

**CITY OF HAMPTON  
STATE OF GEORGIA**

**ORDINANCE NO. 2024-13**

**AN ORDINANCE TO DENY THE ANNEXATION OF CERTAIN PROPERTIES BEARING PARCEL IDENTIFICATION NOS. 022-01032000 AND 022-01033000 AND BEING 12.41 +/- ACRES INTO THE CITY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, the City of Hampton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

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

**WHEREAS**, the governing authority of the City of Hampton, Georgia has the authority to consider applications to deannex certain properties from the City to be apart of Henry County ("County") pursuant to O.C.G.A. §36-36-131; and

**WHEREAS**, Georgia law permits municipalities to approve the deannexation of incorporated areas if the County consents to the deannexation and the deannexation conforms with the requirements of Title 36, Chapter 36 of the Georgia Code unless it finds that the deannexation would be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality; and

**WHEREAS**, Title 36, Chapter 36 continues to provide further limitations on approval of deannexations; and

**WHEREAS**, pursuant to O.C.G.A. §36-36-133, if the City has outstanding general obligation bond or revenue bond indebtedness, property in the City is ineligible for deannexation; and

**WHEREAS**, the City recently received applications for deannexation (the "Deannexation Applications"), copies of which are attached hereto as **Exhibit "A"** and incorporated by reference, and legal descriptions are attached to said applications of the lands to be deannexed; and

**WHEREAS**, preliminary investigation reveals that the Deannexation Applications were signed by one hundred percent of the landowners and accompanied by a complete description of the property to be deannexed (collectively, the "Properties"), that the Properties are contiguous to the municipal boundary of the City, that the Properties are within the County, and that deannexation will not create an unincorporated "island" as contemplated by O.C.G.A. § 36-36-132, *et seq.* (the "Act"); and

**WHEREAS**, a further investigation reveals that the Properties are encumbered by revenue

bond indebtedness held by the City making the Properties ineligible for deannexation pursuant to O.C.G.A. § 36-36-133; and

**WHEREAS**, the City's revenue bond indebtedness was approved in 2006, refinanced in 2016 with a maturity date of 2026; and

**WHEREAS**, the City's revenue bond indebtedness encumbers all property in the City as it's debt for the City's sewer plant; and

**WHEREAS**, the governing body of the County voted to approve the deannexation on March 18, 2024 without consideration of O.C.G.A. § 36-36-133; and

**WHEREAS**, the governing body of the County did not notify the City until June 26, 2024 of its acceptance of the Deannexation Applications; and

**WHEREAS**, the deannexation is not allowed by law and the health, safety, and welfare of the citizens of Hampton, Georgia will be negatively impacted if the deannexation were approved.

**BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HAMPTON, GEORGIA**, and by the authority thereof:

**Section 1.** The Properties described in "Exhibit A" attached hereto and incorporated herein by reference are hereby denied deannexation from the City of Hampton, Georgia pursuant to the authority of O.C.G.A. Sections 36-36-130 *et seq.*

**Section 2.** The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

**Section 3.** This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Hampton.

**Section 4.** This Ordinance shall take effect immediately upon its adoption. All Ordinances in conflict herewith are expressly repealed. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Hampton, Georgia, and the sections of this Ordinance may be renumbered, if necessary, to accomplish such intention.

**Section 5.**

- 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 and 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 Article shall remain valid, constitutional, enforceable, and of full force and effect.

**Section 6.** All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

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

**SO ORDAINED**, this 13<sup>th</sup> day of August 2024.

CITY OF HAMPTON, GEORGIA

  
\_\_\_\_\_  
ANN N. TARPLEY, Mayor

ATTEST:

  
\_\_\_\_\_  
RASHIDA FAIRLEY, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
L'ERIN BARNES WIGGINS, City Attorney

First Read: 07/09/2024

Second Read: 08/13/2024



**RESOLUTION #24-87**

**RESOLUTION ACCEPTING PROPOSED DEANNEXATION FROM THE CITY OF  
HAMPTON OF TWO (2) PARCELS OF LAND CONSISTING OF A COMBINED 12.41 +/-  
ACRES IN LAND LOT 114 OF THE 3<sup>RD</sup> DISTRICT, HENRY COUNTY, GEORGIA**

**WHEREAS**, pursuant to *O.C.G.A. Article 8*, the Henry County Board of Commissioners have received application from property owners (“Applicants”) advising Henry County of their intent to deannex (DE-AX-23-02) two (2) properties consisting of a combined total of 12.41 +/- acres in Land Lot 114 of the 3<sup>rd</sup> District from the municipal boundary of the City of Hampton, Henry County, Georgia, being **Parcels 022-01032000 and 022-01033000** (the “Property”) (*see*, Exhibit A, attached hereto); and

**WHEREAS**, in connection with, and immediately following, the annexation, the property owners seek to change the zoning for the Property from the City of Hampton R-1 (Single-Family Residential) zoning district to the Henry County R-1 (Single-Family Residence) zoning district; and

**WHEREAS**, *O.C.G.A. § 36-36-131* grants the City of Hampton the authority to deannex an area or areas of the existing corporate limits upon the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation; and

**WHEREAS**, Henry County Board of Commissioners analyzed and whether the deannexation may be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality; and

**WHEREAS**, the Henry County Board of Commissioners has determined that the proposed deannexation of the Property into the County would not cause a material increase in the burden on Henry County; and

**WHEREAS**, the Henry County Board of Commissioners has determined that the proposed deannexation of the Property into the County would not result in an increase in density and infrastructure demands which would be detrimental to Henry County and to the health, safety, and welfare of Henry County and its citizens; and



**WHEREAS**, the Henry County Board of Commissioners has determined that the proposed deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

**NOW THEREFORE, BE IT RESOLVED** that, pursuant to the provisions of *O.C.G.A. § 36-36-131*, et seq, Henry County accepts the proposed deannexation (DE-AX-23-02) of the Property, as described in Exhibit A, from the municipal boundaries of the City of Hampton to the corporate boundary of Henry County, Georgia, on the grounds that the proposed deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

**BE IT FURTHER RESOLVED** that the County Manager and/or the County Attorney are authorized and directed to send such notice(s) as are required by law to the City of Hampton and/or the effected property owners.

**BE IS FURTHER RESOLVED** that the County Attorney is authorized to initiate such legal proceedings as are proper to enjoin the deannexation of the Property and/or initiate and/or engage in the arbitration proceedings authorized per *O.C.G.A. § 36-36-114*.

**BE IT FURTHER RESOLVED** that this Resolution shall be forwarded to the City, together with such supporting documentation as are reasonable and necessary to support the same.



BE IT SO RESOLVED, THIS 19<sup>TH</sup> DAY OF MARCH 2024.

  
CARLOTTA HARRELL, CHAIR  
HENRY COUNTY BOARD OF  
COMMISSIONERS

ATTEST:

  
STEPHANIE BRAUN  
COUNTY CLERK





# HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

## APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services district to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas, and complies with requirements established in *O.C.G.A Title 36, Chapter 36*. The description of such territory is attached hereto.

OWNERS NAME(S) Priscilla D. Hendry  
Edwin D. Hendry

PHONE NUMBER(S) 770 946 3637

EMAIL ADDRESS(ES) 678 283 1728

DEANNEXATION FROM  HAMPTON  LOCUST GROVE  MCDONOUGH  STOCKBRIDGE

LOCATION/ADDRESS 68 W. King Rd. Hampton, GA 30228

LAND LOT/DISTRICT LLot 114 L Dist: 3

ACERAGE 5.93 ACRES

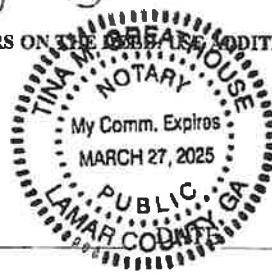
PARCEL ID NUMBER(S) 022-01032000

ZONING DISTRICT(S) 004 HAMPTON

USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) Priscilla D. Hendry DATE 6-22-23  
Edwin D. Hendry DATE 6-22-23

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.



Eric M. Gashawco  
NOTARY SIGNATURE AND SEAL 6-27-23

(Office use only)

Survey OR  Legal description AND  Letter from property owner(s) requesting deannexation

Application Received by: Eric M. Gashawco Title: Planner II Date: 7/25/23



## **Applicant Campaign Disclosure Form**

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

Has the applicant\* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes  No

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:

We certify that the foregoing information is true and correct, this 27 day of June, 2023.

Priscilla D HENDRY  
Edwin HENDRY  
Applicant's Name - Printed

this 27 day of June  
Duly Signed  
and Dated  
Signature of Applicant/Property Owner

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 27 day of June, 2023.



