at the front and cleared at the rear. It features an embankment upwards from Country Club Drive, a level area in the center of the property, and a hill and plateau at the rear of the property.
<b>Request:</b>	Rezone property from C2 to C3 to allow for the construction of a hotel.
<b>Proposed Use/ Purpose</b>	Development of a five-story Holiday Inn Express Hotel with 77 rooms, plus an outdoor pool, indoor fitness center, business center, and small conference room for private business meetings. The applicant wants to develop the hotel primarily serve its own needs since it holds numerous educational seminars and training session for health care individuals in the adjacent medical office building to the west, at 160 Country Club Drive.
<b>Current Land Use:</b>	Vacant land, except for a circular driveway and parking lot.
<b>Future Land Use:</b>	Medium-Density Vertical Mixed-Use.
<b>Road Access:</b>	Country Club Drive, with secondary access from Eagles Point Parkway.
<b>Sign Posted:</b>	August 2, 2019
<b>Planning Commission Meeting:</b>	August 22, 2019
<b>Council Meeting:</b>	September 9, 2019

**Zoning History:** The subject property was part of a huge development project for the Eagles Landing area that was approved for rezoning in 1982 by the Henry County Board of Commissioners. The rezoning approved the creation of a “CUD District” for Planned Community Development for a 2,800-acre tract of land that was to be developed in a master plan for a project that was to be called “Henry City”.

<b>Table 1.0 Current Zoning and Land Use of Adjacent Properties</b>		
	<b>Current Zoning</b>	<b>Current Land Use</b>
North	C2	Two-story medical office building (Eagles Pointe Professional Center)
East	C2	Three-story office building with a law firm as a tenant
South	C2	One-story professional office building
Southeast	C3	Four-story hotel building (Microtel Inn & Suites by Wyndham—hotel, banquet center, and spa)
West	C2	Medical office building (Eagle’s Point, including GHCA Training Center/Offices)

**EXECUTIVE SUMMARY:**

**Development Regulations Relevant to Request:**

- City of Stockbridge Unified Development Code.
- All other City Code sections regarding site development standards and requirements.

**ANALYSIS OF REQUEST (Sec. 12.02.09.C.2):**

**Criterion #1: Consistency with the Comprehensive Plan.**

The Stockbridge Future Land Use Map of the City’s adopted Comprehensive Plan shows a future land use designation for the subject property of “Medium-Density Vertical Mixed-Use.” This designation is intended for commercial areas that are located around major intersections, such as Eagles Landing Parkway and I-75, to include commercial, mixed-use, and office developments. The proposed hotel would seem to be compatible with this designation.

**Criterion #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 the City of Stockbridge Zoning Code.**

“Motels and hotels” are listed as permitted uses within the C-3 zoning district. The proposed hotel use would provide a type of commercial service that would be appropriately located in areas providing neighborhood or general commercial retail and service activities as permitted in the C-1 and C-2 districts which are located next to office/institutional uses and other hotels. In addition, the proposed use would be located just a few blocks from Eagles Landing Parkway and Interstate 75 to the north and west. Therefore, the proposed hotel would therefore be conveniently located for traveling motorists who are seeking hotel accommodations. Moreover, the hotel would serve the immediate needs of the applicant’s employees who work and attend training events at the adjacent medical office building to the west.

**Criterion #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 requested C-3 zoning district would allow the further development of hotels along Country Club Drive to serve the traveling public. The Holiday Inn Express Hotel would complement the existing Microtel Inn & Suites, which is located diagonally across the street from the subject property and would serve the immediate lodging needs of GHCA’s employees who work and attend training events in the adjacent medical office building to the west.

Since YM Hospitality Group plans to locate its corporate office within the existing law building to the east (at 101 Eagles Point Parkway), it is anticipated that traveling executives for the corporate office could also stay overnight at the proposed Holiday Inn Express Hotel.

**Criterion #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 site appears to be suitable for the proposed rezoning. The proposed hotel would be situated on top of the small hill at the rear of the property and would utilize the existing circular driveway and parking lot. Access to the property would occur via existing driveways at the eastern and western sides of the property, which serve the parking lots of the adjacent office buildings.

The physical development of the property would be subject to the City’s plan review process. Any issues with regard to physical conditions, including topography, drainage, access, and the size and shape of the property, would be addressed during the development plan review process.

**Criterion #5: The impact upon adjacent property owners should the request be granted.**

The hotel is anticipated to have positive impacts on the two adjacent properties since it would provide needed lodging accommodations for GHCA’s training needs as well as YM Hospitality Group’s corporate office. A positive relationship between the hotel and the law firm would be expected since the two entities have agreed upon a tentative shared parking arrangement. GHCA’s visiting doctors and nurses could also utilize the hotel. Motorists and pedestrians could move freely between the connecting driveways and parking lots within the three properties.

The existing parking lot lies adjacent to another parking lot which serves the office building to the east. The applicant proposes to obtain a shared parking agreement with the existing office tenant, for the purpose of utilizing some of their parking spaces in order to provide enough parking spaces for hotel guests, thereby meeting the parking requirement for the hotel. This agreement is expected to succeed because of the differing hours of parking needs for the hotel. That is, the office tenant would need to use the parking spaces during the daytime when the hotel is mostly empty, while the hotel would need to use the parking spaces during the evening and overnight when the law firm's office is closed.

**Criterion #6: The potential impact of the rezoning on City infrastructure including water and sewage system.**

A letter from the Henry County Water Authority was submitted with the rezoning application. It stated that water service, sewage treatment, and sewer line capacity are presently available to the property; and that this information is valid for a period of 365 days. The letter was dated June 28, 2019 and was based upon the site plan for the hotel, which was dated June 24, 2019 and prepared by Daniel Lemberg, Architect.

**Criterion #7: The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.**

It appears that Country Club Drive and the nearby Eagles Landing Parkway could adequately accommodate the traffic volumes that would be generated by the hotel. Both roadways have multiple lanes and do not appear to be congested at the present time.

Due to the presence of the existing driveway and connecting parking lots at the rear of the property, it is anticipated that vehicles could circulate freely between the subject property and the two adjacent properties.

The office tenant in the adjacent building to the east, which would grant the Holiday Inn use of its parking lots in a shared parking agreement, has proposed that a minor curb cut relocation of its driveway off Eagle Pointe Parkway be done in order to direct hotel traffic closer toward the office building's south parking lot. This may provide a more convenient access to the hotel.

Pedestrians would have use of the existing sidewalk on Country Club Drive. They would also be able to walk freely on the existing driveway and parking lot, and through to the adjacent parking lot to the east where shared parking would be provided.

**Criterion #8: The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.**

Approval of the requested rezoning would allow the subject property to be developed for the proposed hotel use. The fact that another hotel (Microtel Inn & Suites) already exists in close proximity to the subject property, and which was approved for rezoning by the Stockbridge City Council, should be considered favorably. The proposed hotel would serve the immediate lodging

needs of the occupants of the adjacent office buildings and could also serve the needs of other medical uses in the vicinity. This would further anchor the existing land uses in the area.

