



Added Value

Serving Landowners in the Interstate 75 South Corridor

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Defend Private Property Rights

There are two divergent philosophies of land ownership in the United States. One advocates maximum government ownership of land. Its supporters do not trust private property owners to responsibly manage their land. The other philosophy sees private property rights as the centerpiece of a free society.

I'm in the second group. Such rights are a fundamental part of the foundation of this country. It is difficult to imagine a free society in which one does not have the right to own land.

Private property rights are being attacked increasingly by federal, state, and local government agencies and by laws with deceptive labels. The Environmental Protection Act has a positive ring to it; it also transfers land

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Henry County Development Plan for 2025

In recent months a plan has been developed to guide the location, amount, type, and timing of future development in Henry County through the year 2025. This plan is being tailored to the needs and limitations of the county based on existing conditions and on citizens' visions of the county in which they wish to live, work, and play.

A consulting firm was hired by the Board of Commission to update the 1993 plan. The team of consultants has combined the visions of county governing bodies and citizens of Henry County. The plan is organized around eight elements: human and social development, economic development, natural and historic resources, community facilities and services, housing, land use, transportation and intergovernmental coordination. For the purpose of this newsletter, considerations related to land use will be addressed.

An inventory was taken of the amount of developable land in the County. It was determined that there exists an abundance of such land – 71,000 acres. To arrive at this number, environmentally sensitive land within the County

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Bits & Pieces

Who owns Georgia's timberland? 4% by the public, 3 % by national forest, 21% by forest industry, 72 % by non-industrial private owners. Forested timberlands occupy approximately two-thirds (24.4 million acres) of Georgia's land area. Approximately 44% of Georgia's forest is pine, 39% is hardwood and 15% is mixed pine and hardwood.

Compost piles need both green and brown material. There is a glut of green material in summer but brown is harder to come by. Make your own by laying a drop cloth on the driveway and spreading grass clippings to dry in the sun. Add to the compost pile and turn.

Did you know that pet waste contributes to water pollution? When it rains, your pet's "business" is washed down into the street and storm drain and into the nearest waterway. This contaminates our rivers, lakes and streams with unhealthy levels of bacteria making them unsafe for recreation. To help avoid this pollution, carry a plastic grocery bag and pick up after your pet.

Did you know if you buy a new car in Georgia within 60 days before your birthday, you pay no ad valorem tax for

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Local Development News

Henry County – The Municipal Planning Commission recommended approval to rezone 155 acres west of I-75 at Bill Gardner Parkway from residential-agricultural to heavy commercial. The Locust Grove City Council will vote to annex this property into the city limits.

Impact Fees: In McDonough and unincorporated Henry County, impact fees are charged to developers. These fees help local government offset the cost of providing services for new growth. Locust Grove has not charged impact fees in the past but is currently researching the process to get state approval to do so. The process should take 9 to 12 months and will include citizen in-put through an advisory council.

Clayton County – The County continues to review its Comprehensive Plan. Recently chapters on natural resources, community facilities, land use, intergovernmental coordination, and transportation were added to the drafts previously displayed on the County website. The chapter on Land Use indicates that 39,861 acres, or 59.95%, of the County is currently residential. The projection is that by 2025 that total will be 43,477 acres, or 56.6% of the total land. The additional acreage is projected to come from land currently vacant or undeveloped and from agriculture/forest land. It's projected that Parks/Recreation/conservation acreage should increase by 823% from 904 acres now to 8347 acres by 2025.

Since July 1, 2003, 1780 single-family home building permits have been issued, and 40 multi-family housing unit permits were issued compared to 21 in the same period of the previous year. The growth areas are Lovejoy and along I-675. These new homes will bring to the county 5700 new residents adding to the current population of 236,517. One reason for the housing boom is the low interest rates.

Knowledge continued from Page 1

management decisions to federal bureaucrats. Other laws, such as those pertaining to wet lands protection have similar consequences. Eminent Domain is being used to force landowners to allow their land to be developed against their will for governmental projects but also for the benefit of private businesses.