Tim M. Crookshank  
Notary Public

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



July 24, 2023

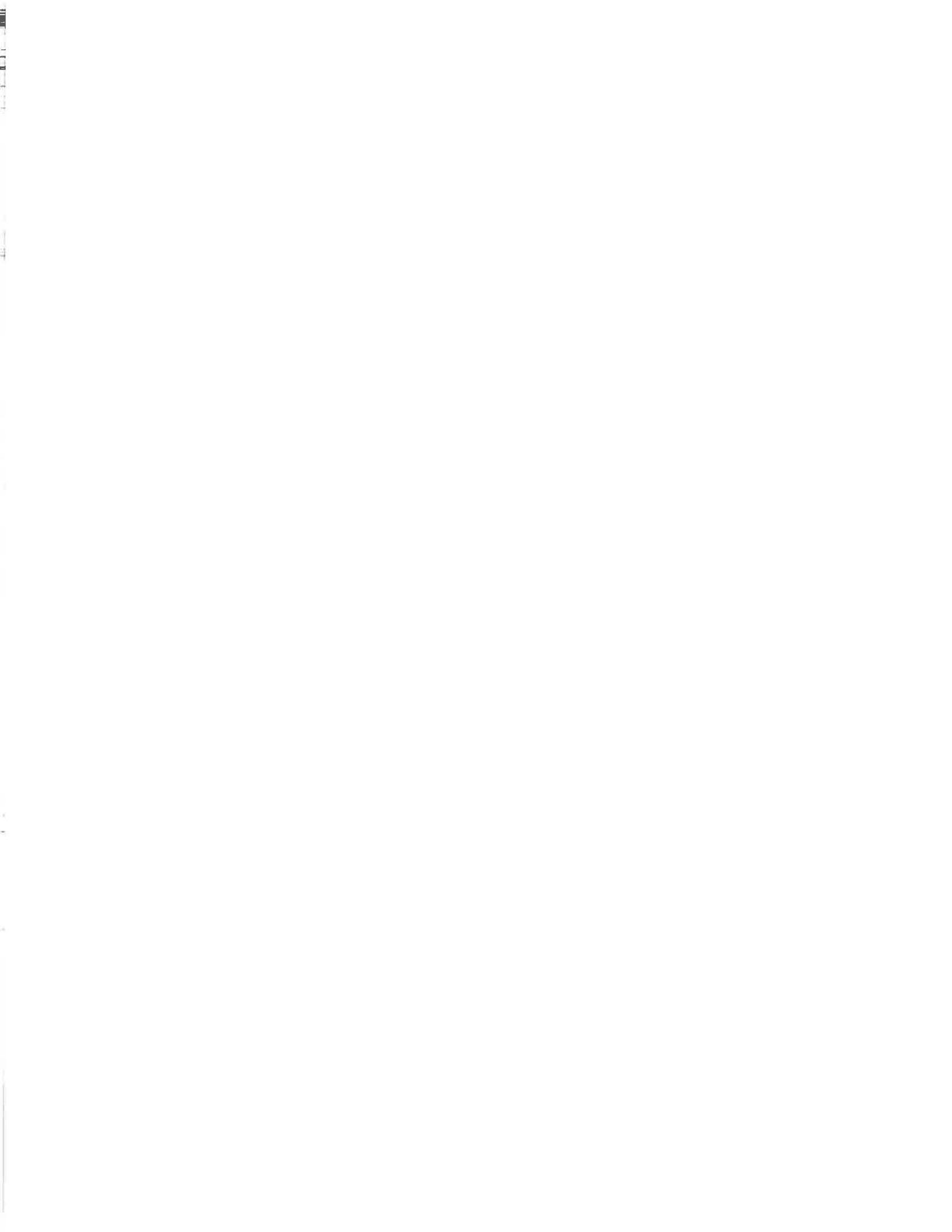
To Whom It May Concern:

Priscilla and Edwin Hendry ,owners of the property at 68 W. King Rd in the city of Hampton , Georgia

Are requesting that the above property be de-annexed from the city of Hampton to the county of Henry.

Thank you ,

Priscilla Hendry  
Edwin Hendry



Mrs. Marion A. Newman

305 1/2

40 KING ROAD

40 P/L

305 1/2

40 KING

40 KING



## HENRY COUNTY GEORGIA - Residential Appraisal Card

NAME/ADDRESS: 11024 Rd. FB 844


216  
one  
①  
153  
PC 3

26 41

1963-1964 - 1964-1965

Notes - 1948 - June 10  
C. G. Wright, Small and Large Mys. Islands, 7-10-48 Ext-Field  
on N.E. Change CMR to C. Change flat to 800' elev. on  
Add 1000' feet to both sides of road and draw off to 2.  
Gazebo located off Little Passage. All other data remains.





# 2021 Property Tax Statement

Michael Harris  
Henry County Tax Commissioner  
140 Henry Parkway  
McDonough, GA 30253  
www.henrycountytax.com

**FORWARDING SERVICE REQUESTED**

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
Henry County Tax Commissioner



AUTO-6-DIGIT 39228 12 202 3898 1 AV 0.388

HENDRY PRISCILLA D & EDWIN O  
68 WEST KING RD  
HAMPTON, GA 30228



**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added monthly if not paid by due date)

Michael Harris  
Henry County Tax Commissioner  
140 Henry Parkway  
McDonough, GA 30253  
www.henrycountytax.com

Phone: (770) 288-8180 Fax: (770) 288-8190

Building Value	Land Value	Acres	Fair Market Value	Due Date				Payment Good Through	Exemptions
105,800	61,100	5.9300	166,900	11/16/2021				11/16/2021	L9
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
HENRY COUNTY TAX	166,900.00	66,760.00	31,320.00	35,440.00	12.357	437.93	0.00	311.44	
COUNTY SALES TAX CREDIT	166,900.00	66,760.00	31,320.00	35,440.00	3.569	0.00	-126.49	0.00	
COUNTY WATER	166,900.00	66,760.00	31,320.00	35,440.00	2.000	70.88	0.00	70.88	
FIRE PROTECTION SSD	166,900.00	66,760.00	31,320.00	35,440.00	1.105	39.16	0.00	39.16	
RECREATION SSD	166,900.00	66,760.00	31,320.00	35,440.00	.685	24.28	0.00	24.28	
<b>TOTALS</b>					12.578	572.25	-126.49	445.76	

Map: 022-01032000



BILL NUMBER BARCODE

Scan the QR Code with  
your smart phone to pay  
your tax bill.



Bill No: 2021-35654

Current Due	445.76
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payment	0.00
Back Taxes	0.00
<b>TOTAL DUE</b>	<b>445.76</b>

Homeowners are entitled to homestead exemptions only on their actual place of permanent residence. Only one homestead is allowed for one immediate family/group. Please notify the Tax Assessors of any changes which could affect your homestead exemption such as, changes to Warranty Deed, age, death, disability or change of residence. You must file by April 1, 2022 for the 2022 tax year. If you are 62 years of age on or before Jan 1 2022, and currently receive homestead exemption, you may qualify for additional exemptions for 2022. Contact the office @ 770-288-7999 option 1 or 770-288-8180 option 3 for details. Information is also available on Disability and Disabled Veterans exemptions. Forms may be found on our website.



# 2021 Property Tax Statement

Michael Harris  
Henry County Tax Commissioner  
140 Henry Parkway  
McDonough, GA 30253  
www.henrycountytax.com

**FORWARDING SERVICE REQUESTED**

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
Henry County Tax Commissioner



AUTO-5-DIGIT 38228 12 202 3858 1AV 0.368

HENDRY PRISCILLA D & EDWIN O  
68 WEST KING RD  
HAMPTON, GA 30228



**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added monthly if not paid by due date)

Michael Harris  
Henry County Tax Commissioner  
140 Henry Parkway  
McDonough, GA 30253  
www.henrycountytax.com

Phone: (770) 288-8180 Fax: (770) 288-8190

BILL NUMBER BARCODE

Bill No.	Due Date	TOTAL DUE
2021-35654	11/16/2021	445.76

Map: 022-01032000

Location: 68 WEST KING RD

Payment Good Through: 11/16/2021

Printed: 08/02/2021

Interest will be applied monthly after the due date. A 5% penalty will be applied every 120 days from the due date. (20% maximum) Payment Good Through date applies to Current Year interest only. Bills are mailed to the Jan 1 owner. If you have sold this property, please return the bill along with a Settlement Statement within 90 days from the due date. (Ga Code Section 46-3-3). We accept US postmark only as proof of mailing. Questions regarding Payments: 770 288-8180 opt 3. Questions regarding Value: 770 288-7999 opt 1.

PAYMENTS ARE ACCEPTED PRIOR TO DUE DATE. PAYMENT DROP BOXES AVAILABLE AT BOTH LOCATIONS. You can pay your taxes online at [www.HenryCountyTax.com](http://www.HenryCountyTax.com)

**Henry County Tax Commissioner**

140 Henry Parkway  
McDonough, GA 30253-6696



If your taxes are paid by your mortgage company,  
send them this portion only.

Tax Payer: HENDRY PRISCILLA D & EDWIN O

Map Code: 022-01032000 REAL

Description: LLOT: 114 LDIST: 3

Location: 68 WEST KING RD

Bill No: 2021-35654

District: 004 HAMPTON



Building Value	Land Value	Acres	Fair Market Value	Due Date				Payment Good Through	Exemptions
106,800	61,100	5.9300	166,900	11/16/2021				11/16/2021	L9
Entity		Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rates	Gross Tax	Credit	Net Tax
HENRY COUNTY TAX		166,900.00	66,760.00	31,320.00	35,440.00	12.357	437.93	0.00	311.44
COUNTY SALES TAX CREDIT		166,900.00	66,760.00	31,320.00	35,440.00	-3.569	0.00	-126.49	0.00
COUNTY WATER		166,900.00	66,760.00	31,320.00	35,440.00	2.000	70.88	0.00	70.88
FIRE PROTECTION SSD		166,900.00	66,760.00	31,320.00	35,440.00	1.105	39.16	0.00	39.16
RECREATION SSD		166,900.00	66,760.00	31,320.00	35,440.00	.685	24.28	0.00	24.28
TOTALS						12.578	572.25	-126.49	445.76

Map: 022-01032000



BILL NUMBER BARCODE

Scan the QR Code with  
your smart phone to pay  
your tax bill.

