



**CITY OF HAMPTON – Annexation by 60% Method (O.C.G.A. 36-36-35)  
Plans and report for extension of services to the area proposed to be annexed.  
(AX-25-09-08)**

**Content includes:**

**REPORT**

**APPENDIX**

**(Notice Letter to Henry County including applications)**



## **Lower Woolsey Partners, LLC – Parcel Tax ID No. 003-01042002**

### ***City of Hampton Annexation: AX-25-09-08 REPORT***

Type of Annexation: 60% Method

Size of Tract: +/- 112.98 acres

Existing / Proposed Zoning: M-1 (Light Industrial) County / M-1 (Light Industrial) City

Current Use: Vacant, Undeveloped

Access: Lower Woolsey Road and Fortson Drive

Services: Georgia Power Company has facilities adjacent the northeast property line, northern portion of the tract. Central Georgia EMC has existing utility poles along the property frontage at Lower Woolsey. The Henry County Water Authority has a water line located on the west side of the property line which is adjacent to Fortson Drive and along Lower Woolsey Road, the southern property line. The site is currently not served by public sewer.

Map Exhibit: (see attached Exhibit A.1)

Statement of plans to extend municipal service at the time of annexation:

*Utilities:* The site is zoned M-1 (Light Industrial), Exhibit A.3, no change in land use is proposed. At the time of annexation, the property will remain M-1. The site is served by Henry County water and public sewer. Henry County water is available for fire protection. Central Georgia EMC has existing utility poles along the property frontage at Lower Woolsey. The City of Hampton will reserve its right to compete with Central GA EMC to provide electricity to the site as it is developed. The city's agreement with Central GA EMC permits the opportunity for the City to provide service as customer choice if the usage is above 900 KV (kilovolt).

*Police:* The City of Hampton will provide services to the annexed area. The City's average response time for 2024 is 4:05 minutes, the County's average response time for 90% of their calls is 8 minutes 56 seconds (twice the time of the City's response time). The city is approximately 10.2 square miles in size with three officers per shift. Conversely, Henry County Police Department Zone 29 and 30 encompass the City of Hampton and unincorporated areas within Henry County with only one police officer assigned to cover both zones for each shift. The city is currently best positioned to serve the proposed annexed land based on existing patrol coverage and response time that exceeds the County.

The proposed undeveloped land is zoned M-1 (Light Industrial) and will not change for the first year. The city has established "Public Safety Development Impact Fees" that are imposed for any development applying for a building permit. These fees are determined by a fee schedule and are used solely for the purpose of acquiring, equipping, and/or making capital improvements to police protection facilities under the jurisdiction of the city. This includes adding new officers as needed for new growth in the city.

*Garbage collection:* The City of Hampton contracts its garbage services through Waste Pro. All garbage pickup, regular household garbage, and bulk items will be done on a scheduled basis. Residential Locations receive a charge of \$18.96 for garbage pickup. Commercial locations will receive two (2) garbage pickups per week, at a cost of \$27.68 (per business, per month).

*Street Maintenance:* The proposed property is undeveloped, without interior roadway infrastructure. The City of Hampton is currently responsible for the maintenance of Lower Woolsey Road beginning at US HWY 19/41 (aka Bear Creek Boulevard) west approximately 3.5 miles. The proposed annexation will add approximately 1/4 mile of Lower Woolsey to the City of Hampton. Industrial development is often planned with private streets and gated controlled access points. This will result in less public right-of-way to maintain. Any public right-of-way access throughfare will be maintained by the City of Hampton Street & Highway Department.

The city requires by code that development provide sidewalks and improvement along roadway frontage as needed to meet city standards (Article 4. Sec. 4-21 and Sec. 4-36) as follows:

*Every development shall have frontage on a paved city or county public street. The existing public streets upon which a development has frontage and access shall be widened, resurfaced, or paved to city specifications for the full length of the frontage of the development if found necessary due to the existing public street being deficient relative to city specifications. (Sec.4-21)*

*Sidewalks shall be constructed along the entire perimeter of a development where such perimeters/parcel boundaries run or front along a city/county public street(s), or along the entire extent of the parcel boundaries where access to adjacent lots may or are possible as a part of existing or future developments. The community development director may require that sidewalks be extended to the nearest arterial or collector street. (Sec.4-36. B)*

This requirement enables the city to address any deficiencies of the existing facilities and require infrastructure improvement costs to be borne by the developer, not the city. The city maintains a street maintenance department that covers the city via zones addressing R/W maintenance, signage, pavement striping, etc. The city has a Streets & Highway budget of \$1,195,812 FY 2025 for current +/- 49.8 centerline miles. This includes an increase of \$130,000 in the Streets and Highways budget from the previous year.

*Extension of major trunk water mains and sewer outfall lines within 12 months of annexation:* N/A Property is currently served by Henry County water which will also provide fire protection water services. Henry County Water Authority has the closest sewer system to tie into if necessary. No annexation shall invalidate any utility service agreement between a county and an annexing municipality in effect on July 1, 1992, except by mutual written consent pursuant to O.C.G.A. § 36-36-8.



## Board of Regents–Tax ID No. 004-01003000, 004-01003001

### City of Hampton Annexation: AX-25-09-08 REPORT

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Type of Annexation: 60% Method

Size of Tract: +/- 27.14-acres and 18.25-acres

Existing / Proposed Zoning: RA (Residential Agricultural) County / RA (Residential Agricultural) City

Current Use: Caretakers Home / Residence

Access: Fortson Drive

Services: The Henry County Water Authority has a water line located on the west side of the property line which is adjacent to Fortson Drive. The site is currently not served by public sewer.

Map Exhibit: (see attached Exhibit A.1)

Statement of plans to extend municipal service at the time of annexation:

*Utilities:* The site is zoned RA (Residential Agricultural), Exhibit A.3, no change in land use is proposed. At the time of annexation, the property will remain RA. Henry County water is on site as described, though the property is without gravity public sewer and is served via septic tank. Henry County water is available for fire protection. Central Georgia EMC has existing utility poles along the property frontage at Lower Woolsey.