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

The proposed hotel cannot be developed on the subject property with its current zoning classification of C-2, which is why the applicant has requested the rezoning of the property to C-3. Office buildings and other permitted commercial uses could be developed on the property with its current zoning classification of C-2. However, the applicant wants to build a hotel, and this is reasonable in view of the fact that another hotel already exists virtually across the street from the subject property. In addition, the hotel would provide a valuable and needed service to employees, patients, and visitors of the nearby hospital and surrounding office buildings.

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City of Stockbridge Planning & Zoning Department

**RECOMMENDATION:  
APPROVAL WITH CONDITIONS**

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## Recommendations

Staff recommends **APPROVAL** of the proposed rezoning request. Should the Planning Commission and Mayor/Council **APPROVE** this Application, it should be subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by Mayor and Council.

1. To the owner's agreement to abide by the following:
  - a. To the site plan that was received by the Department of Community Development on June 28, 2019. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. In the event that the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
  - b. Submittal of an acceptable shared parking agreement that would meet the parking requirements for the hotel.
2. The use of the subject property shall be for a hotel use only.
3. No weekly or extended stay lodging rentals shall be allowed.
4. Vehicular parking shall be limited to passenger cars/SUVs/pickup trucks, as well as vans and limousines which may provide transportation services to airports.

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5. Compliance with any Overlay District requirements and Eagles Landing Master Plan (if located within the Master Plan area) at the time of approval.
  
  6. Restoration of concrete stairs located at the northwest area of the site adjacent to the sidewalk.

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City of Stockbridge Planning & Zoning  
**RECOMMENDATION**  
**APPROVAL W/CONDITIONS**

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City of Stockbridge Planning Commission  
**RECOMMENDATION**  
**APPROVAL W/CONDITIONS**

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CITY OF STOCKBRIDGE MAYOR/COUNCIL  
**ACTION:**

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**ACTION:**

**Attachments:**

- Application
- Letter of Intent
- Survey/Site Plan
- Site Photos
- Exhibit Maps
- Rezoning Advertisement (signage)

**PACKET OF ATTACHMENTS**

**FOR THE**

**HOLIDAY INN REZONING CASE**



## Rezoning Application

Parcel east of 160 Country Club Drive  
Parcel ID: 051-01028038

THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR REZONING APPLICATIONS TO BE HEARD BY THE CITY OF STOCKBRIDGE PLANNING COMMISSION AND / OR THE STOCKBRIDGE CITY COUNCIL.

***PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.***

PLEASE CALL THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OFFICE OF THE COMMUNITY DEVELOPMENT DEPARTMENT TO SCHEDULE AN APPOINTMENT.

***NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.***

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE  
BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY  
AT (770) 389-7900.

THE LOCATION OF ALL CITY OF STOCKBRIDGE PLANNING COMMISSION AND CITY COUNCIL  
MEETINGS IS:

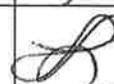
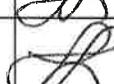
**STOCKBRIDGE CITY HALL  
SECOND FLOOR  
4640 NORTH HENRY BOULEVARD  
STOCKBRIDGE, GEORGIA 30281**



**City of Stockbridge Planning and Zoning Division,  
Community Development Department  
Zoning Application Checklist**

**RECEIVED**  
JUN 28 2012  
BY: 

PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL REZONING APPLICATIONS. ATTACH  
THE CHECKLIST TO THE APPLICATION AND SIGN.  
ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK/ INITIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application (by appointment only).	
Application Form	1	1. Signed and <b>notarized</b> by owner. 2. In lieu of owner's signature, applicant has signed and <b>notarized</b> a copy of a "Contract", "Power of Attorney" or "Lease"	
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application and must be <b>notarized</b>	
Letter of Ownership	1	Letter stating that the owner is aware of the zoning request and owns the property in question	
Letter of Intent	1	Must clearly state the proposed use and development intent	
Site Plans (24 x 36) And (11 x 17)	1  20	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers and proposed lot layout. Subject to the discretion of the Planning & Zoning Director	 
Survey Plat (8 ½ x 11) Or (11 x 17)	1	Subject Property, prepared and sealed <b>within the last five years</b> by a professional engineer, landscape architect or land surveyor registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100 year floodplain; and 3) Include a notation as to the total acreage or square footage of the subject property	
Letter from the Henry County Water and Sewerage Authority	1	This letter must accompany the application at the time of submittal.	
Form from the Health Department	1	This letter must accompany the application at the time of submittal ( <b>Only needed if property is not on sewer</b> )	N/A
Form from the Henry County School Board	1	This letter must be available and accompany application at the time of submittal ( <b>Only needed for residential rezoning applications</b> )	N/A



**PRE-APPLICATION FORM**

**RECEIVED**  
JUN 28 2019  
BY: *[Signature]*

DATE June 28, 2019

APPLICANT: Georgia Health Care Association, Inc.

TYPE OF APPLICATION: Rezoning

PROPERTY ADDRESS: Parcel ID: 051-01028038 (vacant lot)

DIST: 6 LAND LOT(S): 20 PARCEL I.D.: 051-01028038  
*Country Club Drive*

MAP NUMBER: 051 CURRENT ZONING: G-2 PROPOSED ZONING: G-3

FUTURE LAND USE MAP DESIGNATION:  
Medium-Density Vertical Mixed-Use

REQUEST/ITEMS DISCUSSED:

Rezoning of property to allow for the development of a Holiday Inn Express hotel. The hotel will serve the needs of Georgia Health Care Associates for their continuing education.

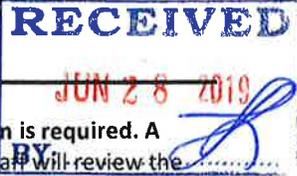
Applicant proposes a shared parking agreement with the owner of the adjacent parcel at 104 Eagles Point Parkway.

ADJACENT PROPERTIES ZONING:

NORTH: G-2 SOUTH: G-2 EAST: G-3 WEST: G-2

Note: Parcel at 195 Country Club Drive to the southeast is zoned G-3, and is occupied by a Microtel Hotel By Wyndham.





**Procedures**

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**A pre-application meeting with one of the staff planners before submission of any application is required. A scheduled appointment is required.** *(No opinions or guidance can be given over the phone).* Staff will review the request and discuss all necessary code requirements that affect the request. Staff may also need to consult other county departments before accepting the application. The request will then be advertised in the *Henry Daily Herald* and a sign posted at least 15 days prior to the scheduled public meeting date (see the enclosed schedule).

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

The Planning Commission meets on the 4<sup>th</sup> Thursday of each month to hear zoning requests. Upon recommendation by the Planning Commission, the request will then go before the City Council for their next available month's agenda, subject to the Planning and Zoning Division Office's determination.

**Notes**

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Section 12.00.03 of the ULDC outlines the Expiration of Approvals (Zoning Reversions)

A. Amendment of the Official Zoning Map (rezoning)

1. After an approval has been granted for an amendment to the Official Zoning Map to create or extend any zoning district, the applicant, agent or property owner has eighteen (18) months in which to make substantial progress in developing the property.
2. Substantial progress shall mean the point of construction at which time the first inspection is carried out.
3. If no substantial construction or alteration of the property or other affirmative action to develop the property has occurred within eighteen (18), months of the granting of an application for rezoning, the Zoning Advisory Board may review the situation and report its findings with recommendations to the Board of Commissioners who may, at a public hearing, change the zoning category to its prior or other appropriate zoning district classification.