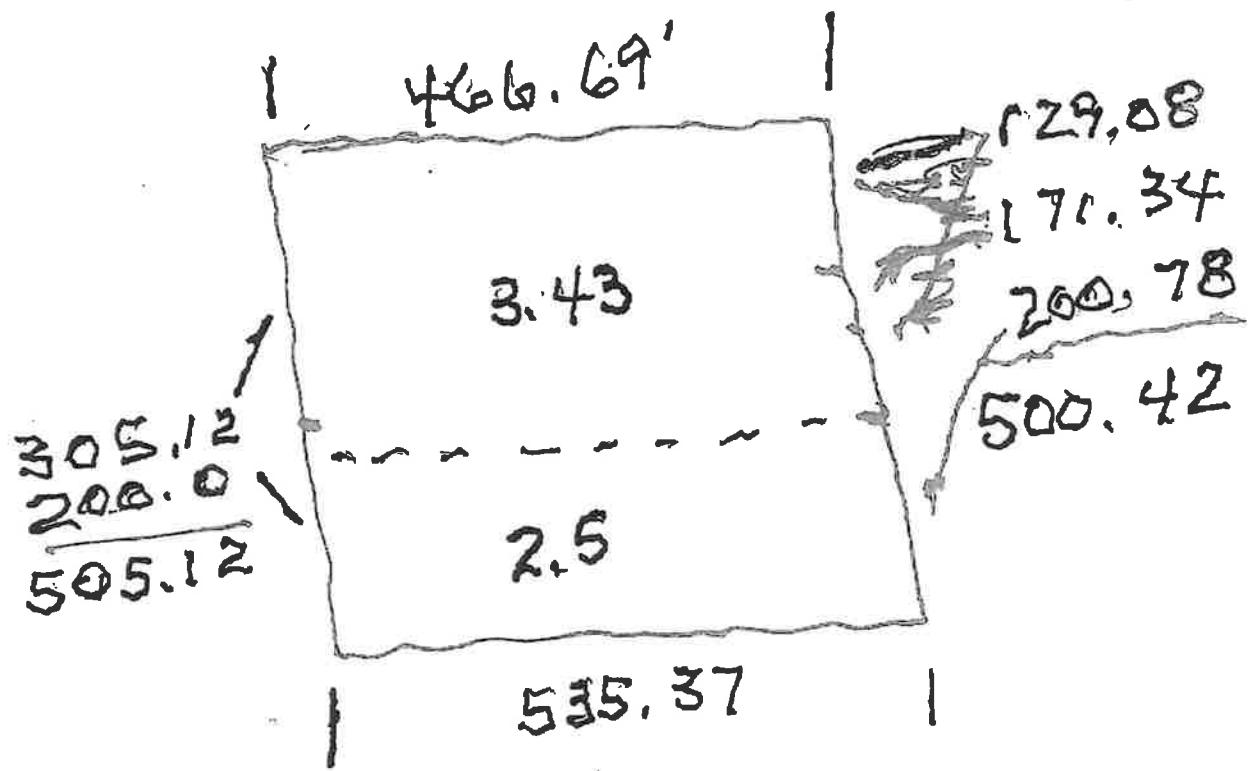


Bill No: 2021-35654

Current Due	445.76
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payment	0.00
Back Taxes	0.00
<b>TOTAL DUE</b>	<b>445.76</b>

Homeowners are entitled to homestead exemptions only on their actual place of permanent residence. Only one homestead is allowed for one immediate family group. Please notify the Tax Assessors of any changes which could affect your homestead exemption such as, changes to Warranty Deed, age, death, disability or change of residence. You must file by April 1, 2022 for the 2022 tax year. If you are 62 years of age on or before Jan 1 2022, and currently receive homestead exemption, you may qualify for additional exemptions for 2022. Contact the office @ 770-288-7999 option 1 or 770-288-8180 option 3 for details. Information is also available on Disability and Disabled Veterans exemptions. Forms may be found on our website.







Mrs Miriam A Newitt

Mrs. Miriam A. Newman

2006  
507-5427

36 28 36.02" N  
305 12'

343 ACRES

P-47

N 82

250 MCGREGOR

ROAD (AO KING ROAD 40 P/WL 40/33-36 200/78 112153 1978)



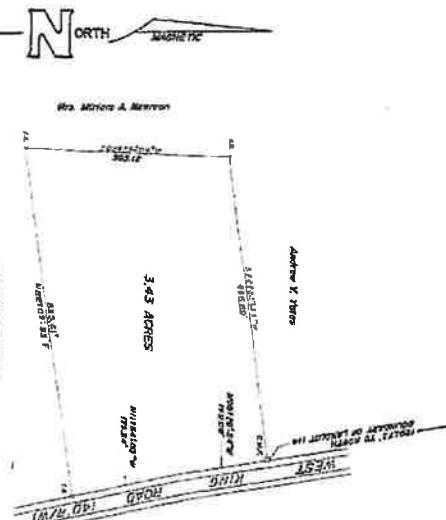
PB 6/28/

231



PB6/294

295



**LAWRENCE & ASSOC.**  
Engineering & Surveying

Griffith, Georgia

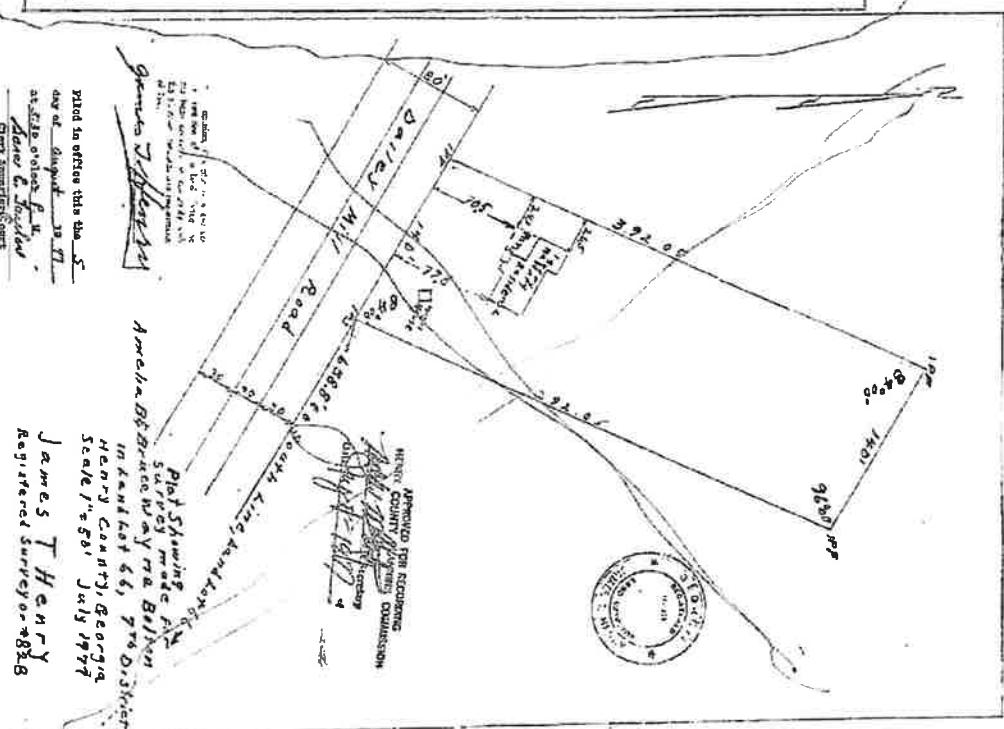
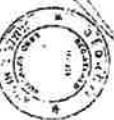
PROPERTY SURVEY FOR  
JOHN HERBERT, INC.  
LOCATED IN THE CITY OF HAMPTON  
LANDOWNER IN THE 3RD LAND DISTRICT  
HENRY COUNTY, GEORGIA  
SCALE 1"=100'-DATE: JULY 12, 1977

Plotted in office this the 5  
day of August in 1977  
at State of Georgia  
James T. Henry  
Registered Surveyor #828  
Clerk Surveyor's Office

APPROVED FOR RECORDING  
HENRY COUNTY RECORDING CLERK  
*Mark H. Johnson*  
October 25, 1977  
Plotted in office this the 25th  
day of July 1977  
At State of Georgia  
James E. Tolson  
Clerk Surveyor's Office

APPROVED FOR RECORDING  
HENRY COUNTY RECORDING CLERK

APPROVED FOR RECORDING  
HENRY COUNTY RECORDING CLERK



PROPERTY SURVEY FOR  
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LANDOWNER IN THE 3RD LAND DISTRICT  
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James E. Tolson  
Clerk Surveyor's Office





# HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

## APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services district to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas, and complies with requirements established in *O.C.G.A Title 36. Chapter 36*. The description of such territory is attached hereto.

OWNERS NAME(S) DONALD LANDIS  
R.  
DELL G. LANDIS  
PHONE NUMBER(S) 770-946-8841 (HOUSE) 770-653-3958 (CELL) 770-653-3957 (DEZ  
EMAIL ADDRESS(ES) DLANDIS@CHARTER.NET  
DEANNECTATION FROM  HAMPTON  LOCUST GROVE  MCDONOUGH  STOCKBRIDGE  
LOCATION/ADDRESS 58 WEST KING RD, HAMPTON, GA 30228  
LAND LOT/DISTRICT L LOT - 114 L DIST - 3  
ACERAGE 6.520  
PARCEL ID NUMBER(S) 002-01033000  
ZONING DISTRICT(S) LLOT - 114 L DIST - 3  
USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S)

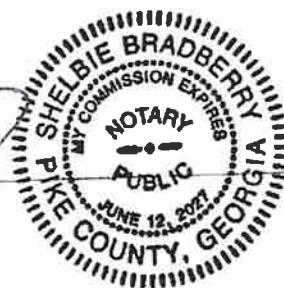
Donald R. Landis  
Dell E. Landis

DATE 26/5/2023

DATE 07/24/2023

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

Shelbie Bradberry  
NOTARY SIGNATURE AND SEAL



DATE 7/24/2023

(Office use only)

Survey OR  Legal description AND  Letter from property owner(s) requesting deannexation

Application Received by: YNN Title: Planning II Date: 7/25/23



## Applicant Campaign Disclosure Form

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

Has the applicant\* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes  No

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

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this \_\_\_\_\_ day of \_\_\_\_\_.

