

Stockbridge

Bringing People Together



AGENDA WORK SESSION MEETING

TUESDAY, MARCH 29, 2016 6:00 p.m.

Mayor & City Council

Mayor Pro Tem- Anthony S. Ford
Councilman Elton Alexander
Councilman John Blount
Councilwoman LaKeisha Gantt
Councilwoman Neat Robinson

Administration

Michael Harris, City Manager
Vanessa Holiday, City Clerk
Randi Rainey, Deputy City Clerk
Michael Williams, City Attorney

I. Call to Order

II. Invocation

III. Pledge of Allegiance

IV. Roll Call

Present

Absent

Councilman Alexander

Councilman Blount

Mayor Pro Tem Ford

Councilwoman Gantt

Councilwoman Robinson

V. Adoption of the Agenda

VI. Adoption of Minutes 2/8/16, 2/8/16 SCM, 2/23/16

PUBLIC COMMENTS

All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting. You must sign your name, address, and phone number. You will be able to address the Mayor and Council for three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated while meetings are in session.

CEREMONIAL

Proclamation – National Colon Cancer Prevention/Awareness Month
Presented by: John Blount

Proclamation – National Autism Awareness Month
Presented by: Councilwoman LaKeisha Gantt

Recognition – Women's History Month
Presented by: Councilman Alexander and Councilman Blount

PRESENTATION

ITEM #1 - Tourism Production Development Grant for the Martin Luther King, Sr. Heritage Trail received in the amount of \$5,000.
Presented by: Kira Harris-Braggs, Main Street Manager

NEW BUSINESS

ITEM #2 – Ordinance to approve Job Description for Procurement Specialist; Pay Scale and Classification and Organizational Chart; Budget Amendment.
Presented by: Renee Wheeler, Human Resources Mgr. and Linda Nabers, Treasurer

ITEM #3 – Ordinance – Stockbridge Cemetery Ordinance
Presented by: Michael Williams, City Attorney

ITEM #4 – Resolution – Encouraging Business Owners and Operators to provide Equal Pay for Equal Work for Women.
Presented by: Councilman Alexander

ITEM #5 – Resolution – Request use of the Merle Manders Conference Center – Meeting Rooms 1, 2 & 3 for Georgia Government Transparency & Campaign Finance Commission free training workshop Monday, April 11, 2016.
Presented by: Vanessa Holiday, City Clerk

PLANNING & ZONING

ITEM #6 RZ-15-22-S – Rezoning and Annexation Request
(PUBLIC HEARING TO BE HELD APRIL 11, 2016)
Narayan Patel of Stockbridge, GA requests a rezoning from C-1 (Neighborhood Commercial) to C-3 (Highway Commercial) for the property located at 1024 Highway 138, in Land Lot 55 of the 12th District. The property consists of 2.91+/- acres, and the request is for a hotel and restaurant development.
Presented by: Dale Hall, Administration & Community Services Director

ITEM #7 RZ-16-03- Rezoning and Annexation Request
(PUBLIC HEARING TO BE HELD APRIL 11, 2016)

Estate of Guey L. Chen and The Martial Trust/Trustee Yee Chen of McDonough, GA requests a rezoning from a County designation of RA (Residential-Agricultural) to a City of Stockbridge designation of PTD (Planned Town Development) for the property located at 2153 Jodeco Road, in Land Lots 77, 78, and 83 of the 6th District. The property consists of 158.65+/- acres, and the request is for a commercial and residential development.

Presented by: Dale Hall, Administration & Community Services

COUNCIL DISCUSSION

ITEM #8 – FY2016 Budget Review

Presented by: Councilman Alexander

ITEM #9 – Economic Development Director Position.

Presented by: Councilman Alexander

ITEM #10 – Capping Check Cashing Businesses Ordinance.

Presented by: Councilman Alexander

ITEM #11 – City Pool – Downtown Stockbridge.

Presented by: Councilman Alexander

ITEM #12 – Car Rental Tax

Presented by: Michael Harris, City Manager

ITEM #13 – Discussion of Food Truck Ordinance

Presented by: Michael Williams, City Attorney

ITEM #14 – Food Truck Tuesdays Update

Presented by: Councilwoman Gantt

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Act)

- ☐ A. Meeting to discuss or vote to authorize the settlement of a matter covered by the attorney-client privilege as provided in Georgia Code section 50-14-2(1) and 50-14-3(b)(1)(A). The subject discussed was [identify the case or claim discussed but not the substance of the attorney-client discussion].
- ☐ B. Meeting to discuss or vote to authorize negotiations to purchase, dispose of or lease property as provided in Georgia Code section 50-14-3(b)(1)(B).
- ☐ C. Meeting to discuss or vote to authorize the ordering of an appraisal related to the acquisition or disposal of real estate as provided in Georgia Code section 50-14-3(b)(1)(C).
- ☐ D. Meeting to discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(D).

- ❑ E. Meeting to discuss or vote to enter into an option to purchase, dispose of, or lease real estate subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(E).
- ❑ F. Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in Georgia Code section 50-14-3(b)(2).
- ❑ G. Meeting to interview one or more applicants for the position of the executive head of an agency as provided in Georgia Code section 50-14-3(b)(2).
- ❑ H. Pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was [identify the matter but not the substance of the discussion].
- ❑ I. Staff meeting held for investigative purposes under duties or responsibilities imposed by law as provided by Georgia Code section 50-14-3(a) (1).

CITY MANAGER'S COMMENTS

Michael Harris

COUNCIL'S COMMENTS

Councilman Alexander

Councilman Blount

Councilwoman Gantt

Councilwoman Robinson

MAYOR PRO TEM'S COMMENTS

Anthony S. Ford

ANNOUNCEMENT OF UPCOMING MEETINGS & EVENTS

All meetings will be held at City Hall unless otherwise noted. Meeting dates and times are subject to change. Please visit the city's website www.cityofstockbridge.com, Facebook page or contact City Hall offices at 770.389-7900 for updates and detailed information.

- Public Works Committee Meeting, Chairperson Councilwoman Robinson, Wednesday, March 30, 2016 at 5:00 p.m. in City Hall - Patrick Henry Meeting Room –

- Finance Committee Meeting, Chairperson Councilwoman Gantt, Wednesday, March 30, 2016 at 5:30 p.m. in the Levi Meeting Room – City Hall.
- Community Relations Committee Meeting, Chairperson Councilman Blount, Wednesday, March 30, 2016 at 6:30 p.m. in the Levi Meeting Room – City Hall.
- Ethics Board Meeting, Chairperson Sheryl Freeman, Wednesday, March 30, 2016 at 6:30 p.m. in the Library – 2nd Floor – City Hall
- Town Hall for New Sanitation Services – Tuesday, April 5, 2016 at 6pm City Hall Council Chamber 4640 N. Henry Blvd. Stockbridge, GA
- Council Meeting Monday, April 11, 2016 at 6:00 p.m. – City Hall Council Chamber.
- Food Truck Tasty Tuesdays begins Tuesday, April 12, 2016 – 5:30 p.m. City Hall
- 2nd Annual Non-Profit Expo, Monday, April 18, 2016 at 6:00pm at the Merle Manders Conference Ctr. 111 Davis Rd. Stockbridge, GA Spearheaded by Councilwoman LaKeisha Gantt.
- Coffee with a Cop, Spearheaded by Mayor Pro Tem Ford, Saturday, April 23, 2016 from 8:30 am to 10:00 am at Best Breakfast 4961 N Henry Blvd, Stockbridge, GA 30281.
- Walk, Talk, Love Stockbridge, Spearheaded by Councilwoman Gantt, Saturday, April 23, 2016 from 8:10:30 am at Brentwood Subdivision Walt Stephens Rd, Stockbridge, GA
- Work Session Meeting Tuesday, April 26, 2016 at 6:00 p.m. - City Hall Council Chamber.
- Public Works Committee Meeting, Chairperson Councilwoman Robinson, Wednesday, April 27, 2016 at 5:00 p.m. City Hall - Patrick Henry Meeting Room
- Community Relations Committee Meeting, Chairperson Councilman Blount, Wednesday, April 27, 2016 at 6:30 p.m. in the Levi Meeting Room – City Hall.
- New Sanitation in Stockbridge! May 1, 2016. New Company – Waste Industries

MOTION TO ADJOURN

COUNCIL MEETING

MINUTES

SPECIAL CALLED

MEETING

2/8/2016

Stockbridge

Bringing People Together



DRAFT MINUTES SPECIAL CALLED MEETING

MONDAY, FEBRUARY 8, 2016 4 P.M.

Mayor & City Council

**Mayor Pro Tem Anthony S. Ford
Councilman Elton Alexander
Councilman John Blount
Councilwoman LaKeisha Gantt
Councilwoman Neat Robinson**

Administration

**Michael Harris, City Manager
Vanessa Holiday, City Clerk
Randi Rainey, Deputy City Clerk
Michael Williams, City Attorney**

The Special Called Meeting was called to order by Mayor Pro Tem Anthony Ford at 4:05pm. City Clerk, Vanessa Holiday proceeded with a verbal roll call of the Council. All members were present excluding Councilman Alexander (See Note). A quorum was confirmed.

Councilman Blount provided the invocation.

The pledge of Allegiance was recited in unison.

Councilwoman Gantt motioned to adopt the Agenda as printed; second by Councilman Blount; the motion passed 4-0.

Councilwoman Gantt motioned to convene Executive Session for item F; second by Councilwoman Robinson; the motion passed 4-0.

NEW BUSINESS

ITEM #1 - EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Act)

For Items F

- ☐ **F.** Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in Georgia Code section 50-14-3(b)(2).

NOTE: Councilman Alexander arrived as the Council exited Executive Session.

Councilwoman Gantt motioned to adjourn Executive Session; second by Councilwoman Robinson; the motion passed 5-0.

Councilwoman Gantt motioned to reconvene the Special Called Meeting; second by Councilwoman Robinson; the motion passed 5-0.

Councilwoman Gantt motioned to adjourn the Special Called Meeting; second by Councilman Alexander; the motion passed 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor Pro Tem

COUNCIL MEETING
MINUTES
2/8/2016

Stockbridge

Bringing People Together



DRAFT MINUTES CITY COUNCIL MEETING

MONDAY, FEBRUARY 8, 2016 6:00 p.m.

Mayor & City Council

Mayor Pro Tem- Anthony S. Ford
Councilman Elton Alexander
Councilman John Blount
Councilwoman LaKeisha Gantt
Councilwoman Neat Robinson

Administration

Michael Harris, City Manager
Vanessa Holiday, City Clerk
Randi Rainey, Deputy City Clerk
Michael Williams, City Attorney

The Meeting was called to order by Mayor Pro-Tem Ford at 6:00pm, all members of the Council were present. City Clerk, Vanessa Holiday proceeded with a verbal roll call. All members of Council were present and a quorum was confirmed. (NOTE: Councilman Blount was not present during Roll Call, and arrived at 6:09).

Invocation was provided by Pastor McBride of Tabernacle of Praise.

The pledge of allegiance was recited in unison.

Councilwoman Gantt motioned to amend the Agenda removing Item #5; second by Councilwoman Robinson; the motion passed 4-0. (Councilman Blount was not present on the dais for the vote)

Councilwoman Gantt motioned to adopt the Minutes of 12/14/2015, 12/21/2015 SCM, 1/7/2016; second by Councilman Alexander; the motion passed 4-0. (Councilman Blount was not present on the dais for the vote)

State of the City – Mayor Pro Tem Anthony S. Ford

Mayor Pro Tem Anthony S. Ford noted the Councilmembers were all elected by the citizens and are locked in arms to move the City forward. Mayor Pro Tem Ford referenced the support staff as the part of the team conducting the day-to-day business of the City; and also highlighted 2015 accomplishments and noted plans going forward in 2016.

State of the City – by Mayor Pro Tem Anthony S. Ford
February 8, 2016

“It’s a new beginning as we are about moving the City of Stockbridge forward and we’re doing it!

In 2015 our City lost a former Mayor Rudy Kelly who had served this City for 33 years. We were extremely fortunate that we proclaimed February 9th last year as “Rudy Kelley Day” and held a reception in his honor several days before his unexpected death. Rudy left a legacy that is extremely difficult to match, but not completely out of reach to succeed.

There’s no doubt that our City of Stockbridge had its share of notoriety in the press and it was not always for the best of reasons. It is a known fact there was a lack of Team Cohesion with the City Council in the last couple of years which often caused our City to be featured in the media for unflattering reasons.

The City Administration in December 2013 transferred \$6 million in cash and City properties to the Stockbridge Downtown Development Authority (DDA), resulting in several lawsuits. There were questionable actions by several City Council representatives to the DDA and other third parties, as well as questionable financial and property transactions. Thankfully, today I can report that all the City’s properties and funds, with the exception of \$1-1.5 million, has been returned to the citizens. Senator Emanuel Jones has recently called for an investigation by the GBI to determine what has occurred with the funds in the last couple of years. Meanwhile, No doubt this current administration is moving the City forward!

Many outstanding things occurred in Stockbridge during 2015 and we are looking to at least duplicate those wonderful events and enhance the citizens living experience by creating new and different community oriented activities and events in 2016.

We proudly celebrated the Martin Luther King, Sr. “Daddy King” Stockbridge connection by hosting members of the King family and providing them with a tour of City sites meaningful to the Kings. We also dedicated and installed a bronze plaque at City Hall in commemoration of this notable connection with the history with the City of Stockbridge. We renamed South Berry Street and Railroad Street to the MLK, Sr. Heritage Trail to honor our native son and assist in facilitating a historical walking tour of the City’s downtown area.

A Town Hall meeting was conducted to discuss our future sanitation services, and the citizens called for a recycling program. As a result, later this year the City will Go Green and contract with Waste Industries to privatize sanitation – a move that will reduce costs to the City (and its residents) while adding recycling services. Citizens, you spoke and we listened!

The City launched its first Citizens Academy, successfully graduating 20 citizens who gained a more in-depth knowledge of the inner workings of their City. Due to Our LMIG program, we paved over three miles of roads throughout the City and our Public Works Department also strengthened our water and storm water programs. SPLOST funding enabled us to begin the design of a new pump station, a new public works facility, replace water meters, add new park equipment; upgrade the wastewater treatment plant and replace aging water mains and service lines infrastructure.

The City and Henry County reached an impasse regarding the cost to fund the Service Delivery System (SDS) for police services. Basically, the arrangement was for \$500,000 annually to ensure two dedicated police officers within the City limits at all times. Today, citizens and businesses will continue to call 9-1-1 when necessary and still receive response from Henry County Police, many of whom are based in Stockbridge at the North Precinct location. Council will continue to explore the need, versus capacity, of setting up our own City police force, but we will not make any final decisions without first having multiple Town Halls and obtaining your input.

We continued to promote the quality of life for our residents, with numerous citywide events that occurred in 2015 such as two Sounds of Summer concerts; two "Screen on the Green" family nights; a school supplies and backpack giveaway; Smart Kids lunch program conducted during the Summer months at Memorial Park; Mayor Takes the Special Needs Children to the Circus; the Rosenwald Circle home restoration project in conjunction with the Fuller Center; a Memorial Day March, honoring our deceased service men/women who have sacrificed and served our country; A Veterans Day Parade giving honor to our living service men/women Veterans; BridgeFest (partial due to stormy weather); and Holiday Festival at Christmas.

There were several other Council initiatives that occurred during the past year that we look forward to at least duplicating during 2016 and providing several more community activities for the year to enhance the quality of life for the citizens. An annual African-American Heritage Program; a Non-Profit Mixer used to enhance the networking of Non-Profit organizations with one another; numerous Ribbon Cutting Ceremonies welcoming new and small businesses in the City, Small Business Luncheon to recognize, network and educate entrepreneurs, First Responder's Appreciation Luncheon, Memorial Cemetery Cleanup, Don't Trash Stockbridge conducted around City Hall and the downtown area by picking up trash and assisting in keeping Stockbridge beautiful; "Coffee With a Cop" program to facilitate better relations between our citizens, the business community and our police force; a Prayer Vigil on the City Hall steps in support of the Charleston, South Carolina community after a church mass shooting and we ended the year with dedicating the city Multiplex building and renaming the building as the Carrie Mae Hambrick Cultural Arts & Enrichment Center after an outstanding citizen of the Stockbridge community.

A series of quality videos promoting Stockbridge were produced for our City's website. Quarterly newsletters informed residents and businesses of noteworthy events, opportunities and information.

The City's financial reserves, which were severely impacted by the transfer of funds to the DDA in 2013, as well as past litigation costs, are now beginning to be replenished. In addition, the annual audits for the years 2013 and 2014; which were also held up by the DDA litigation, have been successfully completed. We are now indeed on the road to recovery!

Our Main Street Program attained its certification in 2015 and the framework is being laid for great things in the downtown area. In addition to Cities Week activities, there was Stockbridge Stories giving an historical perspective of citizens and past activities in the City, the Taste of Henry, Meet and Greet Main Street with other events designed to promote

tourism to the downtown area, our Main Street program, in collaboration with the Stockbridge Small Business Association, executed the first Shop Small event on Small Business Saturday.

Over the past year, the City also implemented several technological advancements throughout the City to improve our efficiencies and provide a greater level of service to our citizens.

In 2015 we also had a more stable city staff, with very little turnover. Anita Gunnoe, was selected from a team of her peers in the Georgia Court Clerk Council as the Court Clerk of the Year for the state of Georgia!

There are many great things happening in Stockbridge, and we're poised to see only great things being said about our City in the future, as we put past issues in our rearview mirror.

I ask you to support the Council and me as we seek to work together on behalf of the businesses and residents of this City to bring new business (and therefore jobs) to Stockbridge, to maintain our infrastructure, to privatize our sanitation services, improve our utilities with the move to smart meters, develop a plan for our arts center, expand upon our Main Street program, and so much more.

The sum is always greater than any of its parts --working together as a Team, this Council can accomplish so much more.

It will take us all collectively to make living in the City Of Stockbridge a successful and wonderful experience. May God continue to bless the Citizens of Stockbridge, Henry County, the State of Georgia, and the greatest nation in this world -- the United States of America! Thank You.

CEREMONIAL

Proclamation – Recognizing Black History Month 2016

Mayor Pro Tem Anthony S. Ford read excerpts from the 2016 Presidential Proclamation for National African-American Heritage Month and was joined by Councilman Alexander, Councilman Blount, Councilwoman Gantt and Councilwoman Robinson, local clergy, law enforcement and other officials. Mayor Pro Tem Ford stated the proclamation was being presented to all in attendance in the audience and asked everyone to join the Council on the dais for the ceremonial photograph.

Proclamation – Recognizing South Metro Development Outlook Conference 2016

Mayor Pro Tem Anthony S. Ford read the Proclamation presented to Michael Hightower, President of the South Metro Development Outlook Conference 2016 and was joined by the initiator, Councilman Alexander.

PUBLIC COMMENTS

Mr. Leonard Yancey thanked City Manager Michael Harris for his assistance with the noise in the parks and also referenced the continued issue of noise from the Transfer Station.

Mr. Harris stated staff has met with the transfer station manager about installing reduced noise equipment beepers who noted they are in the process of installing the beepers. Mr. Harris noted the next step would be to renegotiate the contract and explore changing the hours.

OLD BUSINESS

Mayor Pro Tem Ford noted Board Appointees would be subjected to background check prior to being sworn in.

ITEM #1 – RESOLUTION – Appointment of Vacated Main Street (Downtown Business or Property Owner) Board Member to serve remaining year of an initial 2-year term (Expires December 31, 2018)

Councilwoman Gantt motioned to appoint Linda Jones; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #2 – RESOLUTION – Appointment of Vacated Downtown Development Authority Board Member to serve remaining four years of a 6-year term (Expires December 9, 2019); Appointment of Expired Downtown Development Authority Board Member to serve four-year term (Expires December 9, 2019)

Councilman Alexander motioned to appoint Rodney Hornes for the vacated 6-year term to expire 12/9/2019; second by Councilwoman Robinson; the motion failed 2-1-2 (Councilwoman Gantt opposed) and (Councilman Blount and Mayor Pro Tem Ford abstained from the vote).

Councilwoman Gantt motioned to Table the 4-year term appointment; second by Councilman Blount; the motion to table failed 2-3. (Alexander, Ford, and Robinson opposed).

Councilman Alexander motioned to appoint Rodney Hornes for the 4-year term; second by Councilwoman Robinson; the motion passed 4-0-1 (Councilman Blount abstained from the vote).

Councilman Blount motioned to Table the 6-year term appointment; second by Councilwoman Gantt; the motion passed 3-2 (Councilman Ford and Alexander opposed).

ITEM #3 – RESOLUTION – Appointment of Zoning Advisory Board Member to serve remaining two years of a 3-year term (Expires July 2017)

Councilman Alexander motioned to appoint Askia Abdullah; second by Councilwoman Robinson; the motion failed 2-3 (Councilman Blount, Mayor Pro Tem Ford and Councilwoman Gantt opposed).

Councilwoman Gantt motioned to appoint Quaneisha Robinson-Green to the Zoning Advisory Board; second by Councilman Blount; the motion passed 4-1, (Councilwoman Robinson opposed).

ITEM #4 – RESOLUTION – Appointment of Ethics Board Members

Mayor Pro Tem Ford appointed Sheryl Freeman to the Ethics Board.

Mayor Pro Tem Ford appointed Derwin Binion to the Ethics Board.
Councilwoman Gantt motioned to confirm Mr. Binion; second by Councilman Blount; the motion passed 5-0.

Councilwoman Gantt motioned to appoint Marilyn Flynn to the Ethics Board; second by Councilman Blount; the motion passed 5-0.

Councilwoman Gantt motioned to appoint Angela Myers-Jenkins to the Ethics Board; second by Councilwoman Robinson; the motion passed 5-0.

Councilwoman Gantt motioned to appoint Wanda Polite to the Ethics Board; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #5 – RESOLUTION – Authorizing Lighting Service Agreement for Reeves Creek Trail @ Flippen Rd. Parking Area

Presented by: City Manager, Michael Harris

Removed from the Agenda.

NEW BUSINESS

ITEM #6 – RESOLUTION – Authorizing “Food Truck Tuesdays” In the City of Stockbridge – Vendor Atlanta Food Truck Company

Presented by: Councilwoman Gantt

Councilwoman Gantt noted Tan Bowers, owner of Atlanta Food Truck presented at the last meeting with the hopes of bringing Food Truck “Tasty Tuesdays” to the City of Stockbridge and that other cities such as Smyrna, Atlanta and Brookhaven have already implemented the food trucks and those events have been very successful and further noted two areas of concern: security and electrical outlets.

Councilwoman Gantt noted the budget would require an amendment; and she has already spoken with Mr. Harris, City Manager and Ms. Nabers, Treasurer to use the City Events account to fund, with an estimated cost of approximately \$1,000/month.

Councilman Alexander inquired about the Health Department and Food Permits and Councilwoman Gantt stated staff has met with and resolved all Food Service Permit issues.

Councilwoman Gantt motioned to approve Food Truck Tuesdays; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #7 – ORDINANCE – Pay Scale Amendment**Presented by: Human Resources Manager, Renee Wheeler**

Human Resources Manager, Renee Wheeler stated the Ordinance before Council is to amend the current pay scale approved in December 2015 as there was a typographical error on three (3) of the positions,

Councilwoman Gantt motioned to amend the Ordinance to amend the Pay Scale; second by Councilwoman Robinson; the motion passed 5-0.

COUNCIL DISCUSSION**ITEM #8 – Opportunity Zones Update****Presented by: Administration and Community Development Director, Dale Hall**

Mr. Hall noted Opportunity Zones use several programs to provide strong incentives for local economic development that consist of: Enterprise Zone Incentives; Urban Redevelopment Plans and Job Tax Credit Programs. The City applied for an Opportunity Zone in 2013 to the state and all applications that year were denied by DCA; the City will re-submit an application based on new criteria.

Councilman Alexander motioned to convene Executive Session for Items A-F and H; second by Councilwoman Gantt; the motion passed 5-0.

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Act)

- ☐ A. Meeting to discuss or vote to authorize the settlement of a matter covered by the attorney-client privilege as provided in Georgia Code section 50-14-2(1) and 50-14-3(b)(1)(A). The subject discussed was [identify the case or claim discussed but not the substance of the attorney-client discussion].
- ☐ B. Meeting to discuss or vote to authorize negotiations to purchase, dispose of or lease property as provided in Georgia Code section 50-14-3(b)(1)(B).
- ☐ C. Meeting to discuss or vote to authorize the ordering of an appraisal related to the acquisition or disposal of real estate as provided in Georgia Code section 50-14-3(b)(1)(C).
- ☐ D. Meeting to discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(D).
- ☐ E. Meeting to discuss or vote to enter into an option to purchase, dispose of, or lease real estate subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(E).
- ☐ F. Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in Georgia Code section 50-14-3(b)(2).

- H. Pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was [identify the matter but not the substance of the discussion].

Councilman Alexander motioned to adjourn Executive Session; second by Councilwoman Gantt; the motion passed 5-0.

Councilwoman Gantt motioned to approve the Mutual Release and Settlement Agreement between the City of Stockbridge and Ameris Bank relative to the Downtown Development Authority DDA litigation; second by Councilwoman Robinson; motion passed 5-0.

Councilwoman Gantt motioned to approve the Mutual Release and Settlement Agreement between the City of Stockbridge and First American Exchange Company relative to DDA litigation; second by Councilman Alexander; motion passed 5-0.

Councilman Alexander motioned to approve the Waiver of Attorney Client Privilege documentation only as they are relative to the two current Open Records Requests that have been submitted to the Clerk's Office regarding the DDA; second by Councilman Blount; the motion passed 5-0.

CITY MANAGER'S COMMENTS

Michael Harris referenced the City's beautification efforts and noted the City has operated with a lean staff; transitioning to Private Sanitation Services will free up staff for "spring cleaning" to include pressure washing; RFP for Landscaping Services moving forward; and noted Health Inspections are regulated by the State Department of Health.

COUNCIL'S COMMENTS

Councilman Alexander made an inquiry as to whether or not the City paid H C Health Dept. and noted adversarial scores and does not want to discourage businesses from coming into the City.

Councilman Blount referenced the staff level in Public Works to maintain the aesthetics of the City particularly around City Hall.

Councilwoman Gantt thanked everyone for attending the meeting and thanked the Council for their approval of Food Truck Tuesdays.

Councilwoman Robinson thanked clergy and dignitaries for coming out for the Black History Proclamation; thanked Kevin Walter for staying, and hopes to see improvements in the beautification efforts; encouraged everyone to wear red in support of Heart Disease; and also thanked colleagues for their support.

MAYOR PRO TEM'S COMMENTS

Anthony S. Ford thanked staff and noted City Clerk has received Certified Municipal Clerk Certification; thanked the clergy, elected officials and citizens and stated his intent is to serve well, and further noted celebration of February as African-American History Month.

Mayor Pro Tem Ford read the following announcements:

ANNOUNCEMENT OF UPCOMING MEETINGS & EVENTS

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- Town Hall Meeting Hosted by Senator Emanuel Jones Thursday, February 11, 2016 from 6pm - 8pm in City Hall Council Chamber. Discussion: Charter Changes, Downtown Development Authority.
- Town Hall Meeting Hosted by Commissioner Blake Prince – 4th District- Saturday, February 20, 2016 at 9am – J.P. Moseley Recreation Center 1041 Millers Mill Rd. Stockbridge, GA. Discussion: Focus on ESPLOST and Education Issues.
- Work Session Meeting Tuesday, February 23, 2016 at 6pm - Council Chamber.
- Coffee with a Cop, Spearheaded by Mayor Pro Tem Ford, Saturday, February 27, 2016 from 8:30 am to 10:00 am at Bridgeview Country Cooking 4727 N Henry Blvd, Stockbridge, GA 30281.
- Career Expo in Partnership with Goodwill Industries, Thursday, March 3, 2016 at the Merle Manders Conference Center 111 Davis Drive Stockbridge GA at 10am - 3pm.
- Council Meeting Monday, March 14, 2016 at 6pm – City Hall Council Chamber.
- Work Session Meeting Tuesday, March 29, 2016 at 6pm - City Hall Council Chamber.

Councilwoman Gantt motioned to adjourn; second by Councilwoman Robinson; the motion passed 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor Pro Tem

**COUNCIL MEETING
MINUTES
WORK SESSION
MEETING
2/23/2016**

Stockbridge

Bringing People Together



DRAFT MINUTES WORK SESSION MEETING

TUESDAY, FEBRUARY 23, 2016 6:00 p.m.

Mayor & City Council

**Mayor Pro Tem- Anthony S. Ford
Councilman Elton Alexander
Councilman John Blount
Councilwoman LaKeisha Gantt
Councilwoman Neat Robinson**

Administration

**Michael Harris, City Manager
Vanessa Holiday, City Clerk
Randi Rainey, Deputy City Clerk
Michael Williams, City Attorney**

The Meeting was called to order by Mayor Pro-Tem Ford at 6:00pm.

Invocation was provided by Councilman Elton Alexander.

The pledge of allegiance was recited in unison.

City Clerk, Vanessa Holiday proceed with a verbal roll call, all members of Council were present.

Councilwoman Gantt motioned to amend the Agenda to include a ceremonial item for the Clerk's office; to remove item #10; to add items #13 - Request funds for the Stockbridge Goodwill Career Expo, presented by Councilman Alexander, add item #14 - Langley Oaks Variance, presented by Dale Hall and to add item #15 Downtown Development Authority Appointments; second by Councilwoman Robinson; the motion passed 5-0.

CEREMONIAL

Mayor Pro Tem Ford recognized and congratulated City Clerk, Vanessa Holiday on obtaining her Clerk's Certification. Mrs. Holiday thanked everyone and stated she is grateful to have the opportunity to serve.

Adoption of Minutes 1/11/2016, 1/26/2016 – Draft Minutes are under review; no action taken.

PUBLIC COMMENTS

All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting. You must sign your name, address, and phone number. You will be able to address the Mayor and Council for three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated while meetings are in session.

Mr. Leonard Yancey presented a Petition to the City Council from the Wild Wind Subdivision HOA regarding noise from the Transfer Station.

Ms. Mildred Reed announced the Black History Programs at Shiloh Baptist Church on February 26th at 7pm and the 5th Annual Stockbridge Community Program on February 27th at Mt. Olive Baptist Church, Stockbridge, GA at 4pm.

OLD BUSINESS

ITEM #1 – Resolution – City Partnership with Henry Council for Quality Growth “The Leader in Me” Pilot Program – Cotton Indian Elem. School in the amount of \$5,500.00 Presented by: City Attorney, Michael Williams

City Attorney, Michael Williams referenced in October 12, 2015 the Council approved a Resolution to enter into an Intergovernmental Agreement between the City and the Henry County School Board to provide supplemental funds for the Leader in Me Program and the Henry County School Board has declined to enter into the agreement and that the alternative would be to enter into a partnership agreement with the Henry Council for Quality Growth. Mr. Williams stated if Council decides, the Resolution will be redrafted to include the the Henry Council for Quality Growth and will be presented to Council at the next meeting.

Councilman Alexander asked Mr. Steve Cash of the Henry Council for Quality Growth to elaborate, if he knows, on the board's decision for denial. Mr. Cash stated the school board entered into a partnership/ sanction with them, however, they do not handle the funding.

Councilman Blount stated he was looking over the program, and noticed Fairview Elementary introduced the PBIS program that had two elements: the teachers had to be sold and there could not be a lot of turn overs and inquired with Mr. Cash if he was familiar with that program; he was not.

Councilman Blount then inquired if the program would overlap the current program. Mr. Cash responded this program is a Franklin Covey Program who also wrote the book 7 Habits of Effective People and the program is geared toward children. Mr. Cash stated the goal is to have at least 75% of all elementary schools located in Henry County a 'Leader in Me' school.

Councilman Alexander motioned to approve the Resolution for the City Partnership with Henry Council for Quality Growth “The Leader in Me” Pilot Program – Cotton Indian Elem. School in the amount of \$5,500.00; second by Councilwoman Gantt; the motion passed 5-0.

ITEM #2 – RESOLUTION – Authorizing Lighting Services Agreement for Reeves Creek Trail Parking Area on Flippen Road

Presented by: City Manager, Michael Harris

City Manager, Michael Harris stated this is an initiative to bring lighting to the Reeves Creek trail at Flippen Road. Public Works Director Kevin Walter has gotten quotes from Georgia Power to provide three (3) LED lights in the parking lot. Mr. Harris stated there is an upfront cost to purchase and install a transformer; and the monthly lease agreement would be around \$112 monthly.

Councilwoman Gantt motioned to approve the Resolution Authorizing Lighting Services Agreement for Reeves Creek Trail Parking Area on Flippen Road; second by Councilman Blount; the motion passed 5-0.

PRESENTATIONS

ITEM #3 – Black History Month Presentation.

Presented by: Councilwoman Gantt and Mike Moon

Mr. Mike Moon presented Black History information and included several pictures of notable African Americans and also presented the Council with a summary of information on himself.

ITEM #4 – Hispanic Community Involvement in Stockbridge.

Presented by: Councilwoman Robinson and Rocio Camacho

Rocio Camacho referenced the Hispanic population in the City of Stockbridge and a desire to get more involved.

ITEM #5 – A Friends House (Taste of Henry Banners).

Presented by: Nan Jenkins, Development Director for A Friends House and Main Street Manager, Kira Harris-Braggs

Mrs. Harris-Braggs introduced Nan Jenkins, Development Director for A Friends House. Ms. Jenkins stated A Friends House has been in the County for over 17 years and has served over 1,940 abused, neglected or abandoned children. Ms. Jenkins stated last year they served 66 kids, predominately teenagers. Ms. Jenkins further noted the children receive a per diem that covers only about 52% of the cost to reside there and in order to cover the other cost, receives help from local businesses, fundraising and grants.

Ms. Jenkins asked the City to allow the Taste of Henry banners be placed around the City promoting the event which benefits A Friends House in partnership with the City's Main Street Program.

