

Stockbridge

Bringing People Together



AGENDA COUNCIL MEETING

MONDAY APRIL 11, 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

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 – Paint Henry Blue – Child Abuse Prevention Month

Presented to: Susan Crutchfield

Presented by: Mayor Pro Tem Ford

Proclamation – Manufacturing Industry Week – Made in Henry

Presented to: Leah Brown and Charlie Moseley – Henry County Development

Authority and Representatives from Stockbridge Manufacturing Companies: Bobby Underwood and Daniel Wilson (Vulcan Materials); Ryan Chandley, Allen Lane and Josh Lynch (USA Ready Mix); and John Tomme and Millie of EPM Seals.

Presented by: Mayor Pro Tem Ford

Letter of Commendation – Eagle’s Landing Christian Academy

5A Region State Football Champions

Presented to: Eagle’s Landing Christian Academy

Presented by: Mayor Pro Tem Ford

Certificates of Academic Excellence

Presented to: Henry County STAR Students

Presented by: Mayor Pro Tem Ford

OLD BUSINESS

ITEM #1 – Resolution – Authorizing the Agreement with Atlanta Food Park.

Presented by: Michael Williams, City Attorney

PRESENTATIONS

ITEM #2 – Henry County Convention and Visitors Bureau Overview & Update

Presented by: Chairman David Gill and Laura Luker, Director of Tourism

PLANNING & ZONING

PUBLIC HEARING

ITEM #3 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

ITEM #4 AX-16-01-S –Annexation Request

Kirk and Vanlila Amin (property owners) request a 100% method annexation of Parcel Number 053-01015000 into the City of Stockbridge. Location: Northeast corner of 2153 Jodeco Road, west of Mt. Olive Road, south of Jodeco Road. Lot Size: .053 +/-acres. The subject property is zoned C-2 (General Commercial). Presented by: Dale Hall, Administration & Community Services Director

ITEM #5 RZ-16-03 & AX-16-02-S Rezoning and Annexation 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

NEW BUSINESS

ITEM #6 – Ordinance - Budget Amendment FY2016

Presented by: Linda Nabers, Treasurer

ITEM #7 – Ordinance - Budget Amendment FY2016

Presented by: Linda Nabers, Treasurer

ITEM #8 – Ordinance – Procurement Amendment

Presented by: Michael Harris, City Manager

COUNCIL DISCUSSION

ITEM #9 – Public Works Facility – Engineering Recommendation

Presented by: Michael Harris, City Manager

ITEM #10 – Security Firm - Formal Recommendation.

Presented by: Michael Harris, City Manager

ITEM #11 – Opportunity Zones

Presented by: Michael Harris, City Manager and Dale Hall, Administration and Community Services Director.

ITEM #12 – Code Enforcement.

Presented by: Councilman Alexander.

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.

- 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.
- Food Truck Tasty Tuesdays every Tuesday beginning April 19, 2016 – October 5:30 p.m. to 9:00 p.m. at Clark Park 111 Davis Rd. Stockbridge, GA
- 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 8:30 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
- National Day of Prayer –Spearheaded by Councilman Blount - Thursday, May 5, 2016 City Hall Steps – Time to be determined.

MOTION TO ADJOURN

CEREMONIAL

**Proclamation – Paint Henry Blue –
Child Abuse Prevention Month**

Presented to: Susan Crutchfield

Presented by: Mayor Pro Tem Ford

Proclamation

Child Abuse Prevention Month

Whereas: all children deserve to have safe, stable, nurturing and healthy homes and communities that foster well-being; and

Whereas: child abuse and neglect is a public responsibility affecting both the current and future quality of life in Stockbridge, Georgia; and

Whereas: to prevent child abuse, parents need support and resources to help cope with stress and nurture their children to grow to their full potential; and

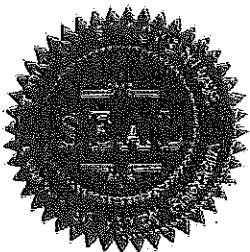
Whereas: effective child abuse prevention strategies succeed through partnerships created among citizens, human services agencies, schools, faith communities, health care providers, civic organizations, law enforcement agencies and the business community; and

