



1859 City Center Way
Jonesboro, GA 30236
Ph: 770-478-3800
<https://www.jonesboroga.gov/>

March 20, 2026

Via Statutory Overnight Mail

Chairwoman Dr. Alieka Anderson-Henry
Clayton County Board of Commissioners
112 Smith Street
Jonesboro, GA 30236

Board Chair Benjamin Straker
Clayton County Public Schools
1058 Fifth Avenue
Jonesboro, GA 30236

Re: Notice of Annexation Petition and Proposed Zoning Classification
Property Located at: 7600 Jonesboro Road, Clayton County, GA
Parcel Identification Number(s): 12049A A002

Dear Chairwoman Anderson-Henry and Board Chair Straker:

Pursuant to **O.C.G.A. §§ 36-36-6, 36-36-11, and 36-36-111**, the **City of Jonesboro, Georgia** hereby provides notice regarding an annexation petition submitted by the owners of the property described below requesting annexation of the property into the municipal limits of the City.

The City has received and accepted an annexation application for the property described herein and provides the following information for the County's review.

Property Description:

The property proposed for annexation consists of approximately 32.65 acres located at 7600 Jonesboro Road, in **Clayton County Georgia**, and is more particularly described in the legal description attached hereto as **Exhibit A** and depicted on the map attached as **Exhibit B**.

Existing County Zoning:

The property is currently zoned:

HI – Heavy Industrial under the **Clayton County Zoning Ordinance**.

Proposed Municipal Zoning:

Upon annexation into the City, the applicant has requested that the property be zoned:

M-1 Light Industrial under the **City of Jonesboro Zoning Ordinance**.



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Any rezoning approval granted by the City shall be **effective only upon the effective date of annexation of the property into the City.**

Annexation Method:

The annexation request has been submitted pursuant to the **100 percent method of annexation** authorized by Georgia law and signed by all owners of the property proposed to be annexed.

Anticipated Public Hearing:

The City Council will hold a public hearing to consider the annexation ordinance and related zoning request on:

Date: May 11, 2026

Time: 6:00pm

Location: Court Chambers of the Jonesboro City Center, located at 1859 City Center Way, Jonesboro, GA 30236

Attachments:

Enclosed for your review are the following:

1. Annexation Petition
2. Legal Description of Property (Exhibit A)
3. Map of Property Proposed for Annexation (Exhibit B)

Please feel free to contact the City directly through Faith Akuta if you have any questions regarding the proposed annexation or zoning classification. The City welcomes the opportunity to discuss the proposed annexation and zoning classification with County staff and officials to address any questions regarding land-use compatibility or service delivery prior to the City Council's consideration of the annexation ordinance.

Sincerely,

Faith P. Akuta
Community Development Director
City of Jonesboro

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) 212-492-1183 (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: 212-492-1183

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:  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: 

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, appearing to read "B. Bates", with a stylized flourish extending to the right.

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

LEGAL DESCRIPTION – TRACT 1 (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Land Lot 49, 12th District, Clayton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #25-096; Drawing/File #25-096), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING at a 1" open top pipe found (N:1290678.67, E:2241205.99) on the southeasterly right-of-way line of Georgia State Highway #54 (A.K.A. Jonesboro Road)(Variable Width Public R/W), said 1" open top pipe found being approximately 1,840.80 feet from the southeasterly intersection of Georgia State Highway #54 and Battle Creek Road.

THENCE departing said southeasterly right-of-way line of Georgia State Highway #54, North 88 degrees 15 minutes 59 seconds East a distance of 1026.29 feet to a 1/2" iron pin set on the westerly right-of-way line of Old Morrow Road (50' Public R/W);

THENCE along said westerly right-of-way line of Old Morrow Road the following courses and distances, South 07 degrees 54 minutes 47 seconds East a distance of 700.26 feet to a 1/2" iron pin set;

THENCE along a curve to the right having a radius of 3449.11 feet for an arc length of 534.12 feet, being subtended by a chord of South 01 degrees 55 minutes 12 seconds East for a distance of 533.58 feet to a 1/2" iron pin set, said 1/2" iron pin set being witnessed by a 1/2" rebar found on line to the proceeding call 12.33 feet northwest thereof;

THENCE departing said westerly right-of-way line of Old Morrow Road, North 85 degrees 56 minutes 39 seconds West a distance of 687.60 feet to a 1/2" iron pin set;

THENCE North 85 degrees 42 minutes 27 seconds West a distance of 694.42 feet to a 1/2" rebar found on the aforesaid southeasterly right-of-way line of Georgia State Highway #54;

THENCE along said southeasterly right-of-way line of Georgia State Highway #54, North 12 degrees 16 minutes 21 seconds East a distance of 1120.84 feet to a 1" open top pipe found, said 1" open top pipe found being the POINT OF BEGINNING.

Said tract of parcel of land contains 32.645 acres or 1,422,004 square feet.