*Police:* The City of Hampton will provide services to the annexed area. The City's average response time for 2024 is 4:05 minutes, the County's average response time for 90% of their calls is 8 minutes 56 seconds (*twice the time of the City's response time*). The city is approximately 10.2 square miles in size with three officers per shift. Conversely, Henry County Police Department Zone 29 and 30 encompass the City of Hampton and unincorporated areas within Henry County with only one police officer assigned to cover both zones for each shift. The city is currently best positioned to serve the proposed annexed land based on existing patrol coverage and response time that exceeds the County.

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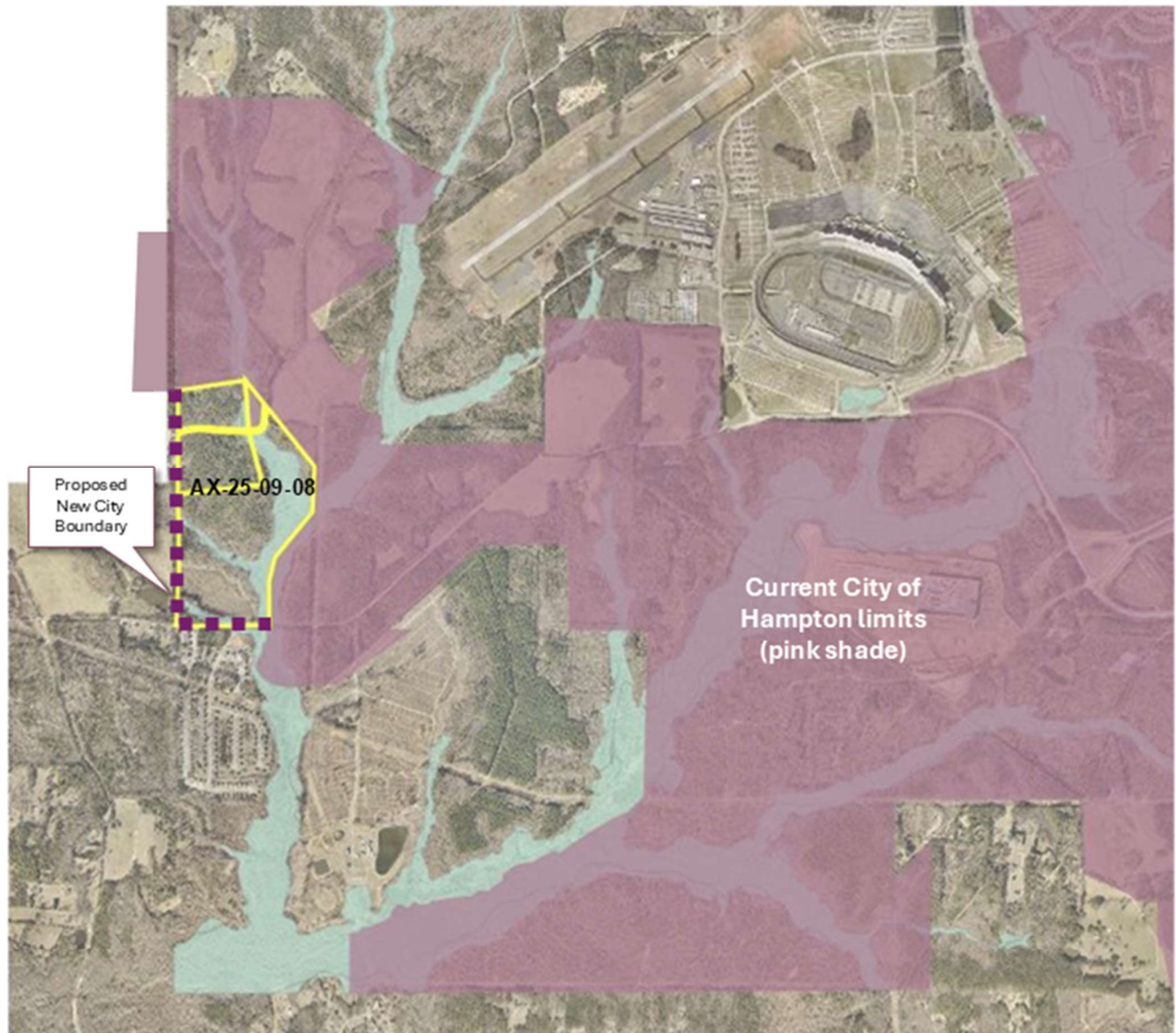
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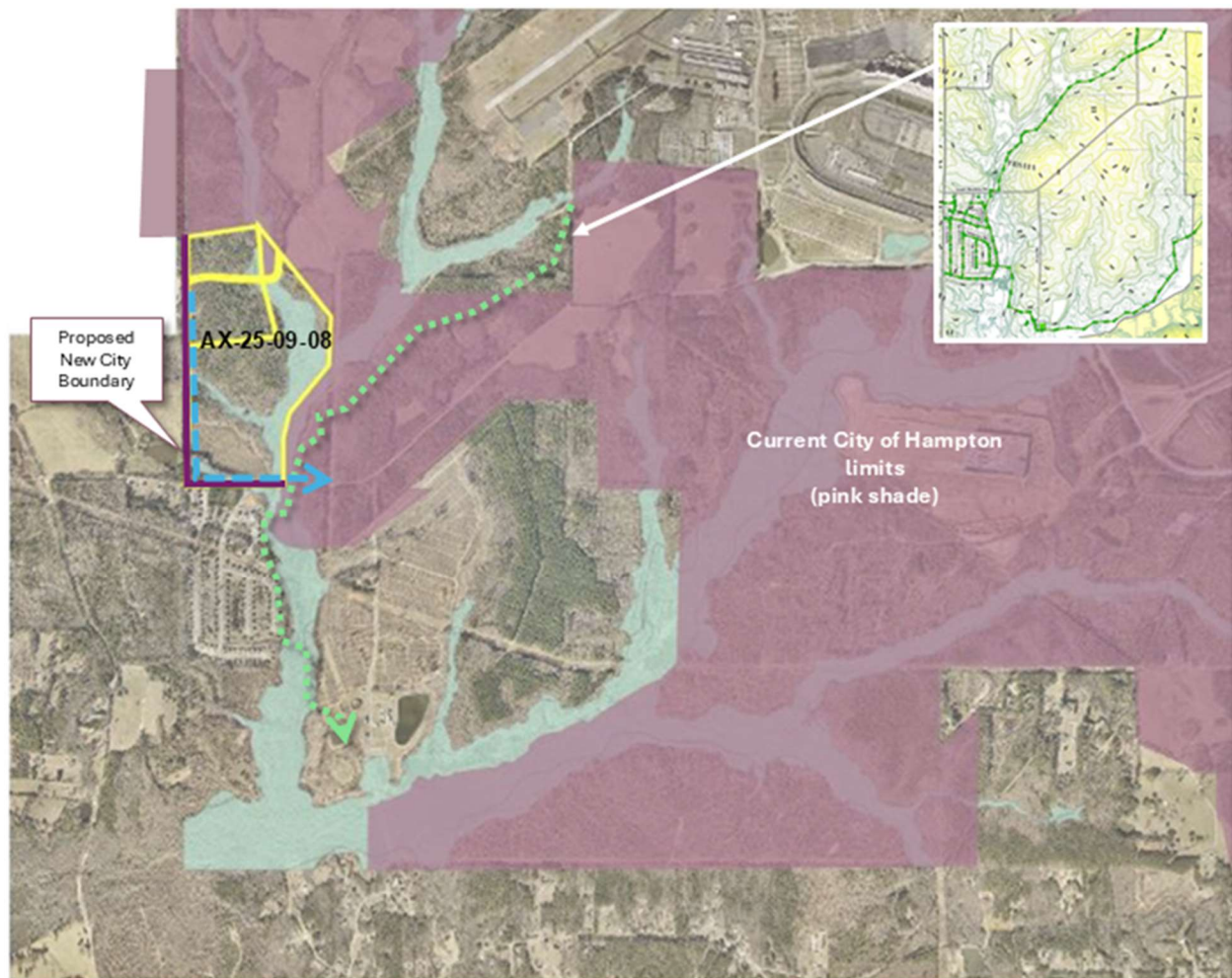
*Extension of major trunk water mains and sewer outfall lines within 12 months of annexation:* N/A Property is currently served by Henry County water which will also provide fire protection water services.