DONALD R. LARNDIS  
Applicant's Name - Printed  
DELL E. LARNDIS

Donald R. Lardis  
Signature of Applicant/Property Owner/Agent  
Dell E. Lardis

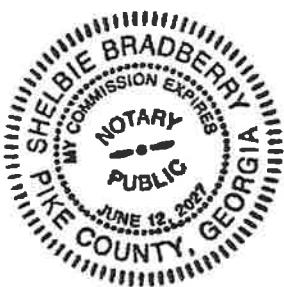
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this

24

day of JULY 2023



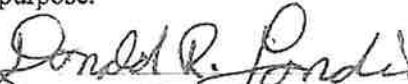
Shelbie Bradberry  
Notary Public

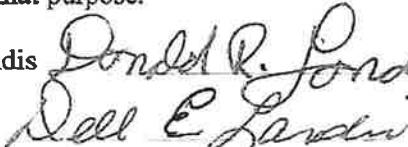
\* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a Conditional Use.



To whom it may concern:

I Donald R. Landis and my wife Dell E. Landis who are co-owners of the property at 58 W King Rd, Hampton, GA 30228 desire to de-annex from the City of Hampton and be totally in Henry County only. The attached documents are for that purpose.

Signed: Donald R. Landis  Date: 24 JUL 2023

Signed: Dell E. Landis  Date: 27/24/2023



## STATE OF GEORGIA, Henry County

IN CONSIDERATION of the Sum of LOVE AND AFFECTION AND OTHER VALUABLE CONSIDERATION  
DOLLARS to US paid WE, DONALD RICHARD LANDIS and DELL G. LANDIS  
of the County of HENRY THEIR heirs and assigns, a tract or parcel  
DONALD R. LANDIS, SR. and DELL G. LANDIS  
AS JOINT TENANTS WITH FULL SURVIVORSHIP & NOT MERELY AS TENANTS IN COMMON  
of the County of HENRY THEIR heirs and assigns, a tract or parcel  
of land, which is described as follows:

All that lot, tract or parcel of land situate, lying and being in Land Lot 114 of the 3rd Land District of the City of Hampton, Henry County, Georgia, as shown by plat of survey for Donald Richard Landis and Dell G. Landis by Koons, Wood & Associates, Inc., dated 8/26/86 and in accordance with said plat being more particularly described as follows:

TO REACH THE TRUE POINT OF BEGINNING commence at the intersection of the southwest right-of-way line of West King Road and the northerly line of Land Lot 114; thence southeasterly along the southwestern right-of-way line of West King Road 681.91 feet to the TRUE POINT OF BEGINNING; thence from said TRUE POINT OF BEGINNING southeasterly along the southwestern right-of-way line of West King Road a distance of 609.34 feet to a point; thence South 77 degrees 50 minutes 20 seconds West a distance of 466.69 feet to a point; thence North 12 degrees 09 minutes 40 seconds West a distance of 609.75 feet to a point; thence North 77 degrees 50 minutes 20 seconds East 461.50 feet to a point and the TRUE POINT OF BEGINNING.

PAGE 2147  
 PAGE 220  
 DATE REC'D 9-7-95  
 CLERK *Carol E. Taylor*

SEP 6 11 32 AM '95

FILED - INDEXED  
 CLERK OF CLERK OF COURT  
 HENRY COUNTY, GA.

HENRY COUNTY, GEORGIA  
 REAL ESTATE TRANSFER TAX  
 PAID -0- *Love & Affection*  
 DATE 9-6-95  
*Carol E. Taylor*  
 Clerk of Superior Court

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO ALL EASEMENTS & RESTRICTIVE COVENANTS OF RECORD, IF ANY.

To Have and to Hold said land and appurtenances unto said

DONALD R. LANDIS, SR. and DELL G. LANDIS  
AS JOINT TENANTS WITH FULL SURVIVORSHIP & NOT MERELY AS TENANTS IN COMMON, THEIR  
heirs, executors, administrators, and assigns, in fee simple.

We warrant the title to said land against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and affixed our seal this the 25th day of August 1995.

Signed, sealed and delivered in the presence of:



*Donald Richard Landis* (L.S.)  
 DONALD RICHARD LANDIS  
*Carol E. Taylor* (L.S.)  
 DELL G. LANDIS (L.S.)  
 017993 (L.S.)



**Wood**  
**Associates**  
CONSULTING ENGINEERS • SURVEYORS • PLANNERS  
16 EASTWOOD BLDG • PEQUOT PTY  
DEPT. 30269 • 401-9920

CONSULTING ENGINEERS • SURVEYORS • PLANNERS

LOT:	LAND LOT 14	DATE: 8/26/86
BLOCK:	DISTRICT: 3rd	REV:
SCALE: 1" = 100'	COUNTY: HENRY	JOB NO. 86891

SUBDIVISION: 58 WEST KING ROAD, HAMPTON

## DONALD RICHARD LANDIS & DELL G. LANDIS

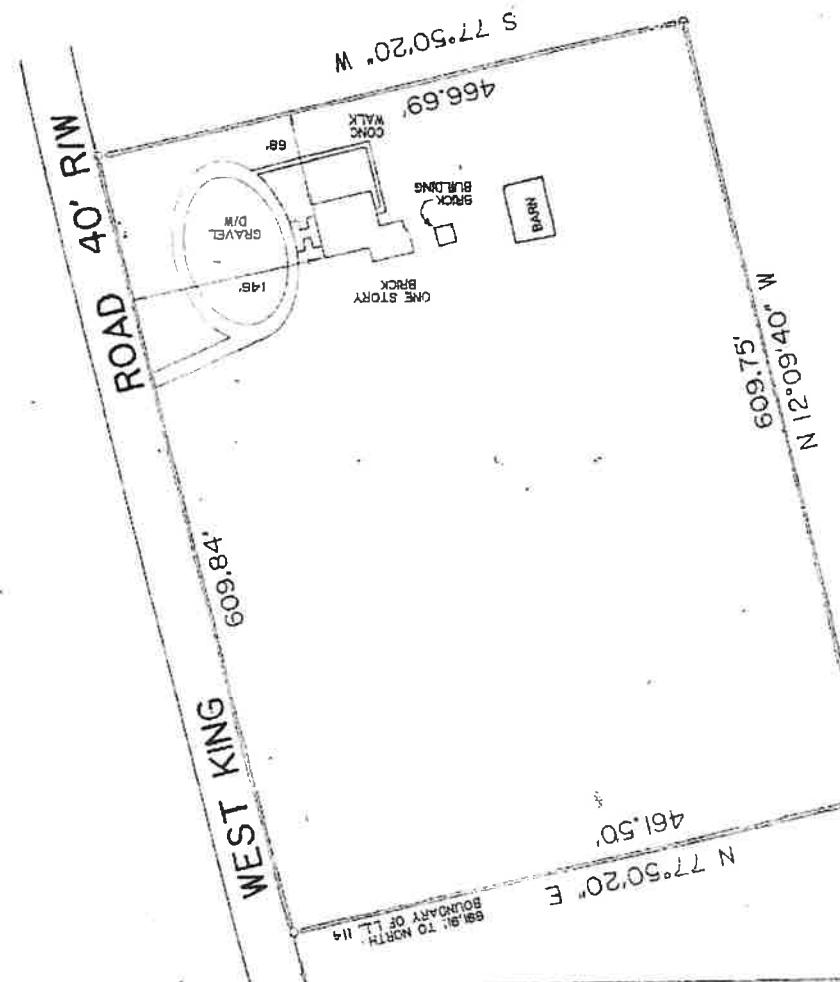
PREPARED FOR:

Member S. A. M. S. D. G.  
J. R. L.

In my opinion this plat is a correct representation of the land plotted and recorded. The minimum dimensions and requirements have been prepared in conformity with the rules of the Surveyor General of the State of New York.

NOTE: HOUSE LOCATION BY DATA TICKET FROM A PLAT  
THIS DECRETE ONLY BOUNDARY  
IN PLAT BOOK 7, PAGE 7.

In my opinion, this property does not lie within a flood hazard area according to the latest HUD flood plain map.





## Deannexiation Evaluation Report



Henry County Planning & Zoning CITY OF HAMPTON DE-AX-23-02

**Commission District:** 1

**Commissioner:** Johnny Wilson

**Report Prepared by:** Kenta Lanham, Planner III

**Property Owners:** Edward and Pricilla Hendry  
Dell and Donald Landis

**Location:** 68 West King Road  
58 West King Road

**Parcel ID(s):** 022-01032000  
022-01033000

**Request:** Deannexation

**BOC Meeting:** March 19, 2024

**Lot Size:** 12.41 +/- acres (total)

**Zoning History:** Per correspondence received by Planning staff on March 13, 2024, from City of Hampton Community Development Department staff, the subject properties are zoned R-1 (Single-Family Residential).

Adjacent properties are as follows:

*North:* City of Hampton

*South:* Unincorporated Henry County

*East:* City of Hampton

*West:* City of Hampton

**Current Land Use:** Single-Family Residences

**Future Land Use:** The Henry County/Cities Joint 2040 Comprehensive Plan and Future Land Use Map designates the property as Rural Residential.

**Proposed Zoning:** As per the application materials, the residents of two (2) properties, consisting of a combined total of 12.41 +/- acres, propose to deannex the subject properties from the municipal boundaries of the City of Hampton to the unincorporated limits of Henry County. Upon deannexation, the properties would be zoned R-1 (Single-Family Residence), which is the zoning designation of the properties within City of Hampton.