**Contacts**

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City of Stockbridge Planning and Zoning Division,  
Community Development Department  
4640 North Henry Boulevard  
Stockbridge, GA 30281  
tel. (770) 389-7900

City of Stockbridge Building Services Division,  
Community Development Department  
4602 North Henry Boulevard  
Stockbridge, GA 30281  
tel. (678) 833-3314

Henry County Water and Sewer Authority  
1695 Highway 20 West  
McDonough, GA 30253  
tel. (770) 957-6659

Henry County Health Department  
Environmental Health Section  
137 Henry Parkway  
McDonough, GA 30253  
tel. (770) 954-2078

Henry County Fire Department  
664 Industrial Boulevard  
McDonough, GA 30253  
tel. (770) 288-6600

Henry County Police Department  
100 Henry Parkway  
McDonough, GA 30253  
tel. (770) 288-8200

Henry County Environmental Compliance  
and Plan Review  
140 Henry Parkway  
McDonough, GA 30253  
tel. (770) 288-6064

Henry County Board of Education  
33 North Zach Hinton Parkway  
McDonough, GA 30253  
tel. (770) 957-6601



**City of Stockbridge**  
**2019 Planning & Zoning Schedule**  
**@6:30 P.M. City Council Chambers**

**RECEIVED**  
 JUN 28 2019  
 BY: *[Signature]*

<b>Filing Deadline Date</b>	<b>Public Notification Sign Posting Deadline</b>	<b>Planning Commission Meeting</b>	<b>Mayor and Council Meeting</b>
April 01, 2019	April 8, 2019	April 25, 2019	<b>May 13, 2019</b>
April 29, 2019	May 6, 2019	May 23, 2019	<b>June 10, 2019</b>
June 3, 2019	June 10, 2019	June 27, 2019	<b>July 08, 2019</b>
July 1, 2019	July 8, 2019	July 25, 2019	<b>August 12, 2019</b>
July 29, 2019	August 5, 2019	August 22, 2019	<b>September 09, 2019</b>
September 2, 2019	September 9, 2019	September 26, 2019	<b>October 14, 2019</b>
October 1, 2019	October 7, 2019	October 24, 2019	<b>November 11, 2019</b>
November 4, 2019	November 11, 2019	November 25, 2019	<b>December 09, 2019</b>
December 2, 2019	December 9, 2019	January 09, 2020	<b>January 13, 2020</b>

*Changes in the scheduling of any of the above meetings or notification will be made in compliance with the City of Stockbridge Zoning Ordinance.*



City of Stockbridge Planning and Zoning Division,  
Community Development Department  
Rezoning Request Application

RECEIVED  
JUN 28 2019  
BY: *[Signature]*

Name of Applicant: GEORGIA HEALTH CARE ASSOCIATION Phone: (678) 289-6555 Date: 6/20/2019  
Address Applicant: 160 COUNTRY CLUB DRIVE Fax: \_\_\_\_\_ Pager/Cell #: (678) 672-7586  
City: STOCKBRIDGE State: GA Zip: 30281 E-mail: TONY.MARSHALL@GHCA.COM  
Name of Agent: YM HOSPITALITY GROUP Phone: (678) 792-7444 Date: 6/20/2019  
Address Agent: 280 CORPORATE DRIVE Fax: \_\_\_\_\_ Pager/Cell #: (478) 335-1472  
City: STOCKBRIDGE State: GA Zip: 30281 E-mail: NICK.PATEL@YMHOSPITALITY.COM

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

Request from C2 to \_\_\_\_\_  
(Current Zoning)  
C3  
(Requested Zoning)

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

For the Purpose of CONSTRUCTION OF A 77 ROOM HOLIDAY INN EXPRESS HOTEL  
(Type of Development)  
Address of Property: 160 COUNTRY CLUB DRIVE (Street Address) Nearest intersection to the property: COUNTRY CLUB DRIVE AT EAGLES POINT PARKWAY

Size of Tract: 1.268 acre(s), Land Lot Number(s): 20, District(s): 6<sup>TH</sup>

Gross Density: \_\_\_\_\_ units per acre Net Density: \_\_\_\_\_ units per acre

Property Tax Parcel Number: 051 - 01028038 (Required)

Edward A. Dreisbach  
Witness' Signature

City U. Marshall  
Signature of Applicant/s

EDWARD A. DREISBACH  
Printed Name of Witness

GEORGIA HEALTH CARE ASSOCIATION, INC.  
Printed Name of Applicant/s  
TONY MARSHALL PRESIDENT & CEO  
Authority  
Edward A Dreisbach  
Signature of Agent

Kathleen Campbell  
Notary



NOTARY STAMP:  
(For Office Use Only)

Total Amount Paid \$ \_\_\_\_\_ Received by: \_\_\_\_\_ (FEES ARE NON-REFUNDABLE)

Application checked by: \_\_\_\_\_ Date: \_\_\_\_\_ Map Number(s): \_\_\_\_\_

Pre-application meeting: \_\_\_\_\_ Date: \_\_\_\_\_

Recommendation of Planning Commission: \_\_\_\_\_

City Council Decision: \_\_\_\_\_

Community Development Director's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Applicant Campaign Disclosure Form

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

Has the applicant\* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, 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:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 19 day of June, 2019

ANTHONY V. MARSHALL  
Applicant's Name - Printed

Anthony V. Marshall  
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 21st day of June, 2019



Kathleen Campbell  
Notary Public

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



# Applicant Campaign Disclosure Form

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

Has the applicant\* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes \_\_\_\_\_ No

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

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 13<sup>TH</sup> day of JUNE, 2019

NITESH (NICK) PATEL  
Applicant's Name - Printed

[Signature]  
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 20<sup>th</sup> day of June, 2019.



[Signature]  
Notary Public

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



# Applicant Campaign Disclosure Form

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

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Yes  No

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

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 20<sup>th</sup> day of JUNE, 2019

EDWARD A DREISBACH  
Applicant's Name - Printed

Edward A Dreisbach  
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 20th day of June 2019.



Kathleen Campbell  
Notary Public

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



Georgia Health Care Association

Georgia Center for Assisted Living

Serving Georgia's Elderly Since 1953



**GHCA Officers**

**Donna Stefano**  
Chair

**Jerry Patton**  
Vice Chair

**Brad Bilbo**  
Secretary

**Suzanne Gerhardt**  
Treasurer

**Dr. Ron Westbury**  
Past Chair

**Board Members**

**Laura Backus**

**William "Chip" Davis**

**Rena Bledsoe**

**Kenneth Burnett**

**Tracie Clark**

**Terry Cook**

**Renee Ellis**

**Kathyjo Gordon**

**Brian Hart**

**Rita Hudson**

**Debbie Meade**

**Barbara Mitchell**

**Kerry Smith**

**Darcy Watson**

**Donna Wiggins**

**Spencer Windham**

**Paul Zani**

**Tony Marshall**  
President & CEO

Ms. Camilla J. Moore  
Stockbridge Assistant City Manager  
4640 North Henry Boulevard  
Stockbridge, Georgia 30281

Dear Ms. Camilla Moore:

Georgia Health Care Association, Inc. has placed the 1.268-acre parcel of land they own to the right (east) of our corporate office location at 160 Country Club Drive under contact to the YM Hospitality Group. YM Hospitality intends to build a 77 room Holiday Inn Express Hotel on the property. The Henry County Tax Parcel Number is 051-01028038.