Whereas: the City of Stockbridge is committed to preventing child abuse and calls upon citizens from all walks of life to increase their participation in efforts to support families, and hereby prevent child abuse and strengthen communities; and



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 Council Members Elton Alexander, John Blount, LaKeisha Gantt, and Neat Robinson, do hereby recognize the Month of April, 2016 as Child Abuse Prevention Month in the City of Stockbridge, Georgia.

In witness whereof, I have hereunto set my hand on this 11th day of April 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

CEREMONIAL

**Proclamation – Manufacturing
Industry Week – Made in Henry**

**Presented to: Leah Brown and Charlie
Moseley – Henry County
Development Authority and
Representatives from Stockbridge
Manufacturing Companies: Bobby
Underwood and Daniel Wilson
(Vulcan Materials); Ryan Chandley,
Allen Lane and Josh Lynch (USA
Ready Mix); and John Tomme and
Millie Batson of EPM Seals.**

Presented by: Mayor Pro Tem Ford

PROCLAMATION

Made in Henry



WHEREAS, industry in Stockbridge and Henry County play an integral part in the foundation of our strong, diversified economic base; and

WHEREAS, our industries continue to contribute to the local quality of life through the creation of quality jobs, the innovation of new products and technologies as well as the community service of our corporations and their employees; and

WHEREAS, in recognition of the pioneering history, resilient spirit and sustained economic impact of manufacturing and industry in our community, the City of Stockbridge would like to join the Henry County Development Authority in proclaiming "Made in Henry" Manufacturing Appreciation Week.

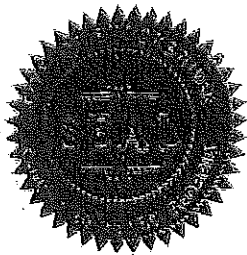
NOW, THEREFORE, I, Anthony S. Ford, by virtue of authority vested in me as Mayor Pro Tem of the City of Stockbridge, Georgia, and on behalf of Council Members Elton Alexander, John Blount, LaKeisha Gantt, and Neat Robinson, do hereby proclaim the week of April 18, 2016 shall be known as "Made in Henry" Manufacturing Appreciation Week in the City of Stockbridge, to coincide with the Governor's statewide proclamation of Georgia Manufacturing Appreciation Week.

SIGNED AND SEALED this 11th day of April 2016, having been duly adopted by the City of Stockbridge.

Attest:

Vanessa Holiday, City Clerk

Anthony F. Ford, Mayor Pro Tem



CEREMONIAL

**Letter of Commendation – Eagle's
Landing Christian Academy**

**5A Region State Football
Champions**

**Presented to: Eagle's Landing
Christian Academy**

Presented by: Mayor Pro Tem Ford

Letter of Commendation

April 11, 2016

Congratulations 5a (Private) State Champs

As elected officials of the great City of Stockbridge, Georgia, it is both our pleasure and duty to recognize great programs such as the 2015 Eagle's Landing Christian Academy Football program.

And, whereas this honorable body commends rare athletic achievement, and gives special honor and commendation to those athletic teams who pursue such excellence that they become examples for the youth of this community.

During the 2015 season the ELCA Charges had an amazing season where they had the All-State Team Defensive Player of the year was their own Chase Burdette and also included Chandler Reeves and Khaleb Hood. Honorable mention players included Dalton Hardeman and D. J. Hammond. All were named to the 2015 All Region 5A Football Team along with teammates Alex Usry, Kyle Albright, Trevor Gear, Sean Queen, Montero Boyd and Josh Mayes.

The ELCA Athletic Program is under the direction of Scott Queen and the Football Program is led by Head Coach Jonathan Gess, Defensive Coordinator Kenny Dallas, and a talented coaching staff earning a rightful place at the top of your sport. For your impressive 2015 Championship season and for the example that you have set for future generations of young athletes in Stockbridge, GA, this body honors the ELCA Charges and wishes you the best of luck in your future endeavors.