**Comments:** The owners of the subject property are requesting the 100% deannexation method from the City of Hampton. According to the Official Code Georgia Annotated, *O.C.G.A § 36-36-131*, municipal corporations can deannex incorporated area or areas which directly abut the existing municipal boundary or would directly abut on the municipal boundary if it were not otherwise



separated from the municipal boundary by lands owned by the municipal corporation or some other political subdivision, by lands owned by this state, or by the definite width of any street or street right of way; any creek or river; or any right of way of a railroad or other public service corporation.

The application packet, including the written and signed applications of all of the owners of all of the land proposed to be deannexed, and containing a complete description of the lands to be deannexed was submitted to Henry County on July 25, 2023, in accordance with *O.C.G.A. § 36-36-113*.

As per the application materials, the residents of two (2) properties, consisting of a combined 12.41 +/- acres, propose to deannex the subject properties from the municipal boundaries of the City of Hampton to the unincorporated limits of Henry County. Upon deannexation, the properties would be zoned R-1 (Single-Family Residence).

The Future Land Use Map (FLUM), as part of the Henry County 2045 Comprehensive Plan, designates the area south of the subject property as Rural Residential, which is described in the Comprehensive Plan as areas characterized by agricultural and natural land uses with lots ranging from small (less than 1 acre) to very large. The Rural Residential FLUM designation supports developments with a density of up to 1.0 dwelling units per acre, net.

The subject property is located within an area designated as a Rural Community on the Henry County Development and Infrastructure Strategy Area Map. The vision for Rural Community areas is to maintain a rural environment that accommodates low intensity residential growth. Investment in multi-use trails for the purpose of recreational use in these areas is recommended.

Per *O.C.G.A. 36-36-134*, in the event of a deannexation, a municipality may, but is not required to, continue to provide any services to the property which it was providing immediately prior to the deannexation, provided that the county and municipality have agreed to terms and conditions for the municipality continuing to provide such services.

Per *O.C.G.A. 36-36-131*, a municipality is granted the authority to deannex an area or areas of the existing corporate limits upon the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation. If the governing authority of the county consents to the deannexation and the deannexation conforms with the requirements of *O.C.G.A. Article 8*, the governing authority of the municipal corporation shall approve such deannexation unless it finds that the deannexation would be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

**Recommendation:** It is Planning & Zoning staff's opinion that the deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the City of Hampton.

**Attachments:**

- Aerial Map
- Zoning Map



- Tax Map
- Future Land Use Map
- Resolution
- Application Packet



**RESOLUTION #24-81**

**RESOLUTION ACCEPTING PROPOSED DEANNEXATION FROM THE CITY OF  
HAMPTON OF TWO (2) PARCELS OF LAND CONSISTING OF A COMBINED 12.41 +/-  
ACRES IN LAND LOT 114 OF THE 3<sup>RD</sup> DISTRICT, HENRY COUNTY, GEORGIA**

**WHEREAS**, pursuant to *O.C.G.A. Article 8*, the Henry County Board of Commissioners have received application from property owners (“Applicants”) advising Henry County of their intent to deannex (DE-AX-23-02) two (2) properties consisting of a combined total of 12.41 +/- acres in Land Lot 114 of the 3<sup>rd</sup> District from the municipal boundary of the City of Hampton, Henry County, Georgia, being **Parcels 022-01032000 and 022-01033000** (the “Property”) (*see, Exhibit A, attached hereto*); and

**WHEREAS**, in connection with, and immediately following, the annexation, the property owners seek to change the zoning for the Property from the City of Hampton R-1 (Single-Family Residential) zoning district to the Henry County R-1 (Single-Family Residence) zoning district; and

**WHEREAS**, *O.C.G.A. § 36-36-131* grants the City of Hampton the authority to deannex an area or areas of the existing corporate limits upon the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation; and

**WHEREAS**, Henry County Board of Commissioners analyzed and whether the deannexation may be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality; and

**WHEREAS**, the Henry County Board of Commissioners has determined that the proposed deannexation of the Property into the County would not cause a material increase in the burden on Henry County; and

**WHEREAS**, the Henry County Board of Commissioners has determined that the proposed deannexation of the Property into the County would not result in an increase in density and infrastructure demands which would be detrimental to Henry County and to the health, safety, and welfare of Henry County and its citizens; and

**WHEREAS**, the Henry County Board of Commissioners has determined that the proposed deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

**NOW THEREFORE, BE IT RESOLVED** that, pursuant to the provisions of *O.C.G.A. § 36-36-131*, et seq, Henry County accepts the proposed deannexation (DE-AX-23-02) of the Property, as described in Exhibit A, from the municipal boundaries of the City of Hampton to the corporate boundary of Henry County, Georgia, on the grounds that the proposed deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

**BE IT FURTHER RESOLVED** that the County Manager and/or the County Attorney are authorized and directed to send such notice(s) as are required by law to the City of Hampton and/or the effected property owners.

**BE IS FURTHER RESOLVED** that the County Attorney is authorized to initiate such legal proceedings as are proper to enjoin the deannexation of the Property and/or initiate and/or engage in the arbitration proceedings authorized per *O.C.G.A. § 36-36-114*.

**BE IT FURTHER RESOLVED** that this Resolution shall be forwarded to the City, together with such supporting documentation as are reasonable and necessary to support the same.

BE IT SO RESOLVED, THIS 19<sup>TH</sup> DAY OF MARCH 2024.

  
CARLOTTA HARRELL, CHAIR  
HENRY COUNTY BOARD OF  
COMMISSIONERS

ATTEST:

  
STEPHANIE BRAUN  
COUNTY CLERK



**HENRY COUNTY  
DEPARTMENT OF PLANNING & ZONING**

**APPLICATION FOR DEANNEXATION**

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services district to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas, and complies with requirements established in *O.C.G.A Title 36, Chapter 36*. The description of such territory is attached hereto.

OWNERS NAME(S) Priscilla D. Hendry

Edwin O. Hendry

PHONE NUMBER(S) 770 946 3637

EMAIL ADDRESS(ES) 678 283 1728

DEANNEXATION FROM  HAMPTON  LOCUST GROVE  MCDONOUGH  STOCKBRIDGE

LOCATION/ADDRESS 68 W. King Rd. Hampton, GA 30228

LAND LOT/DISTRICT LLot 114 L Dist: 3

ACERAGE 5.93 ACRES

PARCEL ID NUMBER(S) 022-01032000

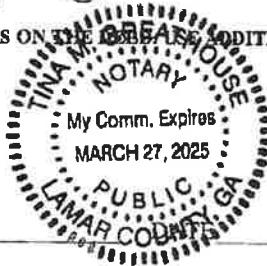
ZONING DISTRICT(S) 004 Hampton

USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) Priscilla D. Hendry DATE 6-27-23

Edwin O. Hendry DATE 6-27-23

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED OR ADDITIONAL SHEETS IF REQUIRED.



Eric M. Croftace 6-27-23

NOTARY SIGNATURE AND SEAL

(Office use only)

Survey OR  Legal description AND  Letter from property owner(s) requesting deannexation

Application Received by: Eric M. Croftace Title: Planner II Date: 7/25/23

## **Applicant Campaign Disclosure Form**

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

Has the applicant\* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes  No

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:

We certify that the foregoing information is true and correct, this 27 day of June, 2023.

Priscilla D. Hendry  
Edward Hendry Jr.  
Applicant's Name - Printed

Owner's Hand  
Printed Name

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

day of 5 month July year 2023



James Crookshank  
Notary Public

Notary Public

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

July 24, 2023

To Whom It May Concern:

Priscilla and Edwin Hendry ,owners of the property at 68 W. King Rd in the city of Hampton , Georgia

Are requesting that the above property be de-annexed from the city of Hampton to the county of Henry.

Thank you ,

Priscilla Hendry  
Edwin Oreal Hendry

Mrs. Miriam A. Newman

Mrs. Miriam A. Newman

40 KING ROAD

2000 ADDRESS

1000 ADDRESS

345 ADDRESS

345 ADDRESS

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2000 ADDRESS

1000 ADDRESS

**HENRY COUNTY GEORGIA - Residential Appraisal Card**

Field Work By HSD	Date	Field Work By	Date	Building No.	1	2	3	4	5	6	Improvement No.	1	2	3	4	5	6	7	8	
	Field Work By	Date	Field Work By	Date	No. of Areas	CODE	DESCR.	CODE	DESCR.	CODE	DESCR.	CODE	DESCR.	CODE	DESCR.	CODE	DESCR.	CODE	DESCR.	
Field Work By HSD	7/10/58	Field Work By	Date	1	1	No. of Areas	1	No. of Areas	1	No. of Areas	1	No. of Areas	1	No. of Areas	1	No. of Areas	1	No. of Areas	1	No. of Areas
Field Work By HSD	Date	Field Work By	Date	No. of Rooms	5	No. of Rooms	5	No. of Rooms	5	No. of Rooms	5	No. of Rooms	5	No. of Rooms	5	No. of Rooms	5	No. of Rooms	5	No. of Rooms
Field Work By HSD	Date	Field Work By	Date	No. of Bedrooms	3	No. of Bedrooms	3	No. of Bedrooms	3	No. of Bedrooms	3	No. of Bedrooms	3	No. of Bedrooms	3	No. of Bedrooms	3	No. of Bedrooms	3	No. of Bedrooms
Field Work By HSD	Date	Field Work By	Date	Stories	1	Stories	1	Stories	1	Stories	1	Stories	1	Stories	1	Stories	1	Stories	1	Stories

NAME/ADDRESS: 03 11127 111 Rd

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# 2021 Property Tax Statement

Michael Harris  
Henry County Tax Commissioner  
140 Henry Parkway  
McDonough, GA 30253  
www.henrycountytax.com

**FORWARDING SERVICE REQUESTED**

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
Henry County Tax Commissioner



AUTO-6-DIGIT 30228 12 202 3858 1 AV 0.888

HENDRY PRISCILLA D & EDWIN O  
68 WEST KING RD  
HAMPTON, GA 30228



RETURN THIS PORTION WITH PAYMENT  
(Interest will be added monthly if not paid by due date)

Michael Harris  
Henry County Tax Commissioner  
140 Henry Parkway  
McDonough, GA 30253  
www.henrycountytax.com

Phone: (770) 288-8180 Fax: (770) 288-8190

BILL NUMBER BARCODE

BILL No.	Due Date	TOTAL DUE
2021-35654	11/16/2021	445.76

Map: 022-01032000  
Location: 68 WEST KING RD

Payment Good Through: 11/16/2021  
Printed: 08/02/2021

Interest will be applied monthly after the due date. A 5% penalty will be applied every 120 days from the due date. (20% maximum) Payment Good Through date applies to Current Year interest only. Bills are mailed to the Jan 1 owner. If you have sold this property, please return the bill along with a Settlement Statement within 90 days from the due date. (Ga Code Section 48-3-3). We accept US postmark only as proof of mailing. Questions regarding Payments: 770 288-8180 opt 3. Questions regarding Value: 770 288-7999 opt 1.