I hereby am authorizing:

YM Hospitality  
280 Corporate Drive  
Stockbridge, Georgia 30281  
Nitesh (Nick) Patel, President & CEO  
Phone (678) 782-7444  
Email: [nick.patel@ymhospitality.com](mailto:nick.patel@ymhospitality.com), and

Commercial Reality Associates, LLC  
3445 Peachtree Road, Suite 465  
Atlanta, Georgia 30326  
Edward A. Dreisbach, Managing Member  
Phone: (770) 330-3145  
Email: [Dreisbach@mindspring.com](mailto:Dreisbach@mindspring.com)

to represent Georgia Health Care Association, Inc. as its Agents for the purpose of rezoning said property. They will be filing a Rezoning Application with the City of Stockbridge on or before July 1, 2019, to rezone parcel 051-01028038 from C 2 to C 3 for the purpose of building a Hotel on this property.

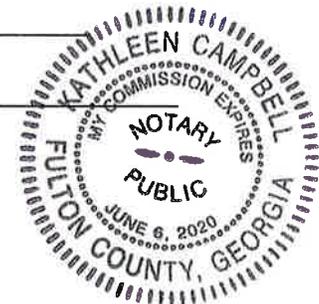
Sincerely,

Anthony V. Marshall, President & CEO

Witness:

Printed Name of Witness: Sylvia S. Barnes

Notary: Kathleen Campbell





YM HOSPITALITY

280 Corporate Center Drive  
Stockbridge, GA 3028  
(678) 782-7444 Phone

June 28, 2019

Letter of Intent:

Henry County's Rezoning Application for the Country Club Drive Holiday Inn Express Hotel

Georgia Health Care Associates, Inc. (<https://www.ghca.info/>) and YM Hospitality ([www.ymhospitality.com](http://www.ymhospitality.com)) have reached an agreement for YM Hospitality (YMH) to purchase an undeveloped parcel of land that Georgia Health Care Association, Inc. (GHCA) owns. It is the parcel of land lying to the east of their corporate office, located at 160 Country Club Drive, Stockbridge, Georgia 30281. The property is comprised of 1.268 acres. It is located in the 6<sup>th</sup> District, Land Lot 20, Henry County's Tax Parcel 051-01028038. The property lies within the City Limits of Stockbridge, Georgia.

GHCA holds approximately 135 educational seminars and training sessions per year for individuals employed in the field of Health Care. GHCA wanted to have a quality hotel in close proximity to their corporate headquarters for meeting attendees that need overnight hotel accommodations.

To accommodate GHCA's desire for a nearby hotel, YMH is going to construct a 43,900 square foot Holiday Inn Express Hotel on the subject property. The Hotel will be a 5-story structure with 77 rooms comprised of 15 King Bed Suites, 31 Double Queen Bed Rooms and 31 King Bed Rooms.

The Hotel amenities will include an outdoor pool, indoor fitness center, and a business center with a small conference room for private business meetings.

The Hotel will serve a prototypical Holiday Inn Express Continental Breakfast from a warming kitchen where no cooking will be required. At the present time, the Hotel does not plan to apply for a pouring license to serve beer or wine beverages to the Hotel guests.

To create a parking lot area sufficient enough to service the Hotel, YM Hospitality has also placed the Meadows Law Firm's 3-story office building under contract. It is located at 101 Eagles Point Parkway, Stockbridge, Georgia 30281. It is the contiguous parcel of land located to the east on the Hotel development site, Henry County's Tax Parcel 051-01028039. The Stockbridge Parking Ordinance requires that a 77-room Hotel have one parking space per room. The Meadows' Office Building, comprised of 10,617 square feet must have 3 parking spaces per 1,000 square feet, which equates to 32 parking spaces.

Therefore, a total of 109 parking spaces are required to meet the Stockbridge Parking Ordinance for both the Hotel and Office Building end uses. The Site Plan being submitted with this Rezoning Application has a total of 116 parking spaces, which satisfies Stockbridge's Parking Code requirements. Some of the Hotel's parking spaces were moved to the Office property's location, therefore, a "Shared Parking Arrangement" will need to be agreed to between the Hotel property and the Office property owners. Said Shared Parking Arrangement Agreement will be prepared and submitted to the City of Stockbridge's Planning and Zoning Department prior to the Planning Commission Hearing scheduled for July 25, 2019.

In the way of background information, attached are the finished floor plans for the first and second floors of the Office building. These are the two floors that the Meadows Law Firm occupies. When YM Hospitality closes on the Meadows property, an Office Lease Agreement will be executed that allows their law practice to remain as tenants in their current premises for the next ten (10) years. A total of 10 individuals make up the law practice and only on occasions when depositions are being conducted do they need an additional 10 parking spaces. The bottom or basement level is unfinished space, which YM Hospitality is planning to build out for their corporate office, which has a total staff of four individuals. There may be one other tenant that would only occupy the remaining unused 1,500 square feet basement level space, which may require the use of some additional parking spaces. Based upon the current parking requirements needed for the office building, there will be sufficient parking spaces to fill the demands for both the Hotel guests and the Office and their invited guests.

After Building Permits are issued by the City of Stockbridge, it will require approximately twelve (12) months to complete construction of the Hotel and for it to be available for overnight accommodations.