Principal Richard Allen, we commend you for your leadership, for being part of a great football program, and also for your excellence in education. The ELCA Football Program continues to boast college scholarship signees who will continue their education at the next level. Thank you for your dedicated service to the Stockbridge Community!



EAGLE'S LANDING
CHRISTIAN ACADEMY

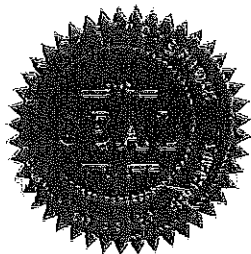
Elton Alexander, Councilmember

John Blount, Councilmember

LaKeisha Gantt, Councilmember

Neat Robinson, Councilmember

Anthony S. Ford, Mayor Pro Tem



CEREMONIAL

Certificates of Academic
Excellence

Presented to: Henry County STAR
Students

Presented by: Mayor Pro Tem Ford

Dutch town HS

Eagle's Landing Christian Academy

Eagle's Landing HS

Stockbridge HS

Union Grove HS

Woodland HS

Return to Headlines

2016 STAR Students Announced

SHS, ELHS, ELCA, DHS, UGHS,
WHS

Submission Date: February 18, 2016

Release Date: For Immediate Release

Contact: J.D. Hardin, 770-957-6601 ext. 161, john.hardin@henry.k12.ga.us

(Release # 0032-2-16)



STAR Students, Teachers Announced for Henry County

Public and private school students to be honored Tuesday, February 23

HENRY COUNTY, GA – Sixteen students from public and private schools across Henry County, along with their chosen teachers, will be recognized by the Henry County Chamber of Commerce's Education Committee at the annual Student Teacher Achievement Recognition (STAR) breakfast.

The Professional Association of Georgia Educators (PAGE) Foundation, the Georgia Chamber of Commerce, and the Georgia Department of Education sponsor the STAR program each year, but each local chamber of commerce takes on the local recognition ceremony with sponsorship support from various businesses in the community.

This year's event will take place at Eagle's Landing Country Club at 8am on Tuesday, February 23. The 2016 student and teacher honorees, along with their families and school administrators, will be treated to breakfast and a program honoring their hard work in school.

In order to be selected as the STAR Student for one's high school, a high school senior must have the highest score on the SAT and be in the top 10 percent or top 10 students of the class based on grade point average.

Each STAR Student also gets the opportunity to select a STAR Teacher to be honored alongside the

OLD BUSINESS

**Item #1 – Resolution- to approve a
contract with Atlanta Food Park
Presented by: Michael Williams,
City Attorney**

RESOLUTION

A RESOLUTION AUTHORIZING THE ENTERING INTO A CONTRACT WITH ATLANTA FOOD TRUCK PARK, LIMITED LIABILITY COMPANY FOR THE PROVISION OF CERTAIN MANAGEMENT SERVICES FOR FOOD TRUCK TUESDAYS; AUTHORIZING THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE CITY, AS NECESSARY; REPEALING INCONSISTENT RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Stockbridge ("City") is a municipal corporation located within Henry County, Georgia 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; and

WHEREAS, the City finds it necessary and desirable to enter into a contract for the provision of certain management services for Food Truck Tuesdays;

THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA, AS FOLLOWS:

1. **Approval of Execution.** The City hereby approves the contract with Atlanta Food Truck Park, Limited Liability Company, attached hereto as Exhibit A and the Mayor or Mayor Pro Tem is hereby authorized to execute said contract with such changes as are recommended by the City Attorney.
2. **Documents.** The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate the amendment, subject to approval as to form by the City Attorney.
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.
4. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
5. **Effective Date.** This Resolution shall be effective on the date of its approval by the City Council and Mayor as provided in the City Charter.

SO BE IT RESOLVED this _____ day of _____ 2016.