PAYMENTS ARE ACCEPTED PRIOR TO DUE DATE. PAYMENT DROP BOXES AVAILABLE AT BOTH LOCATIONS. You can pay your taxes online at [www.HenryCountyTax.com](http://www.HenryCountyTax.com)

Henry County Tax Commissioner  
140 Henry Parkway  
McDonough, GA 30253-6696



If your taxes are paid by your mortgage company,  
send them this portion only.

Tax Payer: HENDRY PRISCILLA D & EDWIN O  
Map Code: 022-01032000 REAL  
Description: LLOT: 114 LDIST: 3  
Location: 68 WEST KING RD  
Bill No: 2021-35654  
District: 004 HAMPTON



Building Value Land Value Acres Fair Market Value Due Date

Building Value	Land Value	Acres	Fair Market Value	Due Date				Payment Good Through	Exemptions
105,800	61,100	5.8300	166,900	11/16/2021				11/16/2021	LB
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit		Net Tax
HENRY COUNTY TAX	166,900.00	66,760.00	31,320.00	35,440.00	12.357	437.93	0.00		311.44
COUNTY SALES TAX CREDIT	166,900.00	66,760.00	31,320.00	35,440.00	3.569	0.00	-126.49		0.00
COUNTY WATER	166,900.00	66,760.00	31,320.00	35,440.00	2.000	70.88	0.00		70.88
FIRE PROTECTION SSD	166,900.00	66,760.00	31,320.00	35,440.00	1.105	39.16	0.00		39.16
RECREATION SSD	166,900.00	66,760.00	31,320.00	35,440.00	.685	24.28	0.00		24.28
TOTALS					12.578	572.25	-126.49		445.76

Map: 022-01032000



BILL NUMBER BARCODE

Scan the QR Code with  
your smart phone to pay  
your tax bill.



Bill No: 2021-35654

Current Due	445.76
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payment	0.00
Back Taxes	0.00
<b>TOTAL DUE</b>	<b>445.76</b>

Homeowners are entitled to homestead exemptions only on their actual place of permanent residence. Only one homestead is allowed for one immediate family group. Please notify the Tax Assessors of any changes which could affect your homestead exemption such as, changes to Warranty Deed, age, death, disability or change of residence. You must file by April 1, 2022 for the 2022 tax year. If you are 62 years of age on or before Jan 1 2022, and currently receive homestead exemption, you may qualify for additional exemptions for 2022. Contact the office @ 770-288-7999 option 1 or 770-288-8180 option 3 for details. Information is also available on Disability and Disabled Veterans exemptions. Forms may be found on our website.

# 2021 Property Tax Statement

Michael Harris  
Henry County Tax Commissioner  
140 Henry Parkway  
McDonough, GA 30253  
www.henrycountytax.com

**FORWARDING SERVICE REQUESTED**

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
Henry County Tax Commissioner



AUTO-5-DIGIT 36228 12 202 3858 1AV 0.398

HENDRY PRISCILLA D & EDWIN O  
68 WEST KING RD  
HAMPTON, GA 30228



**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added monthly if not paid by due date)

Michael Harris  
Henry County Tax Commissioner  
140 Henry Parkway  
McDonough, GA 30253  
www.henrycountytax.com

Phone: (770) 288-8180 Fax: (770) 288-8190

BILL NUMBER BARCODE

Bill No.	Due Date	TOTAL DUE
2021-35654	11/16/2021	445.76

Map: 022-01032000 Payment Good Through: 11/16/2021

Location: 68 WEST KING RD Printed: 08/02/2021

Interest will be applied monthly after the due date. A 5% penalty will be applied every 120 days from the due date. (20% maximum) Payment Good Through date applies to Current Year Interest only. Bills are mailed to the Jan 1 owner if you have sold this property, please return the bill along with a Settlement Statement within 90 days from the due date. (Ga Code Section 48-3-3). We accept US postmark only as proof of mailing. Questions regarding Payments: 770 288-8180 opt 3. Questions regarding Value: 770 288-7999 opt 1.

PAYMENTS ARE ACCEPTED PRIOR TO DUE DATE. PAYMENT DROP BOXES AVAILABLE AT BOTH LOCATIONS. You can pay your taxes online at [www.HenryCountyTax.com](http://www.HenryCountyTax.com)

**Henry County Tax Commissioner**

140 Henry Parkway  
McDonough, GA 30253-6696



If your taxes are paid by your mortgage company,  
send them this portion only.

**Tax Payer: HENDRY PRISCILLA D & EDWIN O**

**Map Code: 022-01032000 REAL**

**Description: LLOT: 114 LDIST: 3**

**Location: 68 WEST KING RD**

**Bill No: 2021-35654**

**District: 004 HAMPTON**



**Building Value** **Land Value** **Acres** **Fair Market Value** **Due Date**

Building Value	Land Value	Acres	Fair Market Value	Due Date	Payment Good Through	Exemptions
106,800	61,100	5.9300	166,900	11/16/2021	11/16/2021	L9
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax
HENRY COUNTY TAX	166,900.00	66,760.00	31,320.00	35,440.00	12.357	437.93
COUNTY SALES TAX CREDIT	166,900.00	66,760.00	31,320.00	35,440.00	-3.569	0.00
COUNTY WATER	166,900.00	66,760.00	31,320.00	35,440.00	2.000	-126.49
FIRE PROTECTION SSD	166,900.00	66,760.00	31,320.00	35,440.00	1.105	70.88
RECREATION SSD	166,900.00	66,760.00	31,320.00	35,440.00	.685	0.00
<b>TOTALS</b>				<b>35,440.00</b>	<b>.685</b>	<b>24.28</b>
					<b>12,578</b>	<b>572.25</b>
						<b>-126.49</b>
						<b>445.76</b>

Map: 022-01032000



BILL NUMBER BARCODE

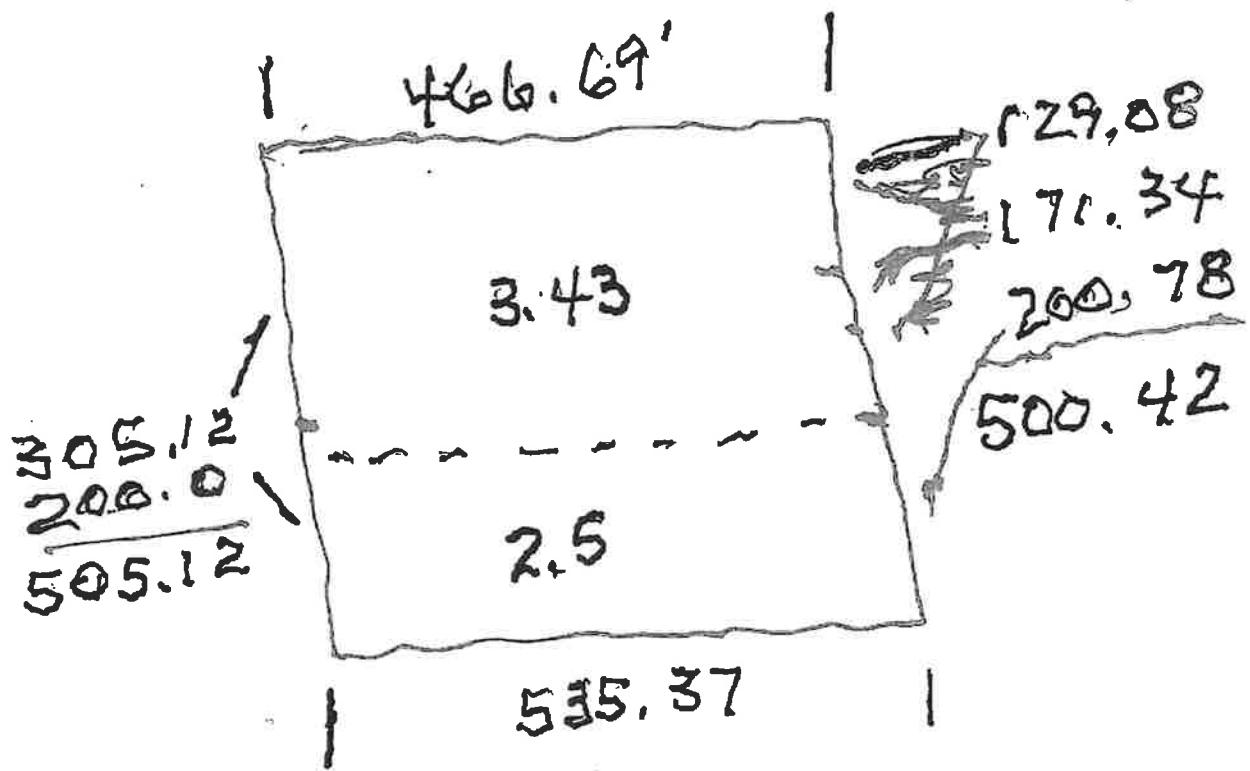
Scan the QR Code with  
your smart phone to pay  
your tax bill.