Respectfully Submitted by,

Nitesh ("Nick") Patel, President & CEO YM Hospitality Group

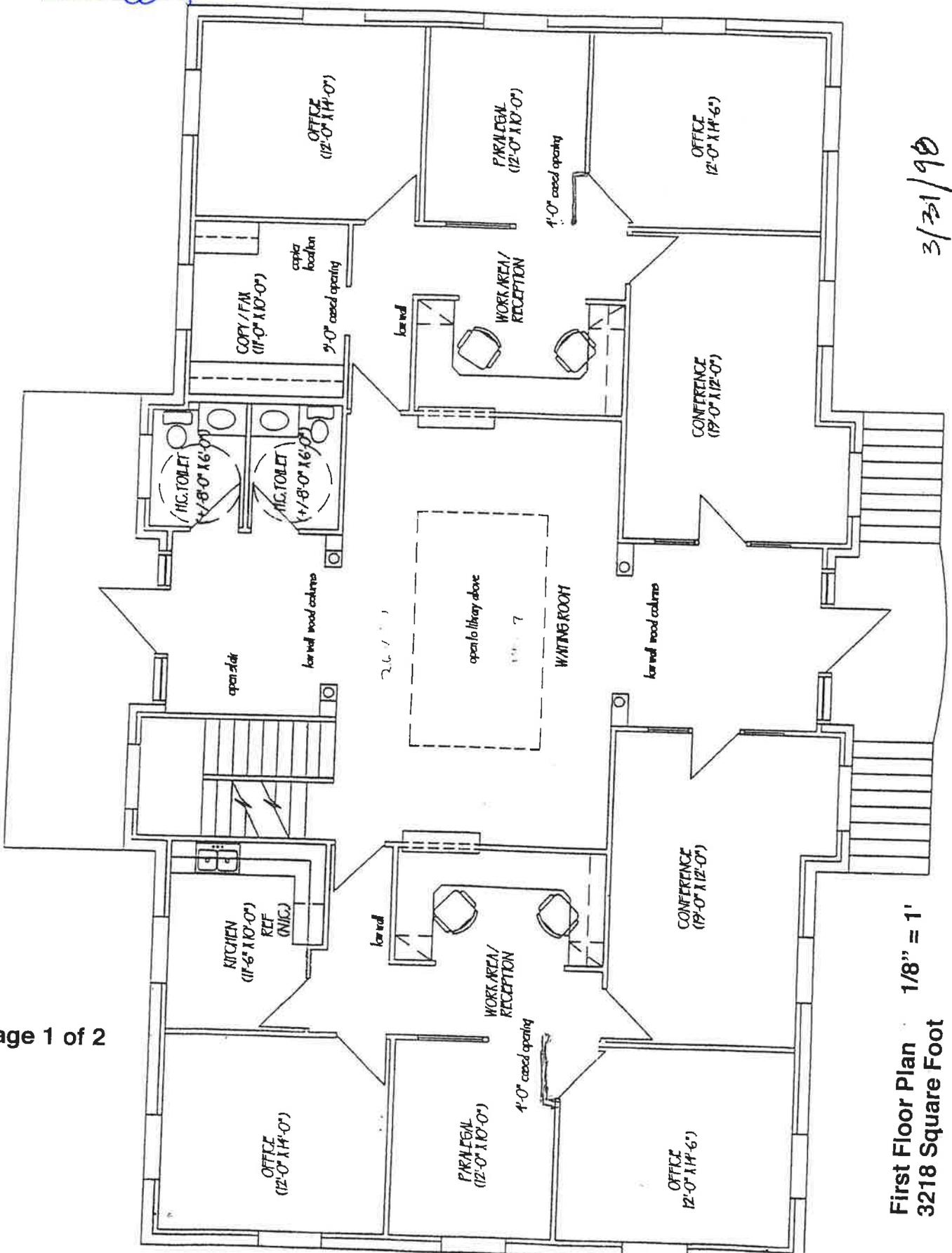


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JUN 28 2018

BY: *[Signature]*

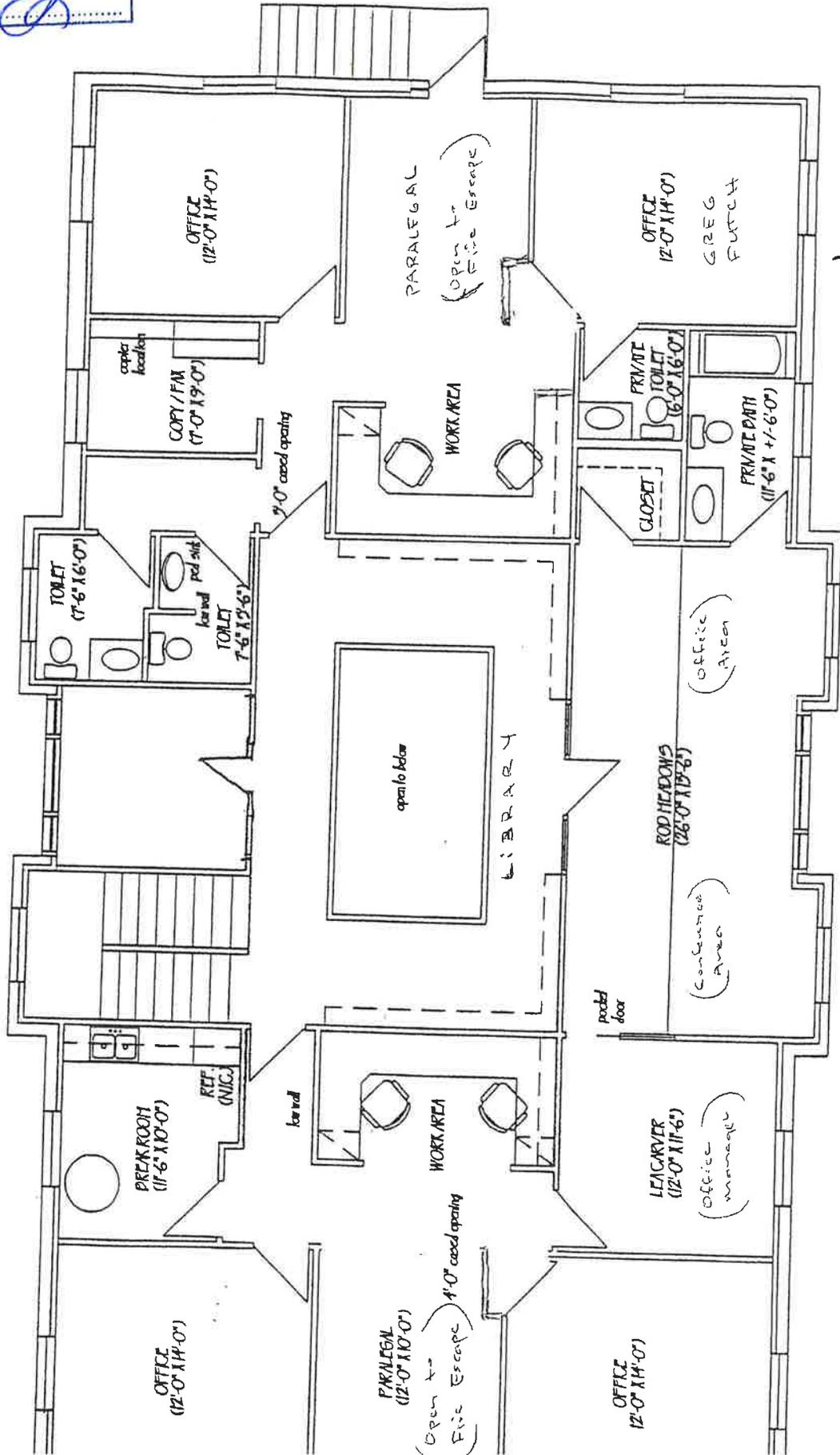
### Exhibit "C" Tenant's Premises



3/31/98

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 JUN 28 2016  
 BY: *[Signature]*

**Exhibit "C"  
 Tenant's Premises**



3/3/10



**Henry County Water Authority**  
Engineering Division



June 28, 2019

Re: Water and Sewer Services - Availability  
Proposed Development: **Hotel**  
Property Information: **160 Country Club Drive**  
**LL 20; District 6; 1.268+/- acres**  
Proposed Zoning: **C-3**  
Sewer Basin: **Walnut Creek**  
Watershed Basin: **Big Cotton Indian Creek**

**TO WHOM IT MAY CONCERN:**

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

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

Static:	120	psi
Residual:	114	psi
Flow	1590	gpm
Calculated Flow @ 20 psi:	7264	gpm

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

Sewage treatment and sewer line capacity are presently available to 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 Preliminary Site Plan dated 06/24/2019 prepared by Daniel Lemberg - Architect.