Mayor Pro Tem Ford inquired with legal counsel, Mr. Williams on what the City could do to come up with a solution. Mr. Williams stated since the City is participating, a solution can be put together as a package.

Councilman Alexander motioned to approve Taste of Henry banners to be installed in the City and partnership with the Main Street Program; second by Councilwoman Robinson; the motion passed 5-0.

NEW BUSINESS

ITEM #6 – Resolution to Approve Mauldin & Jenkins for Audit Services.**Presented by: City Manager, Michael Harris**

City Manager, Michael Harris noted this Resolution to approve Mauldin & Jenkins to close out the 2015 audit year ending June 30, 2016.

Councilwoman Gantt motioned to approve the Resolution to Approve Mauldin & Jenkins for Audit Services; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #7 – ORDINANCE – Authorizing approval of an amendment to the FY2016 Operating Budget; amending the Position of Main Street Program Assistant from a Part-time position to a Full-time position. Adopting the Job Description for the Main Street Program Assistant. Amending the COS Organizational Chart and Pay Scale and Classification.**Presented by: Main Street Manager, Kira Harris-Braggs; Human Resource Manager, Renee Wheeler and Treasurer, Linda Nabers.**

Main Street Manager, Kira Harris-Braggs stated this position was approved last year as a part-time position and after having discussion with the Treasurer and Human Resources Manager, they concluded the position needs to be a full-time position.

Mrs. Harris-Braggs stated the position will be more than just a Receptionist, but rather a true Program Assistant. Mrs. Harris-Braggs also mentioned they are looking to relocate the Main Street Program to the Main Street District soon.

Councilwoman Gantt motioned to approve the Ordinance authorizing the approval of an amendment to the FY2016 Operating Budget; amending the Position; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #8 – PLANNING & ZONING – PUBLIC HEARING ON MARCH 14, 2016

Variance Number VR-16-01-S – Red Oak Village of Stockbridge, LP of Clarkson, MO requests a variance from development regulations for the property located on the southeast side of Rock Quarry Road at Red Oak Road in Land Lots 29 and 30 of the 12th District. The property consists of 10.0 +/- acres, and the request is for age-restricted multi-family housing.

Presented by: Administration and Community Services Director, Dale Hall

Administration and Community Services Director, Dale Hall stated this is a project where the request was for a multi-family senior housing project. The annexation was completed last year, and there will be about 60 units that have also been rezoned to have 50+ and older residents.

Mr. Hall also noted stated the way the codes are written, it requires for two (2) parking spaces per unit. Mr. Hall expressed the City Code as it is written does not specify whether it's a senior or regular housing development; and the required parking for the development would be 120 spaces.

Mr. Hall noted the applicant is requesting to reduce the number of parking spaces from 120 to 90, which is 1.5 spaces per unit and explained the reason is this will be senior housing, and the applicant is stipulating to have the age start at 62. It also is in a water area which would decrease the run off and ultimately decrease the cost of the development.

Councilman Alexander asked Mr. Hall to give his assessment on this request. Mr. Hall stated he has looked at several other codes and Henry County code does not state whether there is a reduction in parking for senior housing, and the City's code as written doesn't give a reduction for senior housing.

Councilman Blount stated he sees nothing but problems arising out of this, and does not agree with the request. Mr. Hall stated this is an apartment complex with smaller units having all of the household items focusing on 62 years or older. How many cars per unit is the question.

Councilwoman Gantt stated this project was presented to Council and she voted against it due to the applicant requesting to reduce the size of the apartment; several seniors actual spoke and asked Council to consider their needs. Councilwoman Gantt stated the City wants quality, and does not think they should bend for parking. Councilwoman Gantt expressed she is not in favor of this request. There was no action taken.

COUNCIL DISCUSSION

ITEM #9 – Request for Resolution to Authorize Use of the Merle Manders Conference Center for the Non-Profit Mixer April 19, 2016

Presented by Councilwoman Gantt.

Councilwoman Gantt noted she spearheaded a Non-Profit Mixer in 2014 that went very well; and gave each non-profit organization in Henry County the opportunity to ,mix and mingle.

Councilwoman Gantt further stated she would like to have it once again during Cities Week, April 18th as an opening with a non-profit expo and asked Council to allow the use of the Merle Manders Conference Center to hold the event with the public being involved.

Councilwoman Gantt motioned to approve the request for a Resolution to authorize use of the Merle Manders Conference Center for the Non-Profit Mixer April 18, 2016; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #10 – Request for Resolution to Authorize Use of the Merle Manders Conference Center March 10, 2016 for Public Safety Committee Meeting Active Shooter Seminar.

Presented by Councilman Alexander

This item was removed from the Agenda.

ITEM #11 – Request for Resolution of Stockbridge/Flint, MI Sister City Measure.

Presented by: Councilman Alexander

Councilman Alexander stated Tabernacle of Praise sent water to Flint Michigan; and when he reach out to the City of Flint, they were grateful for the water that was sent. Councilman Alexander stated the City can offer their support to the City of Flint.

No Action Taken – Item will be placed on the Agenda 3-14-2016

ITEM #12 – Business Friendly Permitting/Best Practices**Presented by: Councilman Alexander**

Councilman Alexander stated his goal for the City of Stockbridge is to be the most business friendly community in Metro Atlanta and asked what needs to be done in order to become the most business friendly.

Councilwoman Gantt stated last year when there was a new business opening, the Mayor would send them out a Welcome Letter and a Packet via the Occupational Tax Office to new business owners.

City Manager, Michael Harris recommended having some type of forum with some of the current business owners to hear what their concerns may be.

ITEM #13 – Request for Approval of Career Expo Funds**Presented by: Councilman Alexander**

Councilman Alexander noted the City will partner with Goodwill Industries on March 3rd from 10am-3pm for a career expo that will have about 20 employees at Merle Manders Conference Center. It has been requested from the employers and staff for the City to supply bottled water and refreshments and that there will be no monies exchanged with Goodwill Industries.

Councilman Alexander also recommended acquiring two reader boards to be placed along N. Henry Blvd. and Walt Stephens Rd. Advertising the event.

Councilman Blount stated as a City, Council has to be cautious on how to advertise job fairs; and he is against putting the reader boards out because citizens are prohibited from using such signage.

Councilwoman Robinson referred to legal Counsel for clarification. Mr. Williams stated the only issue would be the location of the signs. Councilwoman Robinson noted she is in favor of the reader signs and wants the citizens to know Council is there for them.

First Motion: Councilman Alexander motioned to move Councilman Alexander's Council Initiative Funds in the amount of \$2500 to the Governing Body Miscellaneous Account and to authorize the use of \$300 of those funds for supplies for the Career; second by Councilwoman Gantt; the motion passed 5-0.

Second Motion: Councilman Alexander motioned to authorize (2) two Reader Boards to be placed in the customary locations for City Events for the Career Expo in the amount of \$600 each; second by Councilwoman Robinson; passed 5-0.

ITEM #14 – Langley Oaks Subdivision - Variance**Presented by: Dale Hall, Administration and Community Services Director**

Dale Hall, Administration and Community Services Director stated Langley Oaks came to get a request on setbacks to put houses on lots. Council agreed with the Henry County Planning and Zoning board on denial of the request for the reduction in setbacks. The developer owns multiple properties and open space in the development and adjusted the plat design to allow the lots to become larger to allow houses.

Mr. Hall noted that after doing the plat revisions, the developer has maximized the size of the lots on the plats and are asking now for minor variances.

Mayor Pro Tem Ford inquired if another Public Hearing will be held. Mr. Hall stated if this was addressed administratively, the request falls within the Ordinance allowing administrative variances. The ordinance written allows for a 5ft. front variance setback, 2ft. side variance setback and a 4ft. rear setback administratively.

Councilman Blount inquired if the criteria's has been met. Mr. Hall expressed they are the same lots and criteria's; but now are asking for a smaller variance request. Mr. Harris stated the developer has amended some of the configurations of the lots.

After some discussion, there was no formal vote; however, the consensus of the Council leaned towards "no" to the Variance and to move forward with Public Hearing.

ITEM #15 – Appointment of Downtown Development Authority Board Appointment Presented by: Councilwoman LaKeisha Gantt

Councilwoman Gantt stated there is another appointment to be made to the Downtown Development Authority for a four (4) year term.

Councilman Blount motioned to appoint Harold Thibodeaux; second by Councilwoman Gantt; discussion followed.

Councilwoman Robinson noted shed had spoken with Councilwoman Gantt during the Retreat and thought Council would discuss this item during Executive Session to look over the applicants once more. Councilwoman Robinson stated she wants the city to move forward with new bodies, more diversity and no friends of friends, and business friendly people.

Councilwoman Gantt stated she did speak with Councilwoman Robinson one on one to discuss how they would go about selecting a candidate.

Councilman Alexander agrees with Councilwoman Robinson on not picking friends and stated he would vote against it.

Councilman Blount asked the Council not to vote of perception and noted Mr. Thibodeaux is a decorated veteran, active with the HOA, resident and business owner.

Councilman Blount restated his motion to appoint Harold Thibodeaux; second Councilwoman Gantt; the motion failed 2-3. (Alexander, Ford and Robinson opposed)

EXCECUTIVE SESSION

Councilwoman Gantt motioned to convene Executive Session for Items A- F and H; second by Councilwoman Robinson; the motion passed 5-0.

Councilwoman Gantt motioned to adjourn Executive Session; second by Councilwoman Robinson; the motion passed 5-0.

Councilwoman Gantt motioned to reconvene Work Session Meeting; second by Councilman Alexander; the motion passed 5-0.

Councilwoman Gantt motioned to approve the Rhonda Blackmon Settlement Agreement; second by Councilman Alexander; the motion passed 5-0.

Councilwoman Robinson motioned to appoint Aneta Thomas Lee to the Downtown Development Authority Board for the 4-year term; second by Councilman Alexander; the motion passed 4-1 (Opposed by Councilman Blount).

Councilman Alexander motioned to authorize the purchase of 175 Burke Street Stockbridge, GA in the amount of \$30,000; second by Councilwoman Gantt; the motion passed 5-0.

MOTION TO ADJOURN

Councilwoman Gantt motioned to adjourn Work Session Meeting; second by Councilwoman Robinson; the motion passed 5-0.

There were no comments made by staff or Council or reading of the Upcoming Events/Announcements.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor Pro Tem

Excerpts from the Presidential Proclamation National Colorectal Cancer Awareness Month 2016

Whereas, every year, more than 130,000 Americans are diagnosed with colorectal cancer, and it kills nearly 50,000 — making it the second leading cause of cancer deaths in the United States. Colorectal cancer touches too many, and together, we must work to lift up those who have been affected by it and all who remain vulnerable to it. This month, as we remember the loved ones we have lost and lift up those who continue to fight colorectal cancer, we strive to save lives by raising awareness of this disease and encouraging everyone to take measures to prevent it; and



Whereas, although age, obesity, and certain genetic mutations can increase risk of colorectal cancer, all Americans should be aware of its risk factors, which include being physically inactive, having an unhealthy diet, smoking cigarettes, and consuming alcohol in excess. While people of all ages should consult a physician about their susceptibility, individuals between ages 50 and 75 are encouraged to get regular screenings; and

Whereas, Doctors Jay Prakash, Gregory H. Gibson, Michael W. Cheng, Douglas L. Lowe II, Samyukta Chava and Srinivasan Ganesan of the Southern Gastroenterology Specialists, P.C. Office are a team of professionals working diligently here in the Stockbridge community to *Prevent, Treat and Beat* Colorectal Cancer; and

Whereas, all people deserve to lead long, happy, and healthy lives, and nobody should be robbed of that promise due to the devastating impacts of colorectal cancer. During National Colorectal Cancer Awareness Month, let us honor the legacy of those we have lost to this cancer by spreading awareness of it, uplifting all who live with it, and pledging our full talent, resources, and will to defeating it.

NOW, THEREFORE, I, Anthony S. Ford, by the virtue of the authority vested in me as Mayor Pro Tem of the City of Stockbridge, Georgia, and on behalf of City Councilmembers Elton Alexander, John Blount, LaKeisha Gantt, and Neat Robinson, do hereby recognize March as **COLORECTAL CANCER AWARENESS MONTH**, and encourage all to be screened and treated to live a long, healthy and wonderful life.

Anthony S. Ford, Mayor Pro Tem

Vanessa Holiday, City Clerk

Proclamation

National Autism Awareness Month April 2016



Whereas, the first National Autism Awareness Month was declared by the Autism Society in April 1970; and

Whereas, the aim of this month is educate the public about Autism. Autism is a complex mental condition and developmental disability, characterized by difficulties in the way a person communicates and interacts with other people.

Whereas, Autism can be present from birth or form during early childhood (typically within the first three years). Autism is a lifelong developmental disability with no single known cause; and

Whereas, no two people with autism will have the same set of symptoms, there are common characteristics found in those with this complex disability. Briefly, these characteristics include: Social Skills · Empathy · Physical Contact · Sudden Changes to Their Environment · Speech · Changes to Behavior and Routine; and

Whereas, in the United States, autism affects 1 in every 110 children. National Autism Awareness Month aims to make the public more aware about this widespread disability and the issues which arise in the autism community. As about 1 in 150 people in America have autism, the chances are that you know someone with this disability. A better informed public will be more empathetic and supportive towards people with autism.

Whereas, the City of Stockbridge is honored to take part in the annual observance of Autism Awareness Month and World Autism Awareness Day in the hope that it will lead to a better understanding of the disorder;

NOW, THEREFORE, I, Anthony S. Ford, by the virtue of the authority vested in me as Mayor Pro Tem of the City of Stockbridge, Georgia, and on behalf of City Councilmembers Elton Alexander, John Blount, LaKeisha Gantt, and Neat Robinson, do hereby recognize April as AUTISM AWARENESS MONTH, and April 2, 2016, as WORLD AUTISM AWARENESS DAY in our CITY and I call this observance to the attention of our citizens and encourage all to wear blue on April 2, 2016 to Shine the Light on Autism.

Anthony S. Ford, Mayor Pro Tem

Vanessa Holiday, City Clerk

Excerpts from the 2016 Presidential Proclamation

WOMEN'S HISTORY MONTH, 2016

Whereas, Throughout history, women have driven humanity forward on the path to a more equal and just society, contributing in innumerable ways to our character and progress as a people. In the face of discrimination and undue hardship, they have never given up on the promise of America: that with hard work and determination, nothing is out of reach.

Whereas, During Women's History Month, we remember the trailblazers of the past, including the women who are not recorded in our history books, and we honor their legacies by carrying forward the valuable lessons learned from the powerful examples they set.

Whereas, Whether serving in elected positions across America, leading groundbreaking civil rights movements, venturing into unknown frontiers, or programming revolutionary technologies, generations of women that knew their gender was no obstacle to what they could accomplish have long stirred new ideas and opened new doors, having a profound and positive impact on our Nation.

Whereas, Through hardship and strife and in every realm of life, women have spurred change in communities around the world, steadfastly joining together to overcome adversity and lead the charge for a fairer, more inclusive, and more progressive society.

During Women's History Month, we honor the countless women who sacrificed and strived to ensure all people have an equal shot at pursuing the American dream. Though we have made great progress toward achieving gender equality, work remains to be done. Women still earn, on average, less for every dollar made by men. And, although the majority of our Nation's college and graduate students are women, they are still underrepresented in science, technology, engineering, and mathematics, which is why we are encouraging more women and girls to pursue careers in these fields.

NOW, THEREFORE, I, Anthony S. Ford, by virtue of authority vested in me as Mayor Pro-Tem of the City of Stockbridge, Georgia, and on behalf of City Council Members Elton Alexander, John Blount, LaKeisha Gantt, and Neat Robinson, do hereby proclaim March 2016 as Women's History Month.

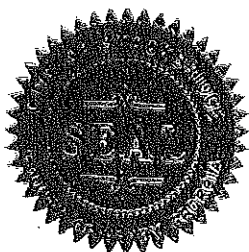
In witness whereof, I have hereunto set my hand on this 14th day of March 2016, and have caused the Official Seal of the great City of Stockbridge to be affixed hereto:

By:


Anthony S. Ford, Mayor Pro-Tem

Attested By:


Vanessa Holiday, City Clerk



ITEM #1

**Tourism Production
Development Grant
for the Martin Luther
King, Sr. Heritage
Trail received in the
amount of \$5,000.**

**Presented by:
Kira Harris-Braggs,
Main Street Manager**

Kira Harris-Braggs

From: Cindy Eidson <CEidson@georgia.org>
Sent: Monday, March 07, 2016 1:40 PM
To: Kira Harris-Braggs; Michael Harris
Cc: Randi Greene; Chris Cannon
Subject: Tourism Product Development Grant Funds
Attachments: Contractor Affidavit under O.C.G.A Form for TPD Grant Recipients.doc
Importance: High

Congratulations Kira and Michael!

On behalf of the Office of Tourism Product Development, we would like to congratulate you on receiving the Tourism Product Development Grant for the *Martin L. King, Sr. Heritage Trail* for \$5000.

We are so happy for you and look forward to helping you develop this new tourism product for City of Stockbridge.

We need for you to complete the attached forms and get those back to us as soon as possible. Please complete, sign, scan and email the documents back to us.

Shortly, we will be forwarding you a contract for you to sign and return back to us, so we can send you a check for your \$5000 request.

If you have any questions, please let us know.

Again, thanks for submitting such a great project!

Cindy and Chris

Cindy Eidson
Tourism Product Development Director
75 Fifth Street, NW, Suite 1200
Atlanta, Georgia 30308
ceidson@georgia.org
Work: 404-962-4844

Martin Luther King, Sr. Historic Trail – Request for TPD Resource Team Funding

PROJECT OVERVIEW NARRATIVE

Internationally, the Reverend Dr. Martin Luther King, Jr. is known as one of the most admired and recognized civil rights leaders of modern time. Much is known about King, Jr.'s life and contributions, but little is known about where his father, whom King Jr. has stated, "set forth the noble example"¹ was born and spent his early years.

In response to this conundrum, the City of Stockbridge, birthplace and early home of Martin Luther King, Sr., in cooperation with the Stockbridge Main Street Program, and supported by past and present Stockbridge City Councilmembers, established the *Martin Luther King, Sr. Historic Trail*. **This Tourism Product Development Resource Team Community Funding Application requests \$5,000 in funding to assist with fabrication and installation of Trail signage**, which will include light pole wayfinding banners (35) with attachments, interpretive signage (4) and Trail head signage (2). The Total Project costs for the Trail signage is \$12,875 and 100% of grant funds will be matched with cash from the Stockbridge Main Street Program (\$3,937) and the City's Hotel/Motel Tax funds (\$3,938) that have been allocated for tourism development.

The *Martin Luther King, Sr. Historic Trail* (Hereinafter *Trail*) will be an interpretive walking trail that highlights the life and accomplishments of Martin Luther King, Sr. who was known internationally as a great community leader, minister, and orator. Along this designated corridor, interpretive signage providing interesting and informative facts about King, Sr. and the environs through which the *Trail* travels will be placed.

Geographic Location: The *Trail* will be a one-mile long stretch of three combined streets which formerly existed as North Berry, South Berry and Railroad Streets. The *Trail* will begin at Love Street on its northern border and end at Rock Quarry Road (near the Stockbridge Quarry where King, Sr.'s father worked) on its southern border. (See Page 4 for Arial Map and description of trail.) The trail moves through the Stockbridge Main Street District and the historic Tye Street Neighborhood.

Fund Accountability: Ms. Linda Nabers, Treasurer for the City of Stockbridge, and the City's Finance Department will be responsible for implementing the proper accounting procedures for all project funding. Kira Harris-Braggs, Stockbridge Main Street Program Manager, will serve as the project manager. Mrs. Harris-Braggs has served in the same capacity managing the construction of the City of Griffin's *J. William Edwards Pavilion*, a similar project which included a capital campaign and private/public partnership funding. This successful project won both the *Keep Georgia Beautiful Best Community Improvement Award* and the *Georgia Downtown Association's Best Infill Project Award* in 2011.

Project Partner: The City of Stockbridge received its official Main Street Designation from the State of Georgia's Department of Community Affairs on January 26, 2015. The Stockbridge Main Street Program, a City department, will ensure project completion. Members of the Main Street Advisory Board and the MLK, Sr. Project Exploration Committee will combine to serve as the *Trail's* steering committee.

Project Leadership: The Stockbridge Main Street Program Manager will serve as the project manager, enlisting the assistance of several local historians, Dr. Michael Moon and Mr. Alfred Britt, along with Mr. Gene Morris, Jr., the official Historian for Henry County, and long-time resident and community leader, Kenneth Banks, to assist with development of the *Trail*. In addition, former City Councilman Alphonso Thomas, has committed himself to the project by chairing the MLK, Sr. Project Exploration Committee and serving on the *Trail* steering committee. This group will be referred to as the Project Team.

Project Construction: The only construction on the project needed at this time would be the creation of landscape design at the *Trail* heads. This will be completed by the City's current landscape contractor, High Grove, one of the largest and most highly respected landscape design and management companies in the Atlanta area. (Visit: www.highgrove.net).

Need for Tourism Development: The City of Stockbridge has many assets that are ripe for tourism development. In June 2015, the Georgia Department of Economic Development's Tourism Product Development Team came to visit Stockbridge and, at the conclusion of their visit, seemed very optimistic about what the City had to offer. They were especially impressed with the deeply rooted King Family connections. During the visit, the team discussed the poignant role that Stockbridge could play in the State's overall plans for future Civil Rights heritage tourism. With the near completion of a new hotel and the presence of several other brand name hotels and restaurants in the area; the availability of the City's Merle Manders Conference Center—a state-of-the-art meeting facility; and the City's close proximity to Atlanta (less than 18 miles) via Interstates 75 and 675, Stockbridge is definitely poised to welcome and accommodate tourists who are interested in further exploring the King, Sr. story for extended periods of time (i.e. day trips) and overnight stays.

¹ Martin Luther King, Jr. Papers (Vol.1, p. 363)

Martin Luther King, Sr. Historic Trail – Request for TPD Resource Team Funding

Tourism Development Justification: The *Trail* project is both a City of Stockbridge and Stockbridge Main Street Priority. For the past year, the idea of presenting the King, Sr. story in a meaningful and far reaching way has been contemplated. A committee was formed to explore the concept further and the *Trail* idea gained momentum. The newly established Stockbridge Main Street Program, under its historic preservation programmatic thrust, moved forward with the idea. The TPD Grant will provide the necessary funding to facilitate the *Trail's* completion, while leveraging the overall investment.

The King, Sr. Stockbridge story, which to this point has been left primarily untold, will not only be available to tourist, but to the local community as well. *Trail* printed materials, including an overview brochure with a *Trail* map and coloring book about King, Sr.'s life in Stockbridge will be produced. The coloring book will be targeted at elementary school-aged children and made available to local educators upon request. Thus, instilling local pride and encouraging an enduring connection to an important piece of American history.

Sustainability: Several jobs will be connected to and/or created as a result of the *Trail's* implementation. The Stockbridge Main Street Program manager will serve as the *Trail* liaison, facilitating all *Trail* marketing (via website, social media and advertising), responding to inquiries, and scheduling group tour requests. In December 2015, the Stockbridge City Council, approved a new staff position for the Main Street Program. This person will provide administrative support to the program and the *Trail*. In addition, a position can potentially be added to the City's public works staff in FY 2017 to manage daily trail maintenance in addition to Main Street District maintenance; members from the community will also be recruited to serve as volunteer *Trail* docents and for educational outreach efforts; also, the local historians and long-time residents already working on the project, have agreed to continue their involvement.

As the *Trail* gains popularity and momentum, future expansion of the *Trail* will include a robust *Trail* smartphone app to support the trail signage with a more in-depth narrative, in addition to inclusion of the King ancestors' gravesites at Rocky Mount Baptist Church (Est. 1852) and Red Oak United Methodist Church (Est. 1866). Discussions are currently taking place about establishing a Stockbridge Welcome Center and Museum, in the historic downtown area, that will house the Main Street Program office and devote a substantial amount of exhibit space to the King, Sr. Stockbridge story. Two buildings are under consideration for this project, including the City's old fire station or the old police station. In addition, plans are in the works to have the Floyd Chapel Baptist Church (est. 1819) placed on the Georgia Register of Historic places to further generate tourism interest in the *Trail*. Once completed, these community resources will create additional employment opportunities with the City and help further the longevity of the *Trail* for many years to come. With this future growth, up to 3 additional staff positions are forecasted for FY 2017, FY 2018 and FY 2019.

Impact on Local Tourism: The Martin Luther King, Jr. Center for Nonviolent Social Change ("The King Center") in Atlanta has been a global destination, resource center and community institution for over a quarter century. Nearly a million people each year make pilgrimage to the National Historic Site to learn, be inspired and pay their respects to Dr. King's legacy². The City of Stockbridge hopes to dovetail its local King ties with those in Atlanta. Tourist who come to the Atlanta area, especially those who have come to the region specifically to learn more about the King's, will be invited to come walk the *Trail* and learn more about King, Sr. in the actual home of his youth; visit the historic downtown area where he and his family shopped and conducted business; and see the church where he preached his first sermon. If only a fraction of those coming to the National Historic Site are enticed to visit Stockbridge, the local restaurants, shops, hotels and service related businesses will enjoy increased sales and exposure to new customers they would not have otherwise reached.

Planned Tourism Tracking: The Main Street Program will implement several vehicles for measuring visitation and economic impact, including visitor surveys to determine visitor profile, spending, and perceptions; working with local hotels and restaurants to measure customers generated from *Trail* advertisements and special offers; and tracking website activity.

Community Readiness: The City of Stockbridge has completed the first phase of its Berry Street Streetscape Project, which is a major portion of the *Trail*. It is now poised to complete the final phase with approved Community Development Block Grant (CDBG) funding. In addition, the City is in the beginning stages of developing a comprehensive Bicycle, Pedestrian, and Trail Plan with the Jaeger Company (www.jaegerco.com) which has designed a number of trail projects across the region, including the Athens-Clarke County Bicycle Master Plan.

In October 2015, Berry Street was officially renamed MLK Sr. Heritage Trail. Members of the King Family visited Stockbridge and joined City officials at the unveiling of a commemorative plaque and the street sign dedicated to King Sr.

² <http://www.thekingcenter.org/about-king-center>

Martin Luther King, Sr. Historic Trail – Request for TPD Resource Team Funding

TIME LINE

Completion of the *Trail Signage* is estimated by June 2016 *The Trail Project* is a priority for the both the City of Stockbridge and the Main Street Program. The total project completion time is approximately 6-8 weeks. The funding cycle is approximately 8-12 weeks, which will provide sufficient time for weather and/or other issues that could delay the project completion. The Project Team has already begun the preliminary process to design the signage and finalize the visual look of the project. These designs will be complete prior to the fund award date in March.

Scope of Work:

- ✓ Identify Location for Trail Signage – Project Team
- ✓ Design Signage – Project Team (March 2016 – 4 weeks)
- ✓ Submit TPD Grant Application – Due February 2, 2016
- ✓ Engage Vendors (finalize pricing/contracts) (April 2016)
 - Fabricate and Manufacture Signage
 - Landscaping
- ✓ Installation (May 2016)
 - Trail heads with landscaping (2)
 - Historical Markers with landscaping (3)
 - Directional Signage (1)
 - Banners – 35 (acorn light posts)

Time Line	Week 1	Week 2	Week 3	Week 4
February 2 (Application deadline)	Submit Application for TPD Grant			
March (Award)	Project Team -Initiate design and verbiage for signage with Historians (4 weeks)			Project Team -Finalize design and verbiage for signage with Historians
April	Engage Sign Manufacturer (4 weeks for completion)		Confirm delivery and completion time line for signage	Receive Signage
May	Begin Installation of Signage	Signage Installation Complete	Landscaping around signage	
June 22 (Project Complete)		Complete Final Report		

BUDGET

Itemized Expenses	Cost	TPD Funding Requested	Cash Income • Main Street • City Hotel/Motel • City General Fund	TPD Funds + Cash = Total
Interpretive Signage, Trail Head Signage, and Wayfinding Banners	\$12,875	\$5,000	\$3,937 + \$3,938 = \$7,875	\$12,875
Landscape Design and Installation	\$1,000	\$0	\$1,000	\$1,000
*Installation of Signage and Banners	\$1,000	\$0	\$1,000	\$1,000
Collateral Materials	\$5,000	\$0	\$5,000	\$5,000
Main Street Manager (.25 Time Annually)	\$14,500	\$0	\$14,500	\$14,500
Main Street Program Asst. (.25 Time Annually)	\$7,500	\$0	\$7,500	\$7,500
Public Works Staff (.25 Time Annually)	\$7,500	\$0	\$7,500	\$7,500
Total Project:	\$49,375	\$5,000	\$44,375	\$48,375

* The signage installation and grounds maintenance will be provided by the City of Stockbridge Public Works staff.

Attachment A

Martin Luther King, Sr. Historic Trail Proposed Signage

Interpretive Signage Style



Sample Trail Map Sign

Sample Informational Sign

Attachment B

Interpretive Signage Placement



Floyd Chapel Baptist Church (Est. 1819)

The path of the *Martin L. King Sr. Heritage Trail* will meander through the newly established Stockbridge Main Street District and historic downtown area where King, Sr. and his family would have shopped and conducted business. It then crosses Hwy 138 (North Henry Boulevard) via a bridge underpass, which bisects MLK Sr. Heritage Trail (formerly Berry Street) into its North and South quadrants. The Trail Project Team will identify sites where interpretive signage will be placed along the route and in front of the historic Floyd Chapel Baptist Church where Martin L. King, Sr. attended with his family and preached his first sermon.

Trail

•From Page 1A

many others dignitaries. Representatives from both Ebenezer Baptist Church and First Baptist Church, where King Sr. pastored were also in attendance.

The event commenced with greetings from Stockbridge Mayor Tim Thompson, who expressed his gratitude to the family for King Sr.'s contribution to the Stockbridge area and the country.

Following Thompson was the presentation of colors by the Stockbridge High Navy JROTC, which included the singing of the national anthem and "Lift Every Voice and Sing," also known as the Negro national anthem.

The Mistress of Ceremony, radio host and author Shana Thornton, then gave a brief history of King Sr.'s life. She set the tone for the evening by reminding everyone that although King Sr. took on many roles — father, husband, activist — he was also a man of God.

Pastor B.C. Cochran, of Floyd Chapel Baptist Church, gave the invocation in which he prayed that all in attendance forget their titles and have "church" because they

were celebrating a pastor. He led into his choir's performance which got many of the attendees on their feet.

Mayor Pro Tem Alphonso Thomas, who spearheaded the King initiative for the city, gave more information about King Sr.'s life and his parents after which he welcomed and recognized the organizations and politicians in attendance.

Kenneth Banks, a Stockbridge historian, spoke about the process of choosing Berry Street and Railroad Street to be renamed M.L. King Sr. Heritage Trail. These streets were where King Sr.'s parents worked, where he attended church, and preached his first sermon at the age of 15 at Floyd Chapter Baptist Church.

After several presentations and song selections, the street sign and commemorative wall plaque were revealed.

"It is always important to know your roots and for the city to pay honor to the family, especially my grandfather," said Dexter King of the tribute to his grandfather. "For myself and my family, it is an honor and humbling."

Ceremony held for King trail unveiling

BY JAN CREWE

Special to the Herald

STOCKBRIDGE — The family of Martin Luther King Sr. joined officials from all over for the unveiling ceremony for the M.L. King Sr. Heritage Trail in Stockbridge.

Stockbridge officials hosted a banquet at Merle Manders Conference Center for the ceremony in honor of one of their own, King Sr.

"When people understand who my grandfather was and my grandmother, they would understand how they can raise a Martin Luther King Jr.," said Dexter King, grandson of King Sr.

Though many credit Martin Luther King Jr. as the leader of the Civil Rights movement, his father, known as "Daddy King," was the pioneer of the movement in Georgia as the leader of the NAACP of Atlanta. He was also instrumental in President Jimmy Carter's campaign for the White House.

"My grandfather was unrelenting in who he was," Dexter King continued. "He stood up to the evils of society, and that shaped who my father was."

The celebration featured McDonough Mayor Billy Copeland, state Reps. Andy Welch and Demetrius Douglas and members of the Henry County branch of the NAACP, among

See TRAIL, Page 5A



The King family is pictured with Stockbridge High's Navy JROTC and Mayor Pro Tem Alphonso Thomas. (Staff Photo)

http://www.henryherald.com/news/officials-suggest-renaming-roadway-in-honor-of-mlk-sr/article_3697dff6-8e1e-50b5-9f39-d03968dc4f47.html

Officials suggest renaming roadway in honor of MLK Sr.

By Asia Ashley

aashley@henryherald.com Nov 30, 2015



Rep. Andy Welch

STOCKBRIDGE — Officials want to make Martin Luther King Sr.'s roots in Stockbridge known not just in the city and county, but throughout the state.

After an October ceremony for the city's renaming of North Berry Street to MLK Sr. Heritage Trail, state Rep. Andy Welch said he thought the state should do something similar to recognize the state's history. He proposed that Stockbridge officials chose a state interchange in the city limits to rename for King Sr., father of Civil Rights leader Martin Luther King Jr.

"After attending the ceremony and with that kind of Georgia history located in Stockbridge, I thought we should do more," said Welch. "I was moved by the city's interest in memorializing of ML King Sr. and thought it would be a nice gesture for King Sr."

If Stockbridge officials approve a resolution indicating a prospective state road, Welch said he will be working with state Reps. Brian Strickland and Demetrius Douglas to move the proposal forward in the General Assembly for approval. Strickland and Douglas also represent parts of Stockbridge.

"This is an effort to recognize individuals who contributed to the improvement of Stockbridge," said Stockbridge Mayor Pro Tem Alphonso Thomas, who spearheaded the city's King initiative. "I thank Welch for bringing this initiative forward."

Locust Grove officials also proposed the renaming of one of its roadways after King Jr., to occur the first quarter of 2016.

Attachment E

Current Street Signage



Street Signs along the *Martin L. King, Sr. Heritage Trail* were unveiled in December 2015.