Henry County Water Authority has the closest sewer system to tie into if necessary. No annexation shall invalidate any utility service agreement between a county and an annexing municipality in effect on July 1, 1992, except by mutual written consent pursuant to O.C.G.A. § 36-36-8.



**Exhibit A.1: Municipal Territory**

(Present and Proposed City of Hampton – AX-25-09-08 / Lower Woolsey Partners, LLC and Board of Regents for the University of Georgia)



#### **Exhibit A.2: Sewer Outfall and Water Mains**

(Present and Proposed City of Hampton – AX-25-09-08 / Lower Woolsey Partners, LLC and Board of Regents for the University of Georgia)

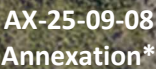
#### **LEGEND**

Henry County Sewer Outfall ..... ►  
 Henry County Water Main ..... ►

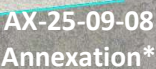
No proposed extension of trunk water mains and sewer outfall within the first-year post annexation.  
 Property is zoned M-1 (Lower Woolsey Partners) and RA (Regents UGA).



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\*No change in zoning is proposed.

### **Exhibit A.3: Zoning Classification**

(Present and Proposed City of Hampton – AX-25-09-08 / Lower Woolsey Partners, LLC  
and Board of Regents for the University of Georgia)



## APPENDIX



EST. 1872

# City of Hampton

City Hall  
17 East Main Street South  
PO Box 400  
Hampton, GA 30228

Phone: 770.946.4306  
Fax: 770.946.4356  
www.hamptonga.gov

MAYOR  
ANN N. TARPLEY  
MAYOR PRO-TEM  
DEVLIN CLEVELAND

CITY COUNCIL  
DONNIE A. BRYANT  
PAMELA DUCHESNE  
MARTY MEES  
WILLIE TURNER  
KESHA WHITE-WILLIAMS

CITY MANAGER  
ALEX S. COHILAS

September 26, 2025

VIA ELECTRONIC MAIL &  
CERTIFIED MAIL, RETURN RECEIPT REQUESTED

The Honorable Carlotta Harrell, Chair  
Henry County Board of Commissioners  
140 Henry Parkway  
McDonough, Georgia 30253

Re: City of Hampton AX-25-09-08, (Notice of Proposed Annexations)

Dear Chairwoman Harrell:

In accordance with O.C.G.A. § 36-36-6 and 36-36-23, on behalf of the governing body of the City of Hampton (the "City"), Henry County is hereby notified that the City has accepted an application for annexation pursuant to the 60% method under O.C.G.A. § 36-36-32 et seq. Further, the details of the proposed annexations include three properties with different owners, and are to be considered as one body, regardless of the number of owners. See O.C.G.A § 36-36-21.

The signed application for Lower Woolsey Partners, LLC, containing a complete description of one (1) parcel to be annexed along with the Owners Authorization is attached hereto for your review along with an unsigned application for Board of Regents for the University of Georgia two parcels. Upon the written and signed application of not less than 60 percent of the electors and not less than 60 percent of the land area, by acreage, included in such application. The signed application from 60% of resident electors and 60% of property owners within the area sought to be annexed shall be obtained within one year of the first signature obtained [O.C.G.A. § 36-36-32(b)]. The city shall obtain a list of electors residing in the areas from the board of registrars of Henry County, in accordance with O.C.G.A. § 21-2-227.

