



CITY OF JONESBORO
124 North Avenue
Jonesboro, Georgia 30236
City Hall: (770) 478-3800
Fax: (770) 478-3775
www.jonesboroga.com

ANNEXATION APPLICATION 100% METHOD

APPLICATION FEE: \$600

One (1) original and 10 copies of application and all other required item must be submitted to the City Clerk's Office. All information to be presented to the City Council should be assembled.

- Completed application forms signed by 100% of the land owners and/or electors (in the case of existing residential property owners) residing in the area to be annexed and by owners of not less than 100% of the total land area, by acreage.

The application contains a "Contiguity Statement" which must be signed by an engineer or surveyor and meets all contiguity requirement as stated in O.C.G.A. § 36-36-20. Annexation cannot create any unincorporated islands (O.C.G.A. § 36-36-4).

- Current land survey by a Registered Surveyor that includes a legal description and lists acreage to be annexed. O.C.G.A. § 36-36-21
- Utility Availability Letters – A company letter from the following areas of service must be obtained to confirm service availability: power, gas, water, sewer, etc.
- Property Owner Authorization Form (attached). Signatures required.

A public hearing will be held by the Jonesboro City Council on the 2nd Monday of the month for action on the provided annexation request. Petitioner will be notified by Certified Mail for subject dates.

All forms must be completed and returned to:

City Clerk
Jonesboro City Hall
124 North Avenue
Jonesboro, GA 30236

General Information

Name of Applicant: HAMMER (DE) LIMITED PARTNER

Mailing Address: 395 9th Avenue 58th Floor

City: New York State: NY Zip: 10001

Phone: (Day)  (Evening) _____

Address of the subject property 7600 Jonesboro Rd. Clayton County, GA

The size/acreage of the subject property 32.654 acres

The proposed land use category of the subject property upon annexation _____
Warehousing and Storage

Current Clayton County Zoning Classification(s) HI-Heavy Industrial

Desired City of Jonesboro Zoning Classification(s) M-1 Light Industrial

If any, list the number of structures that are shown on the property of annexation 1

The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Jonesboro, Georgia, and the description of such territory is as follows:

[Insert complete description of land to be annexed.]

100 PERCENT METHOD OF ANNEXATION

PETITION

2/27/26


(Date of Submission to the City)

To the Mayor and Council of Jonesboro, Georgia.

I/We, the undersigned, are the owners of all real property of the territory described herein respectfully request that the City Council annex this territory to the City of Jonesboro, Georgia, and extend the city boundaries to include the same.

The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Jonesboro, Georgia, and the description of such territory is attached hereto.

Land Owners

Name (Print)	Address (Print)	Signature	Date (Print)
1 HAMMER (DE) LIMITED PARTNER Michael Kalimtzis - Vice President	395 9th Avenue 58th Floor New York, NY 10001		2/26/26
2			
3			
4			

CONTIGUITY STATEMENT

Sample

Contiguous areas means at the time the annexation procedures are initiated, any area that meets the following conditions:

- (1) At least one-eighth of the aggregate external boundary or 50 feet of the area, either abuts directly on the municipal boundary or would directly abut on the municipal boundary or would directly abut the municipal boundary if it were not otherwise separated, in whole or in part, 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 (A) any street or street right-of-way, (B) any creek or river, or (C) any right-of-way of a railroad or other public service corporation which divides the municipal boundary and any area proposed to be annexed;
- (2) The entire parcel or parcels of real property owned by the person seeking annexation is being annexed; provided, however, that lots shall not be subdivided in an effort to evade the requirements of this paragraph; and
- (3) The private property annexed, excluding any right of way of a railroad or other public service corporation, complies with the annexing municipality's minimum size requirements, if any, to construct a building or structure occupiable by persons or property under the policies or regulations of the municipal development, zoning, or subdivision ordinances.