Martin Luther King, Sr. Historic Trail – Request for TPD Resource Team Funding

Martin Luther King, Sr. Historic Trail

City of Stockbridge
June 30, 2015



No scale

Image:
Google Earth 2013



The path of the *Trail* will meander through the newly established Stockbridge Main Street District and historic downtown area where King, Sr. and his family would have shopped and conducted business. It then crosses Hwy 138 (North Henry Boulevard) via a bridge underpass, which bisects MLK Sr. Heritage Trail (formerly Berry Street) into its North and South quadrants. The *Trail* will include the recently completed Berry Street Streetscape Project corridor, which is situated in close proximity to the Floyd Chapel Baptist Church where the King Family worshiped and, then continue past the historic, African American Tye Street Neighborhood, which is the location of the iconic Green Front Café site — the first integrated public restaurant in Stockbridge, Memorial Cemetery — a historic African American Cemetery, Smith-Barnes Elementary School — the oldest school in Stockbridge which was built to replace the Stockbridge Rosenwald School in 1955, and Memorial Park — a popular community gathering place.

Martin Luther King, Sr. Historic Trail – Request for TPD Resource Team Funding

SUPPORT MATERIALS

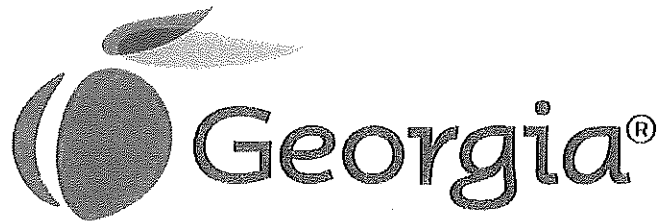
- ✓ Attachment A: Proposed Interpretive Signage
- ✓ Attachment B: Interpretive Signage Placement
- ✓ Attachment C: Newspaper Article – “Ceremony for Held For King Trail Unveiling”
- ✓ Attachment D: Newspaper Article – “Officials Suggest Naming Roadway in Honor of MLK, Sr.”
- ✓ Attachment E: *Current Martin L. King, Sr. Heritage Trail* Street Sign

SPECIAL CONSIDERATION FOR GEORGIA TOURISM INITIATIVES

The *Martin Luther King Sr. Historic Trail* Project commemorates the nation’s Civil Rights Movement by highlighting yet another facet of the King Legacy. According to the Explore Georgia website, the city of Atlanta is known as the “cradle of the civil rights movement.” The City of Stockbridge, which lies less than 18 miles (via Interstates 75 and 675) outside of Atlanta can be added to Explore Georgia’s listing of “Must See” locations connected to the King legacy.

Further, during the 2015 Georgia Governor’s Tourism Conference, it was announced that the State is contemplating more robust programming around the Civil Rights Movement and its Georgia roots. The *Trail*, which will highlight the ancestral heritage of the King family can play an important role in this statewide commemoration.

Support for recognition of the King, Sr. heritage has reached the state level. In November 2015, Georgia State Representative, Andy Welch, showed his support for highlighting the King Legacy by proposing that a state interchange within the City limits be named for King, Sr. Most recently, in January 2016, Senator Emanuel Jones showed his support by recognizing King, Sr. at the State Capitol.



APPLICATION

Tourism Product Development Resource Team Community Funding Request

Tourism Product Development Project Profile

Applicant Entity / Sponsoring Government Entity (must be a City, County or Development Authority):

Applicant Name: City of Stockbridge

Project Contact Name: Michael Harris Title: City Manager

Address: 4640 N. Henry Blvd.

City: Stockbridge Zip Code: 30281

County: Henry FEIN: 58-0915620

Email: mharris@cityofstockbridge-ga.gov

Phone: 770-389-7904

Grant Recipient Entity (if not same as above, please complete information below):

Recipient Name: City of Stockbridge

Contact Name: Kira Harris-Braggs

Title: Stockbridge Main Street Manager

Address: 4640 N. Henry Blvd.

City: Stockbridge Zip Code: 30281

County: Henry

Email: kharris-braggs@cityofstockbridge-ga.gov

Phone: 678-833-3306

Project Name: Martin L. King, Sr. Heritage Trail

Date Submitted: 2/3/2016

Brief Project Description:

The *Martin Luther King, Sr. Historic Trail* will be an interpretive historic trail that Highlights the life and accomplishments of Martin Luther King, Sr. who was known internationally as a great community leader, minister, and orator. Along this designated corridor, interpretive signage providing interesting and informative facts about King, Sr. and the environs through which the *Trail* travels will be placed.

Signature:



The person signing this application must have the authority to sign checks and legal documents for the applicant organization. "I certify that the information on this application is true and correct to the best of my knowledge. I understand that the application and all budget breakdowns and all other required attachments are public record and open to public inspection."

Authorized Applicant (must be a City, County or Authority authorized signer): City Manager

Date: 2/3/2016

APPLICATION
ATTACHMENTS

Full information on required attachments is available in the Tourism Product Development Resource Team Community Funding Request Information Packet.

- A. Memorandum of Understanding - only include if applicable**
- B. Narrative Questions (35 points total)**
- C. Time Line (20 points)**
- D. Budget (20 points)**
- E. Support Materials (15 points)**

F. Additional Consideration for Georgia Tourism Initiatives (10 points total)

ITEM #2
Ordinance
To approve Job
Description for
Procurement Specialist;
Pay Scale and
Classification and
Organizational Chart;
Budget Amendment.
Presented by: Renee
Wheeler, Human
Resources Mgr. and Linda
Nabers, Treasurer

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY BUDGET FOR FISCAL YEAR 2016 FOR THE CITY OF STOCKBRIDGE TO RECLASSIFY THE POSITION OF PROCUREMENT CLERK TO THE POSITION OF PROCUREMENT SPECIALIST; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WITNESSETH:

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with providing public services to residents located within the corporate limits of the City;

WHEREAS, the City adopted its final operating budget for fiscal year 2016 on December 14, 2015;

WHEREAS, Section 6.27 (b) of the City Charter provides that the City Council by majority vote may make changes in the appropriations contained in the current operating budget at any regular meeting or special or emergency meeting called for such purposes;

WHEREAS, Section 3.04.060 of the Stockbridge Municipal Code provides that whenever the city council shall amend the budget to provide for a new employee position, the following documents shall be included as exhibits to an ordinance providing for the new employee position: a numbered budget amendment which indicates the budget line item where funding for the new employee position is to be located within the budget and establishing the amount of funds within that line item allocated for the new employee position(s); a restated organizational chart indicating the new employee position; and a job description and salary range for the new employee position; and

WHEREAS, having complied with all necessary legal requirements, the City Council wishes to amend the 2016 budget to reclassify the position of Procurement Clerk to the position of Procurement Specialist;

THEREFORE, THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY ORDAINS:

SECTION 1. Adoption by Reference. The document attached hereto as Exhibit "A" comprised of:

- (a) a numbered budget amendment which indicates the budget line item where funding for the position of Procurement Specialist is to be located within the budget and establishing the amount of funds within that line item allocated for the position of Procurement Specialist;
- (b) a restated organizational chart indicating the position of Procurement Specialist; and
- (c) a job description and salary range for the position of Procurement Specialist

is incorporated herein by reference and is hereby adopted as an amendment to the Budget for Fiscal Year 2016 for the City of Stockbridge, Georgia.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 3. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Ordinance.

SECTION 4. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 5. Codification and Severability.

(a) It is hereby declared to be the intention of the City Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were upon their enactment believed by the City Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the City Council that to the greatest extent allowed by law each and every section, paragraph, sentence, clause or 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 City 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 section, paragraph, sentence, clause or phrase 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 City 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 sections, paragraphs, sentences, clauses, or phrases of the ordinance and that to the greatest extent allowed by law all remaining Sections, paragraphs, sentences, clauses, or phrases of the ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION 5. Repeal of Conflicting Provisions. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 6. Effective Date. This ordinance shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stockbridge as provided in the City Charter.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

SO ORDAINED this _____ of April, 2016.

MAYOR OR MAYOR PRO TEM

ATTEST:

(SEAL)
VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:

MICHAEL WILLIAMS, CITY ATTORNEY

Date Presented to Mayor: _____

Date Received from Mayor: _____

Job Title: Procurement Specialist

Job Summary: The position is responsible for planning, organizing and administering the comprehensive purchasing functions of the City in compliance with mandated requirements; overseeing daily activities including major purchases; responding to a range of inquiries regarding processes or bid status; negotiating terms and conditions with vendors and/or service providers; and achieving department objectives and goals within budget.

Class Characteristics: This is a full-time exempt classification level.

Major Duties:

- Acts as a liaison between City departments and vendors;
- Research price increases provided for in contracts and makes recommendations as appropriate;
- Conducts research, evaluates findings, and makes decisions on procurement matters;
- Demonstrates continuous effort to improve operations, decrease turnaround times, streamline work processes, and work cooperatively and jointly to provide quality seamless customer service;
- Develops and updates policies and procedures for the decentralized contract administration program;
- Randomly audits procurement activities for compliancy;
- Interprets contract provisions;
- Obtains price quotes from vendors and compares quotes with the specifications and availability of items;
- Organizes, updates and retains product information files and purchase order records;
- Prepares purchase orders through a computerized system and places orders for the purchase of goods and services;
- Resolves procurement inquiries and complaints from the public;
- Responsible for compiling and filing mandated annual reports;
- Responsible for maintaining the city's vendor management system;
- Reviews bid protests and prepares oral or written recommendations;
- Reviews contracts to evaluate overall revisions, price, and past performance of each contract prior to bid or renewal;
- Serves as the city's asset manager, responsible for inventory management for audit compliancy and proper sale and disposal of items declared surplus by the City Council;
- Writes and evaluates request for proposals, bid specifications and invitations to bid;
- Coordinates selections committees, prepares reports on the selection process and makes recommendations regarding the selections committee process.

- Performs other duties as assigned.

Knowledge Required by the Position:

- Ability to communicate clearly and in a pleasant manner with the general public, elected officials and other City employees.
- Ability to comprehend and make inferences from material written in the English language such as laws, rules, ordinances, regulations, and procedures governing public procurement;
- Ability to enter data or information into a financial management system to prepare requisitions and purchase orders;
- Ability to express ideas clearly while making oral presentations.
- Ability to make arithmetical computations (multiplication, division, percentage calculations, addition, and subtraction);
- Ability to obtain appropriate commodities in a timely manner;
- Ability to operate a computerized accounting system;
- Ability to organize data and compile clear, concise reports;
- Ability to produce written documents with clearly organized thoughts using proper sentence construction, punctuation, and grammar;
- Ability to work cooperatively with other City employees and the public.
- Ability to work safely without presenting a direct threat to self or others;
- Ability to interpret contract requirements, review and interpret insurance policies or certificates of insurance.
- Excellent written and verbal communication skills; proficient mathematical skills; excellent analytical skills and attention to detail.
- Knowledge of purchasing principles, practices and procedures;
- Knowledge of assigned commodities and services including sources of supply, commodity markets, price trends, grades, and qualities;
- Knowledge of City ordinances, policies and procedures;
- Knowledge of common business practices relating to the purchase, pricing, terms, shipment, taxes, and payment for commodities and services;
- Knowledge of contract administration principles; contract compliance.
- Knowledge of large scale purchasing methods and procedures;
- Knowledge in the preparation, issuance, evaluation and award of RFPs (Request for Proposals).
- Knowledge of modern office procedures and equipment;
- Knowledge of municipal finance and budget administration;
- Knowledge of technical writing principles.
- Knowledge of Uniform Commercial Code;

- Skill in using a variety of computer programs for administrative functions.

Supervisory Controls: The work of this position is performed under the general supervision of the Treasurer.

Guidelines: Guidelines include GAAP, GASB and other federal and state regulations governing municipal accounting and financial management; City and departmental safety manuals, policies and procedures.

Complexity: The work consists of administrative and recordkeeping duties and requires the application of basic knowledge of public finance, budgeting, procurement and accounting.

Personal Contacts: Contacts are typically with co-workers, elected officials and the general public.

Purpose of Contacts: Contacts typically occur in order to give and exchange information and provide services.

Physical Demands: This work is performed indoors in an office setting and involves occasional light lifting.

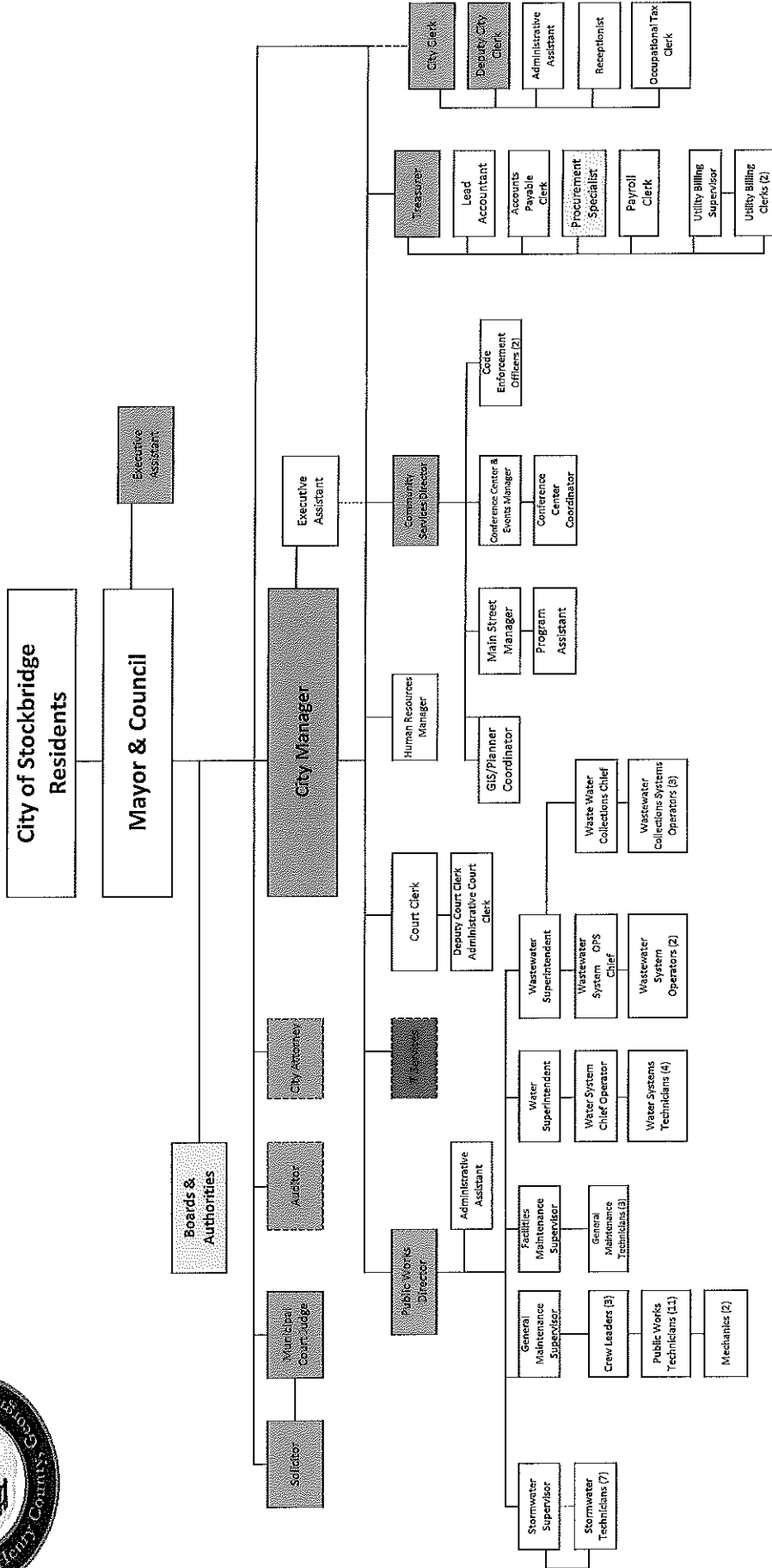
Work Environment: This work is performed indoors in an office setting.

Supervisory and Management Responsibility: None.

Minimum Qualifications: Bachelor's degree in business or public administration, economics, marketing, supply chain management, accounting or closely related field supplemented by three (3) to five (5) years of experience in governmental purchasing or public finance; or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for this job; must have excellent writing and communication skills, must have knowledge of contract and vendor management; proficient in windows based applications including Word, Excel and Procurement financial systems. **Preferred qualifications:** Certified Public Purchasing Professional Buyer (CPPB) certification and government purchasing experience.



City of Stockbridge -- Organizational Chart -- Approved December 15, 2015



Revised Positions
Appointed Position
Update to FT position

City of Stockbridge 2016 Pay Scale

Job Title	Billing Department	Reports To	Pay Grade	Minimum	Maximum	Minimum	Maximum
General Maintenance Technician	Stormwater	Stormwater Supervisor	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
Public Works Technician	Public Works	Crew Leader	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
Receptionist	Administration	City Clerk	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
Sanitation Technician	Sanitation	Crew Leader	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
Stormwater Technician	Stormwater	Stormwater Supervisor	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
Wastewater Collections Systems Operator I	Sewer	Wastewater Reclamation Plant Superintendent	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
Wastewater Systems Operator I	Sewer	Wastewater Reclamation Plant Superintendent	11	\$ 12.00	\$ 17.72	\$ 24,960.00	\$ 36,857.60
Water Systems Technician I	Water	Water Superintendent	11	\$ 12.00	\$ 17.72	\$ 24,960.00	\$ 36,857.60
Utility Billing Clerk	Sanitation	Utility Billing Supervisor	12	\$ 12.90	\$ 19.06	\$ 26,832.00	\$ 39,644.80
Utility Billing Clerk	Sewer	Utility Billing Supervisor	12	\$ 12.90	\$ 19.06	\$ 26,832.00	\$ 39,644.80
Mechanic	Public Works	General Maintenance Supervisor	13	\$ 14.00	\$ 20.69	\$ 29,120.00	\$ 43,035.20
Wastewater Collections Systems Operator II	Sewer	Wastewater Reclamation Plant Superintendent	13	\$ 14.00	\$ 20.69	\$ 29,120.00	\$ 43,035.20
Wastewater Systems Operator II	Sewer	Wastewater Reclamation Plant Superintendent	13	\$ 14.00	\$ 20.69	\$ 29,120.00	\$ 43,035.20
Water Systems Technician II	Water	Water Superintendent	13	\$ 14.00	\$ 20.69	\$ 29,120.00	\$ 43,035.20

City of Stockbridge 2016 Pay Scale

Job Title	Billing Department	Reports To	Pay Grade	Minimum	Maximum	Minimum	Maximum
Administrative Assistant	Administration	City Clerk	14	\$ 14.63	\$ 21.61	\$ 30,430.40	\$ 44,948.80
Administrative Assistant	Public Works	Public Works Director	14	\$ 14.63	\$ 21.61	\$ 30,430.40	\$ 44,948.80
Administrative Assistant	Municipal Court	Court Clerk	14	\$ 14.63	\$ 21.51	\$ 30,430.40	\$ 44,740.80
Program Assistant	Main Street	Main Street Manager	13	\$14.63	\$21.51	\$ 30,430.40	\$ 44,740.80
Deputy Court Clerk	Municipal Court	Court Clerk	14	\$ 14.63	\$ 23.82	\$ 30,430.40	\$ 49,545.60
Conference Center Coordinator	Administration	Conference Center & Events Manager	14	\$ 14.63	\$ 21.61	\$ 30,430.40	\$ 44,948.80
Accounts Payable Clerk	Administration	Treasurer	15	\$ 15.38	\$ 23.89	\$ 31,990.40	\$ 49,691.20
Crew Leader	Public Works	General Maintenance Supervisor	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Crew Leader	Sanitation	General Maintenance Supervisor	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Occupational Tax Clerk	Administration	City Clerk	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Payroll Clerk	Administration	Treasurer	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Stormwater Supervisor	Stormwater	Public Works Director	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
GIS/Planner	Administration	Administration & Community Services Director	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Code Enforcement Officer	Administration	Administration & Community Services Director	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60

City of Stockbridge 2016 Pay Scale

Job Title	Billing Department	Reports To	Pay Grade	Minimum	Maximum	Minimum	Maximum
Deputy City Clerk	Administration	City Clerk	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Mechanic/ASE Certified	Public Works	General Maintenance Supervisor	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Utility Billing Supervisor	Water	Treasurer	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Wastewater Systems Operator III	Sewer	Wastewater Reclamation Plant Superintendent	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Water Systems Technician III	Water	Water Superintendent	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Wastewater Systems Operator IV	Sewer	Wastewater Reclamation Plant Superintendent	17	\$ 16.93	\$ 25.01	\$ 35,214.40	\$ 52,020.80
Water Systems Technician IV	Water	Water Superintendent	17	\$ 16.93	\$ 25.01	\$ 35,214.40	\$ 52,020.80
Procurement Specialist	Administration	Treasurer	17	\$ 16.93	\$ 25.01	\$ 35,214.40	\$ 52,020.80
Executive Assistant	Governing Body	Mayor & Council	18	\$ 17.78	\$ 26.26	\$ 36,982.40	\$ 54,620.80
Executive Assistant	Administration	City Manager	18	\$ 17.78	\$ 26.26	\$ 36,982.40	\$ 54,620.80
Wastewater Collections Chief Operator	Wastewater	Wastewater Reclamation Plant Superintendent	21	\$ 20.58	\$ 30.40	\$ 42,806.40	\$ 63,232.00
Wastewater Systems Chief Operator	Wastewater	Wastewater Reclamation Plant Superintendent	21	\$ 20.58	\$ 30.40	\$ 42,806.40	\$ 63,232.00
Water System Chief Operator	Water	Water Superintendent	21	\$ 20.58	\$ 30.40	\$ 42,806.40	\$ 63,232.00
Conference Center & Events Manager	MMCC	Administration & Community Services Director	21	\$ 20.58	\$ 30.40	\$ 42,806.40	\$ 63,232.00

City of Stockbridge 2016 Pay Scale

Job Title	Billing Department	Reports To	Pay Grade	Minimum	Maximum	Minimum	Maximum
Court Clerk	Municipal Court	City Manager	21	\$ 20.58	\$ 33.60	\$ 42,806.40	\$ 69,888.00
Main Street Manager	Administration	Administration & Community Services Director	21	\$ 20.58	\$ 30.40	\$ 42,806.40	\$ 63,232.00
Human Resources Manager	Administration	City Manager	22	\$ 21.61	\$ 32.30	\$ 44,948.80	\$ 67,184.00
Lead Accountant	Administration	Treasurer	22	\$ 21.61	\$ 31.93	\$ 44,948.80	\$ 66,414.40
Facilities Supervisor	Public Works	Public Works Director	25	\$ 25.01	\$ 36.96	\$ 52,020.80	\$ 76,876.80
General Maintenance Supervisor	Public Works	Public Works Director	25	\$ 25.01	\$ 36.96	\$ 52,020.80	\$ 76,876.80
Wastewater Reclamation Plant Superintendent	Sewer	Public Works Director	25	\$ 25.01	\$ 36.96	\$ 52,020.80	\$ 76,876.80
Water Superintendent	Water	Public Works Director	25	\$ 25.01	\$ 36.96	\$ 52,020.80	\$ 76,876.80
Public Works Director	Public Works	City Manager	27	\$ 27.58	\$ 42.76	\$ 57,366.40	\$ 88,940.80
City Clerk	Executive	Mayor & Council	28	\$ 28.96	\$ 42.80	\$ 60,236.80	\$ 89,024.00
Treasurer	Executive	City Manager	28	\$ 28.96	\$ 42.80	\$ 60,236.80	\$ 89,024.00
Administration & Community Services Director	Administration	City Manager	34	\$ 39.54	\$ 55.15	\$ 82,243.20	\$ 114,712.00
City Manager	Executive	Mayor & Council	36	\$ 42.78	\$ 63.22	\$ 88,962.40	\$ 131,497.60

ITEM #3

Ordinance

Stockbridge Cemetery

Ordinance

Presented by:

Michael Williams

City Attorney

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE STOCKBRIDGE MUNICIPAL CODE
WITH RESPECT TO MUNICIPAL CEMETERIES; TO REPEAL
CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE;
AND FOR OTHER PURPOSES**

WITNESSETH:

THE COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY ORDAINS:

SECTION 1. That Chapter 5.16 of the Stockbridge Municipal Code is hereby amended by deleting the entire Chapter and inserting Exhibit A in lieu thereof.

SECTION 2. Adoption of Code of Ethics. The Mayor and Council hereby approve and adopt the Code of Conduct attached hereto as Exhibit A and agree to be bound by its terms.

SECTION 3. Intention of the Governing Body. 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 the City of Stockbridge, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

SECTION 4. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Ordinance.

SECTION 5. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 6. Codification and Severability.

(a) It is hereby declared to be the intention of the City Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were upon their enactment believed by the City Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the City Council that to the greatest extent allowed by law each and every section, paragraph, sentence, clause or 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 City 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 section, paragraph, sentence, clause or phrase 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 City 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 sections, paragraphs, sentences, clauses, or phrases of the ordinance and that to the greatest extent allowed by law all remaining Sections, paragraphs, sentences, clauses, or phrases of the ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION 7. Repeal of Conflicting Provisions. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 8. Effective Date. This ordinance shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stockbridge as provided in the City Charter.

SO ORDAINED this _____ day of _____, 2016.

ANTHONY S. FORD, MAYOR PRO TEM

ATTEST:

(SEAL)
VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:

MICHAEL WILLIAMS, CITY ATTORNEY

Date Presented to Mayor: _____

Date Received from Mayor: _____

EXHIBIT A

Chapter 5.16 – CEMETERIES

Sec. 5.16.010 - Interment requirements.

All interments in the city shall be in organized, established cemeteries as provided for in this chapter. Anyone violating the provision shall upon conviction be punished as provided for in Section 1.04.080 of the Stockbridge Municipal Code.

Sec. 5.16.020 - Responsibility for cemeteries.

The responsibility for the operation, maintenance, and general supervision of all municipal cemeteries shall be vested in the department of public works whose department head shall have the following duties:

- (1) To look after and take proper care of all municipal cemeteries and see that no lot in any of said cemeteries is used or occupied in violation of this chapter or of any rule or regulation promulgated by the mayor and council;
- (2) To monitor the digging of interment places and to the proper entering of deceased persons.

Sec. 5.16.030 - Management of cemeteries.

The responsibility for the management of all municipal cemeteries shall be by the city clerk who shall keep full and detailed accounts of the expenditures and receipts issued or collected upon all municipal cemeteries.

Sec. 5.16.040 - Lots.

(1) The city clerk record shall keep a record of all lots and an official map or plan of each cemetery, which maps shall be kept on file, open to public inspection, in the office of the city clerk.

(2) *Records of ownership.* The city clerk shall keep full and complete records of the ownership of all lot easements in the municipal cemeteries, of the burial capacity of each lot, of the location of each grave, of the names and ages of the persons buried in each grave that has been or shall hereafter be used, and of the date of burial of each.

(3) *Sale or transfer by owner.* Owner of lots shall not be permitted to sell or transfer lots without the written consent and approval of the mayor and council.

Sec. 5.16.050 - Rules for interment.

(a) It shall be the responsibility of the funeral director to provide proof that the deceased is entitled to burial in any lot. No deceased person shall be interred in any municipal cemetery until the city clerk has found:

- (i) That the person arranging for such burial has the right to the use of such lot;
 - (ii) That such lot is not used beyond its capacity; and
 - (iii) That proper record is made of the name and age of the deceased person and of the exact location of the grave.
- (b) The city clerk and public works director shall be authorized to impose an administrative fee to cover the cost of processing all applications for burials in municipal cemeteries and monitoring compliance with the regulations contained herein.

Sec. 5.16.060 - Restrictions on use.

(a) *Enclosures.* No curbing, fencing or enclosure of any sort shall be erected on, in or around any burial lot in the cemetery without the approval of the city council, but the city reserves the right to erect curbing along the walks and driveways, if it so desires.

(b) *Plantings.* The planting of flowers and shrubs or any other effort to improve or beautify any lot within a municipal cemetery shall be done only after the plans for such work shall have been submitted to and approved by the director of public works. Nothing herein contained shall be construed to prohibit the decoration or adornment of any gravesite with potted or cut flowers or plants.

(c) *Stones and monuments.* Owners of cemetery lot easements shall have the right to erect proper stones or monuments marking the burial site, except that no slab shall be set other than in a horizontal position and flush with the ground.

(1) Headstones shall not exceed two feet in height above the ground and 18 inches in width and shall be set in a solid concrete foundation.

(2) Monuments of cut stone or marble shall not exceed ten feet in height and the erection of same must be authorized and supervised by the head of the department of streets and sanitation.

Sec. 5.16.070 - Cemetery regulations.

(a) *Trees and shrubs.* No tree or shrub shall be planted, removed, cut down or destroyed within the borders of any burial lot, walks or lawn spaces, without the approval of the director of public works.

(b) *Injury to monuments.* It shall be unlawful for any person to remove, deface or in any manner injure any monument, enclosure, or ornament thereof within any municipal cemetery.

(c) *Discharging firearms.* It shall be unlawful for any person to shoot any gun, pistol or other firearm within any municipal cemetery except at a military funeral.

(d) *Depositing offensive matter.* It shall be unlawful for any person to deposit on any part of any cemetery or any land adjoining it any dead carcass, garbage, or offensive matter whatever.

(e) *Disorderly conduct.* It shall be unlawful for any person to conduct himself in a boisterous or disorderly manner within the perimeter of any municipal cemetery.

(f) *Advertisements.* It shall be unlawful for any person to post any advertisement or sign, or to solicit any work in a municipal cemetery.

(g) *Unauthorized interments.* It shall be unlawful for any person to inter any dead body in any part of a municipal cemetery without the express authorization of the mayor and council.

(h) *Disinterment.* Disinterments shall be made only when authorized by the mayor and council and the county board of health.

(i) *Hours of admittance.* No one shall be permitted in any municipal cemetery between the hours of 9:00pm and 7:00am.

(j) *Alcohol.* No alcoholic beverages of any kind are permitted within municipal cemeteries except in connection with a recognized religious rite.

(k) *Unattended Children.* Children under the age of 13 are not permitted within any municipal cemetery without an accompanying adult.

Sec. 5.16.080 - Authority of the city to regulate.

The mayor and council of the city reserve, to themselves and their successors in office, the right to alter, amend, modify or add to the rules, regulations, conditions and restrictions herein set forth at any time it is deemed advisable so to do in order to carry out the purposes of this chapter.

Sec. 5.16.090 - Liability of the city.

There shall be no liability whatsoever, either tort or contractual, on the part of the city, or its officials or officers, or their successors in office, or its agents or employees, to any purchasers of any lots in the cemetery, or to any person holding under them, or to the family or relatives of any person buried in the cemetery or to any person or the family of such person, who has erected any monument or marker therein, by reason of any act or acts, thing or things, omission, negligence or otherwise relating to the cemetery.

Sec. 5.16.100. - Nonmunicipal cemeteries.

In any district permitting nonmunicipally owned cemeteries, the following requirements shall apply:

- (1) The site proposed for a cemetery shall not interfere with the development of a system of collector or larger streets in the vicinity of such site. In addition such site shall have direct access to a thoroughfare.
- (2) Any new cemetery shall be located on a site containing not less than two acres.
- (3) All structures shall be set back no less than 15 feet from any property line or street right-of-way line.
- (4) All graves or burial lots shall be set back not less than 20 feet from any property line or minor street right of way lines, and not less than 50 feet from any collector, arterial, expressway, or freeway right of way line.
- (5) The entire cemetery property shall be landscaped and maintained.

ITEM #4

Resolution

**Encouraging Business
Owners and Operators to
provide Equal Pay for
Equal Work for Women.**

**Presented by:
Councilman Alexander**

STATE OF GEORGIA
COUNTY OF HENRY
CITY OF STOCKBRIDGE

RESOLUTION NO. _____

**A RESOLUTION ADDRESSING EQUAL PAY FOR EQUAL
WORK WITHIN THE CITY OF STOCKBRIDGE**

WHEREAS, April 12, 2016, is National Equal Pay Day, a nationally recognized date symbolizing how far into the year women must work to earn what men earned in the previous year;

WHEREAS, President John F. Kennedy signed the Equal Pay Act into law on June 10, 1963, when women were paid an average of 59 cents for every dollar men were paid;

WHEREAS, 50 years after the passage of the Equal Pay Act, women continue to experience the consequences of unequal pay;

WHEREAS, the City of Stockbridge has previously demonstrated its commitment to the principle of equal pay for equal work by adopting a gender-neutral pay scale;

WHEREAS, it is the desire of the City Council of the City of Stockbridge to promote the principle of equal pay for equal work within the corporate city limits of the City of Stockbridge; and

WHEREAS, the City specifically finds that the principle of equal pay for equal work promotes and protects the safety, health, peace, security, good order, comfort, convenience, and general welfare of the city and its inhabitants;

WHEREAS, the Mayor and Council believe that the principle of equal pay for equal work is in the best interest of the City and its citizens;

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED as follows:

Section 1. **Expression of Support** – The Mayor and Council of the City of Stockbridge urges its businesses and citizens to recognize the full value of women's skills and significant contributions to the labor force, and take further action to help close the gender wage gap.

Section 2. **Documents** – The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney.

Section 3. **Severability** - To the extent any portion of this Resolution is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Resolution.

Section 4. **Repeal of Conflicting Provisions** - All City resolutions inconsistent with this Resolution are hereby repealed.

Section 5. **Effective Date** - This Resolution shall be effective immediately upon the date of its adoption by the City Council and Mayor as provided in the City Charter.

[Signatures on following page.]

SO RESOLVED, this the _____ day of March, 2016.

CITY OF STOCKBRIDGE, GEORGIA

ANTHONY S. FORD, MAYOR PRO TEM

ATTEST:

VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:

MICHAEL WILLIAMS, CITY ATTORNEY

ITEM #5

Resolution

**Request use of the Merle
Manders Conference
Center – Meeting Rooms
1, 2 & 3 for Georgia
Government Transparency
& Campaign Finance
Commission free training
workshop**

Monday, April 11, 2016.