Properties to be Annexed (attached Exhibit A.1 Map and Applications):

Lower Woolsey Partners, LLC (71.34% owner) – Parcel ID No. 003-01042002 (*signature obtained*)

Board of Regents for the University of Georgia (28.66% owner) – Parcel ID Nos. 004-01003000 and 004-01003001 (*signature not obtained*)

Number of Property Owners:

Lower Woolsey Partners, LLC – (112.98-acres = 71.34% owner)

Board of Regents for the University of Georgia – (45.39-acres = 28.66% owner)

The application includes (2) property owners, as one body, with land area total of 158.37-acres, > 60% property owner signature obtained upon application.



Our mission is to deliver high quality, responsive and effective municipal services to those who live, work, do business and visit our community.

Zoning:

Lower Woolsey Partners, LLC (112.98-acres) – Parcel ID No. 003-01042002 is currently zoned Henry County M-1 (Light Industrial), and Board of Regents for the University of Georgia (45.43-acres) Parcel ID Nos. 004-01003000 and 004-01003001 are currently zoned RA (Residential-Agriculture). Upon annexation, the zoning designation **will not change** as the City's zoning ordinance encompasses the same zoning districts. No zoning action is required.

Services:

No annexation shall invalidate any utility service agreement between a county and an annexing municipality in effect on July 1, 1992, except by mutual written consent pursuant to O.C.G.A. § 36-36-8.

Method of all Annexations:

60% Method

County Response:

As you are hereby notified of the City of Hampton's intent to annexing the aforementioned properties, please refer to the statutory procedure outlined in O.C.G.A. § 36-36-23 for the County's response.

If any further information is needed, please do not hesitate to contact me at the above number or address.

Sincerely,

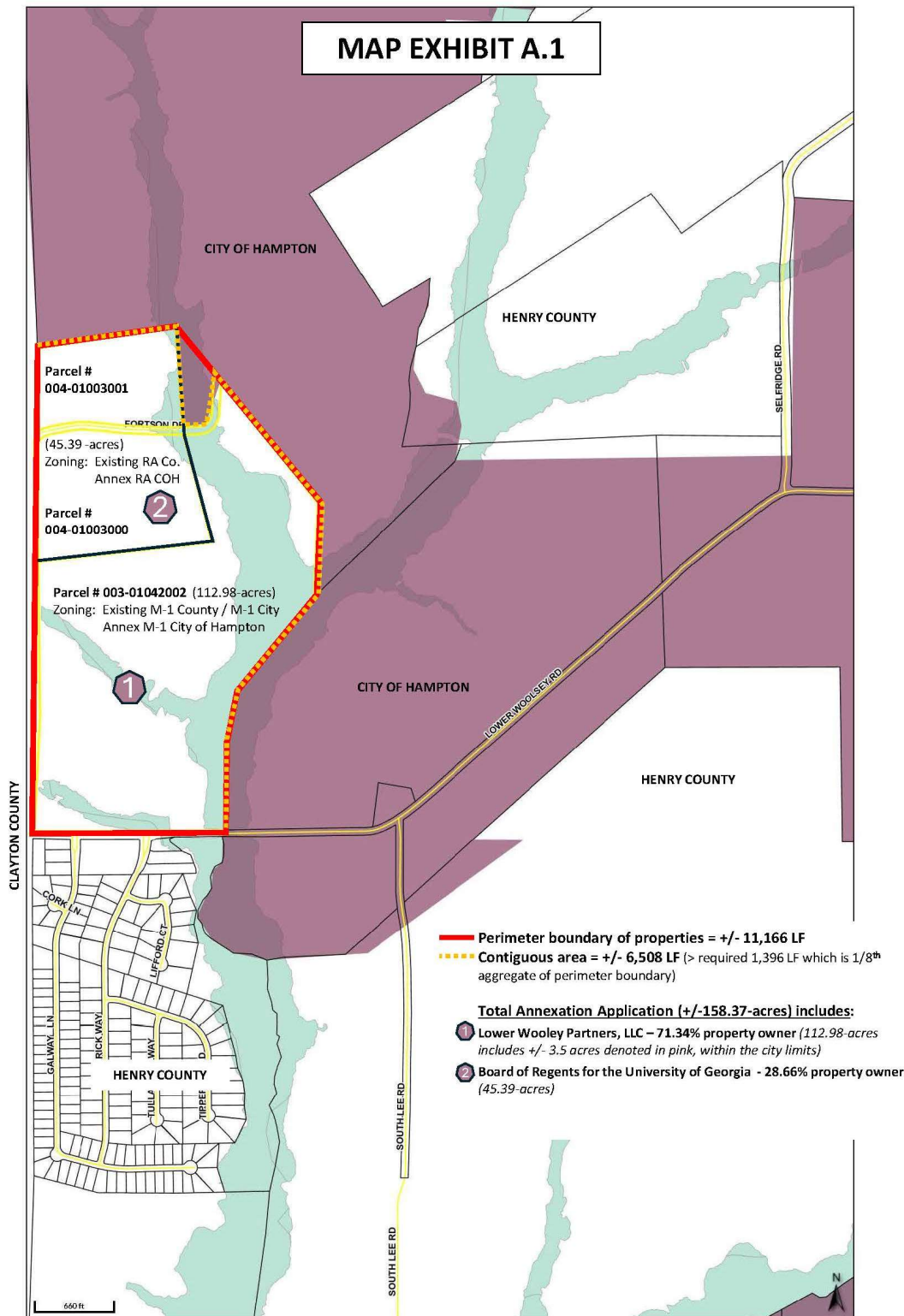


Alex Cohilas  
City Manager

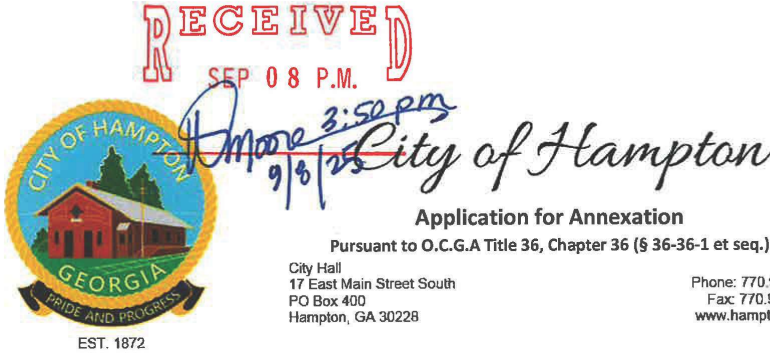
cc. L'Erin Barnes Wiggins, City Attorney

Enclosures: Map Exhibit A.1 and Applications









MAYOR  
ANN N. TARPLEY

MAYOR PRO-TEM  
MARTY MEERS

CITY COUNCIL  
SHEILA BARLOW  
HENRY BYRD  
DEVLIN CLEVELAND  
MARY ANN MITCHAM  
WILLIE TURNER

CITY MANAGER  
ALEX S. COHILAS

### Application for Annexation

Pursuant to O.C.G.A Title 36, Chapter 36 (§ 36-36-1 et seq.)