ANTHONY S. FORD, MAYOR PRO TEM

ATTEST:

VANESSA HOLIDAY, CITY CLERK (SEAL)

APPROVED AS TO FORM:

MICHAEL WILLIAMS, CITY ATTORNEY

EXHIBIT A
CONTRACT

MANAGEMENT SERVICES AGREEMENT

THIS MANAGEMENT SERVICES AGREEMENT (the "Agreement") is made and entered into this ____ day of _____, 2016, between **THE CITY OF STOCKBRIDGE**, (the "City") and **ATLANTA FOOD TRUCK PARK, LIMITED LIABILITY COMPANY**, (the "Agent").

WHEREAS, the City Council of the City of Stockbridge has voted to institute a series of events to be known as Food Truck Tuesdays (the "Events") which will occur on Tuesdays during the Spring, Summer and Fall of each year at 4640 North Henry Boulevard in Stockbridge, Georgia;

WHEREAS, at each of the Events, a number of food trucks will be located on City property to provide a recreational opportunity for Stockbridge residents to come purchase food and experience family-friendly entertainment;

WHEREAS, it is proposed that the Agent shall managed the Events on behalf of the City;

NOW THEREFORE, the parties hereto, in consideration of these presents, the mutual agreements, premises and covenants herein, and other good and valuable consideration, the receipt, sufficiency, and adequacy of which are hereby acknowledged, do hereby agree as follows:

1. **Appointment of Agent:** City hereby appoints the Agent as City's exclusive contractor to direct and supervise the operation, management, and maintenance of the Events, and the Agent hereby accepts such appointment, subject to and in accordance with the terms and conditions of this Agreement. The Agent agrees to perform and conduct its services under the terms of this Agreement diligently, in a business-like and efficient manner, and in conformity with the terms of this Agreement.

2. **Term:** This Agreement shall have an initial term for seven (7) months starting April 12, 2016 and ending on October 25, 2016.

Either party may terminate this Agreement at any time for any reason with thirty (30) days' advance written notice.

3. **Duties of Agent:** City hereby authorizes and empowers the Agent to perform the following services on behalf of (except as otherwise provided) and for the account of City:

- a. Create a logo and provide for the marketing of the Events on social media
- b. Coordinate the scheduling of all food trucks insuring that at least 4-6 savory trucks and 1-2 dessert trucks are at each of the Events
- c. Provide onsite management during each of the Events between the hours of 4:30pm and 9:00pm; set-up to begin at 4:30pm

d. Assist in booking entertainment for each of the Events

4. **Duties of City:** City hereby agrees to provide the following in support of each of the events:

a. Security services

b. Access to electricity

c. Tables and seating to accommodate patrons

d. Trashcans

e. Marketing and promotion of the Events

f. Entertainment

5. **Additional Authority of Agent:** The Agent shall not possess such other and further general authority and powers as may be necessary or advisable to carry out the intent of this Agreement unless such authority is specifically authorized by the City through its City Manager.

6. **Compensation to Agent:** City covenants and agrees to pay the Agent a monthly management fee in the amount of twenty percent (20%) of the sponsorship fees derived by the City from sponsors of the Events, but only such sponsorship fees generated from sponsors provided by Agent or referred to City by Agent.

7. **Compliance with Laws:** The Agent shall comply in all material respects and shall make all efforts to cause all contractors, subcontractors, invitees, employees and representatives to comply in all material respects with and abide by all applicable laws, rules, regulations and ordinances of any federal, state or municipal authorities, and the requirements of any insurance companies covering any of the risks against which the Events are insured.

8. **Indemnity and Insurance:**

A. The Agent shall indemnify, defend and hold harmless City and its officers, directors, council members, agents, trustees and employees, from and against all damages, claims, actions, judgments, obligations, liabilities, costs, expenses, and fees (including, but not limited to, reasonable attorneys' fees and costs) caused by any negligence or misconduct on the part of the Agent, its employees, representatives, officers, or directors. Agent shall

not be held liable for the negligence or misconduct on the part of any of the other vendors participating in the events. It is expressly agreed that this subsection shall survive the expiration or earlier termination of this Agreement.