 2019.06.28  
11:53:42  
-04'00'

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





Henry County Water Authority

Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA 30253

Application for Water/Sewer Availability Letter

Date: 6/24/2019

Name of Applicant: GEORGIA HEALTH CARE ASSOCIATION, INC. Phone: (678) 289-6555 Mobile: (678) 672-7586
Address of Applicant: 160 COUNTRY CLUB DRIVE
City: STOCKBRIDGE State: GA Zip: 30281 E-mail: TONY.MARSHALL@GHCA.INFO
Name of Agent: YASHODHAR MANAGEMENT CO., LLC Phone: (678) 782-7444 Mobile: (478) 355-1427
Address of Agent: 280 CORPORATE CENTER DRIVE
City: STOCKBRIDGE State: GA Zip: 32281 E-mail: NICK.PATEL@YMHOSPITALITY.COM

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: [ ] Conditional Use/Exception [ ] Variance [ ] In-law Suite/Addition [ ] Bank Loan

AVAILABILITY: [ ] General Availability [x] Rezoning

Availability letters will require a minimum of three weeks from the date of payment and application submittal.

Request from C2-GENERAL COMMERCIAL C.3 - HEAVY COMMERCIAL DISTRICT
(Present Zoning) (Requested Zoning)

For the Purpose of SERVICE FOR A 77 ROOM HOLIDAY INN EXPRESS HOTEL
PARCEL TO THE EAST OF DRIVE
Address of Property: 160 COUNTRY CLUB DRIVE Nearest intersection to the property: COUNTRY CLUB DRIVE/EAGLES POINT PARKWAY
(Type of Development) (Street Address, if Applicable, Nearest Intersection, Etc.)

Size of Tract: 1.268 acre(s), Land Lot Number(s): 20 District(s): 6TH

Development Estimated Average Daily Sewer Flow (GPD): 9,240

Property Tax Parcel Number: 051-01028038 Proposed number of lots: 1

Information beyond this point is not required for service verifications (Below:

For properties within protected watershed districts only)

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

Estimated amount of impervious surface: Minimum Lot Size:

Witness signature

Printed Name of Witness: Sylvia S. Barnes

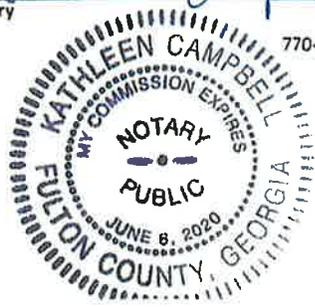
Notary signature: Kathleen Campbell

Signature of Owner(s)/Agent(s): Anthony V. Marshall

Printed Name of Owner/s: ANTHONY V MARSHALL

Signature of Agent: Edward A. Pressback

770-914-3688 (Office) 770-914-3359 (Fax) www.hcwa.com





**Henry County Water Authority**  
Engineering MEMO

To: Scott Sage, P.E.

Cc: \_\_\_\_\_

Date: June 27<sup>th</sup>, 2019

From: Staff, HCWA Engineering Department

Subject: Georgia Health Care Association Inc. off Country Club Drive (Parcel ID's 051-01028038)

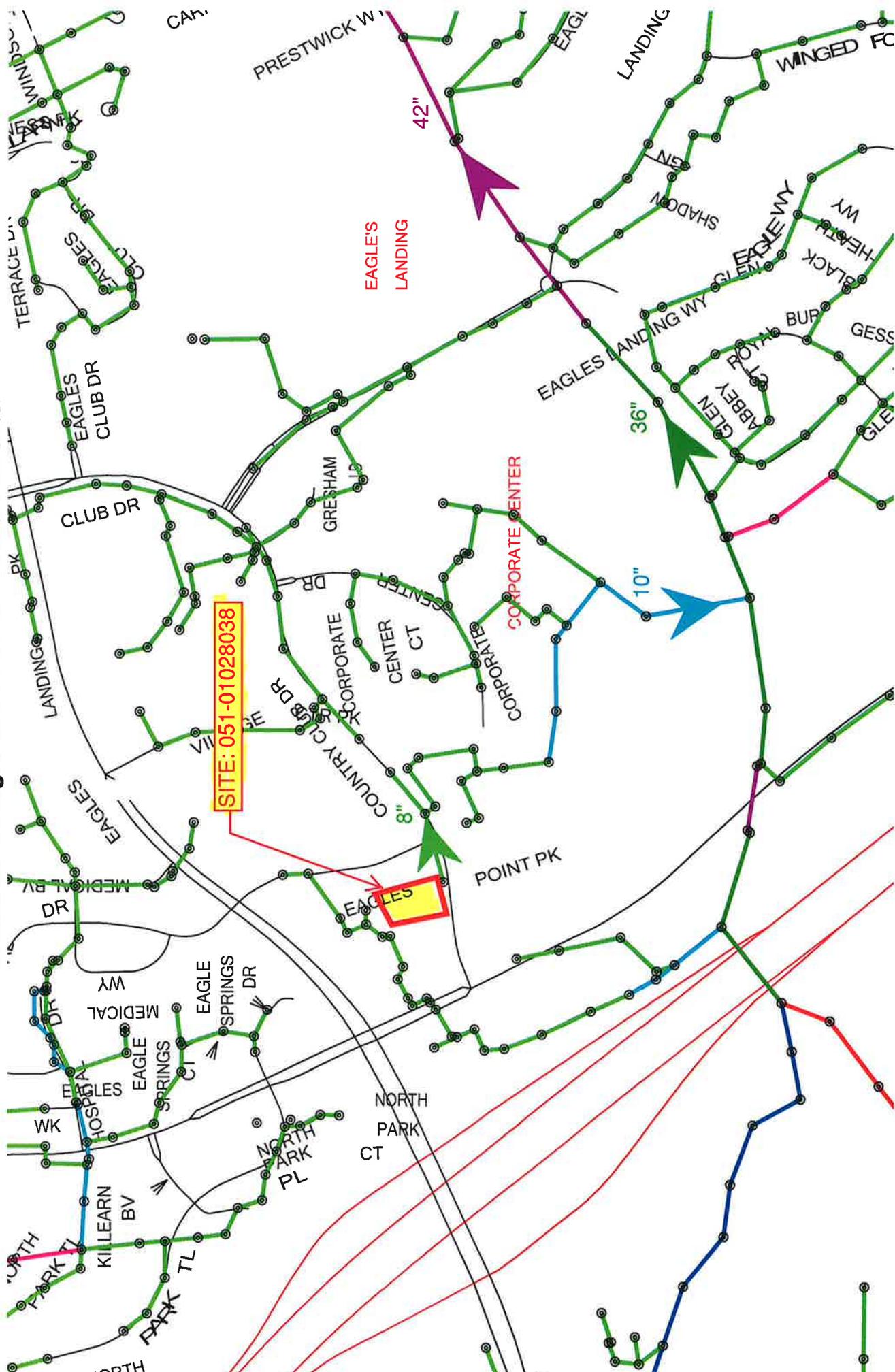
The Authority has received and evaluated the application packet requesting a water and sewer availability letter for the above referenced property. The applicant is requesting availability to rezone from C-2 General Commercial to C-3 Heavy Commercial for the purpose of building a hotel.