City Hall  
17 East Main Street South  
PO Box 400  
Hampton, GA 30228

Phone: 770.946.4306  
Fax: 770.946.4356  
www.hamptonga.gov

#### TYPE OF ANNEXATION (Fill one)

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: Lower Woolsey Road Parcel #003-01042002

Is this property contiguous to the city limits? ☒ Yes ☐ No

#### LAND USE AND ZONING

County: Henry

County Zoning Classification: M1 Light Industrial

Present Land Use: \_\_\_\_\_

Requested Zoning Classification: Same or Equivalent

#### PROPERTY OWNER

Name: Lower Woolsey Partners, LLC

Mailing Address: 120 S Zack Hinton Parkway, McDonough Ga 30253

Phone: 404-925-3917

Email: JGrant@Southernconsultingllc.com

Signature: J Grant

Date: 9-8-2025

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

#### APPLICANT

Name: Jeff R. Grant

Mailing Address: 120 S Zack Hinton Parkway, McDonough Ga 30253

Phone: 404-925-3917

Email: JGrant@Southernconsultingllc.com

Signature: J Grant

Date: 9-8-2025

#### OFFICE USE ONLY – DO NOT WRITE BELOW LINE

Type text here

Signature: Wanda Turner

Date: 9/8/25

### OWNER'S AUTHORIZATION

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.

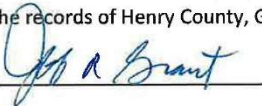
Name: Lower Woolsey Partners, LLC

Property Address: 120 S Zack Hinton Parkway, McDonough Ga 30253

Telephone: 404-925-3917


Email: JGrant@Southernconsultingllc.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: 

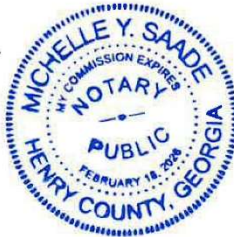
Date: 9-8-2025

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

  
Notary Public

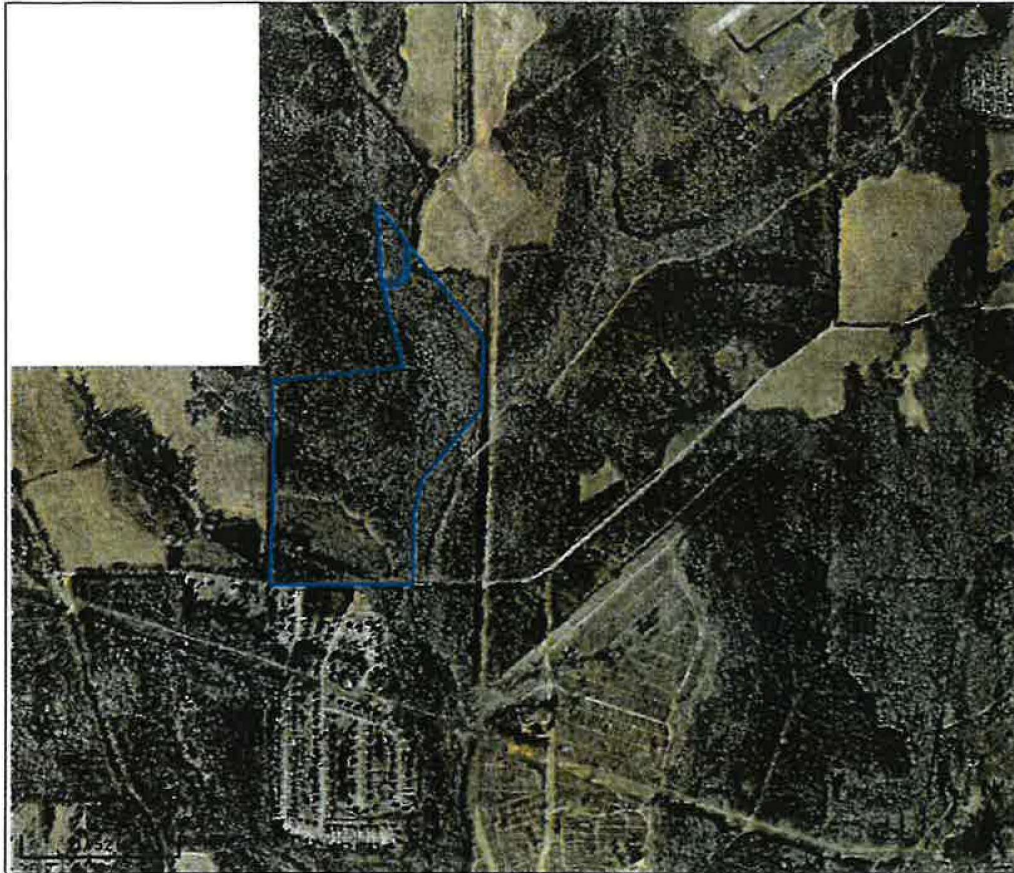
Date

9-8-2025

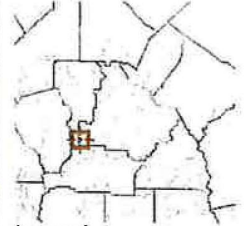




## Henry County, GA



### Overview



### Legend

- Parcels
- Roads

Parcel ID	003-01042002	Class	Exempt	Owner	THE UNIVERSITY OF GEORGIA FOUNDATION	Land Value:	\$1,505,600				
Property Address	1 PRESS PLACE SUITE 101	Acreage	112.98	Address	ATHENS, GA 30601	Building Value:	\$0	Last 2 Sales			
District	Henry County					Misc Value:	\$0	Date	12/20/2018	Price	\$0
										Reason	V
										Qual	U
						Total Value:	\$1,505,600				