There is more at stake here than a simple disagreement of methods to achieve an agreed upon objective. The future of free choice, constitutional rights, and the quality of life for future generations hangs in the balance. We must make a stand. Learn what your local government is doing by attending zonings hearings and Board of Commission meetings. In this election season, listen to what candidates for local offices have to say about zoning issues and land usage. Stand up and ask questions. Vote.

We have to exercise our rights for them to remain strong.

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All information in Added Value is believed to be accurate, but is not warranted. To make a comment or suggestion, please e-mail us at Newsletter@WoodHughes.com or visit our site at

www.WoodHughes.com

Zoning continued from Page 1

was inventoried and deducted from all developable land. Environmentally sensitive land includes areas such as wetlands and floodplains.

The planners also forecasted the population growth over the next 20 years. This number determines the level of demand for future facilities. Three forecasting methods were used to ascertain the population forecast. For planning purposes, a 2025 forecast population of 280,000 is being used. Interestingly, the three methods produced forecasts from a low of 180,000 to a high of 528,000. The current population is 145, 000.

To utilize the available land to meet the needs of the projected population, development densities from 0-16 units per acre are needed. The recommendation is for the majority of the land to be developed at less than 2 units per acre average density. Land is recommended at densities up to 16 units per acre based on the availability of wastewater treatment and supporting road infrastructure.

The Plan recommends that all development be restricted to the developable land and recommends that growth management tools be used to develop the land properly to counter the negative effects of unplanned development. Two such tools are planned unit or cluster development and zoning bonuses. To read the Plan in its entirety, go to www.co.henry.ga.us.

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that year!

To make sure your plants are getting about an inch of water a week, dig down and check out the soil. It should be moist to the depth of about 12 inches.

Herb Pecans – Melt 3 T. butter or margarine; stir in 3 T. Worcestershire sauce, 1 tsp. salt, ½ tsp. ground Cinnamon, ¼ tsp. cayenne, dash bottled hot pepper sauce. Add 3 to 4 cups pecans halves; toss until well coated. Bake in single layer at 300 for 20 – 25 minutes, stirring often.

Recent Sales

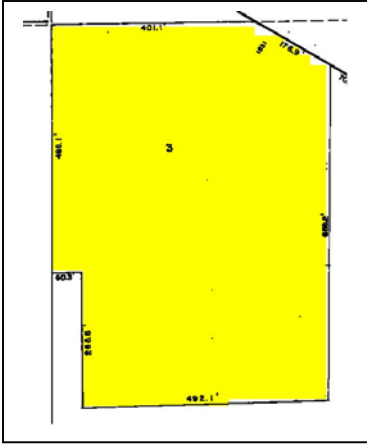
These are representative land sales that closed in from May through June 2004. All information is from the Georgia Multiple Listing Service (GAMLS) and is believed to be accurate, but not warranted.