The parcel is comprised of 1.27 acres located within the Pates Creek Subbasin (Tunis Road LS – Big Cotton Indian LS – Walnut Creek WRF). Sewer conveyance is available via an 8-inch sewer main along Country Club Drive. Water is available via a 10-inch water main off Country Club Drive.

The estimated flow submitted by the applicant is 9,240 GPD, which is based off a similar hotel in the area. After applying a peak factor of 3, the Peak Hourly Flow comes to 19.25 GPM. The water lines in the area have adequate capacity to handle the peak flow, while maintaining minimum adopted standards of 1000 GPM @ 20 PSI. The load for the future commercial development was applied to the sewer model, which indicated that the sewer lines, pump stations, and treatment plant have adequate capacity to handle the peak flow.

Based upon the information submitted and subsequent staff evaluation, water and sewage treatment capacity is presently available. We therefore recommend the issuance of an availability letter for the proposed project.

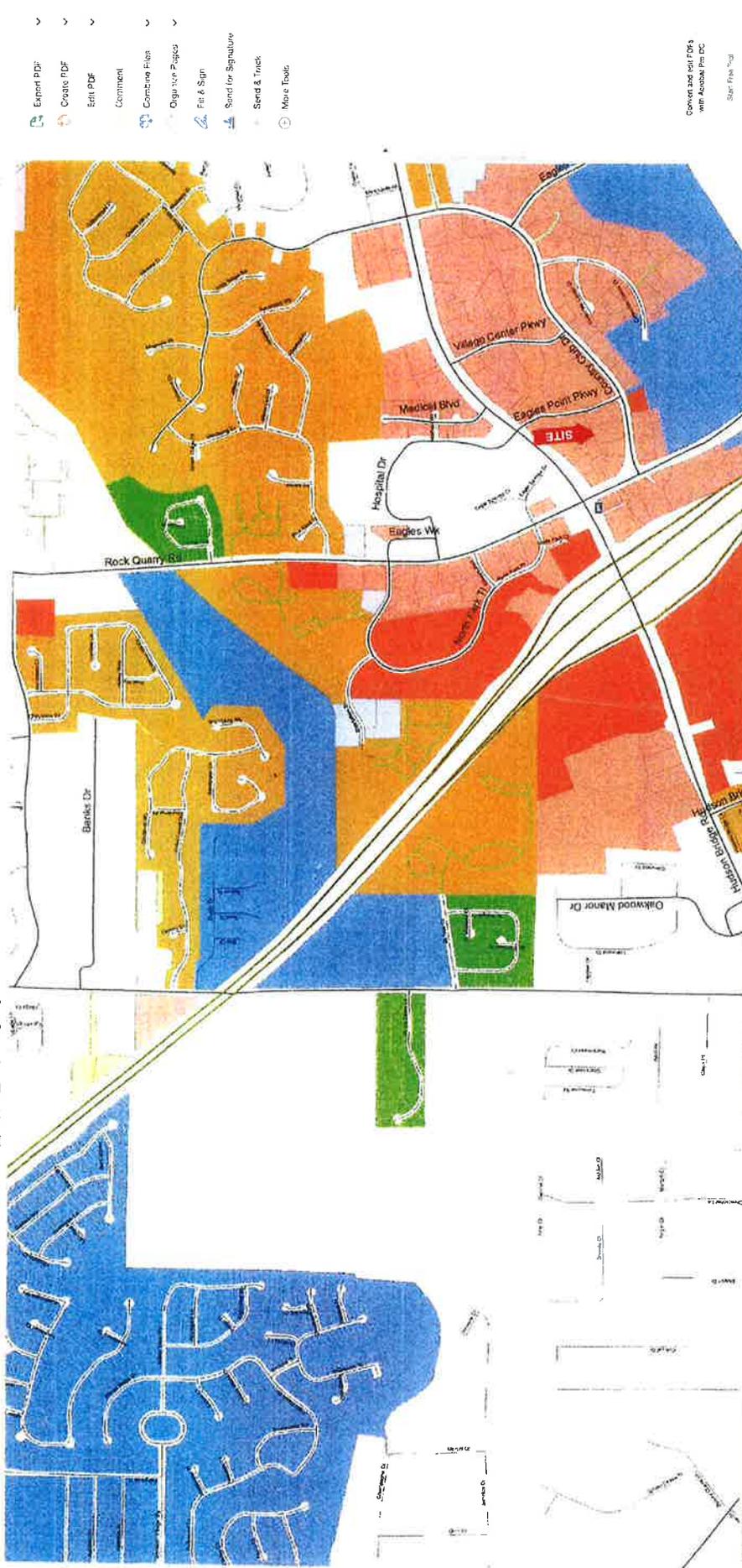
**Scenario: Georgia Health Care Association Inc.**







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JUN 28 2015  
BY: [Signature]



- Export PDF
- Create PDF
- Edit PDF
- Comment
- Combine Files
- Organize Pages
- Fit & Sign
- Send for Signature
- Send & Track
- More Tools

Convert and save PDFs with Acrobat Pro DC

Star File Tool





Location Map

RECEIVED  
JUN 28 2019  
BY: [Signature]





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**PUBLIC HEARING NOTICE**  
**Stockbridge Planning Commission**

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**Date:** August 22, 2019  
**Location:** Stockbridge City Hall  
4640 North Henry Boulevard, Stockbridge, GA 30281  
**Public Hearing:** 6:00 P.M. City Council Chambers

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**PUBLIC HEARING NOTICE**  
**Stockbridge City Council**

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**Date:** September 9, 2019  
**Location:** Stockbridge City Hall  
4640 North Henry Boulevard, Stockbridge, GA 30281  
**Public Hearing:** 6:00 P.M. Council Chamber

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1. The City of Stockbridge will hear the following Rezoning Request for **Case #RZ-2019-01:** Georgia Health Care Association, Inc., Applicant; and YM Hospitality Group, Agent; requests the rezoning of their property from C-2 (General Commercial District) to C-3 (Heavy Commercial District) for the purpose of constructing a hotel. Property is identified by its Parcel ID, 051-01028038, and is located east of 160 Country Club Drive. Property consists of 1.268 acres within Land Lot 20 of District 6 in the City of Stockbridge.
  