I, Glenn A. Valentino, a registered Surveyor in the State of Georgia, hereby certify that the parcel requested to be annexed into the City of Jonesboro lying in land lot(s) 49 of the 12th district, Clayton County, has a contiguous boundary of 687.6' feet with the existing City limits of the City of Jonesboro, which is at least one-eighth aggregate of the total property to be annexed.

This the 19th day of February

Signature



Georgia Registered Surveyor # 2528

Pursuant to O.C.G.A 36-36-111 The City of Jonesboro will give official notice to Clayton

County of your intent to annex. The County Commission must vote in an open meeting whether or not to object to the annexation and provide written notice of the vote by certified mail or statutory overnight delivery not later than the end of the 30th day following receipt of the notice of annexation.

The county's objection must be substantiated with evidence of financial impact forming the basis of the objection AND the objection must be based on a material increase in burden upon the county directly related to:

- (1) The proposed change in zoning or land use;
- (2) Proposed increase in density; or
- (3) Infrastructure demand related to the proposed change in zoning or land use.

Additionally, for an objection to be valid, the proposed change in zoning or land use must differ substantially from the uses of the property suggested by the county's comprehensive land use plan or permitted for the property by the county's zoning ordinance AND must result in:

- (1) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; OR
- (2) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project furnished by the county to the area to be annexed.

Property Owner's Authorization Form

The Undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Owner: HAMMER (DE) LIMITED PARTNER Charles Stocks - Authorized Signatory

Mailing Address: 395 9th Avenue 58th Floor New York, NY 10001

Telephone Number: [REDACTED]

Address of Subject Property: 7600 Jonesboro Rd. Clayton County, GA

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

Owner Signature: [Signature] Date: 2/26/2026

Notary Public

I hereby certify that Charles Stocks signed his or her name to the foregoing application stating to me that he or she knew and understood all statements and answers made therein, and other oath actually administered by me, has sworn or affirmed, that said statements and answers are true and correct.

This 26 Day of February, 2026

[place notary seal here]

Madeline Vasile
Notary Public, State of New York
Reg. No. 01VA6394227
Qualified in Richmond County
Commission Expires July 1, 2027

Notary Public Signature: [Signature]

FOR OFFICE USE ONLY:

Date Received: ___/___/20___

Fee Amount Enclosed: \$_____

Date Submitted to Clayton County: ___/___/20___

Date to Appear before Mayor and Council: ___/___/20___

Mayor and Council Vote: _____

Misc. Notes: _____

City Planner Signature: _____ Date: ___/___/20___



Providing Quality Water and Quality Services to Our Community

February 19, 2026

Michael Kalimtzis
W.P. Carey Inc.
One Manhattan West
395 9th Avenue, 58th Floor
New York, NY 10001

Re: 7600 Jonesboro Rd
Clayton County, GA

Mr. Kalimtzis:

This letter will serve as notice that the above referenced property is served by the water system and sewer system of the Clayton County Water Authority.

Water and sanitary sewer service to this property is subject to the existing and future policies of the Clayton County Water Authority, State EPD and Federal EPA.

Sincerely,

A handwritten signature in blue ink that reads "BBate".

Brittany Bates-Bunn
Plan Review Coordinator



1704 Noah's Ark Rd
Jonesboro, GA

February 19, 2026

To Michael Kalimtzis,

Re: Electric Service Availability Letter

Dear Mr. Michael Kalimtzis,

Georgia Power is committed to providing reliable, efficient, and quality electrical services. Georgia Power has the capabilities to serve your property located at 7600 Jonesboro Rd. Jonesboro, GA.

Electric service will be supplied in accordance with Georgia Power policy and regulations related to this project.

If you have any questions or concerns, please contact Ayobami Olu-Bamisaye at 478-488-1700 or aolubami@southernco.com. I look forward to working with you on this project.

Sincerely,

Ayobami Olu-Bamisaye
Distribution Engineer
Georgia Power Company – Jonesboro Distribution
478-488-1700