**Presented by:
Vanessa Holiday
City Clerk**

STATE OF GEORGIA
COUNTY OF HENRY
CITY OF STOCKBRIDGE

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING A GEORGIA GOVERNMENT
TRANSPARENCY & CAMPAIGN FINANCE COMMISSION TRAINING
WORKSHOP AT THE MERLE MANDERS CONFERENCE CENTER**

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with being fiscally responsible concerning the use and expenditure of all public funds;

WHEREAS, Section 1.12(b)(41) of the City Charter, the City is vested with certain broad powers "to exercise and enjoy all other powers, functions, rights, privileges, and immunities necessary or desirable to promote or protect the safety, health, peace, security, good order, comfort, convenience, or general welfare of the city and its inhabitants;"

WHEREAS, Section 1.12(b) of the City Charter states that "the powers of this city shall be construed liberally in favor of the city. The specific mention or failure to mention particular powers shall not be construed as limiting in any way the powers of this city;"

WHEREAS, the City desires to conduct a free Georgia Government Transparency & Campaign Finance Commission training workshop for residents of the City of Stockbridge;

WHEREAS, it is in the vital public interest of the City that residents of the City of Stockbridge are properly informed about government transparency laws and campaign finance laws;

WHEREAS, the City specifically finds that the proposed training workshop promotes and protects the safety, health, peace, security, good order, comfort, convenience, and general welfare of the city and its inhabitants;

WHEREAS, the Mayor and Council believe that the proposed training workshop is in the best interest of the City and its citizens;

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED as follows:

Section 1. **Authorization** – The Mayor and Council of the City of Stockbridge hereby authorizes the proposed training workshop to occur on April 11, 2016 in meeting rooms 1, 2 & 3 of the Merle Manders Conference Center.

Section 2. **Documents** – The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney.

Section 3. **Severability** - To the extent any portion of this Resolution is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Resolution.

Section 4. **Repeal of Conflicting Provisions** - All City resolutions inconsistent with this Resolution are hereby repealed.

Section 5. **Effective Date** - This Resolution shall be effective immediately upon the date of its adoption by the City Council and Mayor as provided in the City Charter.

SO RESOLVED, this the _____ day of
_____, 2016.

CITY OF STOCKBRIDGE, GEORGIA

ANTHONY S. FORD, MAYOR PRO TEM

ATTEST:

VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:

MICHAEL WILLIAMS, CITY ATTORNEY

ITEM #6

RZ-15-22-S Rezoning Request
Narayan Patel of Stockbridge, GA
requests a rezoning from C-1
(Neighborhood Commercial) to
C-3 (Highway Commercial) for the
property located at 1024 Highway
138, in Land Lot 55 of the 12th
District. The property consists of
2.91+/- acres, and the request is for
a hotel and restaurant
development.

Presented by: Dale Hall
Administration & Community
Services Director



Rezoning Evaluation Report
Henry County Zoning Advisory Board

Henry County Planning & Zoning

RZ-15-22-S

City of Stockbridge

ZAB Member:

Report Prepared by: Stacey D. Jordan-Rudeseal, AICP, Planner II

Applicant: Narayan Patel
637 Highway 138 West
Stockbridge, GA 30281

Agent: Moore Bass Consulting, Inc.
1350 Keys Ferry Court
McDonough, GA 30253
(770) 914-9394

Location: North of the intersection of Highway 138 West and North Mill Road
Land Lot 55 of the 12th District

Request: Rezoning from C-1 (Neighborhood Commercial) to C-3 (Highway Commercial)

Parcel ID(s): 012-01-005-000

Proposed Use
/Purpose: Hotel and Restaurant

Current Land Use: Vacant

Future Land Use: Commercial

Sign Posted: February 23, 2016

Postcards Mailed: February 16, 2016

ZAB Meeting: January 14, 2016 (Postponed)
March 10, 2016

Lot Size: 2.91 +/- acres

Road Access: Highway 138 West (Major Arterial)

Zoning History:

The subject property is zoned C-1 (Neighborhood Commercial) as illustrated on the City of Stockbridge Official Zoning Map. No rezoning record or any conditions of zoning were found. Table 1.0 illustrates the current zoning and land use of surrounding properties.

Table 1.0 Current Zoning and Land Uses of Adjacent Properties.

	Current Zoning	Current Land Use
North	C-3 (Heavy Commercial) – COS	Retail/Shopping Center
East	C-1 (Neighborhood Commercial) – COS & C-2 (General Commercial) – County	Shopping Center Former Daycare Center
South	C-2 (General Commercial) – COS & C-2 (General Commercial) – County	Package Store Vacant
West	C-2 (General Commercial) – COS	Vacant

Source: Henry County Zoning Map

Executive Summary:

The applicant is proposing to develop a hotel and restaurant on approximately three acres of land on the north side of Highway 138 West. The subject property backs up to C-3 (Heavy Commercial) zoned property along Mt. Zion Parkway. The use of the subject property as a hotel requires a C-3 (Highway Commercial) zoning; therefore, the applicant is requesting rezoning from C-1 (Neighborhood Commercial) to C-3. The site plan indicates that the proposed hotel and restaurant will take access from Highway 138 West directly across from North Mill Road at an existing median break. The Future Land Use Map (FLUM) of the Comprehensive Plan designates the subject property for Commercial land uses.

Development Regulations Relevant to Request:

- Section 3-7-154 C-3 Heavy Commercial District
- Henry County/Cities Joint 2030 Comprehensive Plan.
- All other sections regarding site development standards and requirements

Analysis of Request (Sec. 3-7-313):

Criteria point 1: *The possible effects of the change in the regulations or map on the character of the zoning district, a particular piece of property, neighborhood, area or community.*

The proposed change in zoning should not have a negative effect on the character of the existing neighborhood as the adjoining properties range from C-1 (Neighborhood Commercial) to C-2 (General Commercial) to C-3 (Heavy Commercial).

Criteria point 2: *The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this chapter.*

The proposed development meets all of the minimum development regulations of the C-3 zoning district. The proposed development is consistent with the overall zoning scheme of the area and with the Future Land Use Map (FLUM) designation of Commercial for the subject property. Table 2.0 lists the requirements of the C-3 zoning district.

Table 2.0 Ordinance Requirements for C-3 Zoning District

ORDINANCE REQUIREMENTS		PROPOSED	COMPLIANCE
Minimum Front Yard Setback	70 feet	~70 feet	Yes
Minimum Side Yard Setback	none	>20+ feet	Yes
Minimum Rear Yard Setback	20 feet	20 feet	Yes

Source: Section 3-7-154 & Applicant's Preliminary Site Plan

Criteria Point 3: Consistency with land use plan.

The request to rezone the subject property for C-3 is consistent with the 2030 Land Use Plan adopted by the Stockbridge City Council on August 11, 2008, which designates the property for Commercial.

Criteria Points 4 & 5: *The impact of the proposed development on infrastructure, water, sewer, adjacent thoroughfares, pedestrian and vehicular circulation and traffic volumes.*

Water and Wastewater Treatment – A letter from the Clayton County Water Authority dated November 25, 2015, indicates that water and sewer service are provided to the subject property.

Streets and Sidewalks – Sidewalks have been provided by the Georgia Department of Transportation (GDOT) all along the site's frontage. The development will be required to comply with GDOT requirements for access to Highway 138 West.

Criteria Point 6: The impact upon adjacent property owners should the request be granted.

Possible impacts upon adjacent property owners, should the property be developed as proposed, include an increase in light and noise. Since adjacent developed properties also produce light and noise, the impact of the development of the subject property should be appropriate for a commercial area.

Criteria Point 7: Can the subject land be developed as it is currently zoned?

The subject property can be developed as it is currently zoned C-1, meeting all development standards and regulations outlined in *Section 3-7-147* of the zoning code; however, the development of the subject property for a hotel requires a C-3 zoning.

Criteria Point 8: Consideration of the physical capability of the site to be developed as requested, including; topography, drainage, access, size and shape of property.

The subject property appears from the site plan to be adequate for the proposed use. Issues regarding topography, drainage, access, utility easements, and shape of the property will be addressed through the development plan review phase. No buffer will be required since the neighboring parcels are commercial.

Criteria Point 9: The merit of the requested change in zoning relative to any other guidelines and policies for development, which the zoning board and city council may use in furthering the objective of the land use plan.

The applicant's request for C-3 is appropriate for the subject property's location along Highway 138 West. A major arterial is the appropriate location for a C-3 use such as a hotel with a focus on the traveling public.

Clayton County adopted an overlay district along Highway 138 within Clayton County on July 13, 2010, setting a higher standard of development than that required Countywide. It would be appropriate for the City to require standards of development meeting or exceeding the standards set by Clayton County. Limitations on replicating Clayton County overlay district requirements with zoning conditions include the fact that zoning conditions cannot be less restrictive than zoning ordinance requirements such as minimum setback distances, which make it difficult to require buildings to be close to sidewalks. In some cases, City requirements are stricter than Clayton County overlay district requirements such as a ten foot (10') perimeter landscape strip vs. a five foot (5') boundary between parking and the right-of-way.

The update of Henry County's Comprehensive Transportation Plan (CTP), in progress, has identified the need for enhanced active transportation opportunities in Henry County. One solution would be to enhance the use of Clayton County's utility easement through the subject property along Reeves Creek for a path.

Recommendation:

Staff recommends **Approval** of C-3 (Heavy Commercial) with the following conditions:

1. The City may require any or all requirements of the *Highway 138 Overlay Districts* ordinance adopted by the Clayton County Board of Commissioners (*Clayton County Code of Ordinances, Appendix A – Zoning, Article 4 – Special Districts, Section 4.60 and following*) otherwise applicable to a similar development proposed on the subject property in the City of Stockbridge. These requirements may be required by the City in addition to or in place of the requirements of the City of Stockbridge Code of Ordinances at the City's sole discretion.
2. Subject to Clayton County Water Authority approval, a multi-use path a minimum of ten feet (10') in width shall be provided all along the sanitary sewer easement along Reeves Creek within the boundaries of the subject property.

Attachments:

- Application
- Letter of Intent
- Site Plan
- Site Photos
- Zoning Map
- Aerial Map
- Future Land Use Map

**Henry County Planning & Zoning
Rezoning Request Application**

Name of Applicant Narayan Patel Phone: 404-861-1390 Date: 12/1/15
Address Applicant: 637 SR 138 West Fax _____ Pager/Cell # 404-861-1390
City: Stockbridge State: GA Zip: 30281 E-mail: i0595@redroof.com
Name of Agent Moore Bass Consulting, Inc. Phone: 770-914-9394 Date: 12/1/15
Address Agent: 1350 Keys Ferry Court Fax 770-914-9596 Pager/Cell # 770-616-7094
City: McDonough State: GA Zip: 30253 E-mail: smoore@moorebass.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

Request from C-1 to C-3
(Present Zoning) (Requested Zoning)
For the Purpose of Hotel and Restaurant Development
(Type of Development) 1024 Highway 138 - Stockbridge, GA 30281
Address of Property: _____ Nearest intersection to the property: N. Mill Road
(Street Address)
Size of Tract: 3.3 acre(s), Land Lot Number(s): 55, District(s): 12

Gross Density: _____ units per acre Net Density: _____ units per acre

Property Tax Parcel Number: 012 - 010 - 050 - 00 (Required)

Witness' Signature

Dannille McGouirk

Printed Name of Witness

Notary

Signature of Applicant/s

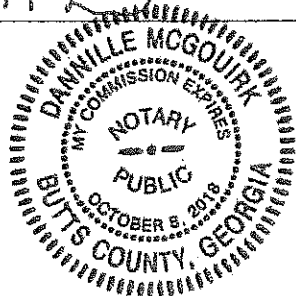
Narayan Patel

Printed Name of Applicant/s

Signature of Agent

Steve Moore (Agent)

NOTARY STAMP:



*Comm
dist #5*

(For Office Use Only)

Total Amount Paid \$ 750. ⁰⁰ Cash _____ Check # 15379 Received by: A. L... (FEES ARE NON-REFUNDABLE)

Application checked by: A. L... Date: 11/30/2015 Map Number(s): 012

Pre-application meeting: 11/24/2015 - Stacey Jordan Date: 11/24/2015

Recommendation of Zoning Advisory Board: _____

BOC Decision: _____

Planning Director's Signature: _____ Date: _____



Land Use Planning • Engineering Design • Environmental Permitting • Landscape Architecture • Land Surveying

November 30, 2015

Henry County Planning and Zoning Department
140 Henry Parkway
McDonough, GA 30253

RE: Highway 138 Commercial Tract – Henry County Parcel ID# 012-010-050-00
Land Lot 116 of the 8th District of Henry County, Georgia
Letter of Intent

To Whom It May Concern:

This document is intended to serve as the Letter of Intent for the rezoning of the above referenced property, located at 1024 Highway 138, Stockbridge, Georgia.

The subject property is located within the incorporated limits of the City of Stockbridge and consists of approximately 2.9 acres of land. The property is currently zoned C-1 and the request is to rezone the property to C-3 for the development of a hotel and restaurant.

If successfully rezoned, construction is anticipated to begin in the summer of 2016, ending in spring of 2017.

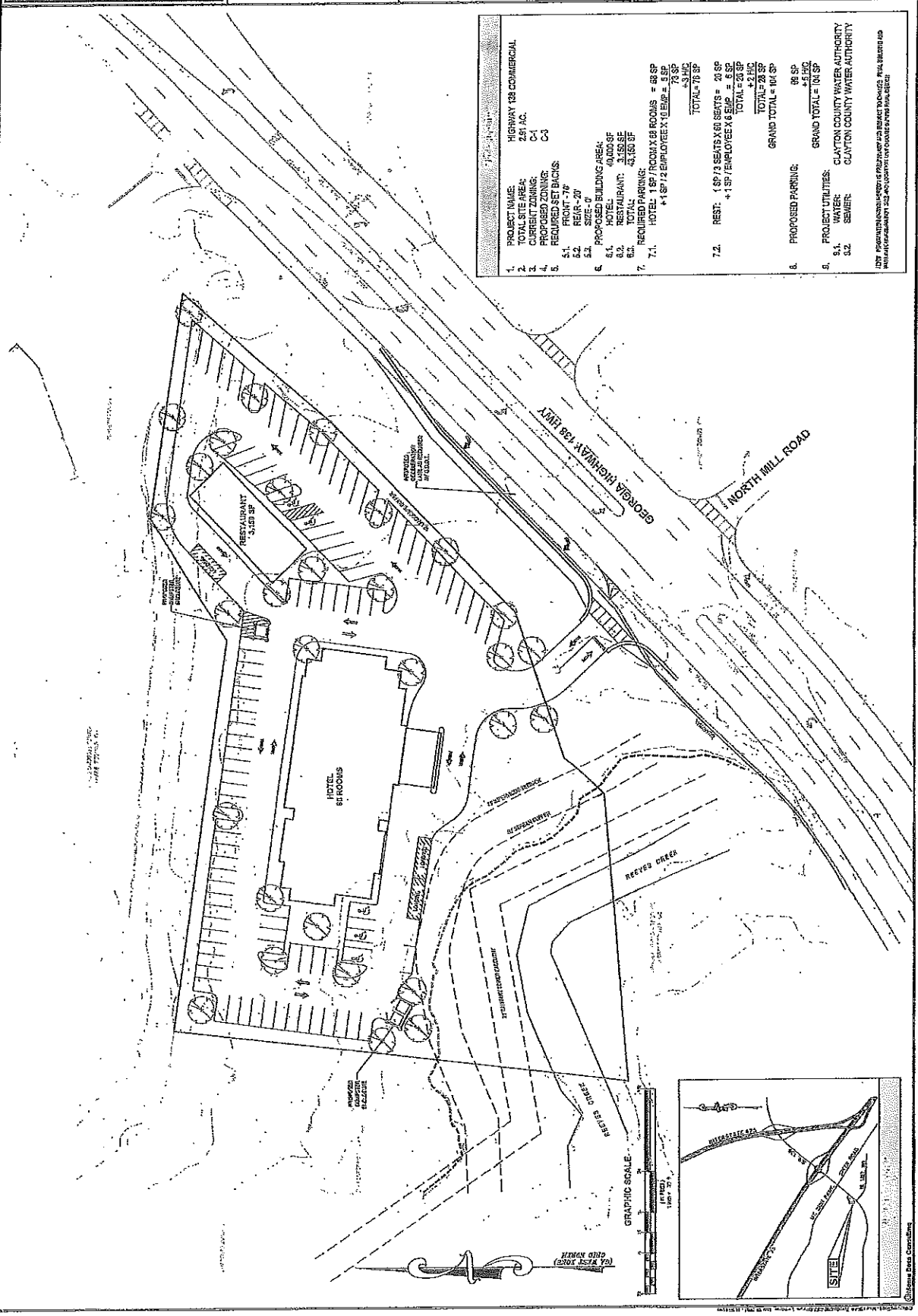
If you have any questions concerning the above or if any additional information is required, please do not hesitate to call me at (770) 914-9394.

Sincerely,

Moore Bass Consulting, Inc.

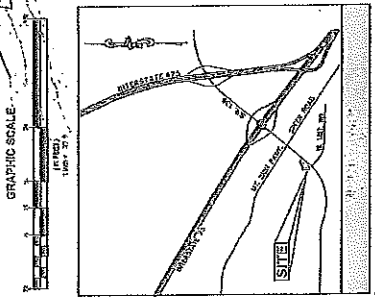
A handwritten signature in black ink, appearing to read "Stephen D. Moore", followed by a horizontal line.

Stephen D. Moore



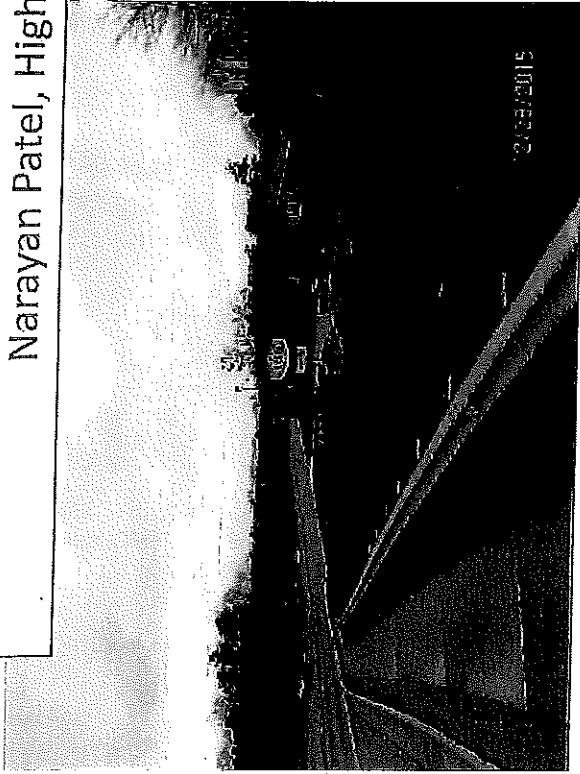
1.	PROJECT NAME:	HIGHWAY 138 COMMERCIAL
2.	TOTAL SITE AREA:	251 AC.
3.	CURRENT ZONING:	C-1
4.	PROPOSED ZONING:	C-3
5.	REQUIRED SET BACKS:	
5.1.	FRONT - 75'	
5.2.	REAR - 20'	
5.3.	SIDE - 0'	
6.	PROPOSED BUILDING AREA:	
6.1.	HOTEL: 40,000 SF	
6.2.	RESTAURANT: 3,150 SF	
6.3.	TOTAL: 43,150 SF	
7.	REQUIRED PARKING:	
7.1.	HOTEL: 1 SP / ROOM X 68 ROOMS = 68 SP	
	+ 1 SP / 12 EMPLOYEE X 10 EMP = 5 SP	
	TOTAL = 73 SP	
7.2.	REST: 1 SP / 3 SEATS X 60 SEATS = 20 SP	
	+ 1 SP / EMPLOYEE X 6 EMP = 6 SP	
	TOTAL = 26 SP	
	+ 2 HIC	
	TOTAL = 28 SP	
8.	PROPOSED PARKING:	
	68 SP	
	26 SP	
	2 HIC	
	GRAND TOTAL = 96 SP	
9.	PROJECT UTILITIES:	
9.1.	WATER:	CLAYTON COUNTY WATER AUTHORITY
9.2.	SEWER:	CLAYTON COUNTY WATER AUTHORITY

NOTES: 1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

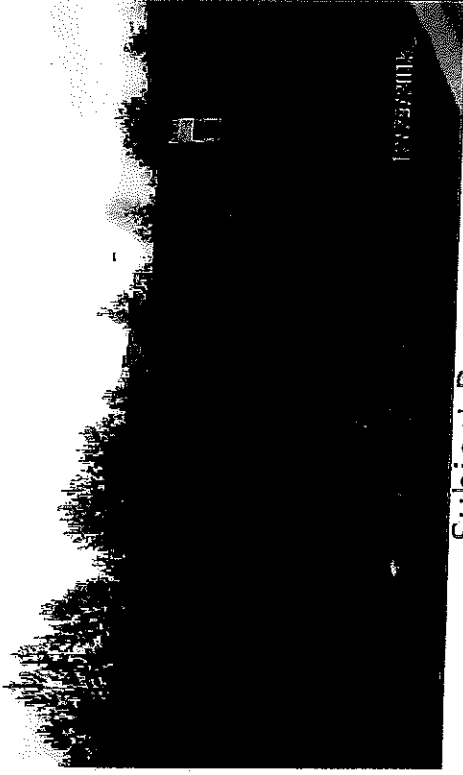


Checked Data Controlling

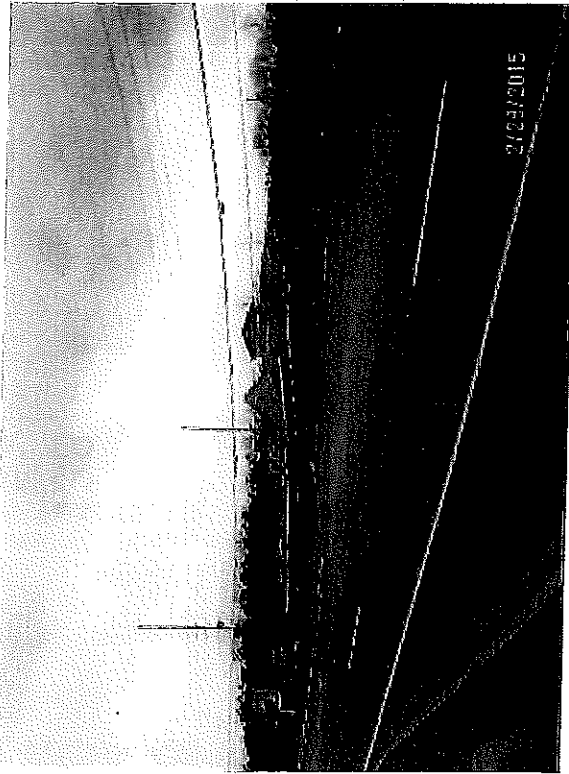
Narayan Patel, Highway 138 West, RZ-15-22-S



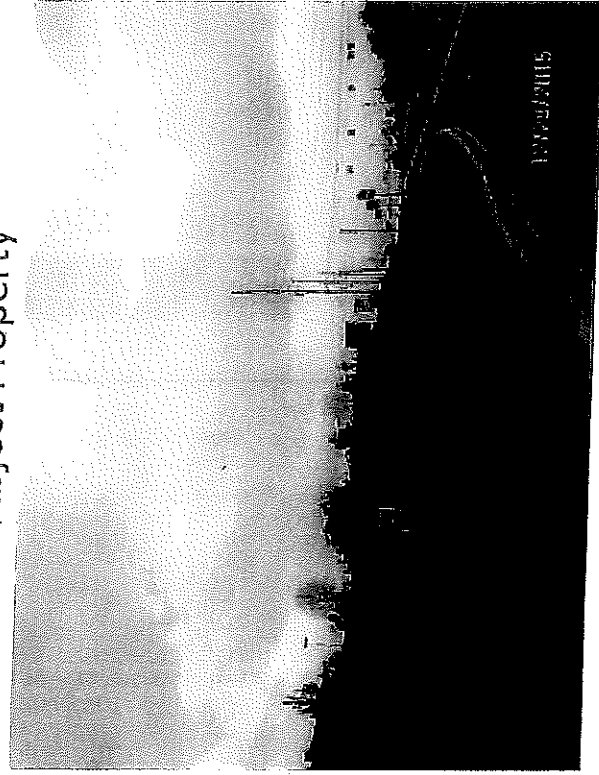
View to the West



Subject Property



View to the South



View to the East



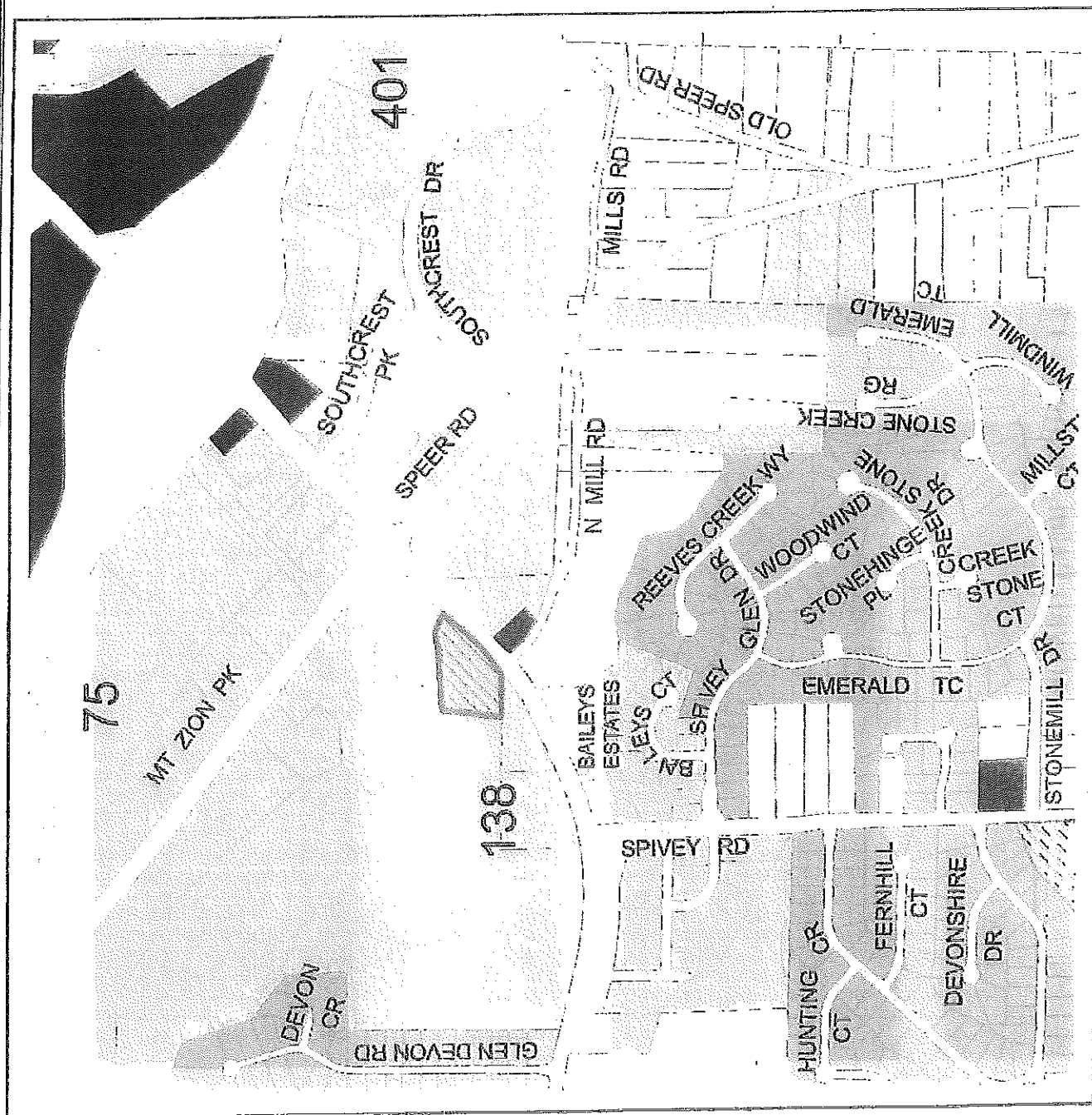
Legend

Request	Legend
RZ-15-22-S	[Patterned box]
RA	[Patterned box]
R-1	[Patterned box]
R-2	[Patterned box]
R-3	[Patterned box]
R-4	[Patterned box]
RD	[Patterned box]
RM	[Patterned box]
RMH	[Patterned box]
OI	[Patterned box]
C-1	[Patterned box]
C-2	[Patterned box]
C-3	[Patterned box]
M-1	[Patterned box]
M-2	[Patterned box]
PD	[Patterned box]
CITY	[Patterned box]

Scale: 1"= 800'

Current Zoning Map

This map is for graphical representation only. It is not a legal document.



Legend

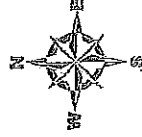
Request



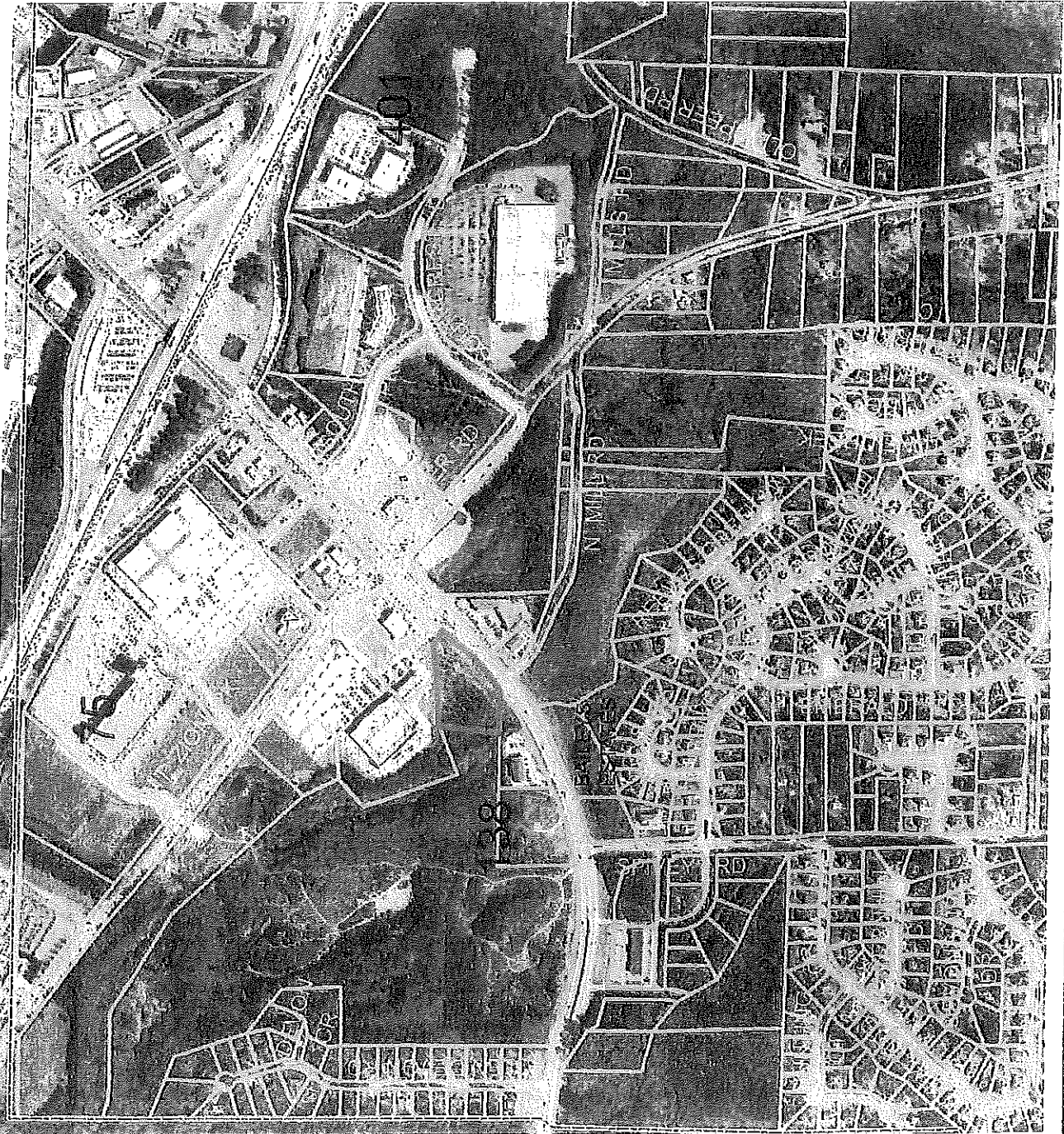
RZ-15-22-S

AERIAL MAP

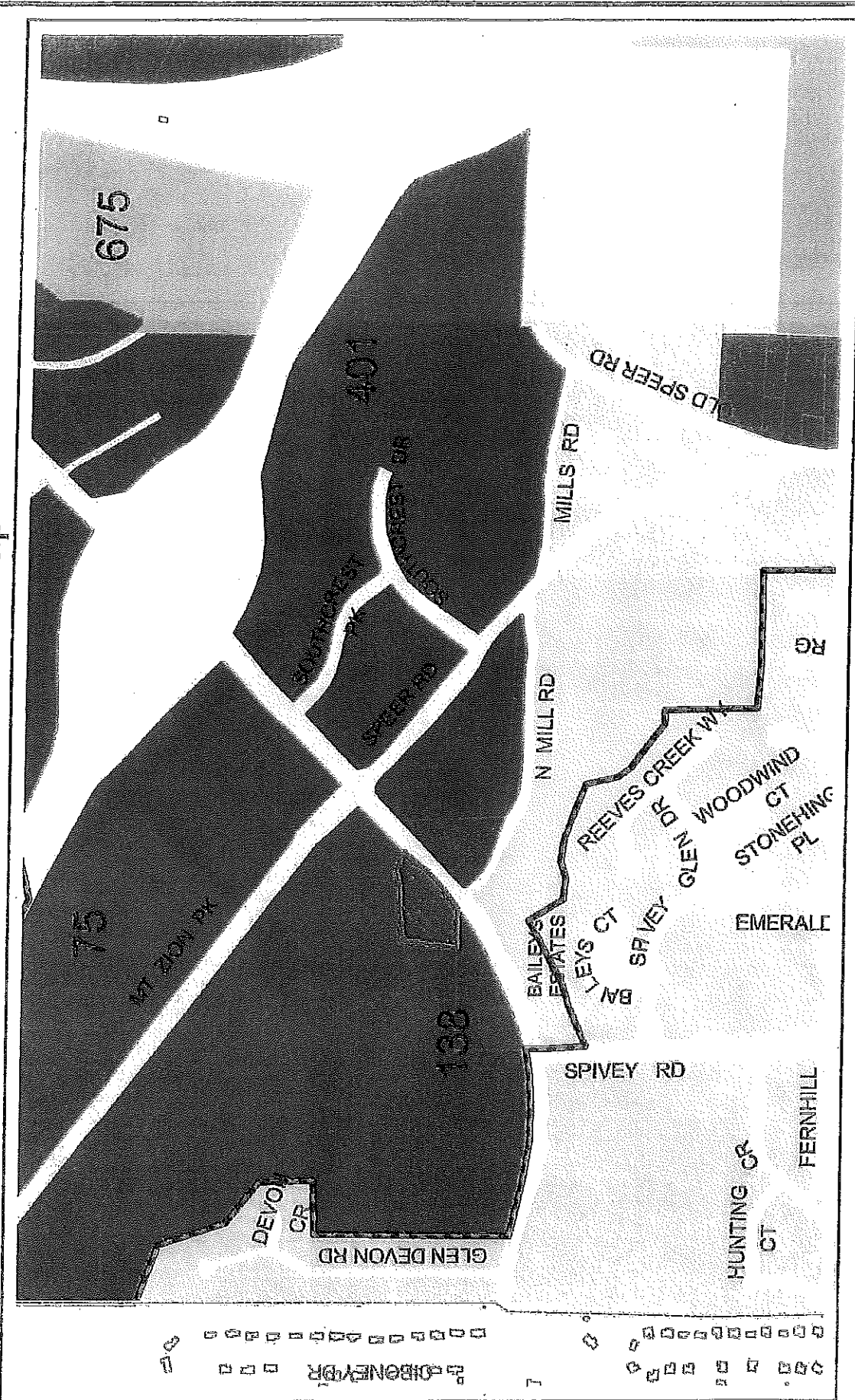
Scale: 1"= 800'



This map is for graphical representation only. It is not a legal document.