**Bill No: 2021-35654**

Current Due	445.76
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payment	0.00
Back Taxes	0.00
<b>TOTAL DUE</b>	<b>445.76</b>

Homeowners are entitled to homestead exemptions only on their actual place of permanent residence. Only one homestead is allowed for one immediate family/group. Please notify the Tax Assessors of any changes which could affect your homestead exemption such as, changes to Warranty Deed, age, death, disability or change of residence. You must file by April 1, 2022 for the 2022 tax year. If you are 62 years of age on or before Jan 1 2022, and currently receive homestead exemption, you may qualify for additional exemptions for 2022. Contact the office @ 770-288-7999 option 1 or 770-288-8180 option 3 for details. Information is also available on Disability and Disabled Veterans exemptions. Forms may be found on our website.



Mrs Miriam A Newman

Mrs Miriam A Newman

507054-271E  
2000

508236-021W  
30512'

3 43 ACRES

W 1/17.54-033-16  
171.34

535.61'

2 50 ACRES

532.37'  
N 82°05'.33"E

40' R/W  
ROAD KING ROAD  
N 12°53'.26"E  
200.78

KING

ROAD

140

KING

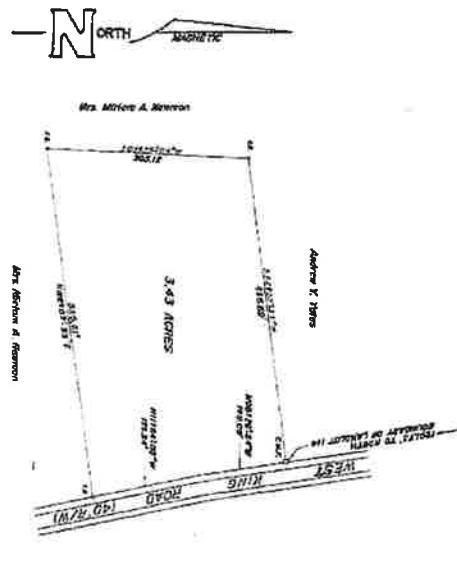
ROAD

40' R/W



Pb6/296

296



COONKE & ASSOC.  
LAWNE & SURVEYING  
Griffith, Georgia

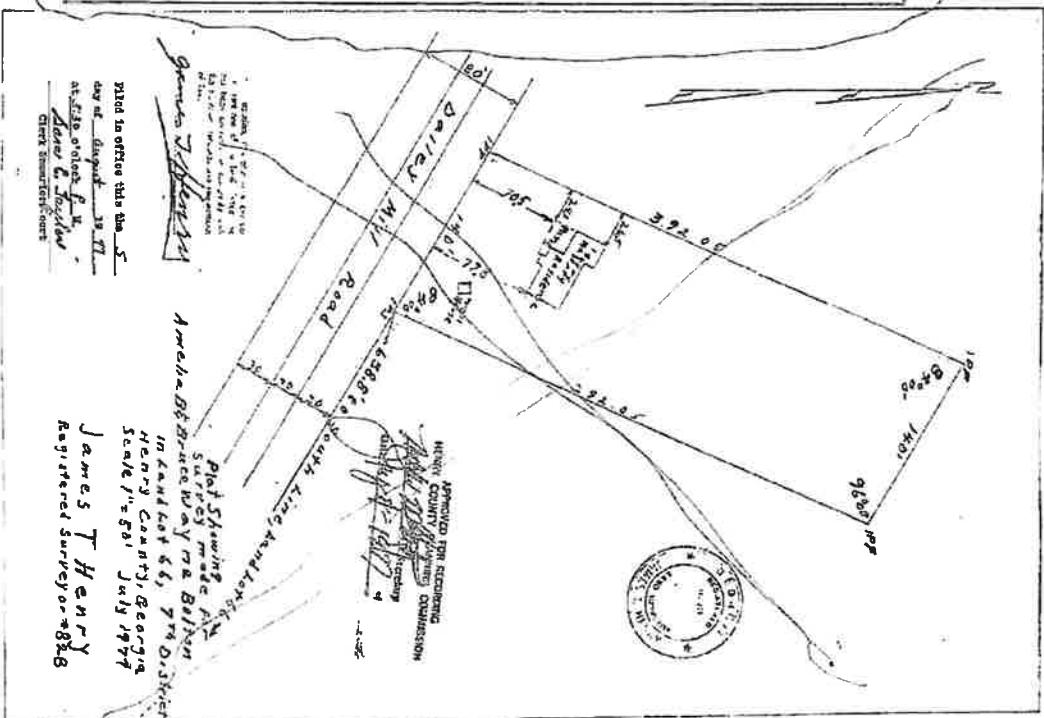
APPROVED FOR RECORDING  
HENRY COUNTY PLANNING COMMISSION  
*Mark H. Morrison*  
Date July 26-1977  
Plat in office this the 26th  
day of July 1977  
At 10:00 a.m. P.M.  
James T. Henry  
Surveyor of Record

PROPERTY SURVEY FOR

JOHN HERBERT, INC.  
LOCATED IN CITY OF HAMPTON  
LANDER IN OF THE 3RD LAND DISTRICT  
HENRY COUNTY, GEORGIA  
SCALE 1"=100'-0" DATE: JULY 12, 1977

Plat in office this the 15  
day of August 1977  
At 10:00 a.m. P.M.  
James T. Henry  
Surveyor of Record

APPROVED FOR RECORDING  
HENRY COUNTY PLANNING COMMISSION  
*Mark H. Morrison*  
Date July 26-1977  
Plat showing the  
Survey made by  
Amelia B. Briscoe, Surveyor  
In Land Lot 66, 7th District  
Henry County, Georgia  
Scale 1"=50'-0" July 1977  
James T. Henry  
Surveyor of Record  
Clerk of Commissioners





# HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

## APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services district to include the same.
2. The territory to be deannexed is contiguous to existing unincorporated areas, and complies with requirements established in *O.C.G.A Title 36, Chapter 36*. The description of such territory is attached hereto.

OWNERS NAME(S) DONALD LANDIS  
R.  
DELL G. LANDIS  
PHONE NUMBER(S) 770-946-8841 (HOUSE) 770-653-3958 (CELL) 770-653-3957 (CELL)  
EMAIL ADDRESS(ES) DLANDIS@CHARTER.NET  
DEANNEXATION FROM  HAMPTON  LOCUST GROVE  MCDONOUGH  STOCKBRIDGE  
LOCATION/ADDRESS 58 WEST KING RD, HAMPTON, GA 30228  
LAND LOT/DISTRICT L LOT - 114 L DIST - 3  
ACERAGE 6.520  
PARCEL ID NUMBER(S) 002-01033000  
ZONING DISTRICT(S) LLOT - 114 L DIST - 3  
USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S)

Donald R Landis  
Dell G. Landis

DATE 26/5/2023  
DATE 07/24/2023

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

Shelbie Bradberry  
NOTARY SIGNATURE AND SEAL



DATE 7/24/2023

(Office use only)

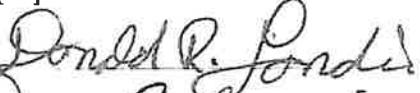
Survey OR  Legal description AND  Letter from property owner(s) requesting deannexation

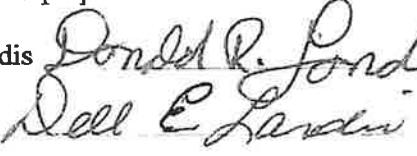
Application Received by: YAD Title: Planning II Date: 7/25/23



To whom it may concern:

I Donald R. Landis and my wife Dell E. Landis who are co-owners of the property at 58 W King Rd. Hampton, GA 30228 desire to de-annex from the City of Hampton and be totally in Henry County only. The attached documents are for that purpose.

Signed: Donald R. Landis  Date: 24 JUL 2023

Signed: Dell E. Landis  Date: 27/24/2023

## STATE OF GEORGIA, Henry County

IN CONSIDERATION of the Sum of LOVE AND AFFECTION AND OTHER VALUABLE CONSIDERATIONDOLLARS to US paid WE, DONALD RICHARD LANDIS and DELL G. LANDISof the County of HENRY do hereby sell and convey unto  
DONALD R. LANDIS, SR. and DELL G. LANDIS  
AS JOINT TENANTS WITH FULL SURVIVORSHIP & NOT MERELY AS TENANTS IN COMMONof the County of HENRY THEIR heirs and assigns, a tract or parcel  
of land, which is described as follows:

All that lot, tract or parcel of land situate, lying and being in Land Lot 114 of the 3rd Land District of the City of Hampton, Henry County, Georgia, as shown by plat of survey for Donald Richard Landis and Dell G. Landis by Koons, Wood & Associates, Inc., dated 8/26/86 and in accordance with said plat being more particularly described as follows:

TO REACH THE TRUE POINT OF BEGINNING commence at the intersection of the southwest right-of-way line of West King Road and the northerly line of Land Lot 114; thence southeasterly along the southwestern right-of-way line of West King Road 681.91 feet to the TRUE POINT OF BEGINNING; thence from said TRUE POINT OF BEGINNING southeasterly along the southwestern right-of-way line of West King Road a distance of 609.34 feet to a point; thence South 77 degrees 50 minutes 20 seconds West a distance of 466.69 feet to a point; thence North 12 degrees 09 minutes 40 seconds West a distance of 609.75 feet to a point; thence North 77 degrees 50 minutes 20 seconds East 461.50 feet to a point and the TRUE POINT OF BEGINNING.