2. The City of Stockbridge will hear the following Rezoning Request for **Case #RZ-2019-02:** Robbie Moore of Palace Hospitality, LLC, Applicant; representing George P. Harper, III, P.E. of Paramount Engineering, LLC; request the rezoning of property from C-2 (General Commercial District) to C-3 (Heavy Commercial District) for the purpose of constructing a hotel. Property is identified by its Parcel ID, 051-01028005, and is located at 2725 Patrick Henry Parkway. Property consists of 3.545 acres within Land Lot 19 of District 6 in the City of Stockbridge.

# Site of Proposed Holiday Inn Express Hotel

City of Stockbridge...

Layers Basemap gallery Details Bookmarks Print Share



Details 1215

How to Use this Map:

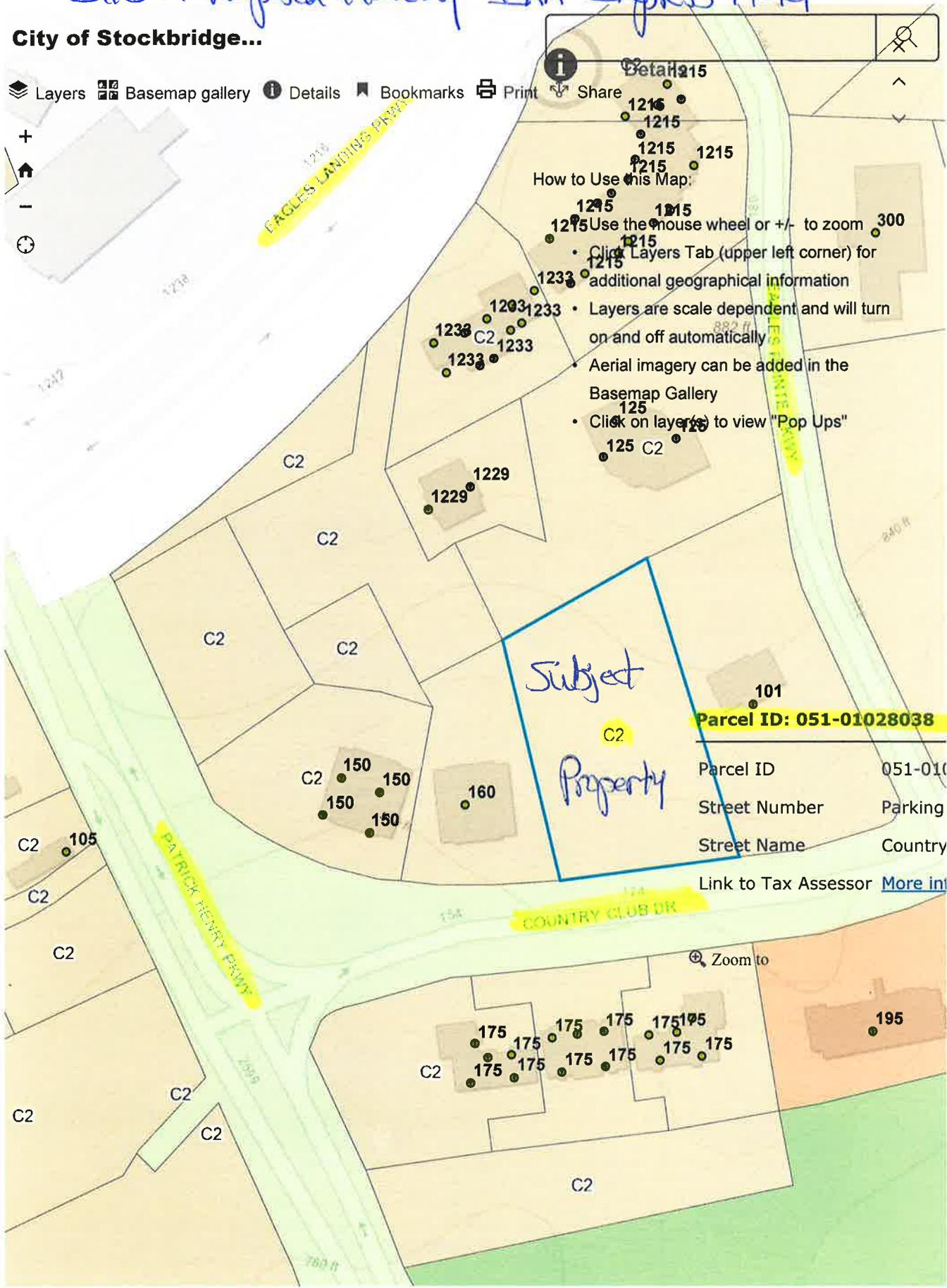
- Use the mouse wheel or +/- to zoom
- Click Layers Tab (upper left corner) for additional geographical information
- Layers are scale dependent and will turn on and off automatically
- Aerial imagery can be added in the Basemap Gallery
- Click on layers to view "Pop Ups"

Subject Property

Parcel ID: 051-01028038

Parcel ID	051-01028038
Street Number	Parking
Street Name	Country Club Dr
Country	
Link to Tax Assessor	<a href="#">More info</a>

Zoom to



Parcel ID: 051-01028038 (Holiday Inn rezoning site)



**Summary**

Parcel ID 051-01028038  
 Location Address  
 Millage Group 0003 (City/Stockbridge)  
 Property Usage COMMERCIAL (1000)  
 Total Acres 1.27  
 Landlot / District 20 / 6  
 Subdivision  
 Lot/Block  
 Plat Book 27  
 Plat Page 115

Exemptions:

**Owners**

GEORGIA HEALTH CARE ASSOCIATION INC  
 160 COUNTRY CLUB DRIVE  
 STOCKBRIDGE, GA 30281

**Valuation**

	2019	2018	2017
+ Building Value	\$0	\$0	\$0
+ OB/Misc	\$0	\$0	\$0
+ Land Value	\$387,200	\$387,200	\$387,200
<b>= Total Assessment</b>	<b>\$387,200</b>	<b>\$387,200</b>	<b>\$387,200</b>

Exemptions:

**Assessment Notices 2019**

[2019 Assessment Notice](#)

**Land Information**

Land Use	Number of Units	Unit Type
COMMERCIAL (001000)	55321.2	SF

**Sales Information**

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
5/8/2000	3701-251	\$237,500	WARRANTY DEED		WMBC-1 PARTNERSHIP	GEORGIA NURSING HOME ASSOCIATION
3/26/1998	2844-201	\$280,000	WARRANTY DEED	MULTI PRCL	KILLEARN INC	WMBC-1 PARTNERSHIP

**Map**



Generate Owner List by Radius

The Property Address option is unavailable for Henry County

Distance:

100 Feet [v]

Show address of: [x] Owner [ ] Property

Download format:

Address labels (5160) [v]

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

Additional owner options:

[x] All Owners

Additional mailing label options:

[ ] Show parcel id on label

Skip labels: 0

No data available for the following modules: Buildings, Miscellaneous Data, Sketches.

Data contained on this website represent a work in progress toward completion of the annual tax digest. As such, data is subject to change at any time. Ownership and map information correspond with the most current information processed by our office. Search deed records at the Henry County Courthouse to ensure the most current ownership information. Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries. Contact 770-288-7526 to verify zoning.

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 8/20/2019 10:14:20 PM

Version 2.3.0