Future Land Use Map



Request: RZ-15-22-S

Legend:

- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- Rural Residential
- High Density Residential
- Commercial
- Office Institutional
- Industrial
- Public/Institutional
- Park/Recreation/Conservation
- Transportation/Communication/Utilities

Vanessa Holiday

From: Kylie L. Adams <kadams@co.henry.ga.us>
Sent: Wednesday, March 16, 2016 8:19 AM
To: Vanessa Holiday
Subject: Stockbridge City Council meeting items
Attachments: March 10, 2016 ZAB draft minutes.docx

Good Morning Vanessa,

Attached are the draft minutes from the 3/10/16 ZAB meeting. The items going to Stockbridge City Council on 4/11/16 are RZ-15-22-S and RZ-16-03. Both cases are in the minutes.

Please let me know if you need anything else!

Thanks!

Kylie Adams
Planning & Zoning Specialist
Henry County Planning & Zoning Department
140 Henry Parkway
McDonough, GA 30253
Phone: 770-288-7532
kadams@co.henry.ga.us

SUMMARY MINUTES
HENRY COUNTY ZONING ADVISORY BOARD

The Henry County Zoning Advisory Board held a Public Meeting with a Work Session at 6:00 p.m. and a Public Hearing at 7:30 p.m. on Thursday, **January 14, 2016** in the Henry County Administration Building, 140 Henry Parkway, McDonough, Georgia, 30253. Notice of this meeting was posted in the entrance foyer of the County Administration Building and posted in the Henry Daily Herald Newspaper.

Those present were:

Alton Head, District I
Sandra Nesbit, District II
Jim Risher, District III
Delander Nelson, District V
Warren Bailey, City of Hampton
Quaneisha Robinson-Green, City of Stockbridge
Larry Babb, County At Large

Also attending were Daunte' Gibbs, Planning and Zoning Director; Stacey Jordan-Rudeseal, Planner II; Josephine Medina, Planner I; Adrienne Senter, Planner I; Kylie Adams, Planning and Zoning Specialist; David Simmons, Henry County Department of Transportation.

(Note: This copy of meeting minutes are summary minutes only) The official minutes of the meeting are located on audio files that are available with the County Clerk in the Board of Commissioner's Office. The audio files will be retained for a period of no less than twelve (12) months from the date of this meeting.)

A public Work Session was held at 6:00 p.m. The Zoning Advisory Board discussed the agenda with no official action taken.

Vice Chairman Nelson welcomed everyone to the Henry County Zoning Advisory Board Meeting.

There are a few housekeeping items he wished to express. The meeting is being televised on Charter Channel 180 and AT&T U-verse Channel 99. It will be rebroadcast each Thursday at 7:00 p.m. A video is available on demand at the county website. He advised that everybody turn off their cell phones and their laptops. Anyone wishing to speak tonight must fill out a Public Hearing Speaker Card. A total of ten (10) minutes will be allowed for anyone in favor of a case and ten (10) minutes for anyone in opposition of a case. For example, if ten (10) people wish to speak, they must share the ten (10) minute slot. He further advised that when speaking to address the board members directly, not the audience.

INVOCATION AND PLEDGE

Warren Bailey led the invocation and the Pledge of Allegiance.

CALL TO ORDER

Vice Chairman Nelson called the meeting to order at 7:30 pm.

ACCEPTANCE OF THE AGENDA

Mr. Head made a motion to approve the agenda. Mr. Risher seconded the motion. Motion carried. (7-0)

APPROVAL OF MINUTES

Ms. Nesbit made a motion to approve the minutes for January 14, 2016 and January 21, 2016 as submitted. Mr. Babb seconded the motion. The motion to approve was unanimous. (7-0)

PLANNING STAFF COMMENTS

Mr. Gibbs announced the case, CU-15-16 for Verizon Wireless-Troutman Sanders had been formally withdrawn. Mr. Gibbs also stated that the City of Stockbridge Zoning Advisory Board appointee is here tonight, Ms. Quaneisha Robinson-Green.

REZONING

RZ-15-22-S

Narayan Patel of Stockbridge, GA requests a rezoning from C-1 (Neighborhood Commercial) to C-3 (Highway Commercial) for the property located at 1024 Highway 138, in Land Lot 55 of the 12th District. The property consists of 2.91+/- acres, and the request is for a hotel and restaurant development. City of Stockbridge

Mr. Gibbs called the case. Mr. Jordan-Rudeseal presented the case.

Mr. Jordan-Rudeseal stated the property is located on Highway 138 W., just to the side of the Kohl's Department store and also beside the flower shop on Highway 138 W., across from the intersection of Mill Road. The Future Land Use Map (FLUM), which is the City of Stockbridge policy guide for land use decisions, indicates the property in the red color, which stands for commercial and so it supports the applicants request for a commercial zoning district. The site plan, shows that the request is for a hotel and a restaurant and the City of Stockbridge code requires that a hotel be placed in a C-3 zoning district.

Staff recommends **approval** with two (2) conditions.

1. The City may require any or all requirements of the Highway 138 Overlay Districts ordinance adopted by the Clayton County Board of Commissioners otherwise applicable to a similar development proposed on the subject property in the City of Stockbridge. These requirements may be required by the City in addition to or in place of the requirements of the City of Stockbridge Code of Ordinances at the City's sole discretion.

2. Subject to Clayton County Water Authority approval, a multi-use path a minimum of ten feet (10') in width shall be provided all along the sanitary sewer easement along Reeves Creek within the boundaries of the subject property.

Vice Chairman Nelson called for questions from the Board for staff. There were none.

Vice Chairman Nelson called the applicant forward.

Steve Moore, 1350 Keys Ferry Court, McDonough, GA. **Mr. Moore** stated that the subject property is 2.9 acres at Highway 138 and is in the City of Stockbridge. The C-3 request is to support the hotel development, there will also be a restaurant on site, which is allowed under the current zoning. The plan easily fits on the property and have placed all of the improvements outside of any kind of buffers. We are providing code compliant parking for both of those uses and we have received approval from GDOT for our driveway cut. The client has developed hotels in and around this area, knows the area, and feels that there is a demand in this area. We can come to an agreement with the conditions.

Vice Chairman Nelson called for questions from the Board for the applicant. **Vice Chairman Nelson** asked if they knew the size of the hotel. Is that in the plans now? **Mr. Moore** stated it hasn't been finalized but he does have a picture of what the hotel is intended to be. It will be a national chain type hotel but could be as many as four (4) stories, but exact number of rooms will be determined as the process moves forward.

Vice Chairman Nelson asked if anyone would like to speak in favor of the case, there were none.

Vice Chairman Nelson asked if anyone would like to speak in opposition of the case. There were none.

Vice Chairman Nelson asked if the Board had any questions for the applicant. There were none.

Ms. Robinson-Green made a motion to approve the application with the two (2) conditions recommended by staff. **Mr. Bailey** seconded the motion. Motion to approve was unanimous. (6-0)

RZ-16-01

Meng Trust Trustee Quin Meng of McDonough, GA requests a rezoning from R-3 (Single-Family Residence) to RA (Residential-Agricultural) for the property located on the west side of Springdale Drive and south of Millers Mill Road, in Land Lot 30 of the 11th District. The property consists of 40.70+/- acres, and the request is for a rezoning. **District 4**

Mr. Gibbs called the case. **Ms. Senter** presented the case.

Ms. Senter stated the property is located along the west side of Springdale Drive and south of Millers Mill Road and the applicant is requesting to change the zoning from R-3 (Single-Family Residence) to its original zoning of RA (Residential-Agricultural). The property was rezoned as part of a larger 96.8 tract from RA to R-2, on sewer with a Conditional Use with a Conservation

Subdivision and was granted that rezoning on January 16, 2007. When the ULDC was adopted in 2009, all of the R-2 zoned properties on sewer were classified as the R-3 zoning designation. The applicant is requesting that the property be reverted back to its original classification, per section 12.00.03 which defines the expiration of approval for rezoning as follows: after an approval has been granted for an amendment to the official zoning map, to create or extend any zoning district, the applicant, agent, or property owner has eighteen (18) months in which to make substantial progress in developing the property. Substantial progress means the point of time when the first inspection is carried out. If no substantial progress is made, the Zoning Advisory Board may review the situation, give the recommendation to the Board of Commissioners, and they may, at a public hearing, revert the property back to its original zoning classification. The requested zoning classification is not in compliance with the Land Use plan and density, however, reversion of the property would still allow the land to be developed as a residential development, and maintain the character of the surrounding area as rural.

Staff recommends **approval**.

Vice Chairman Nelson called for questions from the Board for staff. There were none.

Vice Chairman Nelson called the applicant forward.

Wanda Moore, Falcon Design Consultants, 235 Corporate Center Drive, Stockbridge, GA.

Vice Chairman Nelson asked if the Board had any questions for the applicant. **Vice Chairman Nelson** asked, why the applicant is requesting to downgrade the property. **Ms. Moore** stated that the property has been rezoned for a while and reversion of a property back to the original zoning requires a public hearing and since there has been no substantial interest to develop the property as an R-3 subdivision, the property owner is requesting it to be reverted back.

Vice Chairman Nelson asked if anyone would like to speak in favor of the case, there were none.

Vice Chairman Nelson asked if anyone would like to speak in opposition of the case. There were none.

Vice Chairman Nelson called for questions from the Board for staff. There were none.

Mr. Risher made a motion to approve the request for reversion of rezoning from R-3 to RA. **Mr. Head** seconded the motion.

Motion to approve was unanimous. (6-0)

RZ-16-02

Brave Friends, LLC of McDonough, GA requests a rezoning from RA (Residential-Agricultural) to R-3 (Single-Family Residence) for the property located at 28 Crumbley Road, in Land Lot 7 of the 7th District. The property consists of 35.16+/- acres, and the request is for a single-family residential development. **District 4**

Mr. Gibbs called the case. **Ms. Josephine Medina** presented the case.

Ms. Medina stated the applicant is requesting a rezoning from RA (Residential-Agricultural) to R-3 (Single-Family Residence) for a residential subdivision. Under the R-3 zoning district, the minimum lot size is 18,000 square feet. The property consists of 35.31+/- acres. The property is located on Crumbley Road, to the east of Hwy. 155. The site plan shows the proposed number of lots, which is 53. With the 35 acres, that would make a net density of 1.7 units per acre. The whole property is not being asked to be rezoned, as shown by the boundary lines, there are about 4.11 acres that are to remain what they are currently zoned. The northern portion is said to remain RA, but the applicant may request to have the other portions rezoned to commercial at a later time. The surrounding zonings, to the east, we have East Lake Estates, which is R-3, to the north and west are mainly commercial properties. To the south is residential as well as the East Lake Elementary school. The property is located within the Union Grove School Node Activity Zone. The Blue indicates the locations of the schools. In our Comprehensive Plan as well as the ULDC, the main goal for this Activity Center is 3 dwelling units per acre for the entire activity center as well as 1,500 dwelling units, and 50% of the entire Activity Center is to be residential. Currently, we have 136 houses and 0.36 dwelling units per acre, which means the current node is deficient 1,400 houses as well as the acreage required for density. Just east of the property, there is an R-3 subdivision which has an entrance on East Lake Road.

Staff recommends **approval** with ten (10) conditions.

Vice Chairman Nelson called for questions from the Board for staff. There were none.

Vice Chairman Nelson called the applicant forward.

Albas Patel, 124 Glen Eagle Way, McDonough, GA. **Mr. Patel** stated that these are upscale, low density houses. Out of the 35 acres, there will be 53 lots, but there will be fewer for the amenities, the clubhouse, tennis courts, pool, and detention pond, and the density will be even less dense. There was a very similar project completed last year. The 2.5 acres in the front, we are thinking of more like medical offices rather than really commercial and retail. We do not have a concrete plan of how we will use that property currently. It won't be the same as East Lake Estates, the homes will be larger, the price will be more expensive and the upgrades and amenities will be available. Size wise, the houses will not be less than 3,500 square feet above the surface, excluding the basement. So at least 3,400 square feet for the houses. Density wise, it says 1.7 units per acre but will be less after the amenities are put in. We only have one entrance so it could be a gated community.

Vice Chairman Nelson called for questions from the Board for the applicant. **Mr. Risher** asked if this was the only zoning he had considered for this property. Have you considered R-1 or R-2? **Mr. Patel** stated that the R-1 zoning would be much smaller and are proposing R-3 to

provide enough amenities to the residents. We are sticking with R-3 right now, but it's more like an R-2 subdivision. **Mr. Head** stated that the report says 1,800 heated space, but you said 4,000. **Mr. Patel** the houses, above the surface will be 3,500 square feet. 1,800 square foot houses are really small and I'm not looking for that. **Ms. Medina** stated that the 1,800 square feet is just per the ordinance, and that the minimum house size had not been confirmed that's why it wasn't in the report. **Mr. Patel** then stated that the subdivision would be R-3 with a minimum of 3,500 square foot house. East Lake is around 3,000 square feet for each house. **Mr. Head** so he could build an 1,800 square foot house? **Ms. Medina** said correct, if that is not something that is conditioned, 1,800 is the minimum for R-3. **Mr. Patel** stated he had no intentions of building a smaller house and we can make a condition saying no less than 3,000 or 3,500 square feet. **Mr. Risher** asked if the applicant would agree to this condition. **Mr. Patel** said yes. **Vice Chairman Nelson** asked if the applicant was going to come back and rezone the additional property, or what is the plan? **Mr. Patel** said they didn't have a concrete plan, so they will come back to do the rezoning but will be more of neighborhood services type business. **Vice Chairman Nelson** asked if the Board approves, would you be ok with the condition of a minimum of 3,000 square feet or great. **Mr. Patel** said yes, 3,000 square feet or greater.

Vice Chairman Nelson asked if anyone would like to speak in favor of the case, there were none.

Vice Chairman Nelson asked if anyone would like to speak in opposition of the case.

Bill Toney, 1652 Hwy. 155 N. **Mr. Toney** stated Crumbley Road is one of the most dangerous highways in the world. He asked for the Board to recommend denial because sometimes it take five minutes to get out onto that road and it is dangerous coming down Hwy. 155.

Bill Hightower, 1775 Crumbley Road. **Mr. Hightower** stated this is a clearly RA and R-1 zoning Land Use Plan, and there has been a lot of discussion about the school node and school zone, but he takes issue with staff when saying this is consistent zoning. There is no R-3 zoning. But that is an R-2 subdivision. I ask that you deny this because it is not like surrounding zoning and sets a precedent about Crumbley Road I don't want to see.

Sandra Phillips, 179 Crumbley Road, across from the houses that abut this property. The traffic is horribly dangerous. **Ms. Phillips** stated that there is a deficit in the schools of 1,264 housing units that we are suffering from in this school node. I don't think that is a requirement. This number, if you use the School Board calculations, of 1,264 more units in this 933 acre node that will add 3,160 more students, which would require 37 million dollars and three (3) new schools. The use of the statistics, I do not agree with to justify greater density, when it cannot be accommodated by the schools. All but the elementary school have trailers. Someone who is making a profit, has to pay for water, sewer, road improvements, safety, they should have to pay for the impact on the school system. The only safe way to get from this community to the schools is across the woods and floodplain. Who will pay for the safe walk path/bridge to get to the schools when it leaves this property and gets to the school property? On page 7, the staff report says the impact on the adjacent properties will be minimal because the properties are already surrounded by this, we aren't surrounded by high-density and commercial because of our own efforts as a community. An R-1 subdivision is in a similar situation but fronts on two (2)

roads. We should consider this as a model, Crown Springs, due to the preexisting traffic conditions and the issues regarding the threat to our safety and peace and quiet. This property is below the threshold for requiring a traffic study but a serious traffic study should be required for what's going on there. Getting out on Hwy 155 is sometimes not possible. On the commercial property that faces this, when it was being rezoned, we were able to appeal to the Board because of the geometry of the road coming off at an angle to Hwy. 155 to place a linear foot limitation distance that the curb cut could be down Crumbley Road. This is displayed by the driveway into the bank, it's at the limit. The other condition placed as a result of our concerns was that a vegetative buffer would be placed along Crumbley Road as it approached the other existing homes. That buffer has never materialized. I would like to refer to the table about Crown Springs subdivision and recommend a change of rezoning request to R-1, with the same requirements as Crown Springs, so larger lots will be produced along Crumbley Road. I'd also ask that you eliminate this outparcel that will probably be a Strip Center.

Vice Chairman Nelson asked if the Board had any questions for the applicant. There were none.

Mr. Risher made a motion to deny the request for R-3 zoning. **Mr. Head** seconded the motion. Motion to deny was unanimous. (6-0)

RZ-16-03

RZ-16-03

Estate of Guey L. Chen and The Martial Trust/Trustee Yee Chen of McDonough, GA requests a rezoning from a County designation of RA (Residential-Agricultural) to a City of Stockbridge designation of PTD (Planned Town Development) for the property located at 2153 Jodeco Road, in Land Lots 77, 78, and 83 of the 6th District. The property consists of 158.65+/- acres, and the request is for a commercial and residential development. **District 2**

Mr. Gibbs called the case. **Mr. Jordan-Rudeseal** presented the case.

Mr. Jordan-Rudeseal stated the property is located bounded to the north by Jodeco Road and to the east by Mount Olive Road, which runs parallel with I-75, also Mount Olive Road to the south and southwest, and Chambers Road to the west. Some landmarks are a church, to the west, a shopping center and self-storage center to the north. The zoning of the subject property is RA (Residential-Agricultural), to the south the property is zoned C-2, to the north the property is C-2 as well. The City of Stockbridge is indicated in green and is to the northeast. The applicant's proposal is a Mixed-Use development and are proposing a four (4) lane highway through the middle of the subject property which will connect Jodeco Road to Mount Olive Road to the south, in the area near the church and cemetery. It is a Mixed-Use development because they are proposing commercial out parcels to the north, big box retail uses in various parts of the plan, in the center, a downtown type of area is being proposed, with a square, mixed-use building which will have commercial and retail on the bottom floor with residences above, there are commercial spaces with hotel rooms above, there is an amphitheater that would seat approximately 2,500 people. There is a substantial amount of wetlands on this property and just to the west, will be a combination of apartments and town house development with amenities. The subject property is located within a suburban employment center, which is required to be master planned and this plan was accomplished by means of a Livable Centers Initiative study, completed several years

ago. The Future Land Use Map is the outcome of this Livable Centers Initiative study. All of the areas indicated by purple, including the subject property, stand for mixed-use developments and along Mt. Olive Road, there is a little bit of high-density. Referring to the staff report, under criteria point 3, consistency with the Land Use Plan, there is a discussion about the employment and suburban employment centers that says these areas should become vibrant mixed-use environments that provide a variety of cultural and recreational opportunities. The high concentrations of employment and housing in these centers, coupled with their location, by I-75, make future transit service very feasible. The Future Land Use map supports the applicants request for Planned Town Development (PTD) which is the City of Stockbridge's Mixed-Use type zoning district. The applicant has requested annexation into the City of Stockbridge, so your recommendation tonight will be a recommendation to the Stockbridge City Council. This development met the threshold for a traffic analysis and it was completed and evaluated by the Georgia Regional Transportation Authority (GRTA). GRTA submitted a recommendation for approval with certain conditions and staff is recommending that those recommendations be included in a Development Agreement as part of any approval that the City of Stockbridge may make. Within the Development Agreement, staff is recommending negotiation points between what we have referred to as the western parallel connector, the four (4) lane road that has been proposed, also other recommendations that refer to the Livable Centers Initiative Study (LCI), architectural review, and so forth, and negotiations regarding the subject property's location within the limited development area of the Walnut Creek Watershed area, which drains to the City of McDonough drinking reservoir.

Staff recommends **approval** with one (1) condition and the various aspects that have been mentioned.

Vice Chairman Nelson called for questions from the Board for staff. **Mr. Head** asked if the four lane road will dead end to where the cemetery is. **Mr. Jordan-Rudeseal** stated that the road will be seamless between Jodeco Road and will tie into existing Mount Olive Road, south past the church and cemetery and at Jonesboro Road, beside Henry Town Center. **Vice Chairman Nelson** asked if this zoning would stay with the property even if it is not annexed into the City of Stockbridge. **Mr. Jordan-Rudeseal** stated no sir. The applicant has requested a zoning district specific to the City of Stockbridge. The county does not have a Planned Town Development district. **Vice Chairman Nelson** asked if the applicant would then be required to have a rezoning from the county. **Mr. Gibbs** stated that if the property is not annexed into the City of Stockbridge, the applicant, with staff's direction, will need to follow the Georgia Zoning Procedures law, which will require an application to the county to request the County designation for Mixed-Use (MU). There will also need to be a formal withdrawal from the City of Stockbridge to move on to the County's designation of Mixed-Use. **Vice Chairman Nelson** asked what kind of time frame that would be. **Mr. Gibbs** stated it would depend on when they submit their application for rezoning and their deadline, if we are not given direction from the Board of Commissioners to expedite, it would be at the next available Zoning Advisory Board meeting and the next Board of Commissioners meeting.

Vice Chairman Nelson called the applicant forward.

Adam Price, Falcon Design Consultants, 235 Corporate Center Drive. The five story buildings are very similar to what has been built north of Atlanta, it's very popular and a very high end development and will bring a breath of fresh air of commercial development for Henry County. We have added a 2,500 seat amphitheater, which will be a nice amenity for everybody. Our planners are calling that the entertainment district, we have residential on top of commercial, high end fashion planned, out parcels, restaurants, an organic grocery store, possibly a well-known coffee shop, and a high end outdoor retailer. This project appears to be like it's going to happen. The residents I've spoken to seem to be excited about it, I'm a resident and business owner as well in the county so I'm excited about it.

Vice Chairman Nelson called for questions from the Board for the applicant. There were none.

Vice Chairman Nelson asked if anyone would like to speak in favor of the case.

J.T. Williams, 105 Wexford Court. **Mr. Williams** stated he is the developer for Eagles Landing and is very familiar with the presentation, it will go very well in that area. He has been Chairman for 14 years on GRTA's committee for transportation projects and planning. We approved the widening of that bridge based on the County's thought that this would be a major development on this particular quadrant. The southwest quadrant of that interchange. The bridge has been widened, and I encourage you to improve this. I think it will be a great development for the City of Stockbridge and the County. You hate to see an area skipped over, this will really help that entire area.

Elton Alexander, 920 Maple Leaf Drive. Stated he lived about 1.5 miles away from this area. We have millions of dollars leaving the county because so many residents refuse to accept the offerings that we have put forth. This is a world class development, these services are not available in this community. It is time that we built plenty of roads, bridges, because we give all of our tax money to Cobb County. This development has services that we are not currently provided. Think about when you took a significant other out for a special occasion or needed a gift, did you have to take your business outside of Henry County? This project is a quality development, not a strip center, but a master plan development. With our lack of infrastructure, that started with a lack of planning. This is our opportunity to plan for the future. There was 13 million dollars spent on a bridge to make this project come through. This Board has a chance to move Henry County forward and to spend our money here and draw in other people.

Diane Jennings, 1132 Venetian Lane, **Ms. Jennings** is excited about this development because of the time she will save from having to drive to Buckhead every other week. The services on this side of town they don't have because there is no development. In my son's class, they talk about the developments of the metro Atlanta area, and the place the students shouldn't move back to is to the south side of town because it's too slow and there is nothing for them to do. He wants to move to somewhere where things are going on. We need to look for things that are progressive for this city and county, we need things for our teenagers and young adults to do.

Paul Leslie, 1721 Highway 81 W., Pastor at McDonough Christian Church. **Mr. Leslie** stated that he is excited for the growth of the county and the potential, but the seamless road borders our church. In the staff report, it states that road A has 120 feet of right-of-way, but it's about

fifteen (15) feet from the covered drop off we have on the east side of our property. The staff report also states there will be 34, 317 new daily trips and the road is a great concern. It also states that traffic signals may not be put in until warranted. Let's take into consideration the citizens of Henry County.

Vice Chairman Nelson asked if anyone would like to speak in opposition of the case.

James Parker, 498 Mount Olive Road, **Mr. Parker** showed his property on the site plan. He stated that condos and driveways surround his property and there needs to be a buffer zone because it will affect his privacy. He is concerned with being able to sell it as a residential property.

Ed Toney, 894 Upper Woolsey Road. **Mr. Toney** stated he isn't really opposed to the project, but the citizens in district two (2) are concerned about being able to communicate with the Board of Commissioners. The project needs to be progressive before putting in retail development. The residents feel that district two is not being represented and if the City of Stockbridge takes it over, they really won't be heard at all. 1. The infrastructure, we don't believe the City of Stockbridge has the infrastructure; 2. This development will be using the City of McDonough's water. So there are a lot of issues that need to be worked out before this should go. If they've got a Development Agreement with all the retail and infrastructure completed before any permits are issued. District two (2) is concerned because they will be affected. Jonesboro Road is impossible and these things need to be taken into account and it shouldn't go to the City of Stockbridge.

Lou Martin, 132 Crossing Drive. **Mr. Martin** stated the county needs a project like this but is concerned about the infrastructure, especially the Mount Olive connection, McDonough Christian Church will be heavily affected and no one has approached the Church about how the road will be structured. There will be a drive through baptismal with how the road is cut through. He lives, works, and goes to Church in this area and there need to be conditions before this development is approved.

Darryl Payton, 171 Livingston Court. **Mr. Payton** stated he is an officer and member at Mount Olive Church. He expressed his concerns with the increased traffic. There is an outreach center that will be affected, and would like to see some crosswalks and a light conditioned if this is approved. Another concern is that the commercial should be built out before the residential. He isn't opposed, just wants the Board to think about the community and Church members.

Charles Procacci, 120 Pond Drive. **Mr. Procacci** stated he is 300 yards away from Mount Olive and cannot get out of his subdivision. The infrastructure needs to be upgraded prior to this development being implemented. 600 private residences will be in this area and where will they go to schools? Ola has trailers and what about section 8 housing? That's a concern for the citizens. Has anything been said about what type of buildings will be involved here? But the section 8 housing needs to be addressed and what is the timeline.

Vice Chairman Nelson asked if the Board had any questions for the applicant. **Mr. Head** asked would you be willing to meet with the Church to come to some type of conclusion. **Mr. Price** stated he had no problem meeting with the Church. The funding has been established for the roadway going from Hudson Bridge to Jonesboro Road. The road will be built. It just happened in the last two to three weeks. Henry County got the funding. **Mr. Gibbs** said yes, you are correct and you're standing next to one of the project managers, Stacey Jordan-Rudeseal. **Mr. Jordan-Rudeseal** stated the Henry County Assistant County Manager gave a presentation with Georgia Department of Transportation (GDOT) members in the audience, they reached out to Henry County, made an offer to cover the cost of construction and the cost of the entire project of the western parallel connector, between Jonesboro Rd., and Hudson Bridge Rd. This is a partnership, and GDOT will require Henry County to pay for all of the preliminary phases between scoping, right-of-way acquisition, utility relocation, and preliminary engineering. The funding isn't in place. Henry County, from my understanding, has not identified yet, the funding for these preliminary phases, but it's a very generous offer to cover the construction costs for what will amount to be approximately a 45 million dollar project. **Mr. Head** the road is my concern. You will almost get hit, because the cars are coming so fast, by the old Mount Olive Church and I'm just concerned. I think this needs to be worked out. **Mr. Risher** I know there are funds, several million dollars for the parallel road, at this point there has not been any engineering, the impact of Mount Olive Road on residents as well as the two (2) churches would be very affected. One thing I would like to see as part of a Development Agreement would be the possibility of shifting Mount Olive Road west of its present location, towards the westerly property line of the church, McDonough Christian. This would release some impact on the east side of the church. And if that's not possible, then some compensation for the parking that would be removed. I'd like to see that in a Development Agreement and working with GDOT. I'd like to see that as part of any motion that is made tonight too. **Mr. Gibbs** asked if Mr. Risher wanted to make that part of a Development Agreement. **Mr. Risher** yes. **Mr. Gibbs** ok, if it pleases the Board, it can be a talking point of the Development Agreement, because the Development Agreement, whether it be the City of Stockbridge City Council and the County attorney coming to an agreement. It can be a talking point, but even if the motion tonight is to make it a part of the Development Agreement, that could change. **Mr. Risher** yes, certainly make it a part of the discussion and negotiations for this road. **Mr. Price** stated, there would probably not, in all seriousness be any Section 8 housing, on a 20 million dollar piece of property.

Ms. Nesbit made a motion to approve the application with the conditions recommended by staff. **Ms. Robinson-Green** seconded the motion. Motion to approve carried. (4-2)

RZ-16-04

Fred D. Rickman, Jr. of Columbus, GA requests a rezoning from RA (Residential-Agricultural) to C-3 (Highway Commercial) for the property located at 1294 Highway 155 South, in Land Lot 222 of the 7th District. The property consists of 8.03+/- acres, and the request is for a storage facility.
District 2

Mr. Gibbs called the case. **Ms. Senter** presented the case.

Ms. Senter stated the property is located 1294 Highway 155 South and the request is to rezone the property from RA (Residential-Agricultural) to C-3 (Highway Commercial) for a storage

facility consisting of two buildings on the five (5) acre tract depicted. The remaining three (3) acres will be divided into two (2) separate outparcels for future commercial development. Tract two currently has a single-family residence and a storage shed. Tract three has a swimming pool and storage shed, all of these things will be removed. The proposed change in zoning should not have a negative impact on the area. The surrounding properties are M-1 (Light Industrial), C-2 (General commercial), and C-3 (Highway commercial). The proposed zoning is consistent with the Future Land Use Map, which designates the property as commercial land use. A letter from the Henry County Water and Sewage Authority, dated January 16, 2016 states that water and sewer services are available to the site. In terms of vehicular access, and access to Farris Drive, the applicant will need to have the road way cord to verify that the road is adequate for the proposed commercial access. If the pavement is deficient for commercial, the applicant will have to improve the pavement section of Farris Drive to State Route 155. Also the applicant will need to dedicate right-of-way along Farris Drive, along the site's frontage, if it is determined that the existing right-of-way is sub-standard. With State Route 155 being a future widening candidate, in the County's Comprehensive Transportation Plan, Henry County DOT requests that the applicant preserve an additional ten (10) feet of right-of-way along the site's frontage. The proposed development is consistent with the regulations from the Unified Land Development Code (ULDC) for commercial development.

Staff recommends **approval** with three (3) conditions.

Vice Chairman Nelson called for questions from the Board for staff. There were none.

Vice Chairman Nelson called the applicant forward.

ADJOURNMENT

Meeting was adjourned at 9:13 pm.

Delander Nelson, Vice Chairman

Daunte' Gibbs, Secretary

Kylie Adams, Transcriber

PUBLIC HEARING NOTICE
Stockbridge City Council
Date: Monday, April 11,
2016
Location: Stockbridge City
Hall 4640 North Henry Boul-
levard, Stockbridge, GA
30281
Public Hearing: 6:00 P.M.

REZONING

RZ-15-22-S

Narayan Patel of Stockbridge,
GA requests a rezoning from
C-1 (Neighborhood Commer-
cial) to C-3 (Highway Commer-
cial) for the property lo-
cated at 1024 Highway 138
in Land Lot 56 of the 12th
District. The property con-
sists of 2.91 acres and
the request is for a hotel and
restaurant development.