B. Agent agrees to procure and maintain during the term of this Agreement comprehensive general public liability insurance, including property damage insurance, and such other insurance as may be advisable and applicable for the protection of City and the Agent. In each such policy of insurance, Agent agrees to designate the City and its officers, directors, employees, and agents as additional insureds. A certificate of each policy issued by the carrier shall be delivered to the City, and shall provide that the City shall receive at least thirty (30) days' prior written notice from the carrier in the event of cancellation or any material change therein.

9. **Signs:** City hereby grants the Agent the privilege of displaying the Agent's signs in and upon the City's property announcing that the Events are under the Agent's management.

10. **Miscellaneous Provisions:**

A. Assignment. The Agent may not assign this Agreement or any portion thereof without the prior written consent of City.

B. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. In addition, this Agreement may contain more than one counterpart of the signature page, all of which signature pages may be attached to one copy of this Agreement to constitute the entire executed Agreement. Scanned, facsimile, or photocopies of the executed Agreement may be relied upon as if the original.

C. Notices. Any notice, request, instruction or delivery of documents to be given hereunder by any party hereto to any other party shall be in writing and shall be hand delivered, or delivered by a reputable overnight delivery service, or sent via United States mail, registered or certified, postage pre-paid, to the address of such party as set forth below or to such other address as such party shall furnish in writing to the party entitled to notice:

To City:

To Agent:

Any notice mailed as herein provided shall be deemed to have been received one (1) business day after the date of mailing. Evidence of deposit in Registered or Certified First Class Mail shall constitute sufficient proof of delivery. Any hand-delivered notice, including those delivered by overnight delivery service, shall be deemed to have been received on the date of delivery.

D. Captions, Gender and Number. Captions contained in this Agreement are inserted only as a matter of convenience and in no way define, limit, extend or describe the scope of this Agreement or the intent of any provision hereof. Whenever the context so requires, any pronouns used herein shall include the corresponding masculine, feminine or neuter forms, and the singular form of nouns and pronouns shall include the plural and vice versa.

E. Successors in Interest. Except as otherwise provided herein, all provisions of this Agreement shall be binding upon, inure to the benefit of and be enforceable by and against the respective successors and permitted assigns, of the parties to this Agreement.

F. Waiver. Any consent to or waiver of any provision hereof shall not be deemed or construed to be a consent to or waiver of any other provision of this Agreement. Failure on the part of any party to complain of any act or failure to act of any other party, irrespective of the duration of such failure, shall not constitute a waiver or modification of rights hereunder. No waiver or modification hereunder shall be effective unless the same is in writing and signed by the party against whom it is sought.

G. Severability. If any provision of this Agreement shall, in whole or in part, prove to be invalid for any reason, such invalidity shall affect only the portion of such provision which shall be invalid, and in all other respects this Agreement shall stand as if such invalid provision, or other invalid portion thereof, had not been a part hereof. The parties agree that this Agreement shall be enforced to the fullest extent permitted by law.

H. Entire Agreement; Amendment. This Agreement is the sole and entire agreement and understanding of the parties with respect to its subject matter. All prior agreements, representations or understandings, whether written or oral, shall not be construed to change, amend, alter, repeal or invalidate this Agreement. This Agreement may be amended only by a written instrument executed by the party against whom enforcement is sought.

I. Governing Law and Jurisdiction. This Agreement has been executed and delivered in the State of Georgia, and its validity, interpretation, performance, and enforcement and all matters relating thereto, shall be governed by and construed and

interpreted in accordance with the laws of the State of Georgia. For purposes of any litigation arising from or related to this Agreement, the parties hereby submit to the jurisdiction of the appropriate state court located in Henry County, Georgia.

J. No Adverse Presumption. It is acknowledged that this Agreement arose as the result of arm's-length negotiations between the parties and that this Agreement is the product of input by both parties. As a result, any ambiguity or uncertainty is not to be construed against either party.