PAGE 4147  
PAGE 476  
DATE REC'D 9-7-95  
RECEIVED Don E Taylor  
SEP 6 11 32 AM '95

PUBLIC OFFICE  
CLERK OF SUPERIOR COURT  
HENRY COUNTY, GA.

HENRY COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
PAID 0 - Love & Affection  
DATE 9-6-95  
Don E Taylor  
Clerk of Superior Court

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO ALL EASEMENTS & RESTRICTIVE COVENANTS OF RECORD, IF ANY.

To Have and to Hold said land and appurtenances unto said

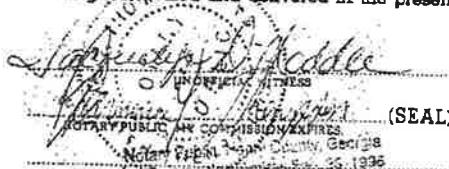
DONALD R. LANDIS, SR and DELL G. LANDIS

AS JOINT TENANTS WITH FULL SURVIVORSHIP & NOT MERELY AS TENANTS IN COMMON THEREIN  
AS JOINT TENANTS WITH FULL SURVIVORSHIP & NOT MERELY AS TENANTS IN COMMON THEREIN  
heirs, executors, administrators, and assigns, in fee simple.

WE warrant the title to said land against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and affixed our seal this the 25th day of August 1995.

Signed, sealed and delivered in the presence of:



Donald Richard Landis (L.S.)  
DONALD RICHARD LANDIS  
Don E. Landis (L.S.)  
DELL G. LANDIS (L.S.)  
017993 (L.S.)

**Wood Associates**  
consulting engineers • surveyors • planners

497-9905 601-9269 497-9920  
18 EASTMOOK BLDG. PEADMIRE CTRY

SCALE: 1" = 100'	COUNTY: HENRY	JOB NO. 86891
BLOCK:	DISTRICT: 3rd	REV:
LOT:	LAND LOT: 14	DATE: 8/26/86

SUBDIVISION: 58 WEST KING ROAD, HAMPTON

### DONALD RICHARD LANDIS & DELL G. LANDIS

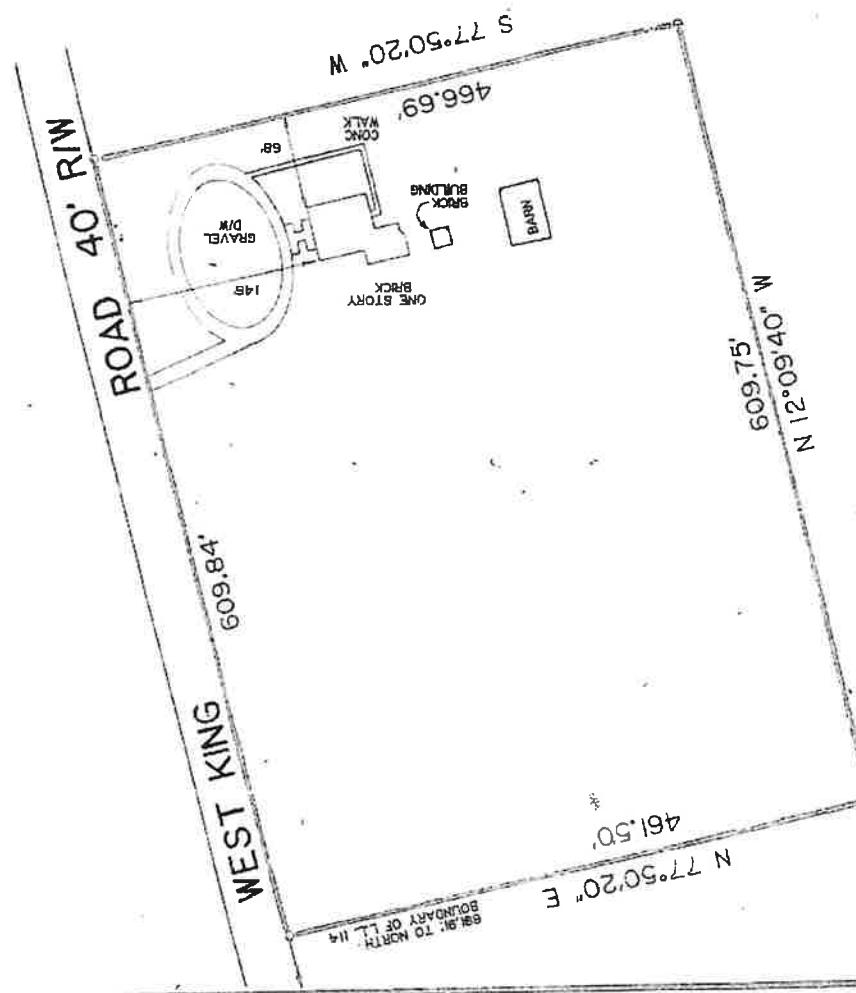
PREPARED FOR:

NOTE: HOUSE LOCATED BY  
THIS OFFICE ONLY, BOUNDARY  
DATA TAKEN FROM A PLAT  
IN PLAT BOOK 7, PAGE 7.

Member S. A. M. S. O. G.

In my opinion this plat is a correct  
representation of the land plotted and  
has been prepared in conformity with  
the minimum standards and require-  
ments by law.

In my opinion, this property does not  
lie within a flood hazard area accord-  
ing to the latest HUD flood plain map.



## Deannexation Evaluation Report



Henry County Planning & Zoning CITY OF HAMPTON DE-AX-23-02

**Commission District:** 1

**Commissioner:** Johnny Wilson

**Report Prepared by:** Kenta Lanham, Planner III

**Property Owners:** Edward and Pricilla Hendry  
Dell and Donald Landis

**Location:** 68 West King Road  
58 West King Road

**Parcel ID(s):** 022-01032000  
022-01033000

**Request:** Deannexation

**BOC Meeting:** March 19, 2024

**Lot Size:** 12.41 +/- acres (total)

**Zoning History:** Per correspondence received by Planning staff on March 13, 2024, from City of Hampton Community Development Department staff, the subject properties are zoned R-1 (Single-Family Residential).

Adjacent properties are as follows:

*North:* City of Hampton

*South:* Unincorporated Henry County

*East:* City of Hampton

*West:* City of Hampton

**Current Land Use:** Single-Family Residences

**Future Land Use:** The Henry County/Cities Joint 2040 Comprehensive Plan and Future Land Use Map designates the property as Rural Residential.

**Proposed Zoning:** As per the application materials, the residents of two (2) properties, consisting of a combined total of 12.41 +/- acres, propose to deannex the subject properties from the municipal boundaries of the City of Hampton to the unincorporated limits of Henry County. Upon deannexation, the properties would be zoned R-1 (Single-Family Residence), which is the zoning designation of the properties within City of Hampton.

**Comments:** The owners of the subject property are requesting the 100% deannexation method from the City of Hampton. According to the Official Code Georgia Annotated, *O.C.G.A § 36-36-131*, municipal corporations can deannex incorporated area or areas which directly abut the existing municipal boundary or would directly abut on the municipal boundary if it were not otherwise

separated from the municipal boundary by lands owned by the municipal corporation or some other political subdivision, by lands owned by this state, or by the definite width of any street or street right of way; any creek or river; or any right of way of a railroad or other public service corporation.

The application packet, including the written and signed applications of all of the owners of all of the land proposed to be deannexed, and containing a complete description of the lands to be deannexed was submitted to Henry County on July 25, 2023, in accordance with *O.C.G.A. § 36-36-113*.

As per the application materials, the residents of two (2) properties, consisting of a combined 12.41 +/- acres, propose to deannex the subject properties from the municipal boundaries of the City of Hampton to the unincorporated limits of Henry County. Upon deannexation, the properties would be zoned R-1 (Single-Family Residence).

The Future Land Use Map (FLUM), as part of the Henry County 2045 Comprehensive Plan, designates the area south of the subject property as Rural Residential, which is described in the Comprehensive Plan as areas characterized by agricultural and natural land uses with lots ranging from small (less than 1 acre) to very large. The Rural Residential FLUM designation supports developments with a density of up to 1.0 dwelling units per acre, net.

The subject property is located within an area designated as a Rural Community on the Henry County Development and Infrastructure Strategy Area Map. The vision for Rural Community areas is to maintain a rural environment that accommodates low intensity residential growth. Investment in multi-use trails for the purpose of recreational use in these areas is recommended.

Per *O.C.G.A. 36-36-134*, in the event of a deannexation, a municipality may, but is not required to, continue to provide any services to the property which it was providing immediately prior to the deannexation, provided that the county and municipality have agreed to terms and conditions for the municipality continuing to provide such services.

Per *O.C.G.A. 36-36-131*, a municipality is granted the authority to deannex an area or areas of the existing corporate limits upon the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation. If the governing authority of the county consents to the deannexation and the deannexation conforms with the requirements of *O.C.G.A. Article 8*, the governing authority of the municipal corporation shall approve such deannexation unless it finds that the deannexation would be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

**Recommendation:** It is Planning & Zoning staff's opinion that the deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the City of Hampton.

**Attachments:**

- Aerial Map
- Zoning Map

- Tax Map
- Future Land Use Map
- Resolution
- Application Packet