RZ-15-03

Estate of Quay L. Chen and
The Marital Trust/Trustee
Yee Chen of McDonough,
GA requests a rezoning from
a County designation of RA
(Residential Agricultural) to
a City of Stockbridge des-
ignation of PUD (Planned
Urban Development) for the
property located at 2163
Dodge Road in Land Lots
77-78 and 83 of the 8th Dis-
trict. The property consists
of 158.65 acres and the
request is for a commercial
and residential development.
928-407579-3/23

Vanessa Holiday

From: Carol Cunningham <ccunningham@co.henry.ga.us>
Sent: Wednesday, March 23, 2016 9:41 AM
To: Vanessa Holiday
Subject: Legal Ad
Attachments: 20160323094303673.pdf

Hi Vanessa,

Here is the legal ad copy for the 2 cases going to the council on April 11th.

Thanks,

Carol Ann

-----Original Message-----

From: pnz@co.henry.ga.us [mailto:pnz@co.henry.ga.us]
Sent: Wednesday, March 23, 2016 9:43 AM
To: Carol Cunningham
Subject: Message from "RNP0026737BE32E"

This E-mail was sent from "RNP0026737BE32E" (MP C4503).

Scan Date: 03.23.2016 09:43:03 (-0400)
Queries to: pnz@co.henry.ga.us

ITEM #7

RZ-16-03- Rezoning Request

Estate of Guey L. Chen and The Martial Trust/Trustee Yee Chen of McDonough, GA requests a rezoning from a County designation of RA (Residential-Agricultural) to a City of Stockbridge designation of PTD (Planned Town Development) for the property located at 2153 Jodeco Road, in Land Lots 77, 78, and 83 of the 6th District. The property consists of 158.65+/- acres, and the request is for a commercial and residential development.

**Presented by: Dale Hall
Administration & Community
Services**



Henry County Planning & Zoning

RZ-16-03

City of Stockbridge (Requested Annexation)

ZAB Member:

Report Prepared by: Stacey Jordan-Rudeseal, Planner II

Applicant: Estate of Guey L. Chen & The Marital Trust/Trustee Yee Chen
1378 Brannan Road
McDonough, GA 30253

Agent: Adam Price, PE
235 Corporate Center Drive, Suite 200
Stockbridge, GA 30281
(770) 389-8666

Location: 2153 Jodeco Road
Land Lots 77, 78 & 83 of the 6th District

Request: Rezoning from RA (Residential-Agricultural) to PTD (Planned Town Development)

Parcel ID(s): 053-01-018-000

Proposed Use

/Purpose: Retail, Restaurant, Office, Daycare, Hotel, Multi-Family

Current Land Use: Vacant

Future Land Use: Mixed Use

Sign Posted: February 19, 2016

Mailed Notices: February 16, 2016

ZAB Meeting: March 10, 2016

Lot Size: 158.65+/- acres

Road Access: Jodeco Road, Mt. Olive Road, Chambers Road

Zoning History:

The subject property is zoned RA (Residential-Agricultural). A review of zoning records indicates that there have been no previous rezoning approvals regarding the subject property. The subject property was previously submitted as a Development of Regional Impact (DRI #1931) for review by the Georgia Regional Transportation Authority (GRTA) in 2008 but was withdrawn. The Georgia Regional Transportation Authority has completed its review of the current proposal (DRI #2504) and has issued a Notice of Decision with conditions. The subject property was also included within a larger study area for the Hudson Bridge-Jonesboro Roads Connector Activity Center Livable Centers Initiative (LCI) Study. The subject property was also included within a larger study area for a supplemental LCI study. The Board of Commissioners changed the Future Land Use Map on January 20, 2015, to create an activity center with appropriate land use designations to conform to the recommendations of the LCI study. Should the applicant's request be approved, the resulting development should serve as a model for the development of other sites within the LCI study area. The subject property was most recently submitted

for rezoning (RZ-14-14) from RA to MU (Mixed Use) within unincorporated Henry County but was subsequently withdrawn. Table 1.0 illustrates the zoning and current land uses for the adjacent properties.

Table 1.0 Current Zoning and Land Use of Surrounding Properties

	Current Zoning	Current Land Use
North	C-2 (General Commercial) & C-3 (Heavy Commercial)	Vacant and Shopping Center and Self-Storage
East	R-3 (Single-Family Residence) & C-2 (General Commercial)	Vacant and Single-Family Residences
South	RA (Residential-Agricultural) & R-1 (Single-Family Residence) & C-3 (Heavy Commercial)	Church and Single-Family Residences and RV Campground
West	RA (Residential-Agricultural)	Church and Single-Family Residences

Source: Henry County Zoning Map

Executive Summary:

The applicant intends to rezone 158.65+/- acres, on the south side of Jodeco Road generally from I-75 to Chambers Road from RA (Residential-Agricultural) to PTD (Planned Town Development) for the development of a retail, restaurant, office, daycare, hotel, and multi-family development. The development had been previously evaluated by the State of Georgia through the Georgia Regional Transportation Authority (GRTA) and the Atlanta Regional Commission (ARC) as a Development of Regional Impact (DRI# 2504) which at the time consisted of approximately 724,400 square feet of commercial space (including three large retail superstores, specialty retail, restaurants, convenience store, bank, grocery store, and daycare facility), two hotels (110 rooms and 120 rooms), 615 multi-family residential units (300 stand-alone and 315 above commercial), and 14.5 acres of open space. The gross density of the preliminary site plan was 3.88 dwelling units over the whole proposed development. GRTA approved that plan of development subject to conditions, as provided in the GRTA Notice of Decision, Attachment A.

The preliminary site plan was significantly modified after the State review. The applicant has not provided a complete development plan (of which the site plan is a part), meeting the requirements of the City of Stockbridge PTD ordinance. The process to request PTD zoning requires compliance with *Section 8.36.050 Planned Town Development District* of the City of Stockbridge Code of Ordinances. Requirements of the ordinance include a preliminary concept plan review before the rezoning request may be heard. The applicant's incomplete development plan does not meet the ordinance requirements for a preliminary concept plan. Indeed, several aspects of the applicant's site plan are not able to be accommodated within the PTD zoning district as currently proposed.

Beyond the requirements of the City of Stockbridge Code of Ordinances, it is the purpose of staff to make a recommendation which will result in a development which will conform to the recommendations of the Livable Centers Initiative (LCI) Study of which the subject property was a part. Additionally, the staff of the Atlanta Regional Commission (ARC) has put together comments from the various departments within ARC which are able to best contribute to the discussion. The value that ARC brings to the table includes a variety of perspectives from Aging to Environment to Land Use to Transportation and beyond.

The subject property lies within the Limited Development area of the Walnut Creek Watershed Protection Area which drains to the City of McDonough drinking water reservoir. Any development on the site should protect the integrity of this protected reservoir with a standard which meets or exceeds that required by Henry County Unified Land Development Code (ULDC) *Section 3.04.00*.

Development Regulations Relevant to Request:

- *Section 8.36.050 Planned Town Development District*
- *Henry County Unified Land Development Code Section 3.04.00 Watershed Protection Areas*
- All other sections regarding site development standards and requirements

Analysis of Request (Sec. 3-7-313):

Criteria point 1: *The possible effects of the change in the regulations or map on the character of the zoning district, a particular piece of property, neighborhood, area or community.*

Rezoning the subject property will affect the character of the area as it continues to transition along Jodeco Road from residential and agricultural land uses to commercial land uses. The area has been established through the Comp Plan and FLUM as a mixed use area. Approval of the development may have the effect of increasing noise and traffic volume in the immediate area. The preliminary site plan illustrates a development which will be intensively commercial along Jodeco Road and I-75, transitioning into apartments along Mt. Olive Road (West).

Criteria point 2: *The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this chapter.*

The Planned Town Development (PTD) district is very specific. The application procedure (8.36.050.F) requires three parts: 1) Preliminary Concept Plan Review, 2) Master Development Plan Approval Request, 3) Review of Application (rezoning).

1) Preliminary Concept Plan Review (8.36.050.F.1)

This is a 30 day period within which the Planning & Zoning Department shall coordinate with the City of Stockbridge and make comments and recommendations regarding the preliminary concept plan. The submission of the applicant's rezoning request did not accommodate the City of Stockbridge's Code requirement for a 30-day preliminary concept plan review. There is a list of required information for the preliminary concept plan review. Some key information was not submitted with the zoning request:

- Areas of the preliminary concept plan that are designated for Traditional Neighborhood Development (TND), Mixed Use Neighborhood Development (MUND) and/or Conventional Development (CD);
- Proposed density credits as applicable to each development type and land use;
- If MUND is included, a breakdown of the heated floor space ratios between residential and non-residential areas and between residential and public space, including civic and open space;
- List of proposed amenities provided including point value and total.

2) After the Preliminary Concept Plan Review and approval, the applicant may apply for Master Development Plan approval and rezoning.

The Master Development Plan includes a) the site plan and b) a written report. The site plan shall incorporate the comments and modifications made by P&Z in the Preliminary Concept Plan Review in addition to the requirements of 8.36.050.F.2.a. which shall include:

- Property information;
- Existing conditions;
- Proposed development conditions.

The Master Development Plan written report shall be submitted by the applicant containing the requirements of 8.36.050.F.2.b. Within the written report, a table regarding MUND areas shall show the maximum net densities permitted under this ordinance for each use as compared to the densities proposed for each use in the development, including a list of applicable density credits and debits, the percentage of each residential use with respect to the development as a whole, and the square footage for residential, non-residential, and public space (subdivided into civic space and open space).

3) Review of (Rezoning) Application

The third phase of the application procedure is the rezoning process involving a recommendation from the Zoning Advisory Board, etc.

The PTD zoning district requires single-family residential uses to be a minimum percentage of total residential dwelling units. At this time, no single-family residential uses have been proposed to comply with this requirement. A minimum ratio of commercial square footage and residential square footage is also required. Density credits are required to be computed. Amenities to be provided are based on a point system which is required to be computed. A development agreement should be required regarding the timing of the development of the various land uses.

The applicant's incomplete development plan does not allow due consideration of whether the project will help carry out the purposes of the PTD zoning district. Indeed, the approval of hotel uses is not provided for in the requested zoning district. The PTD requirement for single-family residential uses is not proposed at all. These types of issues are intended by the PTD ordinance to be rectified through a preliminary concept review which has not yet taken place. It is pre-mature to make a zoning recommendation without a preliminary concept plan review and a completed development plan that conforms to the requirements of the PTD ordinance.

Criteria Point 3: Consistency with land use plan.

The proposed development is consistent with the Future Land Use Map (FLUM) of the Henry County/Cities Joint 2030 Comprehensive Plan (Comp Plan), which designates the subject property for Mixed Use within the Hudson Bridge-Jonesboro Roads Connector Activity Center. Hudson Bridge-Jonesboro Roads is a Suburban Employment Activity Center comprised of approximately 900 acres. According to the Activity Center typology in the Comprehensive Plan, thirty percent (30%) of the land use mix should be residential at a net density of 8.0 dwelling units per acre. This target would be approximately 4,000 dwelling units across the entire activity center. The section states that high-density residential, commercial, and civic uses should be encouraged in Suburban Employment Centers. *These areas should become vibrant mixed-use environments that provide a variety of cultural and recreational opportunities. The high concentrations of employment and housing in these centers coupled with their locations along Interstate 75 make future transit service very feasible...* The development regulations for PTD zoning will require open space to be provided and to be accessible. The open space requirements may be an opportunity to use Green Infrastructure principles to mitigate against stormwater run-off externalities, while providing attractive features.

Criteria Points 4 & 5: The impact of the proposed development on infrastructure, water, sewer, adjacent thoroughfares, pedestrian and vehicular circulation and traffic volumes.

Water and Sewer:

A letter from the Henry County Water and Sewerage Authority, dated September 28, 2015, indicates that County water service is available to the subject property. Sewerage treatment capacity is presently available to the property; however, sewer service will require the installation of a line extension at the developer's expense. Development of the site, particularly the Western Parallel Connector which bisects the subject property may require the relocation of an existing sixteen inch (16") water line at the developer's expense.

Adjacent Thoroughfares, Pedestrian and Vehicular Circulation, and Traffic Volumes:

The Georgia Regional Transportation Authority (GRTA) Notice of Decision recommended approval with conditions. These conditions include specific transportation improvements, noted in Attachment A. Should Henry County approve the applicant's request, these conditions become the responsibility of Henry County to require of the developer or to complete using County resources.

General Conditions for GRTA Notice of Decision:

Pedestrian Accessibility

- Provide a multi-use trail system connecting to all land uses and/or the sidewalk system.
- Provide sidewalks along both sides of all internal roadways, with exception to where the multi-use trail is located.
- Provide sidewalks across parking areas from roadways to front entrances of all proposed buildings.

Access Management

- No direct access is allowed onto Jodeco Road from any outparcels.
- A minimum of 200' throat depth for internal intersections is required on full movement site driveways off of Jodeco Road, as shown on the site plan.
- A minimum of 100' throat depth for internal intersections is required on full movement site driveways off of Chambers Road and new Road A, as shown on site plan.

Road Connectivity

- Extend Road B to connect to Road C creating a direct vehicular roadway connection.

Road Improvements for GRTA Notice of Decision:

Road A

- Construct a four-lane roadway between Jodeco Road and Mt. Olive Road (West) adjoining to the existing Mt. Olive Road, including a multi-use trail on one side, sidewalk on the other side, and a 120' right-of-way cross section.
- Re-align existing Mt. Olive Road to intersect with Road A (Intersection #14), as shown on site plan labeled "Road B."
- Install dedicated turn lanes in both directions along Road A at major internal intersections (median openings).

Jodeco Road

- Install second eastbound and westbound through lanes along Jodeco Road between Mt. Olive Road/Road A and Chambers Road (termini to be determined by Henry County DOT).

Jodeco Road at Mt. Olive Road/Road A (Intersection #3)

- Install a second dedicated westbound left-turn lane creating dual lefts along Jodeco Road.
- Install southbound and northbound dedicated left-turn lanes along Mt. Olive Road.
- Install two northbound dedicated right-turn lanes creating dual rights along Mt. Olive Road. Signalize if and when warranted.

Jodeco Road at Chambers Road/Private Driveway (Intersection #4)

- Install northbound dedicated left-turn lane along Chambers Road/Private Driveway.
- Signalize if and when warranted.
- Widen intersection to include the second eastbound and westbound through lanes along Jodeco Road.

Chambers Road at Road C (Intersection #17)

- Install a southbound dedicated left-turn lane along Chambers Road.
- Install a northbound dedicated right-turn lane along Chambers Road.
- Install a westbound dedicated left-turn lane along Road C.

Mt. Olive Road/Road A at Mt. Olive Road (West) (Intersection #19)

- Re-align existing Mt. Olive Road to create an intersection with Road A.
- Install southbound and northbound dedicated left-turn lanes along Mt. Olive Road/Road A.
- Install southbound and north bound dedicated right-turn lanes along Mt. Olive Road/Road A.

ARC notes that the development will have three access points: Jodeco Road to the north, Mt. Olive Road to the south, and Chambers Road to the west. The site is proposed to have 4,908 parking spaces based upon the previous site plan. Projected trip generation (into and out of the site only) was calculated at 34,317 new daily trips. ARC notes that only two road improvement projects are in the long-range plan: 1) widening Jodeco Road, 2) constructing new frontage roads along I-75.

The applicant completed a transportation analysis as a requirement of a Development of Regional Impact (DRI) review. The findings of the transportation analysis (in part) serve as a basis for the GRTA conditions requiring transportation improvements as well as other conditions that may be placed by the City of Stockbridge requiring transportation improvements.

According to the transportation analysis, the following roadway and intersections (beyond those mentioned above) require improvement:

Segment of Mt. Olive Road between the subject property and Jonesboro Road

- Improve existing blacktop to four lane roadway meeting GDOT standards.

Intersection of Mt. Olive Road and Jonesboro Road

- Install a southbound dedicated left turn lane.
- Install a northbound dedicated left turn lane.
- Install traffic signal when warranted (Protected + Permissive on all left turns).

Intersection of Mt. Olive Road (West) and Chambers Road

- Install an eastbound dedicated left turn lane.
- Install a westbound dedicated left turn lane.

Intersection of Mt. Olive Road (West) and Jodeco Road

- Install an eastbound dedicated right turn lane.
- Install a northbound dedicated left turn lane.
- Install traffic signal (Permissive westbound lane and northbound lane).

Intersection of Jodeco Road and Flippen Road

- Install an eastbound dedicated right turn lane.
- Install a westbound dedicated right turn lane.

Intersection of Chambers Road and McCullough Road

- Install a mini-roundabout.

The applicant's previous site plan showed Mt. Olive Road (East) as a future ring road. This segment is important for circulation at build-out but has been removed from the current site plan.

The GDOT Office of Planning commented that no other roadway under GDOT jurisdiction was affected by the proposed development beyond what was addressed in the transportation analysis.

The GDOT Aviation Program manager stated that any construction or equipment proposed to exceed 200' above ground level would require Federal Aviation Administration review. At this time, staff is unaware of any proposed construction or equipment that would be applicable.

A development agreement should be required to guide the timing of the various improvements and the responsibilities of the various parties to the agreement. The site appears to be suitable for a development of the type proposed. Any issues with regard to physical conditions will be addressed during the development plan review process. The subject property is located within the Walnut Creek Watershed Protection Area (WCWPA). Because of the intensity of development, exceptions to the requirements and provisions of the WCWPA should be subject to more stringent requirements than the ordinance typically requires (which would typically be done through conditions of zoning or a development agreement).

Criteria Point 6: The impact upon adjacent property owners should the request be granted.

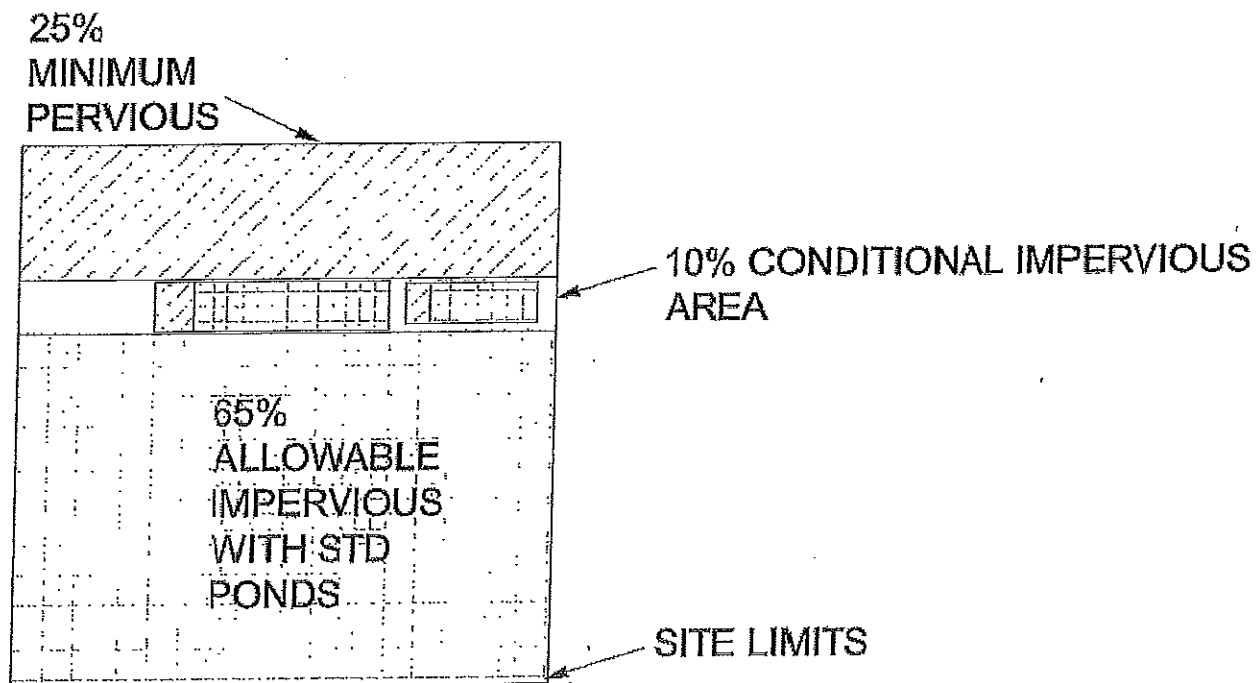
The impacts upon adjacent property owners may include increased noise, light and traffic. Truck traffic, residents, shoppers, employees, and through-traffic would be probable. Buffering should be required to shield adjacent residential and campground properties.

Criteria Point 7: Can the subject land be developed as it is currently zoned?

The subject property is zoned RA. Development as an RA subdivision would go against the Comp Plan which calls for Mixed Use developments with a higher gross density (8.0 dwelling units per acre) and intensity of land uses to implement the recommendations of the LCI study. The recommendations of the LCI study encourage attractive, walkable built environments which are inspiring places where citizens and visitors want to gather, lending developments a sense of community, hopefully a uniquely Henry County sense of community.

Criteria Point 8: Consideration of the physical capability of the site to be developed as requested, including; topography, drainage, access, size and shape of property.

The Natural Resources Division of the ARC notes that Building A (noted on the previous site plan) encroaches on required stream buffers. Should development plans for Building A confirm that there is any encroachment, a variance will be required before permitting. Wetland areas are subject to applicable US Army Corps of Engineers requirements under Section 404 of the Clean Water Act as well as being subject to the State Erosion and Sedimentation Act requirements which include buffers. Complete ARC comments are attached to the staff report and incorporated in its entirety by reference. ARC estimates that the total impervious surface area (illustrated on the previous site plan) is seventy one percent (71%). The WCWPA limits the impervious surface area to twenty five percent (25%). A downstream portion of Walnut Creek is currently listed on GA EPD's 2014 Draft 303(d) list of impaired waters. Therefore, impervious surfaces may be increased up to 65% with standard water quality ponds, and an additional 10% (up to a total maximum of 75%) may be permitted with the implementation of further water quality control devices such as pervious concrete, biofilters, parking infiltration islands, bioretention areas, etc. Such features as approved are to be installed and maintained by the property owner according to the Better Site Design Practices as defined in the Georgia Stormwater Management Manual. These stormwater features shall treat the first 1.2 inches of stormwater runoff from the respective impervious areas, and shall not be placed in the 25% minimum pervious area as shown in the graph below.



Criteria Point 9: The merit of the requested change in zoning relative to any other guidelines and policies for development, which the zoning board and city council may use in furthering the objective of the land use plan.

Henry County is dedicated to requiring the implementation of the recommendations of the LCI study while encouraging creativity and viability of development. Approval of the request would further the goals and help achieve the objectives of the Comp Plan, particularly the FLUM as it was modified by the Board of Commissioners to implement the recommendations of the LCI study. The LCI study illustrated 6.4 dwelling units per acre (gross density). The applicant's previous proposal had a gross density of 3.88 dwellings per acre; however, the LCI study did not anticipate the degree of unbuildable land (primarily wetlands).

The comments from ARC mention favorably the proposed multi-residential and hotel uses above commercial space in close proximity to a central town green. The PTD ordinance does not allow hotel

uses as a permitted use. Small inns are the closest type use and would only be considered through a separate conditional use process. ARC notes that where parking garages are proposed, open frontages behind Buildings E-2, E-4, E-5 and E-6 (noted in the previous site plan) should be screened from view. The large surface parking lot that fronted on Jodeco Road was proposed in the previous site plan. This large surface parking lot has been replaced in the latest site plan with outparcels. Should the development plan again propose surface parking fronting on Jodeco Road, this parking area should be screened from view.

Regarding the urban design, all areas of the development, even those permitted for single-uses, should provide attractive, safe, and convenient opportunities for walking, biking, and gathering as a community. Inter-parcel connectivity and cross access easements shall be required. Areas designated for buildings with more than one use should have the highest degree of walkability. Every street and private drive should feature continuous street trees. On-street parking should not be permitted on collectors or above. Internal streets with a classification of local and any private streets or drives should feature on-street parking to the greatest extent possible to provide at a minimum a psychological barrier between pedestrians and vehicular traffic. Streetscaping should be provided along every internal street and private drive. The streetscaping should have a minimum width of ten feet (10') which should incorporate a minimum six foot (6') wide sidewalk. Aesthetic and urban design guidelines which approximate the recommendations of the LCI study are included in the attached development handbook.

Recommendation:

Staff recommends **Approval** of the applicant's request for PTD on the condition that prior to the issuance of any land disturbance permit the process that is required by the City of Stockbridge Code will be completed as follows.

At a minimum, the following additional preliminary concept plan information shall be provided:

1. Areas proposed for TND, MUND and/or CD.
2. Net usable land in acres for each type of development and each use including a breakdown of all non-usable acreage.
3. Proposed density credits as applicable to each development type and land use.
4. A description of the architectural details for the dwelling units or buildings.
5. If a MUND is included, a breakdown of the heated floor space ratios between residential and non-residential areas and between residential and public space, including civic and open space.
6. A list of proposed amenities provided including point value and total.
7. Required conditional uses and variances.
8. Additional information requested by Henry County or the City of Stockbridge during the coordinated preliminary concept plan review as provided in *Section 8.36.050.F.1.a.xxi*.

A master development plan (which includes both a site plan and a written plan) shall be submitted as part of a draft development agreement incorporating the comments and modifications made by Henry County and the City of Stockbridge in the coordinated review of the preliminary concept plan. At a minimum, the master development plan shall comply with the requirements of *Section 8.36.050.F.2*.

A final development agreement which has gone through this process shall, at a minimum, address the responsibility and the timing of the completion of the following:

1. The GRTA Notice of Decision conditions (they largely treat locations within unincorporated Henry County).
2. Enhanced development regulations regarding stormwater management, especially since the development is located in a City of McDonough drinking water reservoir watershed.
3. Enhanced development regulations regarding the LCI study recommendations.
4. The provision and maintenance of the proposed four-lane access road parallel to I-75.

Attachments:

- Survey
- Site Plan dated September 21, 2015
- Site Plan dated January 22, 2016
- Site Photos
- Tax Map
- Zoning Map
- Aerial Map
- Future Land Use Map
- GRTA Notice of Decision, Attachment A
- ARC Regional Review Finding
- Development Handbook (Based on LCI Study Recommendations)



NOTICE OF DECISION

To: Doug Hooker, ARC
(via electronic mail) Sonny Deriso, GRTA
Dick Anderson, GRTA

Al Nash, GRTA
Bob Voyles, GRTA

To: Chairman Tommy N. Smith, Henry County Board of Commissioners
(via electronic mail Yee Chen c/o Falcon Design Consultants
and certified mail)

From: Chris Tomlinson, GRTA Executive Director

Copy: Kirk Fjelstul, GRTA
(via electronic mail) Laura Beall, GRTA
Jon West, DCA
Jon Tuley, ARC
Dan Woods, GDOT District 3
Rodney Heard, City of McDonough

Stacey Jordan, Henry County Planning
David Simmons, Henry County Transportation
Adam Price, Falcon Design Consultants
Wanda Moore, Falcon Design Consultants
Vern Wilburn, Wilburn Engineering
Jeff Grant, Southern Consulting LLC

Date: October 23, 2015

Re: DRI 2504 Jodeco Crossings

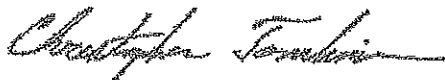
**Notice of Decision for
Request for Non-Expedited Review of
DRI 2504 Jodeco Crossings**

The purpose of this notice is to inform Mr. Yee Chen c/o Falcon Design Consultants (the Applicant), Henry County (the local government), the GRTA Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 2504 Jodeco Crossings (the DRI Plan of Development). GRTA has completed a non-expedited review for the DRI Plan of Development pursuant to sections 3-101 and 3-103.A of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-103.A. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless the local government has issued a permit for the construction of any part of the proposed DRI Plan of Development prior to the end of the ten-year period.

The notice of decision is based on a review of the applicant's DRI review package received by GRTA. The review package includes: (1) the site development plan (Site Plan) dated September 21, 2015 prepared by Falcon Design Consultants received by GRTA on September 22, 2015 and (2) the transportation analysis dated August 2015 prepared by Wilburn Engineering, LLC, received by GRTA on August 21, 2015.

Pursuant to Section 2-501 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) working days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Part 5 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, available from GRTA or www.grta.org. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will hear the appeal at its November 10, 2015 meeting.



Chris Tomlinson
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions for GRTA Notice of Decision:

Pedestrian Accessibility

- Provide a multi-use trail system connecting to all land uses and/or the sidewalk system.
- Provide sidewalks along both sides of all internal roadways, with exception to where the multi-use trail is located.
- Provide sidewalks across parking areas from roadways to front entrances of all proposed buildings.

Access Management

- No direct access is allowed onto Jodeco Road from any outparcels.
- A minimum of 200' throat depth for internal intersections is required on full movement site driveways off of Jodeco Road, as shown on site plan.
- A minimum of 100' throat depth for internal intersection is required on full movement site driveways off of Chambers Road and new Road A, as shown on site plan.

Road Connectivity

- Extend Road B to connect to Road C creating a direct vehicular roadway connection.

Road Improvements for GRTA Notice of Decision:

Road A

- Construct a four-lane roadway between Jodeco Road and Mt. Olive Road (West) adjoining to the existing Mt. Olive Road, including a multi-use trail on one side, sidewalk on other side, and a 120' right-of-way cross section.
- Realign existing Mt. Olive Road to intersect with Road A (Intersection #14), as shown on site plan labeled "Road B".
- Install dedicated turn lanes in both directions along Road A at major internal intersections (median openings).

Jodeco Road

- Install second eastbound and westbound through lanes along Jodeco Road between Mt. Olive Road/Road A and Chambers Road (termini to be determined by Henry County DOT).

Jodeco Road at Mt. Olive Road/Road A (Intersection #3)

- Install a second dedicated westbound left-turn lane creating dual lefts along Jodeco Road.
- Install southbound and northbound dedicated left-turn lanes along Mt. Olive Road.
- Install two northbound dedicated right-turn lanes creating dual rights along Mt. Olive Road.
- Signalize, if and when warranted.

Jodeco Road at Chambers Road/Private Driveway (Intersection #4)

- Install northbound dedicated left-turn lane along Chambers Road/Private Driveway.
- Signalize, if and when warranted.
- Widen intersection to include the second eastbound and westbound through lanes along Jodeco Road.

Chambers Road at Road C (Intersection #17)

- Install a southbound dedicated left-turn lane along Chambers Road.
- Install a northbound dedicated right-turn lane along Chambers Road.
- Install a westbound dedicated left-turn lane along Road C.

Mt. Olive Road/Road A at Mt. Olive Road (West) (Intersection #19)

- Realign existing Mt. Olive Road to create an intersection with Road A.
- Install southbound and northbound dedicated left-turn lanes along Mt. Olive Road/Road A.
- Install southbound and northbound dedicated right-turn lanes along Mt. Olive Road/Road A.



REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: October 12, 2015

ARC REVIEW CODE: R1509221

TO: Chairman Tommy Smith, Henry County Board of Commissioners
ATTN TO: Stacey Jordan, Planner II
FROM: Douglas R. Hooker, Executive Director, ARC
RE: Development of Regional Impact Review

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Jodeco Crossings

Submitting Local Government: Henry County

Review Type: Development of Regional Impact

Date Opened: Sept. 22, 2015

Date Closed: Oct. 12, 2015

Description: The proposed development site is located in unincorporated Henry County, on the southwest quadrant of the Interstate 75/Jodeco Road interchange, bounded by Jodeco Road, Mount Olive Road and Chambers Road. The proposed DRI will be a mixed-use development on approximately 158 acres, consisting of approximately 724,400 square feet of commercial space (including three large retail superstores, specialty retail, restaurants, and a gas station, bank, grocery store and daycare facility), two hotels (110 rooms and 120 rooms), 615 multi-family residential units (300 in standalone structures and 315 above commercial), and approximately 14.5 acres of open space. This development site was previously submitted for review as Summit Jodeco, DRI #1931, in 2008 but was withdrawn.

Comments: According to the ARC Unified Growth Policy Map (UGPM) and Regional Development Guide (RDG), the proposed development is located within the Developing Suburbs area of the region. Additionally, the development is located within the Hudson Bridge-Jonesboro Road Connector Livable Centers Initiative (LCI) study area. As a result, the development should be consistent with the recommendations of the LCI plan, adopted in 2010, as well as any plan updates or supplemental studies.

The UGPM and RDG state that Developing Suburbs are areas in the region where suburban development has occurred and the conventional development pattern is present but not set. These areas are characterized by limited commercial and residential development. These areas represent the extent of the urban service area, and the region's first attempts at suburban smart growth can be found in these areas. The region should strive to develop these areas in a more sustainable way than the existing development model. To this end, there is a need for additional preservation of critical environmental locations, as well as agricultural and forest uses adjacent to rural areas.

The proposed development is in an area that has been predominately lower density residential and agricultural, situated in between two large commercial and office activity centers at Hudson Bridge Road/I-75 and Jonesboro Road/I-75. Therefore it will have a significant impact on surrounding communities and the existing road network. Henry County, neighboring cities such as Stockbridge and McDonough, and the developer, should work together to identify and mitigate any potential land use or transportation impacts generated by this development.

Care should be taken throughout the design process to ensure that the development promotes visually interesting, functional, and comfortable pedestrian experience on all streets in and around the project. The proposed development program does feature multi-family residential and hotel uses above commercial

space, in close proximity to a central town green area and additional commercial space. These conditions will create the potential for many residents and guests to conduct trips on foot, and for many users who arrive by car to park once and conduct multiple trips on foot. However, some larger commercial uses on the site are separated from the core by large surface parking lots. While these parking facilities will accommodate users arriving by car, care should be taken to ensure that sidewalk connections between these larger uses and the site's central area are clearly marked, safe, and comfortable for pedestrians. This will encourage walking trips between uses, minimizing dependency on cars for internal site circulation and offering car users the option to park once.

Additionally, the 300-unit multi-family complex on the west and southwest sides of the site is separated from the core of the site by a creek and wetlands, two roadways (60' and 120' rights-of-way), and several hundred feet of distance. The complex is also fenced on all sides, with one gated access point. Care should be taken to better connect this area with the rest of the site so that residents have the option to access others uses (e.g., neighborhood-serving retail, grocery, restaurants, etc.) via walking or bicycle trips.