K. Cooperation. The parties shall cooperate fully with each other in connection with any steps required to be taken as part of their respective obligations under this Agreement, and the parties will use their best efforts to consummate the transactions contemplated hereby and to fulfill their obligations hereunder.

L. Incorporation of Recitals. The foregoing recitals are not merely recitals but form an integral part of this Agreement and are incorporated herein and made a part of this Agreement.

M. Intellectual Property. Except for the rights expressly granted herein, as between the parties, City will own all right, title, and interest, including, without limitation, all rights under all copyright, patent, and other intellectual property laws in and to all logos, images, marketing materials, graphics and any other similar items generated in connection with the Events regardless of whether such items were generated by Agent or the City.

[Remainder of page intentionally left blank; signature page follows]

IN WITNESS WHEREOF, the parties hereto have executed this Management Services Agreement the day and year first above written.

IN THE PRESENCE OF:

CITY:
THE CITY OF STOCKBRIDGE

By: _____

Its: _____

Date: _____

AGENT:
ATLANTA FOOD TRUCK PARK,
LIMITED LIABILITY COMPANY

By: _____

Its: _____

Date: _____

PRESENTATIONS

**ITEM #2 – Henry County
Convention and Visitors Bureau
Overview & Update
Presented by: Chairman David Gill
and Laura Luker, Director of
Tourism**

PUBLIC HEARING

ITEM #3 RZ-15-22-S – Rezoning and Annexation 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**

STATE OF GEORGIA

CITY OF STOCKBRIDGE

ORDINANCE NO.

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP, CITY OF STOCKBRIDGE, GEORGIA, AS AMENDED; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

WHEREAS, the governing authority of the City of Stockbridge, Georgia desires to modify the zoning designation of certain property located within the City; and,

WHEREAS, the health, safety, and welfare of the citizens of Stockbridge, Georgia, will be positively impacted by the adoption of this Ordinance.

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

Section 1. The property located at 1024 Highway 138, in Land Lot 55 of the 12th District more particularly described in Exhibit "A," a copy of which is attached hereto and incorporated herein by reference, is hereby rezoned to C-3 (Highway Commercial) District (City of Stockbridge's Classification) with conditions, such rezoning to be noted on the City of Stockbridge Official Zoning Map approved by Mayor and Council as soon as reasonably possible following adoption of this Ordinance by the Zoning Administrator along with an

editorial note on the City of Stockbridge Official Zoning Map approved by Mayor and Council specifying the parcel(s) affected by this Ordinance and the date of adoption of this Ordinance. Until the rezoning is indicated on the City of Stockbridge Official Zoning Map approved by Mayor and Council, this Ordinance shall govern over the City of Stockbridge Official Zoning Map approved by Mayor and Council to the extent of any discrepancy between this Ordinance and the City of Stockbridge Official Zoning Map approved by Mayor and Council. Such rezoning shall be conditioned on the following:

1. All C-1 (Neighborhood Commercial) and C-2 (General Commercial) uses shall be permitted. The only C-3 (Heavy Commercial) use permitted shall be Motels and Hotels exclusive of extended stay lodging.
2. Subject to GDOT approval, the developer shall provide a minimum ten foot (10') wide multi-use path all along the frontage of the subject property along Highway 138. The existing concrete sidewalk along Highway 138 can be used to satisfy this requirement, subject to widening to a total width of ten foot (10').
3. All internal pedestrian crossing areas shall be marked crosswalks.
4. Easements required for any future multi-use path connecting to Highway 138 and along Reeves Creek shall be provided free of charge to the City of Stockbridge.
5. At least one bicycle parking area on a concrete pad a minimum of 83" in length shall be provided on-site by the developer.
6. No lighting shall be permitted on any gas pump island canopy.
7. Any rooftop mechanical units shall be screened from view from Highway 138.