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 created: 7/8/2025

Last Data Uploaded: 7/8/2025 2:05:26 AM

Developed by  **SCHNEIDER**  
GEO SPATIAL

## Henry County, GA

### Summary

Parcel ID 003-01042002  
 Location Address  
 Millage Group Henry County (District 01)  
 Property Usage Exempt  
 Total Acres 112.98  
 Landlot / District NA  
 Subdivision  
 Lot / Block  
 Plat Book / Page

### Owners

THE UNIVERSITY OF GEORGIA FOUNDATION  
 1 PRESS PLACE SUITE 101  
 ATHENS GA 30601

### Valuation (Current)

	2025
Previous Value	\$1,499,800
Land Value	\$1,505,600
+ Improvement Value	\$0
+ Accessory Value	\$0
= Current Value	\$1,505,600

### Exemptions

Exemptions for Year	2025
Exemptions	NONE

### Valuation (Historical)

	2024	2023	2022	2021	2020
+ Building Value	\$0	\$0	\$0	\$0	\$0
+ OB/Misc	\$0	\$0	\$0	\$0	\$0
+ Land Value	\$1,499,800	\$1,318,300	\$1,318,300	\$994,200	\$943,200
= Total Assessment	\$1,499,800	\$1,318,300	\$1,318,300	\$994,200	\$943,200

Exemptions:

### Land Information

Land Use	Number of Units	Unit Type
Flood Plain	32	Acres
Transition	80.98	Acres

### Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Type	Grantor
12/20/2018	16231 209	\$0	LWD	V	LOWER WOOLSEY HENRY 112 LLC
12/13/2018	16216 246	\$0	LWD	V	LOWER WOOLSEY HENRY 780 LLC

The Property Address option is unavailable for Henry County

100 Feet

- ☒ Show All Owners
- ☐ Show Parcel ID on Label

Skip Labels 0

Address labels (5160)


Downloaded

[illegible]

**SCHNEIDER**  
GEOSPATIAL



BK: 19423 PG: 315-  
Filed and Recor  
05-21-2025 04:32  
DOC# D2025-012

  
SABRIYA H  
CLERK OF SUPERIOR CC  
Henry COU  
Real Estate Transfer  
Paid : \$ 4520  
PT-61 075-2025-003

THIS INSTRUMENT PREPARED BY:  
AND RETURN TO:

Alston & Bird LLP  
1201 West Peachtree Street NE  
Atlanta, Georgia 30309-3424  
Attention: Colony Canady, Esq.

#### LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HENRY

Tax Parcel I.D. No: 003-01042002

THIS LIMITED WARRANTY DEED is made effective as of the 15 day of May, 2025, whereby the UNIVERSITY OF GEORGIA FOUNDATION, a nonprofit corporation organized under the laws of the State of Georgia ("Grantor"), whose post office address is 1 Press Place Suite 101, Athens, Georgia 30601, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these present does hereby grant, sell and convey unto LOWER WOOLSEY PARTNERS, LLC, a Delaware limited liability company ("Grantee"), whose post office address is c/o Incyte Capital, LLC, 3812 Jocelyn Street, NW, Washington, DC 20015, all that certain land located in Henry County, Georgia, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters set forth in Exhibit "B," attached hereto and incorporated herein by reference (the "Permitted Exceptions") but reference to same shall not operate to reimpose same.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever.

And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor

LEGAL02/46010557v3

hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other.

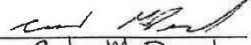
(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

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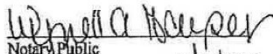
IN WITNESS WHEREOF, Grantor has signed this deed, under seal, as of the date stated above.

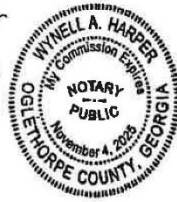
WITNESS:

  
Name: Cole McDaniel

UNIVERSITY OF GEORGIA FOUNDATION, a  
nonprofit corporation organized under the laws of the  
State of Georgia

By:   
Name: Elizabeth A. Prince  
Title: Chief Financial Officer

  
Notary Public  
My commission expires: 11/4/25  
[SEAL]



19423 PG: 317



**EXHIBIT A  
PROPERTY DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 15 AND 16 OF THE 3RD DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF FORTSON ROAD (60 FOOT RIGHT-OF-WAY) A DISTANCE OF 48.33 FEET NORTH, AS MEASURED ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD, FROM ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LOWER WOOLSEY ROAD (60 FOOT RIGHT-OF-WAY),

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD, NORTH 02 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 354.14 FEET TO A POINT;

THENCE NORTHERLY, AND CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD, A DISTANCE OF 258.14 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 5,762.50 FEET AND A CHORD WITH A BEARING OF NORTH 01 DEGREES 03 MINUTES 00 SECONDS EAST AND A LENGTH OF 258.12 FEET) TO A POINT;

THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST AND CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD A DISTANCE OF 177.67 FEET TO A POINT;

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD A DISTANCE OF 304.53 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 5,689.58 FEET AND A CHORD WITH A BEARING OF NORTH 01 DEGREES 18 MINUTES 00 SECONDS EAST AND A LENGTH OF 304.49 FEET) TO A POINT;

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD, NORTH 02 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 157.04 FEET TO A POINT;

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD A DISTANCE OF 295.74 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2,904.82 FEET AND A CHORD WITH A BEARING OF NORTH 00 DEGREES 05 MINUTES 00 SECONDS WEST AND A LENGTH OF 295.61 FEET) TO A POINT;

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD NORTH 03 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 176.49 FEET TO A POINT;