Where parking garages are proposed, they should be screened from view to minimize visual impact, for example along the "open" frontages of the proposed garages behind Buildings E-2 and E-4, E-5 and E-6 on the site plan. The current plan proposes a large surface parking lot that fronts a large section of Jodeco Road. The developer and Henry County should explore strategies for minimizing the visual impact of this surface parking on the community.

See additional staff comments included in this report. Of note are ARC Natural Resources Division staff comments highlighting the need for the developer to ensure compliance with all applicable requirements related to water supply watersheds as well as stream and wetland buffers (with particular respect to the siting of Road A, Road C and Building A in relation to buffers).

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT DIVISION
ARC RESEARCH & ANALYTICS DIVISION
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF LOCUST GROVE

ARC TRANSPORTATION ACCESS & MOBILITY DIVISION
ARC AGING & HEALTH RESOURCES DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF McDONOUGH

ARC NATURAL RESOURCES DIVISION
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF STOCKBRIDGE

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com. This finding will be published to the ARC website. The ARC review website is located at <http://www.atlantaregional.com/land-use/planreviews>.

JODECO CROSSINGS PRI
Henry County
Natural Resources Division Review Comments

August 24, 2015

Water Supply Watershed and Stream Buffer Protection

The proposed project property is located within the Walnut Creek Water Supply Watershed, which is a small (less than 100 square mile) public water supply watershed as defined by the Georgia DNR Part 5 Minimum Planning Criteria. It is a public water supply source for the City of McDonough. The USGS coverage for the project area shows no blue-line streams on the property. Under the Part 5 Criteria, only blue-line streams require buffers.

Henry County has developed its own protection measures for water supply watersheds in the County, including Walnut Creek. All development in the Walnut Creek Watershed, including this project, is subject to all applicable requirements of the Henry County Walnut Creek Water Supply Watershed Regulations as specified in the County Code.

A stream is shown on the property, running roughly north-south and dividing the multi-family section from the commercial section. A 50-foot undisturbed buffer and 75-foot impervious surface setback are shown along the stream, which conform to the requirements of Henry County's Stream Buffer Ordinance. However, the proposed specialty retail superstore site identified as Building A on submitted Plans, along with portions of Roads A and C intrude on those buffers. Any intrusion into the buffers may require a variance from Henry County.

The project plans also show several wetlands areas on the property. These areas will be subject to all applicable US Army COB requirements under Section 404 of the Clean Water Act. These wetland areas as well as all other waters of the state on the property, including the mapped stream, are also subject to the State Erosion and Sedimentation Act requirements, which include buffers.

Storm Water/Water Quality

All projects should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, projects should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants produced after the construction of the entire proposed development, based on the submitted site plan. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on regional storm water monitoring data from the Atlanta Region with impervious areas based on estimated averages for land uses in the Region. Where the actual impervious percentages are higher or lower than the estimate, the pollutant loads will differ accordingly. The following table summarizes the results of the analysis:

Estimated Pounds of Pollutants per Year

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Commercial	113.78	194.56	1979.77	12288.24	111845.74	139.95	25.03
Forest/Open	14.40	1.15	8.64	129.60	3384.00	0.00	0.00
Townhouse/Apartment	30.50	32.03	326.66	2043.50	18452.50	23.18	4.27
TOTAL	158.68	227.74	2315.07	14461.34	133682.24	163.13	29.30

Total Percent Impervious: 71%

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should use the stormwater better site design concepts included in the Manual.

We also suggest the following additional measures to help reduce stormwater reduction and provide for its reuse:

- Consider using green spaces and tree planting beds as stormwater controls. These can be designed to provide maximum aesthetic value while also providing for water quality treatment and run-off reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects of stormwater runoff on streams and water quality.
- Consider using pervious concrete or other pervious materials in parking areas and other paved open areas. With the proper substrate, such materials can provide a large storage capacity, which will further help to reduce stormwater runoff.
- Consider including rainwater capture in the project design to provide for landscape irrigation during dry periods.



MEMORANDUM

TO: Jon Tuley, Community Development Division

FROM: Daniel Studdard, Transportation Access and Mobility Division

DATE: October 8, 2015

SUBJECT: **Transportation Division Review of DRI # 2504**
Project: Jodeco Crossing
County: Henry
Location: On the south side of Jodeco Road, west of I-75
Analysis: Expedited ☐
Non-Expedited ☒

cc: David Haynes
TAMD

The Transportation Access & Mobility Division has reviewed the traffic study performed by Wilburn Engineering on behalf of Dr. Yee Chen, the developer of Jodeco Crossing. The following input is provided for the Infrastructure section of the DRI Report. This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Non-Expedited Review Process.

The proposed site is a 158.65 acre tract located along the south side of Jodeco Road, west of I-75, bordered by Mt. Olive Road and Chambers Road. The proposed project is planned to include residential, commercial, and hotel uses. The development is planned for completion in one phase in the year 2025.

INFRASTRUCTURE Transportation

How many site access points and parking facilities will be associated with the proposed development? What are their locations?

The development proposes three access points, with the primary access point located on Jodeco Road on the north side of the site. Access points are also proposed at Mt Olive Road on the south side of the site and at Chambers Road on the west side of the site. A total of 4,908 parking spaces are provided throughout the proposed development.

How much average daily traffic will be generated by the proposed project?

The traffic consultant calculated traffic volumes for the proposed land uses and densities using equations contained in the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, Ninth Edition, 2012* and the *Trip Generation Handbook, Second Edition*. The Trip Generation Program from Trafficware was used to perform the trip generation calculations.

Internal capture and pass-by reductions were applied in the traffic study. After these reductions, the projected trip generation after full build-out is 34,317 net new daily trips. The detailed trip generation for the proposed development is shown in Table 2 of the traffic study.

Summarize the transportation improvements as recommended by the traffic study consultant

The proposed transportation improvements proposed by the traffic study consultant were identified in Table 22 of the traffic study. That table is shown below.

Table 22: SUMMARY OF MINIMUM INTERSECTION IMPROVEMENTS TO REACH LOS 'D' STANDARD FOR ALL EVALUATED VOLUMES

INTERSECTION	SUMMARY OF MINIMUM INTERSECTION IMPROVEMENTS TO REACH LOS 'D' STANDARD FOR ALL EVALUATED VOLUMES		
	EXISTING	2025 BACKGROUND VOLUMES	2025 PROJECTED VOLUMES
Jodeco Rd & I-75 NB Ramps	N/A	N/A	N/A
Jodeco Rd & I-75 SB Ramps	N/A	N/A	N/A
Jodeco Rd & Mt. Olive Rd (Route A)	Install New Signal Added Turn Lanes: NBL & SBL (NOTE: Signal not Warranted)	Install New Signal Added Turn Lanes: NBL & SBL (NOTE: Signal not Warranted)	Install New Signal Added Turn Lanes: Dual WBL, NBL, Dual NBL, & SBL Protected Only Dual WBL Protected + Permissive WBL, NBL, & SBL Permissive + Overlap WBL
Jodeco Rd & Chambers Rd	Install New Signal Added Turn Lanes: NBL & SBL (NOTE: Signal not Warranted)	Install New Signal Added Turn Lanes: NBL & SBL (NOTE: Signal not Warranted)	Install New Signal Added Turn Lanes: NBL & SBL (NOTE: Signal not Warranted)
Chambers Rd & Mt. Olive Rd (West)	N/A	Added Turn Lanes: EBL & WBL	Added Turn Lanes: EBL & WBL
Jonesboro Rd & Mt. Olive Rd	Install New Signal Added Turn Lanes: NBL & SBL (NOTE: Signal not Warranted)	Install New Signal Added Turn Lanes: NBL & SBL (NOTE: Signal not Warranted)	Install New Signal Added Turn Lanes: NBL & SBL Protected + Permissive on all left turns
Jodeco Rd & Patrick Henry Pkwy	N/A	N/A	N/A
Jodeco Rd & Mt. Olive Rd (West)	Install New Signal Added Turn Lanes: EBL & NBL Permissive NBL (NOTE: Signal not Warranted)	Install New Signal Added Turn Lanes: EBL & NBL Permissive NBL (NOTE: Signal not Warranted)	Install New Signal Added Turn Lanes: EBL & NBL Permissive WBL, NBL
Jodeco Rd & Higgins Rd	N/A	N/A	Added Turn Lanes: EBL & WBL
Chambers Rd & McCullough Rd	Added Turn Lanes: WBL	Left-Shoulder	Left-Shoulder
Jonesboro Rd & Chambers Rd	N/A	N/A	Added Turn Lanes: EBL & WBL Protected + Permissive on all left turns
Jonesboro Rd & Henry Town Center	N/A	N/A	N/A
Mt. Olive Rd & Access Entrance to Henry Town Center	N/A	N/A	N/A
Road A (Mt. Olive Rd) & D/W #1/Road B	N/A	N/A	Install New Signal Left and Right Lanes on all app. Protected + Permissive on all left turns
Road A (Mt. Olive Rd) & Road C/D/W #3	N/A	N/A	Install New Signal Left and Right Lanes on all app. Protected + Permissive on all left turns
Apartment D/W #2 & Road C	N/A	N/A	Stop Condition on Apartment D/W Added Turn Lanes: NBL, NBL, WBL, & EBL
Chambers Rd & Road C	N/A	N/A	Stop Condition on Road C Added Turn Lanes: WBL, WBL, NBL, & SBL
Road A (Mt. Olive Rd) & D/W #7	N/A	N/A	Install New Signal Added Turn Lanes: WBL, WBL, NBL, & SBL Permissive EBL, NBL Protected Only WBL Protected + Permissive SBL
Mt. Olive Rd (West) & Road A (Mt. Olive Rd)	N/A	N/A	Stop Condition on Mt. Olive Rd Added Turn Lanes: NBL, NBL, SBL, and SEBL

Source: DRI Traffic Study for DRI #2504 Jodeco Road, Henry County, GA

List the transportation improvements that would affect or be affected by the proposed project.

The transportation study stated that the consultant researched the ARC Plan 2040 Regional Transportation Plan (RTP) and Transportation Improvement Program (TIP) and the GDOT Construction Work Program (CWP). GDOT's CWP includes HE-920B (Jonesboro Rd). The

project, PI No. 342970 shows that PE is authorized with ROW for 2018 and construction in 2022. The following projects from the ARC RTP/TIP were identified in the traffic study.

HE-110	JODECO ROAD WIDENING AND CAMPGROUND ROAD EXTENSION/REALIGNMENT	Justification: ROW 342970	Existing: 2	Planned: 4	Length (mi): 3.0	Report Year: 2018
R/A	AT DEAD END ON GREEK TO REACH NEW ALIGNMENT AT JODECO AND FROM FLASH DRIVE TO DRAINAGE SWALE (EXISTING ALIGNMENT)	Source: County	YSP	4	3.0	
Programmed		Service Type: Interchange / General Purpose Capacity	Analysis: In the Region's Air Quality Conformity Analysis			
PE	2018	Local Jodeco Road Municipality Funds	\$0.000	\$0.000	\$0.000	\$0.000
RCM	2018	Local Jodeco Road Municipality Funds	\$0.000	\$0.000	\$0.000	\$0.000
EST	2018	Local Jodeco Road Municipality Funds	\$0.000	\$0.000	\$0.000	\$0.000
			\$0.000	\$0.000	\$0.000	\$0.000
HE-165H	PATRICK HENRY PARKWAY, SEGMENT 2 - WIDENING	Justification: County	Existing: 2	Planned: 4	Length (mi): 2.0	Report Year: 2018
R/A	FROM JODECO ROAD TO BRIGGS LANSING PARKWAY	Source: County	2	4	2.0	
Length Change		Service Type: Interchange / General Purpose Capacity	Analysis: In the Region's Air Quality Conformity Analysis			
PE	2018	Local Jodeco Road Municipality Funds	\$0.000	\$0.000	\$0.000	\$0.000
RCM	2018	Local Jodeco Road Municipality Funds	\$0.000	\$0.000	\$0.000	\$0.000
EST	2018	Local Jodeco Road Municipality Funds	\$0.000	\$0.000	\$0.000	\$0.000
			\$0.000	\$0.000	\$0.000	\$0.000
HE-200H	SR 420 DUNCANBOROUGH ROAD / JONESBORO ROAD WIDENING	Justification: County	Existing: 2	Planned: 4	Length (mi): 2.4	Report Year: 2018
R/A	FROM SR 194 (JONES ROAD) IN BRANTON COUNTY TO SR 200 IN HENRY COUNTY	Source: County	2	4	2.4	
Programmed		Service Type: Interchange / General Purpose Capacity	Analysis: In the Region's Air Quality Conformity Analysis			
PE	2018	SR - 420 State Funds (DOT)	\$0.000	\$0.000	\$0.000	\$0.000
RCM	2018	SR - 420 State Funds (DOT)	\$0.000	\$0.000	\$0.000	\$0.000
EST	2018	SR - 420 State Funds (DOT)	\$0.000	\$0.000	\$0.000	\$0.000
PE	2019	SR - 420 State Funds (DOT)	\$0.000	\$0.000	\$0.000	\$0.000
RCM	2019	SR - 420 State Funds (DOT)	\$0.000	\$0.000	\$0.000	\$0.000
EST	2019	SR - 420 State Funds (DOT)	\$0.000	\$0.000	\$0.000	\$0.000
PE	2020	SR - 420 State Funds (DOT)	\$0.000	\$0.000	\$0.000	\$0.000
RCM	2020	SR - 420 State Funds (DOT)	\$0.000	\$0.000	\$0.000	\$0.000
EST	2020	SR - 420 State Funds (DOT)	\$0.000	\$0.000	\$0.000	\$0.000
			\$0.000	\$0.000	\$0.000	\$0.000

None of these projects are immediately adjacent to the proposed development, but they are in the general vicinity of the development.

In addition to the projects identified in the traffic study, an additional TIP project would also be directly affected by this project. HE-179 is the Western Parallel Connector - New Alignment from Jonesboro Road to Hudson Bridge Road. This planned new roadway would pass directly through the proposed Jodeco Crossing development.

Aspirations projects have been identified in the RTP as long-range projects that are needed but that are not a part of the fiscally constrained long-range transportation plan. Two Aspirations projects are located in the vicinity of Jodeco Crossing. ASP-HE-193, is planned to widen Jodeco Road from 2 to 4 lanes from Flippen Road to Meadowbrook Drive. ASP-HE-184, is planned to construct new Frontage Roads along I-75 from Jodeco Road to SR 155.

Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?

The site is not served by transit. Henry County is currently analyzing transit as a part of the Henry County Comprehensive Transportation Plan (CTP) update.

What other issues should be considered during the traffic study or in general for the proposed development?

The traffic study indicated that five unsignalized intersections do not operate at the LOS D standard for Existing Conditions. However, capacity analysis results for unsignalized intersections consist of LOS for each movement that is required to yield to free flow movements. No overall intersection LOS is provided for unsignalized intersections. Therefore, the identified unsignalized intersections have a failing LOS on some side street approaches rather than a failing LOS for the entire intersection. The traffic study recommends the installation of new traffic signals at 4 of the 5 stop-controlled intersections identified as having movements with a failing LOS. Significant delay on side street approaches at stop-controlled intersections is common during peak hours and does not necessarily serve as justification for a traffic signal.

The analysis of the 2025 No Build alternative with projected background volume increase indicates that six unsignalized intersections will not meet the LOS D standard. Like with the existing conditions analysis, traffic signals were recommended at four intersections. However, significant delay on side street approaches at stop-controlled intersections is common during peak hours and does not necessarily serve as justification for a traffic signal.

In the 2025 Build analysis, a number of additional movements fail at unsignalized intersections that did not fail in the 2025 No Build analysis. Also, some movements that had a failing LOS in the 2025 No Build analysis have heavier delay in the 2025 Build analysis. This shows the additional traffic congestion and delay caused by the proposed development at these intersections. These distinctions are relevant when determining if proposed improvements at intersections are necessary due to existing traffic congestion, background traffic growth, or traffic generated by the proposed development.

Western Parallel Connector

One identified TIP project is HE-179, the Western Parallel Connector - New Alignment from Jonesboro Road to Hudson Bridge Road. This planned new roadway would pass directly through the proposed Jodeco Crossing development. It is identified as "Road A" on the site plan. The developer should work with Henry County to ensure that construction of Road A meets the design standards identified in previous planning efforts for this roadway.

Andrew Smith

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Wednesday, September 23, 2015 8:54 AM
To: Andrew Smith
Cc: Brian, Steve; Michael Toney (mtoney@co.henry.ga.us)
Subject: RE: DRI Review Notification - Jodeco Crossings (DRI #2504)
Attachments: Preliminary Report - Jodeco Crossings (DRI 2504).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Andrew,

The proposed development, mixed-use development on approximately 158 acres, consisting of approximately 724,400 square feet of commercial space (including three large retail superstores, specialty retail, restaurants, and a gas station, bank, grocery store and daycare facility), two hotels (110 rooms and 120 rooms), 615 multi-family residential units (300 in standalone structures and 315 above commercial), and approximately 14 acres of open space, is located approximately 8 miles north east of the Atlanta South Regional Airport (4A7), and is located outside of any of their FAA surfaces, and compatible land use areas, and does not appear to impact the airport.

However, if the proposed project's vertical construction, or equipment exceeds 200ft above ground level, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notification, no later than 60 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

I have copied Mr. Michael Toney with the Atlanta South Regional Airport on this email.

Thank you for the opportunity to comment on the proposed development.

Alan Hood | Airport Safety Data Program Manager
Georgia Department of Transportation - Aviation Programs
600 West Peachtree Street, N.W. | 2nd Floor | Atlanta, Georgia 30308
T: 404-631-1343 | F: 404-631-1935 | M: 404-660-3394 | E: achood@dot.ga.gov

View our website at <http://www.dot.ga.gov/IS/Aviation>

From: Andrew Smith [mailto:ASmith@atlantaregional.com]
Sent: Tuesday, September 22, 2015 3:16 PM
To: jud.turner@gaepd.org; Fowler, Matthew; VanDyke, Cindy; 'alware@dot.ga.gov'; Comer, Carol; Hood, Alan C.; Woods, Dan; Peek, Tyler; Presley, Michael; lbeall@grta.org; DRI; 'Jon West'; Daunte Gibbs (dauntegibbs@co.henry.ga.us); Stacey Jordan; bfoster@locustgrove-ga.gov; tyoung@locustgrove-ga.gov; Rodney C. Heard; DHall@cityofstockbridge-ga.gov; 'Vern Wilburn'; 'Wanda Moore'; Adam Price; David Simmons; jgrant@southconsultingllc.com
Cc: Community Development; Allison Duncan; Daniel Studdard; Jim Skinner; Jim Santo; Renee Ray
Subject: DRI Review Notification - Jodeco Crossings (DRI #2504)

Development of Regional Impact Request for Comments

This e-mail serves as notice that the Atlanta Regional Commission (ARC) staff has begun the Development of Regional Impact (DRI) review for **Jodeco Crossings (DRI #2504)**.

The proposed development site is located in unincorporated Henry County, on the southwest quadrant of the Interstate 75/Jodeco Road interchange, bounded by Jodeco Road, Mount Olive Road and Chambers Road. The proposed DRI will be a mixed-use development on approximately 158 acres, consisting of approximately 724,400 square feet of commercial space (including three large retail superstores, specialty retail, restaurants, and a gas station, bank, grocery store and daycare facility), two hotels (110 rooms and 120 rooms), 615 multi-family residential units (300 in standalone structures and 315 above commercial), and approximately 14 acres of open space. This development site was previously submitted for review as Summit Jodeco, DRI #1931, in 2008 but was withdrawn.

We request that you or a member of your staff review the attached Preliminary Report and provide comments to ARC by 5:00 p.m. on **October 7, 2015**. You can also view or download the preliminary report by visiting the [ARC Plan Reviews webpage](#) and searching for "Jodeco Crossings." The report will be available online as of tomorrow, September 23.

Review opened on: September 22, 2015

Comments due on: October 7, 2015

Review will close on: October 12, 2015

For more information regarding the DRI process or other DRIs reviewed by ARC, please see the [ARC DRI webpage](#).

Please let me know if you have any questions about the review.

Best,
Andrew Smith
Senior Planner, Community Development Division

Atlanta Regional Commission
regional impact + local relevance

40 Courtland Street, NE
Atlanta, Georgia 30303-2538

P | 404.463.5581

F | 404.463.3254

asmith@atlantaregional.com
atlantaregional.com

Traffic fatalities are on the rise since the beginning of 2015 and Georgia could see the first increase in nine years! Many of these fatalities are the result of distracted driving. DriveAlert ArriveAlive implores motorists to drive responsibly. 1—buckle up; 2—stay off the phone/no texting; and 3—drive alert. Visit www.dot.ga.gov/DS/SafetyOperation/DAAA. #ArriveAliveGA

Andrew Smith

From: Billings, Julia <jbillings@dot.ga.gov>
Sent: Friday, September 25, 2015 10:42 AM
To: Andrew Smith
Cc: Mertz, Kaycee; Fowler, Matthew
Subject: RE: DRI Review Notification - Jodeco Crossings (DRI #2504)
Attachments: GDOT Planning Comments on Preliminary Report - Jodeco Crossings (DRI 2504).pdf

Andrew,

Please find the follow comments from GDOT Planning on the attached form:

Per the Georgia Department of Transportation Office of Planning's review, the Jodeco Crossings DRI (DRI 2504) does not appear to affect any GDOT projects currently programmed in the immediate area, other than those already listed in the transportation analysis. However, it should be noted that the currently under construction I-75 South Express Lanes project (PI0009156) is located in the immediate vicinity of the proposed DRI. Andrew Hoenig is the is the GDOT Project Manager and can be reached at ahoenig@dot.ga.gov or (404) 631-1757 for further coordination if necessary.

Thanks,

Julia Billings, AICP
Transportation Planner
Georgia Department of Transportation, Office of Planning
600 West Peachtree Street NW, 5th floor
Atlanta, GA 30308
(404) 631-1774
jbillings@dot.ga.gov

From: Andrew Smith [<mailto:ASmith@atlantaregional.com>]
Sent: Tuesday, September 22, 2015 3:16 PM
To: jud.turner@gaepd.org; Fowler, Matthew; VanDyke, Cindy; alware@dot.ga.gov; Comer, Carol; Hood, Alan C.; Woods, Dan; Peek, Tyler; Presley, Michael; jbeall@grta.org; DRI; 'Jon West'; Daunte Gibbs (dauntegibbs@co.henry.ga.us); Stacey Jordan; bfooster@locustgrove-ga.gov; tyoung@locustgrove-ga.gov; Rodney C. Heard; DHall@cityofstockbridge-ga.gov; 'Vern Wilburn'; 'Wanda Moore'; Adam Price; David Simmons; jgrant@southconsultingllc.com
Cc: Community Development; Allison Duncan; Daniel Studdard; Jim Skinner; Jim Santo; Renee Ray
Subject: DRI Review Notification - Jodeco Crossings (DRI #2504)

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Please let me know if you have any questions about the review.

Best,

Andrew Smith

Senior Planner, Community Development Division

Atlanta Regional Commission
regional impact + local relevance

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Traffic fatalities are on the rise since the beginning of 2015 and Georgia could see the first increase in nine years! Many of these fatalities are the result of distracted driving. DriveAlert ArriveAlive implores motorists to drive responsibly. 1—buckle up; 2—stay off the phone/no texting; and 3—drive alert. Visit www.dot.ga.gov/DS/SafetyOperation/DAAA. #ArriveAliveGA

2153 Jodeco Road “Jodeco Crossings” Mixed Use, Development Handbook

A. DEFINITIONS

As used in this handbook, unless specifically stated otherwise, the following terms shall be defined as indicated. Words used in this section but not defined herein shall be as defined by ordinance. Where any definition herein conflicts with a definition in the ordinance, the definition contained herein shall prevail.

1. *AASHTO*: American Association of State Highway and Transportation Officials.
2. *Administrator*: Director of the Henry County Planning and Zoning Department or their designee.
3. *Civic Use*: “Social, Institutional, or Infrastructure-Related Activities; Social, Cultural, or Religious Assembly” as established in *Table 2.03.03*, and Hospitals.
4. *Commercial Use*: A term collectivity defining Retail, Office, and Lodging Uses.
5. *Office Use*: “Offices Activities” as established in *Table 2.03.03* and Medical and Dental Offices and Related Services.
6. *Retail Use*: “Shopping, Business, or Trade Activities” and “Restaurants-Type Activity” as established in *Table 2.03.03* and Fitness Clubs, Spaces, and Gyms.
7. *Residential Use*: “Residential Activities” as established in *Chapter 2, Table 2.03.02*.
8. *Walking Area*: An area improved for walking along a street or private drive that begins at the street curb, or edge of pavement if no curb exists, and consists of a sidewalk and possibly a landscape or hardscape area.
 - a. *Sidewalk*: The paved portion of the Sidewalk Area reserved for pedestrian passage and unobstructed by any permanent objects to a height of eight (8) feet above the paved surface. The sidewalk shall be adjacent to the Landscape or Hardscape Area and shall have a consistent cross-slope not exceeding two (2) percent.
 - b. *Landscape or Hardscape Area*: The paved or unpaved portion of the Walking Area adjacent to the street and reserved for trees, groundcover, and street furniture including, waste receptacles, traffic signs, newspaper boxes, bicycle racks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.
9. *Storefront Treatment*: An architectural treatment that:

- a. Is provided on the first story of a façade abutting a street or private drive.
 - b. Provides an occupiable space for a minimum of the first twenty (20) feet in depth behind the street façade.
 - c. Provides a display window area consisting of:
 - i. A non-glass base or knee wall beginning at finished floor elevation and extending to not less than six (6) inches but not more than twenty-four (24) inches above it.
 - ii. A glass display window a minimum of seventy (70) percent of the length of the facade beginning at the top of the knee wall, to not less than eight (8) feet above finished floor elevation. Said window shall provide views into the building interior, or into display cases having a minimum depth of three (3) feet and accessible from the building interior.
 - iii. A primary pedestrian entrance that remains unlocked during normal business hours, and has a minimum of seventy (70) percent glass surface area.
 - d. Provides no length of façade exceeding twenty (20) feet without intervening glass display windows or glass doors.
 - e. Provides a non-glass sign band having a minimum height of twenty-four (24) inches and a maximum height of sixty (60) inches. Any signable area shall be included in the required Master Sign Plan adhering to the regulations of *Section 7.04.09(C)*.
 - f. Has an expression line above the sign band a minimum height of eight (8) inches.
10. *Usable Open Space:* Includes land which is accessible and available to all residents for whose use the space is intended. Usable open space does not include proposed street rights-of-way or school sites, public and private surface easements, accessory buildings, open parking areas, driveways and access ways for the dwellings, land area utilized for garbage and refuse disposal or other servicing maintenance or required front and street side yards.
11. *Use:* A land use or function of classification category.

B. SITE PLANNING

1. Open space areas preserve key natural features within the district, while providing opportunities for recreation and physical activity. Developments adjacent to public spaces shall front them with doors, windows and walkways. Parking decks, loading zones, dumpsters, or similar uses shall be minimized and hidden from view whether by useable space or by screening devices.

- a. Useable Open Spaces for each development shall include exterior areas improved for a pedestrian amenity to be developed without access controls or restrictions, where feasible, with seating benches or similar structures.
- b. An applicant shall submit a recorded maintenance agreement establishing a mechanism for maintaining open space prior to obtaining any permits. Required information may vary and will be determined sufficient by the administrator.
2. With the exception of areas in a 100-year flood zone, required riparian buffers, wetlands, permanent utility easements, or similar unbuildable areas, developments shall establish an interconnected street system, both internally and to adjacent sites. Development sites shall provide stub-outs to abutting parcels for inter-parcel connectivity in accordance with *Section 8.01.04*.

C. SIDEWALKS AND STREETS

1. Sidewalks shall be arranged to form an interconnected network. Sections of sidewalks that are not contiguous with other sidewalks are not permitted.
2. Walking Area requirements:
 - a. The Landscape or Hardscape Area where provided may be paved adjacent to on-street parking and shall be landscaped in all other areas.
 - b. Street trees shall be planted continually along all streets and private drives as approved by the Building & Plan Review Department, a maximum of fifty (50) feet on center, spaced equal distance between street lights, and in line with stripes of parallel parking spaces so long as street tree placement does not interfere with sight line requirements at intersections necessary to obtain the minimum intersection sight distance.
 - c. Newly planted trees shall be a minimum caliper of three (3) inches measured twelve (12) inches above ground, and shall have a maximum mature height of forty (40) feet. Street trees located within the right-of-way or within or adjacent to a public easement for underground utilities shall not have invasive roots systems. Additionally, tree placement shall be such that there is minimum lateral separation of 25' from fire-hydrants and 10' from sewer cleanouts. The administrator or their designee may approve an alternate tree requirement subject to constraints such as overhead or underground utilities upon finding that the alternative will not adversely impact adjacent properties.
 - d. Streets trees and lights located within the Roadside Clear Zone, as defined by the current edition of the AASHTO Roadside Design Guide, shall comply with the breakaway requirements thereof.
 - e. The Landscape or Hardscape Area where provided shall be maintained by the adjacent property owner.

- f. Where a sidewalk or multi-use path meeting or exceeding ten feet (10') in width is provided along a street or private drive or portion thereof, said sidewalk or multi-use path shall satisfy the requirements of this section.

3. Sidewalk requirements:

- a. Sidewalks shall be provided within the walking area a minimum of six feet (6') in width.
- b. No awning or canopy shall extend more than five (5) feet over the Walking Area.
- c. Paving materials, including concrete or decorative pavers in the Walking Area, shall continue across any intervening driveway.

D. OFF-STREET PARKING AND LOADING REQUIREMENTS

The requirements of *Table 8.02.05 Parking and Loading Space Standards* notwithstanding, there shall be no minimum off-street parking or loading space requirements. Shared parking agreements shall be required in conformity with ordinance requirements.

E. BICYCLE PARKING REQUIREMENTS

- 1. Office, Retail, Civic, or Lodging, Uses shall provide bicycle parking at a ratio of at least one (1) bicycle parking space for every twenty (20) automobile parking spaces.
- 2. Multifamily uses shall provide bicycle parking facilities at a ratio of at least one (1) bicycle parking space for every five (5) units.
- 3. No use shall have fewer than five (5) bicycle parking spaces nor be required to provide more than thirty (30) spaces.
- 4. Bicycle spaces shall be located a maximum distance of one hundred (100) feet from the building entrance, or shall be located at least as close as the closest automobile space, except for handicapped parking spaces. Each space shall include a metal anchor sufficient to secure the bicycle/moped frame when used in conjunction with a user-supplied lock.

F. FRONT YARD

- 1. For those lots which front an internal street classified as local, no minimum front yard setback is required.
- 2. Adjacent to all uses:
 - a. Authorized signs may be permitted in a front yard (see Master Sign Plan requirement), provided that free-standing signs shall not be located in such a manner that restricts pedestrian access from the Sidewalk Area to the adjacent building.
 - b. Adjacent to parking lots and decks, a front yard shall be landscaped and planted with trees a maximum distance of twenty-five (25) feet on center. Newly planted

trees shall be a minimum caliper of three (3) inches measured twelve (12) inches above ground, and shall have a minimum mature height of forty (40) feet.

- c. Fences in a front yard shall be uniform within a development site with the finished side facing the street.
 - d. Retaining and freestanding walls in a front yard shall be faced with stone, brick, or stucco and shall be uniform within a development site.
 - e. Retaining walls shall not exceed thirty-two (32) inches in height in a front yard and seventy-two (72) inches in height in a side or rear yard.
 - f. Adjacent to ground floor Retail, Civic, and Office Uses, a front yard may be used for pedestrian amenities such as benches, outdoor sales, potted plants, outdoor dining, and fountains.
3. Adjacent to ground floor Residential Uses only, a front yard:
- a. Shall be landscaped as approved by the Building & Plan Review Department.
 - b. Is encouraged to include a fence, wall, curb or hedge between six (6) and forty (40) inches in height at the back of the sidewalk. Fences and wall shall be uniform within a development site.

G. FRONTAGES

1. The following requirements shall apply to all buildings.
- a. Fronting ground floor Commercial Uses, including individual business establishments, shall have a primary pedestrian entrance which faces, and is visible from and directly accessible from the adjacent sidewalk.
 - b. Multifamily buildings with between one (1) and three (3) Fronting ground floor dwelling units shall have access to the adjacent sidewalk via a lobby or individual entrances.
 - c. Multifamily buildings with four (4) or more Fronting ground floor dwelling units shall have individual entrances to such units directly accessible from the sidewalk. Walkways providing such access shall be shared between no more than two (2) adjacent units.
 - d. Uses not located on a Fronting ground floor shall have pedestrian access to the closest adjacent sidewalk via a Fronting lobby or a walkway with a minimum width of three (3) feet.