8. All building facades shall be similar to the building examples provided in Exhibit "B", a copy of which is attached hereto and incorporated herein by reference, as approved by the City Manager or his or her designee.

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

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause 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 Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases,

clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 4. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 5. Penalties in effect for violations of the Zoning Ordinance of the City of Stockbridge at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 6. The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

ORDAINED this _____ 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

Date Presented to Mayor: _____

Date Received from Mayor: _____

EXHIBIT “A”

[Attach legal description]

Exhibit A

All that tract or parcel of land lying and being in Land Lot 55 of the 12th District, Henry County, Georgia, and being more particularly described as follows:

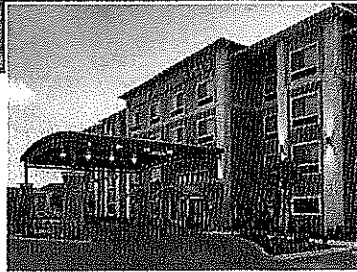
Commence at the intersection of the centerline of Spivey Road and the northerly right-of-way line of Georgia State Highway No. 138 (having a variable width right-of-way); thence travel in a northeasterly direction along said northerly right-of-way line of Georgia State Highway No. 138 north 56 degrees 41 minutes 30 seconds east a distance of 908.95 feet to a ½" rebar set on said right-of-way line, said point being the Point of Beginning; thence depart said right-of-way line and travel south 84 degrees 28 minutes 45 seconds west a distance of 208.71 feet to a 1" open top pin found; thence travel north 06 degrees 31 minutes 14 seconds east a distance of 340.63 feet to a ½" rebar found; thence travel south 82 degrees 09 minutes 45 seconds east a distance of 289.22 feet to a ½" rebar found; thence travel north 57 degrees 20 minutes 02 seconds east a distance of 107.23 feet to a ½" rebar set; thence travel south 82 degrees 20 minutes 46 seconds east a distance of 169.10 feet to a ½" rebar set on the northerly right-of-way line of Georgia State Highway No. 138; thence travel in a southwesterly direction along said right-of-way line the following courses and distances: south 40 degrees 31 minutes 27 seconds west a distance of 145.98 feet to a ½" rebar set; south 45 degrees 36 minutes 43 seconds west a distance of 200.00 feet to a ½" rebar set; south 71 degrees 42 minutes 54 seconds west a distance of 113.64 feet to a ½" rebar set; as arc distance of 40.60 feet, having a radius of 995.93 feet, chord distance of 40.60 feet and a chord bearing of south 71 degrees 42 minutes 54 seconds west to a ½" rebar set and the Point of Beginning.

Shown as 2.912 acres on survey for Howell Oil Corporation, prepared by Franks & Associates, bearing the seal and certification of W.R. Franks, Georgia Residential Land Surveyor No. 871, dated December 8, 2003.

EXHIBIT “B”

[Attach building façade picture]

Move Up



BEST WESTERN PLUS®

Each Best Western® branded hotel is independently owned and operated.

EXHIBIT B
PAGE 1 OF 1



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)

Address of Property: 1024 Highway 138 - Stockbridge, GA 30281
(Street Address) Nearest intersection to the property: N. Mill Road

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

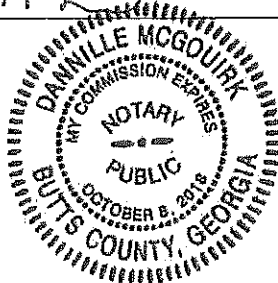
Narayan Patel

Printed Name of Applicant

Signature of Agent

Steve Moore (Agent)

NOTARY STAMP:



*Comm
dust #5*

(For Office Use Only)

Total Amount Paid \$ 750.00 Cash _____ Check # 15379 Received by: A. Smith (FEES ARE NON-REFUNDABLE)

Application checked by: A. Smith 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.