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD, 281.35 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 5,689.51 FEET AND A CHORD WITH A BEARING OF NORTH 01 DEGREES 35 MINUTES 00 SECONDS WEST AND A LENGTH OF 281.32 FEET) TO A POINT,

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THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FORTSON ROAD, NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST A DISTANCE OF 187.00 FEET TO A POINT LOCATED ON THE SOUTHERLY LINE OF PROPERTY NOW OR FORMERLY OWNED BY THE BOARD OF REGENTS FOR THE UNIVERSITY SYSTEM OF GEORGIA;

THENCE ALONG THE SOUTHERLY LINE OF SAID BOARD OF REGENTS' PROPERTY, NORTH 86 DEGREES 36 MINUTES 30 SECONDS EAST A DISTANCE OF 1,454.54 FEET TO A ¼ INCH CRIMP TOP PIPE;

THENCE ALONG THE EASTERLY LINE OF SAID BOARD OF REGENTS' PROPERTY, NORTH 18 DEGREES 18 MINUTES 00 SECONDS WEST A DISTANCE OF 927.21 FEET TO A POINT;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID BOARD OF REGENTS' PROPERTY, NORTH 02 DEGREES 35 MINUTES 00 SECONDS WEST A DISTANCE OF 737.66 FEET TO A POINT;

THENCE, LEAVING SAID BOARD OF REGENTS' PROPERTY, SOUTH 40 DEGREES 46 MINUTES 29 SECONDS EAST A DISTANCE OF 1,695.91 FEET TO A POINT ON THE WEST LINE OF A 125 FOOT WIDE ELECTRICAL TRANSMISSION LINE EASEMENT;

THENCE ALONG THE WEST LINE OF SAID EASEMENT, SOUTH 02 DEGREES 13 MINUTES 46 SECONDS WEST A DISTANCE OF 764.19 FEET TO A POINT;

THENCE, LEAVING SAID EASEMENT, SOUTH 39 DEGREES 40 MINUTES 29 SECONDS WEST A DISTANCE OF 972.57 FEET TO A POINT;

THENCE SOUTH 13 DEGREES 12 MINUTES 38 SECONDS WEST A DISTANCE OF 396.85 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 10 MINUTES 13 SECONDS WEST A DISTANCE OF 743.76 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LOWER WOOLSEY ROAD;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LOWER WOOLSEY ROAD, SOUTH 89 DEGREES 03 MINUTES 00 SECONDS WEST A DISTANCE OF 435.48 FEET TO THE REMAINS OF A CONCRETE RIGHT-OF-WAY MONUMENT;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF SAID LOWER WOOLSEY ROAD SOUTH 00 DEGREES 58 MINUTES 00 SECONDS EAST A DISTANCE OF 6.88 FEET TO A POINT;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LOWER WOOLSEY ROAD, SOUTH 89 DEGREES 17 MINUTES 00 SECONDS WEST A DISTANCE OF 681.55 FEET TO A POINT.

THENCE NORTH 82 DEGREES 32 MINUTES 40 SECONDS WEST A DISTANCE OF 393.24 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FORTSON ROAD AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL HAVING AN AREA OF 112.98 ACRES (4,921,380 SQUARE FEET).

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
2. Easement from E.M. Fortson to Georgia Power Company, dated June 5, 1950, filed of record June 17, 1950, as recorded in Deed Book 42, Page 585, Henry County, Georgia records.
3. Right of Way Deed from E.M. Fortson, William B. Oakes, et al to Henry County, a political subdivision of the State of Georgia, undated, filed of record October 24, 1967, as recorded in Deed Book 97, Page 403 and Deed Book 97, Page 404, Henry County, Georgia records.
4. Easement for Right-of-Way from William B. Orkin to Georgia Power Company, a corporation, dated February 18, 1980, filed of record March 24, 1980, as recorded in Deed Book 411, Page 165, Henry County, Georgia records.
5. Easement for Right-of-Way from William B. Orkin to Georgia Power Company, a corporation, dated January 24, 1980, filed of record March 24, 1980, as recorded in Deed Book 411, Page 173, Henry County, Georgia records.
6. Easement as contained in that certain Deed from Paula Ann Masters Lassiter, Administrator C.T.A. of the Last Will and Testament of Henry Adolphus Lassiter a/k/a Henry A. Lassiter, Deceased to Henry County Water and Sewerage Authority, a political subdivision of the State of Georgia, dated February 1, 1995, filed of record February 2, 1995, as recorded in Deed Book 2033, Page 104, Henry County, Georgia records.
7. All matters as shown on plat as recorded in Plat Book 58, Page 4, Henry County, Georgia records.
8. All matters that would be depicted on a current and accurate survey of the Property.

LEGAL02/46010557v3

**APPLICATION FOR ANNEXATION**

17 East Main Street South

P.O. Box 400

Hampton, GA 30228

Phone: 770-946-4306

Fax: 770-946-4356

AX-25-09-08

9/8/2025

Annexation Number: \_\_\_\_\_ Date: \_\_\_\_\_

Received by: Wanda D. Moore, Director

**TYPE OF ANNEXATION**

(Circle one of the methods below)

**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: 999 and 998 Fortson Road - Parcel Nos. 004-01003001 and 004-01003000  
Is this property contiguous to the city limits? Yes ☒ No ☐**LAND USE AND ZONING**

County: Henry County County Zoning Classification: RA (Residential-Agricultural)

Present Land Use: Undeveloped Residential Requested Zoning Classification: RA (Residential-Agricultural)

**PROPERTY OWNER**

Name: Board of Regents for the University of Georgia

Mailing Address: 999 Fortson Road, Hampton, GA 30228

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

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: Board of Regents for the University of Georgia

Mailing Address: 999 Fortson Road, Hampton, GA 30228

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

PLEASE DO NOT WRITE BELOW THIS LINE-OFFICE USE ONLY

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

City of Hampton \* [www.hamptonga.gov](http://www.hamptonga.gov)



**City of Hampton**  
**17 East Main Street South**  
**Hampton, GA 30228**  
**Tel. (770) 946-4603**

### **OWNER'S AUTHORIZATION**

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: Board of Regents for the University of Georgia