H. ARCHITECTURE

1. Façade materials for all buildings:
- a. Commercial buildings
 - i. Facades shall maintain a decorative facing consisting of glass, brick, masonry, cementeous siding, ornamental metal and/or wood as approved by the

Building & Plan Review Department. Façade material shall be uniform within a development site.

b. Multifamily buildings

- i. All facades shall be glass, brick, hard coat true stucco, stacked stone, wooden clapboard siding, cement fiberboard clapboard siding, ornamental metal or exterior insulation finishing systems (EIFS) as approved by the Building & Plan Review Department. Façade material shall be uniform within a development site.

c. Mixed-Use Buildings:

- i. The first story shall meet the requirements established for commercial buildings as approved by the Building & Plan Review Department. Façade materials shall be uniform within a development site.
 - d. Foundations shall be constructed as a distinct building element that contrasts with façade materials. Exposed above-ground concrete foundations shall be stained, parged with cement, stuccoed over or faced in full-depth brick, natural stone, or cast stone as approved by the Building & Plan Review Department.
2. Awnings shall be of fabric, canvas, fixed metal, or a similar material. Internally lit awnings and canopies that emit light through the awning or canopy material are prohibited.
3. Additional commercial, residential, and mixed-use requirements:
- a. Buildings shall provide a storefront treatment along the entire length of the Fronting ground floor façade adjacent to all uses except dwelling units. Blank, windowless walls are prohibited.
 - b. All stories above the ground floor shall have windows openings that are between fifteen and sixty percent (15-60%) of the total Fronting facade area, with each story being calculated independently.
 - c. The ground floor, finished floor-to-ceiling slab height shall be a minimum of fourteen (14) feet.
 - d. Excluding ground floor windows and transoms meeting the requirements of Storefront Treatment, all Fronting windows:
 - i. Shall have true or simulated divided lights or be one-over-one lights; and
 - ii. Shall provide glass that is clear, unpainted, and not tinted such that views into the building are obstructed.
 - iii. Shall be vertically shaped with a height greater than width.
 - iv. Upper story windows are encouraged to be equally sized, equally spaced, and arranged in a grid pattern.

- v. All window frames shall be recessed a minimum of two (2) inches from the exterior façade.
- e. Flat roofs shall be permitted and may be of any approved material. Roofs shall be uniform within a development site.
- f. Buildings with sloped roofs shall contain a minimum pitch of 4:12. Pitched roof materials are limited to roof shingles, natural or synthetic slate, natural or synthetic shake, factory finished sheet metal, and concrete or clay tile. Roofs shall be uniform within a development site with regard to type, pitch, materials, and color.
- g. Upper and lower façades shall be differentiated. Potential ways to achieve this include windows, belt courses, cornice lines, or similar architectural details. This is intended to prevent buildings in which individual floors cannot be identified from the building exterior; it should not be interpreted to limit architectural expression. Facades shall be uniform within a development site.

Vanessa Holiday

From: Kylie L. Adams <kadams@co.henry.ga.us>
Sent: Wednesday, March 16, 2016 8:19 AM
To: Vanessa Holiday
Subject: Stockbridge City Council meeting items
Attachments: March 10, 2016 ZAB draft minutes.docx

Good Morning Vanessa,

Attached are the draft minutes from the 3/10/16 ZAB meeting. The items going to Stockbridge City Council on 4/11/16 are RZ-15-22-S and RZ-16-03. Both cases are in the minutes.

Please let me know if you need anything else!

Thanks!

Kylie Adams
Planning & Zoning Specialist
Henry County Planning & Zoning Department
140 Henry Parkway
McDonough, GA 30253
Phone: 770-288-7532
kadams@co.henry.ga.us

SUMMARY MINUTES
HENRY COUNTY ZONING ADVISORY BOARD

The Henry County Zoning Advisory Board held a Public Meeting with a Work Session at 6:00 p.m. and a Public Hearing at 7:30 p.m. on Thursday, **January 14, 2016** in the Henry County Administration Building, 140 Henry Parkway, McDonough, Georgia, 30253. Notice of this meeting was posted in the entrance foyer of the County Administration Building and posted in the Henry Daily Herald Newspaper.

Those present were:

Alton Head, District I
Sandra Nesbit, District II
Jim Risher, District III
Delander Nelson, District V
Warren Bailey, City of Hampton
Quaneisha Robinson-Green, City of Stockbridge
Larry Babb, County At Large

Also attending were Daunte' Gibbs, Planning and Zoning Director; Stacey Jordan-Rudeseal, Planner II; Josephine Medina, Planner I; Adrienne Senter, Planner I; Kylie Adams, Planning and Zoning Specialist; David Simmons, Henry County Department of Transportation.

(Note: This copy of meeting minutes are summary minutes only) The official minutes of the meeting are located on audio files that are available with the County Clerk in the Board of Commissioner's Office. The audio files will be retained for a period of no less than twelve (12) months from the date of this meeting.)

A public Work Session was held at 6:00 p.m. The Zoning Advisory Board discussed the agenda with no official action taken.

Vice Chairman Nelson welcomed everyone to the Henry County Zoning Advisory Board Meeting.

There are a few housekeeping items he wished to express. The meeting is being televised on Charter Channel 180 and AT&T U-verse Channel 99. It will be rebroadcast each Thursday at 7:00 p.m. A video is available on demand at the county website. He advised that everybody turn off their cell phones and their laptops. Anyone wishing to speak tonight must fill out a Public Hearing Speaker Card. A total of ten (10) minutes will be allowed for anyone in favor of a case and ten (10) minutes for anyone in opposition of a case. For example, if ten (10) people wish to speak, they must share the ten (10) minute slot. He further advised that when speaking to address the board members directly, not the audience.

INVOCATION AND PLEDGE

Warren Bailey led the invocation and the Pledge of Allegiance.

CALL TO ORDER

Vice Chairman Nelson called the meeting to order at 7:30 pm.

ACCEPTANCE OF THE AGENDA

Mr. Head made a motion to approve the agenda. **Mr. Risher** seconded the motion. Motion carried. (7-0)

APPROVAL OF MINUTES

Ms. Nesbit made a motion to approve the minutes for January 14, 2016 and January 21, 2016 as submitted. **Mr. Babb** seconded the motion. The motion to approve was unanimous. (7-0)

PLANNING STAFF COMMENTS

Mr. Gibbs announced the case, CU-15-16 for Verizon Wireless-Troutman Sanders had been formally withdrawn. **Mr. Gibbs** also stated that the City of Stockbridge Zoning Advisory Board appointee is here tonight, Ms. Quaneisha Robinson-Green.

REZONING

RZ-15-22-S

Narayan Patel of Stockbridge, GA requests a rezoning from C-1 (Neighborhood Commercial) to C-3 (Highway Commercial) for the property located at 1024 Highway 138, in Land Lot 55 of the 12th District. The property consists of 2.91+/- acres, and the request is for a hotel and restaurant development. **City of Stockbridge**

Mr. Gibbs called the case. **Mr. Jordan-Rudeseal** presented the case.

Mr. Jordan-Rudeseal stated the property is located on Highway 138 W., just to the side of the Kohl's Department store and also beside the flower shop on Highway 138 W., across from the intersection of Mill Road. The Future Land Use Map (FLUM), which is the City of Stockbridge policy guide for land use decisions, indicates the property in the red color, which stands for commercial and so it supports the applicants request for a commercial zoning district. The site plan, shows that the request is for a hotel and a restaurant and the City of Stockbridge code requires that a hotel be placed in a C-3 zoning district.

Staff recommends **approval** with two (2) conditions.

1. The City may require any or all requirements of the Highway 138 Overlay Districts ordinance adopted by the Clayton County Board of Commissioners otherwise applicable to a similar development proposed on the subject property in the City of Stockbridge. These requirements may be required by the City in addition to or in place of the requirements of the City of Stockbridge Code of Ordinances at the City's sole discretion.

2. Subject to Clayton County Water Authority approval, a multi-use path a minimum of ten feet (10') in width shall be provided all along the sanitary sewer easement along Reeves Creek within the boundaries of the subject property.

Vice Chairman Nelson called for questions from the Board for staff. There were none.

Vice Chairman Nelson called the applicant forward.

Steve Moore, 1350 Keys Ferry Court, McDonough, GA. **Mr. Moore** stated that the subject property is 2.9 acres at Highway 138 and is in the City of Stockbridge. The C-3 request is to support the hotel development, there will also be a restaurant on site, which is allowed under the current zoning. The plan easily fits on the property and have placed all of the improvements outside of any kind of buffers. We are providing code compliant parking for both of those uses and we have received approval from GDOT for our driveway cut. The client has developed hotels in and around this area, knows the area, and feels that there is a demand in this area. We can come to an agreement with the conditions.

Vice Chairman Nelson called for questions from the Board for the applicant. **Vice Chairman Nelson** asked if they knew the size of the hotel. Is that in the plans now? **Mr. Moore** stated it hasn't been finalized but he does have a picture of what the hotel is intended to be. It will be a national chain type hotel but could be as many as four (4) stories, but exact number of rooms will be determined as the process moves forward.

Vice Chairman Nelson asked if anyone would like to speak in favor of the case, there were none.

Vice Chairman Nelson asked if anyone would like to speak in opposition of the case. There were none.

Vice Chairman Nelson asked if the Board had any questions for the applicant. There were none.

Ms. Robinson-Green made a motion to approve the application with the two (2) conditions recommended by staff. **Mr. Bailey** seconded the motion. Motion to approve was unanimous. (6-0)

RZ-16-01

Meng Trust Trustee Quin Meng of McDonough, GA requests a rezoning from R-3 (Single-Family Residence) to RA (Residential-Agricultural) for the property located on the west side of Springdale Drive and south of Millers Mill Road, in Land Lot 30 of the 11th District. The property consists of 40.70+/- acres, and the request is for a rezoning. **District 4**

Mr. Gibbs called the case. **Ms. Senter** presented the case.

Ms. Senter stated the property is located along the west side of Springdale Drive and south of Millers Mill Road and the applicant is requesting to change the zoning from R-3 (Single-Family Residence) to its original zoning of RA (Residential-Agricultural). The property was rezoned as part of a larger 96.8 tract from RA to R-2, on sewer with a Conditional Use with a Conservation

Subdivision and was granted that rezoning on January 16, 2007. When the ULDC was adopted in 2009, all of the R-2 zoned properties on sewer were classified as the R-3 zoning designation. The applicant is requesting that the property be reverted back to its original classification, per section 12.00.03 which defines the expiration of approval for rezoning as follows: after an approval has been granted for an amendment to the official zoning map, to create or extend any zoning district, the applicant, agent, or property owner has eighteen (18) months in which to make substantial progress in developing the property. Substantial progress means the point of time when the first inspection is carried out. If no substantial progress is made, the Zoning Advisory Board may review the situation, give the recommendation to the Board of Commissioners, and they may, at a public hearing, revert the property back to its original zoning classification. The requested zoning classification is not in compliance with the Land Use plan and density, however, reversion of the property would still allow the land to be developed as a residential development, and maintain the character of the surrounding area as rural.

Staff recommends **approval**.

Vice Chairman Nelson called for questions from the Board for staff. There were none.

Vice Chairman Nelson called the applicant forward.

Wanda Moore, Falcon Design Consultants, 235 Corporate Center Drive, Stockbridge, GA.

Vice Chairman Nelson asked if the Board had any questions for the applicant. **Vice Chairman Nelson** asked, why the applicant is requesting to downgrade the property. **Ms. Moore** stated that the property has been rezoned for a while and reversion of a property back to the original zoning requires a public hearing and since there has been no substantial interest to develop the property as an R-3 subdivision, the property owner is requesting it to be reverted back.

Vice Chairman Nelson asked if anyone would like to speak in favor of the case, there were none.

Vice Chairman Nelson asked if anyone would like to speak in opposition of the case. There were none.

Vice Chairman Nelson called for questions from the Board for staff. There were none.

Mr. Risher made a motion to approve the request for reversion of rezoning from R-3 to RA. **Mr. Head** seconded the motion.

Motion to approve was unanimous. (6-0)

RZ-16-02

Brave Friends, LLC of McDonough, GA requests a rezoning from RA (Residential-Agricultural) to R-3 (Single-Family Residence) for the property located at 28 Crumbley Road, in Land Lot 7 of the 7th District. The property consists of 35.16+/- acres, and the request is for a single-family residential development. **District 4**

Mr. Gibbs called the case. **Ms. Josephine Medina** presented the case.

Ms. Medina stated the applicant is requesting a rezoning from RA (Residential-Agricultural) to R-3 (Single-Family Residence) for a residential subdivision. Under the R-3 zoning district, the minimum lot size is 18,000 square feet. The property consists of 35.31+/- acres. The property is located on Crumbley Road, to the east of Hwy. 155. The site plan shows the proposed number of lots, which is 53. With the 35 acres, that would make a net density of 1.7 units per acre. The whole property is not being asked to be rezoned, as shown by the boundary lines, there are about 4.11 acres that are to remain what they are currently zoned. The northern portion is said to remain RA, but the applicant may request to have the other portions rezoned to commercial at a later time. The surrounding zonings, to the east, we have East Lake Estates, which is R-3, to the north and west are mainly commercial properties. To the south is residential as well as the East Lake Elementary school. The property is located within the Union Grove School Node Activity Zone. The Blue indicates the locations of the schools. In our Comprehensive Plan as well as the ULDC, the main goal for this Activity Center is 3 dwelling units per acre for the entire activity center as well as 1,500 dwelling units, and 50% of the entire Activity Center is to be residential. Currently, we have 136 houses and 0.36 dwelling units per acre, which means the current node is deficient 1,400 houses as well as the acreage required for density. Just east of the property, there is an R-3 subdivision which has an entrance on East Lake Road.

Staff recommends **approval** with ten (10) conditions.

Vice Chairman Nelson called for questions from the Board for staff. There were none.

Vice Chairman Nelson called the applicant forward.

Albas Patel, 124 Glen Eagle Way, McDonough, GA. **Mr. Patel** stated that these are upscale, low density houses. Out of the 35 acres, there will be 53 lots, but there will be fewer for the amenities, the clubhouse, tennis courts, pool, and detention pond, and the density will be even less dense. There was a very similar project completed last year. The 2.5 acres in the front, we are thinking of more like medical offices rather than really commercial and retail. We do not have a concrete plan of how we will use that property currently. It won't be the same as East Lake Estates, the homes will be larger, the price will be more expensive and the upgrades and amenities will be available. Size wise, the houses will not be less than 3,500 square feet above the surface, excluding the basement. So at least 3,400 square feet for the houses. Density wise, it says 1.7 units per acre but will be less after the amenities are put in. We only have one entrance so it could be a gated community.

Vice Chairman Nelson called for questions from the Board for the applicant. **Mr. Risher** asked if this was the only zoning he had considered for this property. Have you considered R-1 or R-2? **Mr. Patel** stated that the R-1 zoning would be much smaller and are proposing R-3 to

provide enough amenities to the residents. We are sticking with R-3 right now, but it's more like an R-2 subdivision. **Mr. Head** stated that the report says 1,800 heated space, but you said 4,000. **Mr. Patel** the houses, above the surface will be 3,500 square feet. 1,800 square foot houses are really small and I'm not looking for that. **Ms. Medina** stated that the 1,800 square feet is just per the ordinance, and that the minimum house size had not been confirmed that's why it wasn't in the report. **Mr. Patel** then stated that the subdivision would be R-3 with a minimum of 3,500 square foot house. East Lake is around 3,000 square feet for each house. **Mr. Head** so he could build an 1,800 square foot house? **Ms. Medina** said correct, if that is not something that is conditioned, 1,800 is the minimum for R-3. **Mr. Patel** stated he had no intentions of building a smaller house and we can make a condition saying no less than 3,000 or 3,500 square feet. **Mr. Risher** asked if the applicant would agree to this condition. **Mr. Patel** said yes. **Vice Chairman Nelson** asked if the applicant was going to come back and rezone the additional property, or what is the plan? **Mr. Patel** said they didn't have a concrete plan, so they will come back to do the rezoning but will be more of neighborhood services type business. **Vice Chairman Nelson** asked if the Board approves, would you be ok with the condition of a minimum of 3,000 square feet or great. **Mr. Patel** said yes, 3,000 square feet or greater.

Vice Chairman Nelson asked if anyone would like to speak in favor of the case, there were none.

Vice Chairman Nelson asked if anyone would like to speak in opposition of the case.

Bill Toney, 1652 Hwy. 155 N. **Mr. Toney** stated Crumbley Road is one of the most dangerous highways in the world. He asked for the Board to recommend denial because sometimes it take five minutes to get out onto that road and it is dangerous coming down Hwy. 155.

Bill Hightower, 1775 Crumbley Road. **Mr. Hightower** stated this is a clearly RA and R-1 zoning Land Use Plan, and there has been a lot of discussion about the school node and school zone, but he takes issue with staff when saying this is consistent zoning. There is no R-3 zoning. But that is an R-2 subdivision. I ask that you deny this because it is not like surrounding zoning and sets a precedent about Crumbley Road I don't want to see.

Sandra Phillips, 179 Crumbley Road, across from the houses that abut this property. The traffic is horribly dangerous. **Ms. Phillips** stated that there is a deficit in the schools of 1,264 housing units that we are suffering from in this school node. I don't think that is a requirement. This number, if you use the School Board calculations, of 1,264 more units in this 933 acre node that will add 3,160 more students, which would require 37 million dollars and three (3) new schools. The use of the statistics, I do not agree with to justify greater density, when it cannot be accommodated by the schools. All but the elementary school have trailers. Someone who is making a profit, has to pay for water, sewer, road improvements, safety, they should have to pay for the impact on the school system. The only safe way to get from this community to the schools is across the woods and floodplain. Who will pay for the safe walk path/bridge to get to the schools when it leaves this property and gets to the school property? On page 7, the staff report says the impact on the adjacent properties will be minimal because the properties are already surrounded by this, we aren't surrounded by high-density and commercial because of our own efforts as a community. An R-1 subdivision is in a similar situation but fronts on two (2)

roads. We should consider this as a model, Crown Springs, due to the preexisting traffic conditions and the issues regarding the threat to our safety and peace and quiet. This property is below the threshold for requiring a traffic study but a serious traffic study should be required for what's going on there. Getting out on Hwy 155 is sometimes not possible. On the commercial property that faces this, when it was being rezoned, we were able to appeal to the Board because of the geometry of the road coming off at an angle to Hwy. 155 to place a linear foot limitation distance that the curb cut could be down Crumbley Road. This is displayed by the driveway into the bank, it's at the limit. The other condition placed as a result of our concerns was that a vegetative buffer would be placed along Crumbley Road as it approached the other existing homes. That buffer has never materialized. I would like to refer to the table about Crown Springs subdivision and recommend a change of rezoning request to R-1, with the same requirements as Crown Springs, so larger lots will be produced along Crumbley Road. I'd also ask that you eliminate this outparcel that will probably be a Strip Center.

Vice Chairman Nelson asked if the Board had any questions for the applicant. There were none.

Mr. Risher made a motion to deny the request for R-3 zoning. **Mr. Head** seconded the motion. Motion to deny was unanimous. (6-0)

RZ-16-03

RZ-16-03

Estate of Guey L. Chen and The Martial Trust/Trustee Yee Chen of McDonough, GA requests a rezoning from a County designation of RA (Residential-Agricultural) to a City of Stockbridge designation of PTD (Planned Town Development) for the property located at 2153 Jodeco Road, in Land Lots 77, 78, and 83 of the 6th District. The property consists of 158.65+/- acres, and the request is for a commercial and residential development. **District 2**

Mr. Gibbs called the case. **Mr. Jordan-Rudeseal** presented the case.

Mr. Jordan-Rudeseal stated the property is located bounded to the north by Jodeco Road and to the east by Mount Olive Road, which runs parallel with I-75, also Mount Olive Road to the south and southwest, and Chambers Road to the west. Some landmarks are a church, to the west, a shopping center and self-storage center to the north. The zoning of the subject property is RA (Residential-Agricultural), to the south the property is zoned C-2, to the north the property is C-2 as well. The City of Stockbridge is indicated in green and is to the northeast. The applicant's proposal is a Mixed-Use development and are proposing a four (4) lane highway through the middle of the subject property which will connect Jodeco Road to Mount Olive Road to the south, in the area near the church and cemetery. It is a Mixed-Use development because they are proposing commercial out parcels to the north, big box retail uses in various parts of the plan, in the center, a downtown type of area is being proposed, with a square, mixed-use building which will have commercial and retail on the bottom floor with residences above, there are commercial spaces with hotel rooms above, there is an amphitheater that would seat approximately 2,500 people. There is a substantial amount of wetlands on this property and just to the west, will be a combination of apartments and town house development with amenities. The subject property is located within a suburban employment center, which is required to be master planned and this plan was accomplished by means of a Livable Centers Initiative study, completed several years

ago. The Future Land Use Map is the outcome of this Livable Centers Initiative study. All of the areas indicated by purple, including the subject property, stand for mixed-use developments and along Mt. Olive Road, there is a little bit of high-density. Referring to the staff report, under criteria point 3, consistency with the Land Use Plan, there is a discussion about the employment and suburban employment centers that says these areas should become vibrant mixed-use environments that provide a variety of cultural and recreational opportunities. The high concentrations of employment and housing in these centers, coupled with their location, by I-75, make future transit service very feasible. The Future Land Use map supports the applicants request for Planned Town Development (PTD) which is the City of Stockbridge's Mixed-Use type zoning district. The applicant has requested annexation into the City of Stockbridge, so your recommendation tonight will be a recommendation to the Stockbridge City Council. This development met the threshold for a traffic analysis and it was completed and evaluated by the Georgia Regional Transportation Authority (GRTA). GRTA submitted a recommendation for approval with certain conditions and staff is recommending that those recommendations be included in a Development Agreement as part of any approval that the City of Stockbridge may make. Within the Development Agreement, staff is recommending negotiation points between what we have referred to as the western parallel connector, the four (4) lane road that has been proposed, also other recommendations that refer to the Livable Centers Initiative Study (LCI), architectural review, and so forth, and negotiations regarding the subject property's location within the limited development area of the Walnut Creek Watershed area, which drains to the City of McDonough drinking reservoir.

Staff recommends **approval** with one (1) condition and the various aspects that have been mentioned.

Vice Chairman Nelson called for questions from the Board for staff. **Mr. Head** asked if the four lane road will dead end to where the cemetery is. **Mr. Jordan-Rudeseal** stated that the road will be seamless between Jodeco Road and will tie into existing Mount Olive Road, south past the church and cemetery and at Jonesboro Road, beside Henry Town Center. **Vice Chairman Nelson** asked if this zoning would stay with the property even if it is not annexed into the City of Stockbridge. **Mr. Jordan-Rudeseal** stated no sir. The applicant has requested a zoning district specific to the City of Stockbridge. The county does not have a Planned Town Development district. **Vice Chairman Nelson** asked if the applicant would then be required to have a rezoning from the county. **Mr. Gibbs** stated that if the property is not annexed into the City of Stockbridge, the applicant, with staff's direction, will need to follow the Georgia Zoning Procedures law, which will require an application to the county to request the County designation for Mixed-Use (MU). There will also need to be a formal withdrawal from the City of Stockbridge to move on to the County's designation of Mixed-Use. **Vice Chairman Nelson** asked what kind of time frame that would be. **Mr. Gibbs** stated it would depend on when they submit their application for rezoning and their deadline, if we are not given direction from the Board of Commissioners to expedite, it would be at the next available Zoning Advisory Board meeting and the next Board of Commissioners meeting.

Vice Chairman Nelson called the applicant forward.

Adam Price, Falcon Design Consultants, 235 Corporate Center Drive. The five story buildings are very similar to what has been built north of Atlanta, it's very popular and a very high end development and will bring a breath of fresh air of commercial development for Henry County. We have added a 2,500 seat amphitheater, which will be a nice amenity for everybody. Our planners are calling that the entertainment district, we have residential on top of commercial, high end fashion planned, out parcels, restaurants, an organic grocery store, possibly a well-known coffee shop, and a high end outdoor retailer. This project appears to be like it's going to happen. The residents I've spoken to seem to be excited about it, I'm a resident and business owner as well in the county so I'm excited about it.

Vice Chairman Nelson called for questions from the Board for the applicant. There were none.

Vice Chairman Nelson asked if anyone would like to speak in favor of the case.

J.T. Williams, 105 Wexford Court. **Mr. Williams** stated he is the developer for Eagles Landing and is very familiar with the presentation, it will go very well in that area. He has been Chairman for 14 years on GRTA's committee for transportation projects and planning. We approved the widening of that bridge based on the County's thought that this would be a major development on this particular quadrant. The southwest quadrant of that interchange. The bridge has been widened, and I encourage you to improve this. I think it will be a great development for the City of Stockbridge and the County. You hate to see an area skipped over, this will really help that entire area.

Elton Alexander, 920 Maple Leaf Drive. Stated he lived about 1.5 miles away from this area. We have millions of dollars leaving the county because so many residents refuse to accept the offerings that we have put forth. This is a world class development, these services are not available in this community. It is time that we built plenty of roads, bridges, because we give all of our tax money to Cobb County. This development has services that we are not currently provided. Think about when you took a significant other out for a special occasion or needed a gift, did you have to take your business outside of Henry County? This project is a quality development, not a strip center, but a master plan development. With our lack of infrastructure, that started with a lack of planning. This is our opportunity to plan for the future. There was 13 million dollars spent on a bridge to make this project come through. This Board has a chance to move Henry County forward and to spend our money here and draw in other people.

Diane Jennings, 1132 Venetian Lane, **Ms. Jennings** is excited about this development because of the time she will save from having to drive to Buckhead every other week. The services on this side of town they don't have because there is no development. In my son's class, they talk about the developments of the metro Atlanta area, and the place the students shouldn't move back to is to the south side of town because it's too slow and there is nothing for them to do. He wants to move to somewhere where things are going on. We need to look for things that are progressive for this city and county, we need things for our teenagers and young adults to do.

Paul Leslie, 1721 Highway 81 W., Pastor at McDonough Christian Church. **Mr. Leslie** stated that he is excited for the growth of the county and the potential, but the seamless road borders our church. In the staff report, it states that road A has 120 feet of right-of-way, but it's about

fifteen (15) feet from the covered drop off we have on the east side of our property. The staff report also states there will be 34, 317 new daily trips and the road is a great concern. It also states that traffic signals may not be put in until warranted. Let's take into consideration the citizens of Henry County.

Vice Chairman Nelson asked if anyone would like to speak in opposition of the case.

James Parker, 498 Mount Olive Road, **Mr. Parker** showed his property on the site plan. He stated that condos and driveways surround his property and there needs to be a buffer zone because it will affect his privacy. He is concerned with being able to sell it as a residential property.

Ed Toney, 894 Upper Woolsey Road. **Mr. Toney** stated he isn't really opposed to the project, but the citizens in district two (2) are concerned about being able to communicate with the Board of Commissioners. The project needs to be progressive before putting in retail development. The residents feel that district two is not being represented and if the City of Stockbridge takes it over, they really won't be heard at all. 1. The infrastructure, we don't believe the City of Stockbridge has the infrastructure; 2. This development will be using the City of McDonough's water. So there are a lot of issues that need to be worked out before this should go. If they've got a Development Agreement with all the retail and infrastructure completed before any permits are issued. District two (2) is concerned because they will be affected. Jonesboro Road is impossible and these things need to be taken into account and it shouldn't go to the City of Stockbridge.

Lou Martin, 132 Crossing Drive. **Mr. Martin** stated the county needs a project like this but is concerned about the infrastructure, especially the Mount Olive connection, McDonough Christian Church will be heavily affected and no one has approached the Church about how the road will be structured. There will be a drive through baptismal with how the road is cut through. He lives, works, and goes to Church in this area and there need to be conditions before this development is approved.

Darryl Payton, 171 Livingston Court. **Mr. Payton** stated he is an officer and member at Mount Olive Church. He expressed his concerns with the increased traffic. There is an outreach center that will be affected, and would like to see some crosswalks and a light conditioned if this is approved. Another concern is that the commercial should be built out before the residential. He isn't opposed, just wants the Board to think about the community and Church members.

Charles Procacci, 120 Pond Drive. **Mr. Procacci** stated he is 300 yards away from Mount Olive and cannot get out of his subdivision. The infrastructure needs to be upgraded prior to this development being implemented. 600 private residences will be in this area and where will they go to schools? Ola has trailers and what about section 8 housing? That's a concern for the citizens. Has anything been said about what type of buildings will be involved here? But the section 8 housing needs to be addressed and what is the timeline.

Vice Chairman Nelson asked if the Board had any questions for the applicant. **Mr. Head** asked would you be willing to meet with the Church to come to some type of conclusion. **Mr. Price** stated he had no problem meeting with the Church. The funding has been established for the roadway going from Hudson Bridge to Jonesboro Road. The road will be built. It just happened in the last two to three weeks. Henry County got the funding. **Mr. Gibbs** said yes, you are correct and you're standing next to one of the project managers, Stacey Jordan-Rudeseal. **Mr. Jordan-Rudeseal** stated the Henry County Assistant County Manager gave a presentation with Georgia Department of Transportation (GDOT) members in the audience, they reached out to Henry County, made an offer to cover the cost of construction and the cost of the entire project of the western parallel connector, between Jonesboro Rd., and Hudson Bridge Rd. This is a partnership, and GDOT will require Henry County to pay for all of the preliminary phases between scoping, right-of-way acquisition, utility relocation, and preliminary engineering. The funding isn't in place. Henry County, from my understanding, has not identified yet, the funding for these preliminary phases, but it's a very generous offer to cover the construction costs for what will amount to be approximately a 45 million dollar project. **Mr. Head** the road is my concern. You will almost get hit, because the cars are coming so fast, by the old Mount Olive Church and I'm just concerned. I think this needs to be worked out. **Mr. Risher** I know there are funds, several million dollars for the parallel road, at this point there has not been any engineering, the impact of Mount Olive Road on residents as well as the two (2) churches would be very affected. One thing I would like to see as part of a Development Agreement would be the possibility of shifting Mount Olive Road west of its present location, towards the westerly property line of the church, McDonough Christian. This would release some impact on the east side of the church. And if that's not possible, then some compensation for the parking that would be removed. I'd like to see that in a Development Agreement and working with GDOT. I'd like to see that as part of any motion that is made tonight too. **Mr. Gibbs** asked if Mr. Risher wanted to make that part of a Development Agreement. **Mr. Risher** yes. **Mr. Gibbs** ok, if it pleases the Board, it can be a talking point of the Development Agreement, because the Development Agreement, whether it be the City of Stockbridge City Council and the County attorney coming to an agreement. It can be a talking point, but even if the motion tonight is to make it a part of the Development Agreement, that could change. **Mr. Risher** yes, certainly make it a part of the discussion and negotiations for this road. **Mr. Price** stated, there would probably not, in all seriousness be any Section 8 housing, on a 20 million dollar piece of property.

Ms. Nesbit made a motion to approve the application with the conditions recommended by staff. **Ms. Robinson-Green** seconded the motion. Motion to approve carried. (4-2)

RZ-16-04

Fred D. Rickman, Jr. of Columbus, GA requests a rezoning from RA (Residential-Agricultural) to C-3 (Highway Commercial) for the property located at 1294 Highway 155 South, in Land Lot 222 of the 7th District. The property consists of 8.03+/- acres, and the request is for a storage facility.
District 2

Mr. Gibbs called the case. **Ms. Senter** presented the case.

Ms. Senter stated the property is located 1294 Highway 155 South and the request is to rezone the property from RA (Residential-Agricultural) to C-3 (Highway Commercial) for a storage

facility consisting of two buildings on the five (5) acre tract depicted. The remaining three (3) acres will be divided into two (2) separate outparcels for future commercial development. Tract two currently has a single-family residence and a storage shed. Tract three has a swimming pool and storage shed, all of these things will be removed. The proposed change in zoning should not have a negative impact on the area. The surrounding properties are M-1 (Light Industrial), C-2 (General commercial), and C-3 (Highway commercial). The proposed zoning is consistent with the Future Land Use Map, which designates the property as commercial land use. A letter from the Henry County Water and Sewage Authority, dated January 16, 2016 states that water and sewer services are available to the site. In terms of vehicular access, and access to Farris Drive, the applicant will need to have the road way cord to verify that the road is adequate for the proposed commercial access. If the pavement is deficient for commercial, the applicant will have to improve the pavement section of Farris Drive to State Route 155. Also the applicant will need to dedicate right-of-way along Farris Drive, along the site's frontage, if it is determined that the existing right-of-way is sub-standard. With State Route 155 being a future widening candidate, in the County's Comprehensive Transportation Plan, Henry County DOT requests that the applicant preserve an additional ten (10) feet of right-of-way along the site's frontage. The proposed development is consistent with the regulations from the Unified Land Development Code (ULDC) for commercial development.

Staff recommends **approval** with three (3) conditions.

Vice Chairman Nelson called for questions from the Board for staff. There were none.

Vice Chairman Nelson called the applicant forward.

ADJOURNMENT

Meeting was adjourned at 9:13 pm.

Delander Nelson, Vice Chairman

Daunte' Gibbs, Secretary

Kylie Adams, Transcriber

PUBLIC HEARING NOTICE
Stockbridge City Council
Date: Monday, April 11,
2016
Location: Stockbridge City
Hall 4840 North Henry Boul-
levard, Stockbridge, GA
30281
Public Hearing: 6:00 P.M.

REZONING
RZ-15-22-S

Narayan Patel of Stockbridge,
GA requests a rezoning from
C-1 (Neighborhood Commer-
cial) to U-3 (Highway Com-
mercial) for the property lo-
cated at 1024 Highway 138
in Land Lot 66 of the 12th
District. The property con-
sists of 2.917 acres and
the request is for a hotel and
restaurant development.

RZ-16-03

Calvin of Guoyi Chen and
The Marital Trust/Trustee
Yen Chen of McDonough,
GA requests a rezoning from
a County designation of RA
(Residential-Agricultural) to
a City of Stockbridge des-
ignation of PTD (Planned
Town Development) for the
property located at 2163
Donaco Road in Land Lots
77, 78, and 83 of the 6th Dis-
trict. The property consists
of 158.657 acres and the
request is for a commercial
and residential development.
028-107579-3/23

Vanessa Holiday

From: Carol Cunningham <ccunningham@co.henry.ga.us>
Sent: Wednesday, March 23, 2016 9:41 AM
To: Vanessa Holiday
Subject: Legal Ad
Attachments: 20160323094303673.pdf

Hi Vanessa,
Here is the legal ad copy for the 2 cases going to the council on April 11th.
Thanks,
Carol Ann

-----Original Message-----

From: pnz@co.henry.ga.us [mailto:pnz@co.henry.ga.us]
Sent: Wednesday, March 23, 2016 9:43 AM
To: Carol Cunningham
Subject: Message from "RNP0026737BE32E"

This E-mail was sent from "RNP0026737BE32E" (MP C4503).

Scan Date: 03.23.2016 09:43:03 (-0400)
Queries to: pnz@co.henry.ga.us