<i>Str#</i>	<i>Street Name</i>	<i>City</i>	<i>County</i>	<i>Mkt Time</i>	<i>Close Date</i>	<i>Sales Price</i>	<i>Acres</i>	<i>Per Acre</i>	<i>Zoning</i>	<i>Utilities</i>
	WANI ROAD	GRIFFIN	SPALDING	345	6/22/2004	\$56,500	22	\$2,568 A/R	E, WELL, T	
23A	PARKER BRANCH RD	GRIFFIN	LAMAR	398	6/15/2004	\$95,500	23	\$4,152 A/R	E	
#1	BOYT RD	THOMASTN	UPSON	248	5/7/2004	\$32,355	8	\$4,044 A/R	E, PROPANE, SPT, T	
55	COOK LANE	STKBRDG	HENRY	244	5/24/2004	\$290,000	13	\$22,308 A/R	E, W	
626	DAILEY MILL ROAD	MCDNOUGH	HENRY	126	5/24/2004	\$576,408	22	\$26,200 A/R	E, SPT, WELL, W, CATV, T	
2264	N. WALKER'S MILL RD	GRIFFIN	SPALDING	231	6/14/2004	\$60,000	10	\$6,000 A/R	E, PROPANE, SPT, W, T	
LT 2	CRAWFORD ROAD	BARNESVILL	LAMAR	231	5/25/2004	\$34,705	6	\$5,784 A/R	E, T	
1941	ZEBULON ROAD	GRIFFIN	SPALDING	133	6/9/2004	\$575,000	13	\$44,231 RM	E, SWR, W, UNDRGND UTIL	
288	HIDEAWAY ROAD	BARNESVILL	LAMAR	140	5/6/2004	\$145,000	26	\$5,577 A/R	E	
0	NATHAN THXTON RD	JACKSON	BUTTS	149	6/21/2004	\$50,000	11	\$4,545 SF	E, PROPANE, T	
126	CLIFFORD COURT	STKBRDGE	HENRY	90	5/24/2004	\$23,655	12	\$1,971 A/R	E, NG, SPT, W, CATV, T	
	NEW HOPE ROAD	MCDNOUGH	HENRY	63	6/16/2004	\$153,000	15	\$10,200 SF	E, SPT, W, CATV, T	
A	HIGHFALLS RD	GRIFFIN	SPALDING	182	5/27/2004	\$50,000	7	\$7,143 A/R	E, PROPANE, SPT, T	
0	PEDENVILLE ROAD	CONCORD	PIKE	30	6/8/2004	\$95,810	14	\$6,844 A/R	E, T	
0	COADY RD	MCDNOUGH	HENRY	26	6/11/2004	\$150,000	30	\$5,000 A/R	E, W, T	

For Further Information on any articles in this or past newsletters, please go to the noted link or www.WoodHughes.com

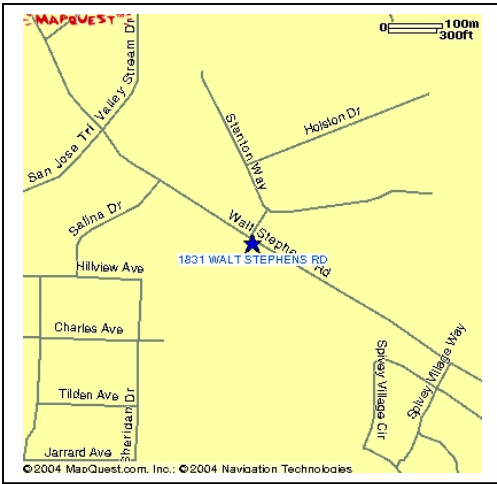
Featured Transaction

Pocket Neighborhood on Walt Stephens Road



Terry and Gayle McLendon were both educators in the Clayton County School System. Now with Gayle retired and their children moved away, they were looking to move to a smaller home. Their property sat at the entrance to M. D. Roberts Middle School, the most sought after middle school district in Clayton County.

When they approached Wood Hughes about selling their home on nine acres, they asked if they could get a sales price in the high two hundred thousand range.



After Wood pulled comparables, he discovered that the land value alone could be worth that to an active Clayton County residential developer, and suggested a list price of \$390,000.

Within the week, the McLendons had two offers at close to full price, one of which they countered which was accepted at full price.

The property closed in April 2004 and the McLendons now have moved to their retirement home in Henry County.



8+ Acres Residential

Clayton County. Available utilities include sewer, water, electricity, natural gas & telephone. County road frontage. Close to schools. Possible medium density residential zoning available.
\$100,000

**For further details, contact:
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6.4+/- Acres Commercial

Flint River Road being widened to three lanes, 663 feet frontage. 14,454 daily traffic units (2000). Available utilizes include sewer, water, electricity, natural gas, & DSL. Currently zoned GB.
REDUCED!
\$180,000

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2+/- Acre Commercial

Henry County. Available utilities include sewer, sidewalks, water, electricity, natural gas & DSL. 38,000+ daily traffic units. Possible C-2 zoning available inside city limits of Stockbridge.
\$1,000,000

**For further details, contact:
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