Property Address: 999 Fortson Road, Hampton, GA 30228

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

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: \_\_\_\_\_ Date: \_\_\_\_\_

City of Hampton \* [www.hamptonga.gov](http://www.hamptonga.gov)



# City of Hampton

City Hall  
17 East Main Street South  
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Hampton, GA 30228

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Fax: 770.946.4356  
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MAYOR  
ANN N. TARPLEY  
  
MAYOR PRO-TEM  
DEVLIN CLEVELAND  
  
CITY COUNCIL  
DONNIE A. BRYANT  
PAMELA DUCHESNE  
MARTY MEEKS  
WILLIE TURNER  
KESHA WHITE-WILLIAMS  
  
CITY MANAGER  
ALEX S. COHILAS

September 26, 2025

VIA ELECTRONIC MAIL &  
CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Tony V. Carnell, PE, General Manager  
Henry County Water Authority  
1695 Hwy 20 West  
McDonough, GA 30253

Re: City of Hampton AX-25-09-08, (Notice of Proposed Annexations)

Dear Mr. Carnell:

In accordance with the Municipal Service Agreement and Comprehensive Plan Pertaining to Water and Sewer Services (MSA), on behalf of the governing body of the City of Hampton (the "City"), Henry County Water Authority is hereby notified that the City has accepted an application for annexation pursuant to the 60% method under O.C.G.A. § 36-36-32 et seq.

The signed application for Lower Woolsey Partners, LLC, containing a complete description of one (1) parcel to be annexed along with the Owners Authorization is attached hereto for your review along with an unsigned application for Board of Regents for the University of Georgia two parcels. Upon the written and signed application of not less than 60 percent of the electors and not less than 60 percent of the land area, by acreage, included in such application.

Properties to be Annexed (attached Exhibit A.1 Map and Applications):

Lower Woolsey Partners, LLC (71.34% owner) – Parcel ID No. 003-01042002 (*signature obtained*)  
Board of Regents for the University of Georgia (28.66% owner) – Parcel ID Nos. 004-01003000 and 004-01003001 (*signature not obtained*)

Number of Property Owners:

Lower Woolsey Partners, LLC – (112.98-acres = 71.34% owner)  
Board of Regents for the University of Georgia – (45.39-acres = 28.66% owner)  
The application includes (2) property owners, as one body, with land area total of 158.37-acres, > 60% property owner signature obtained upon application.

Services:

Whenever land is annexed into or is made part of the incorporated area of the City by any means authorized by law ("Annexation"), and the Authority is at the time of such Annexation the provider of water service and/or sewer services to existing customers within the annexed territory, the Authority shall continue to provide water



*Our mission is to deliver high quality, responsive and effective municipal services to those who live, work, do business and visit our community.*

services and/or sewer services to such existing customers within said territory. The Authority, however, shall not extend its water services and/or sewer services to new customers within the annexed territory because the City is the presumptive provider of water service and sewer service within the municipal boundaries of the City, unless such presumptive right is declined or waived as contemplated in paragraph (4) of subsection I (B).

If any further information is needed, please do not hesitate to contact me at the above number or address.

Sincerely,



Alex Cohilas  
City Manager

cc. L'Erin Barnes Wiggins, City Attorney

Enclosures: Map Exhibit A.1 and Applications





# City of Hampton

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17 East Main Street South  
PO Box 400  
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MARTY MEEKS  
WILLIE TURNER  
KESHA WHITE-WILLIAMS  
  
CITY MANAGER  
ALEX S. COHILAS

September 29, 2025

VIA ELECTRONIC MAIL

Mitchell Stephens, Executive Director  
Planning and Asset Accountability at  
Henry County Schools  
33 N. Zack Hinton Parkway  
McDonough, Georgia 30253

Re: City of Hampton AX-25-09-08, (Notice of Proposed Annexations)

Dear Mr. Stephens:

The City of Hampton (the "City"), Henry County has accepted an application for annexation pursuant to the 60% method under O.C.G.A. § 36-36-32 et seq. Further, the details of the proposed annexations include three properties with different owners, and are to be considered as one body, regardless of the number of owners. See O.C.G.A § 36-36-21.

Properties to be Annexed (attached Exhibit A.1 Map and Applications):

Lower Woolsey Partners, LLC (71.34% owner) – Parcel ID No. 003-01042002 (*signature obtained*)  
Board of Regents for the University of Georgia (28.66% owner) – Parcel ID Nos. 004-01003000 and 004-01003001 (*signature not obtained*)

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Board of Regents for the University of Georgia – (45.39-acres = 28.66% owner)  
The application includes (2) property owners, as one body, with land area total of 158.37-acres, > 60% property owner signature obtained upon application.

Zoning:

Lower Woolsey Partners, LLC (112.98-acres) – Parcel ID No. 003-01042002 is currently zoned Henry County M-1 (Light Industrial), and Board of Regents for the University of Georgia (45.43-acres) Parcel ID Nos. 004-01003000 and 004-01003001 are currently zoned RA (Residential-Agriculture). Upon annexation, the zoning designation **will not change** as the City's zoning ordinance encompasses the same zoning districts. No zoning action is required.

Services:

No annexation shall invalidate any utility service agreement between a county and an annexing municipality in effect on July 1, 1992, except by mutual written consent pursuant to O.C.G.A. § 36-36-8.



*Our mission is to deliver high quality, responsive and effective municipal services to those who live, work, do business and visit our community.*



Method of all Annexations:  
60% Method

County Response:

Henry County BOC is notified of the City of Hampton's intent to annexing the aforementioned properties, please refer to the statutory procedure outlined in O.C.G.A. § 36-36-23 for the County's response.

If any further information is needed, please do not hesitate to contact me at the above number or address.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alex Cohilas', written over a horizontal line.

Alex Cohilas  
City Manager

cc. L'Erin Barnes Wiggins, City Attorney  
Barry L. Miles, Executive Director Facilities & Maintenance  
Lauren Hale, Coordinator Family Services

Enclosures: Map Exhibit A.1 and Applications