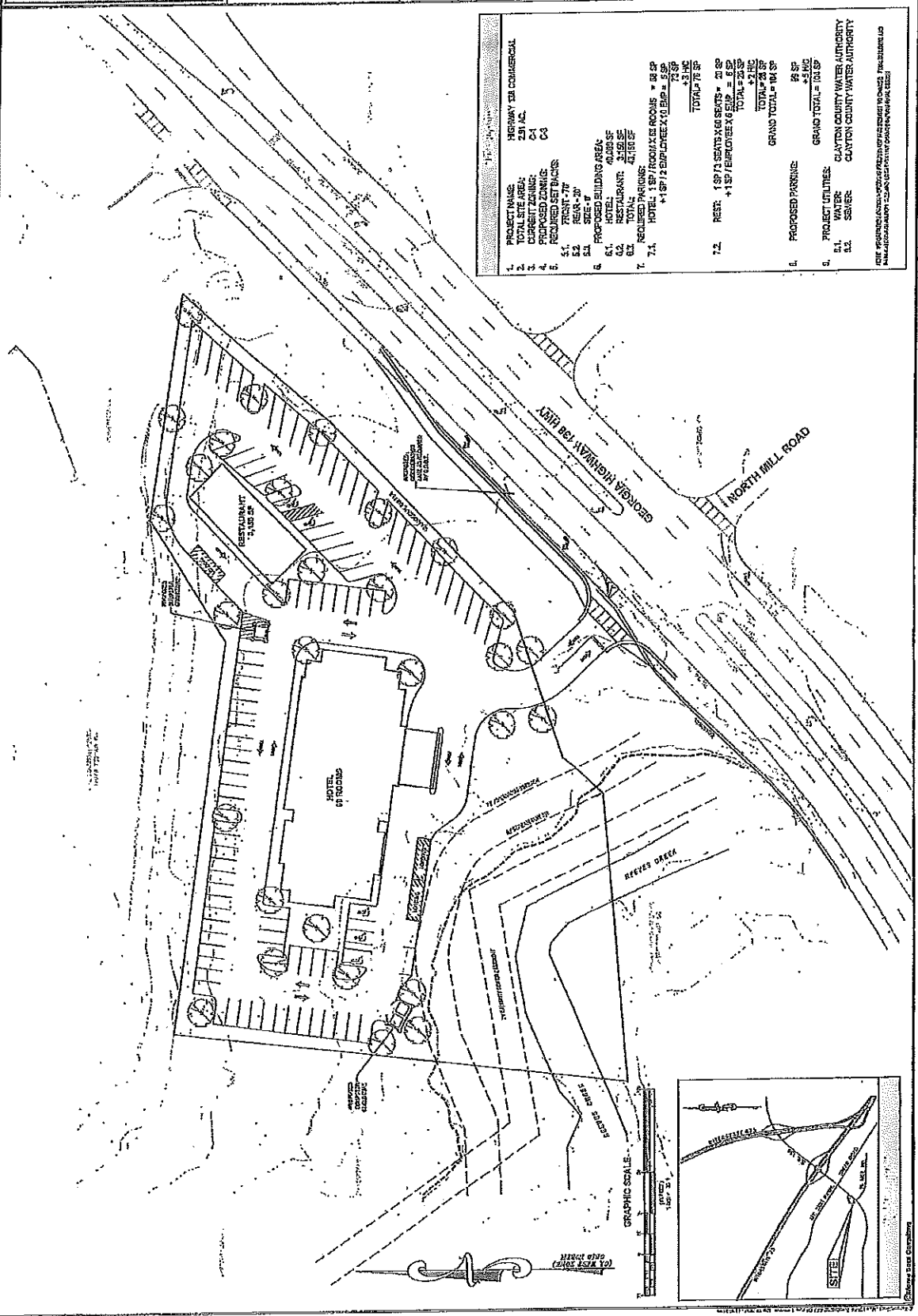
If you have any questions concerning the above or if any additional information is required, please do not hesitate to call me at (770) 914-9394.

Sincerely,

Moore Bass Consulting, Inc.

A handwritten signature in black ink, appearing to be "S. D. Moore", written over a horizontal line.

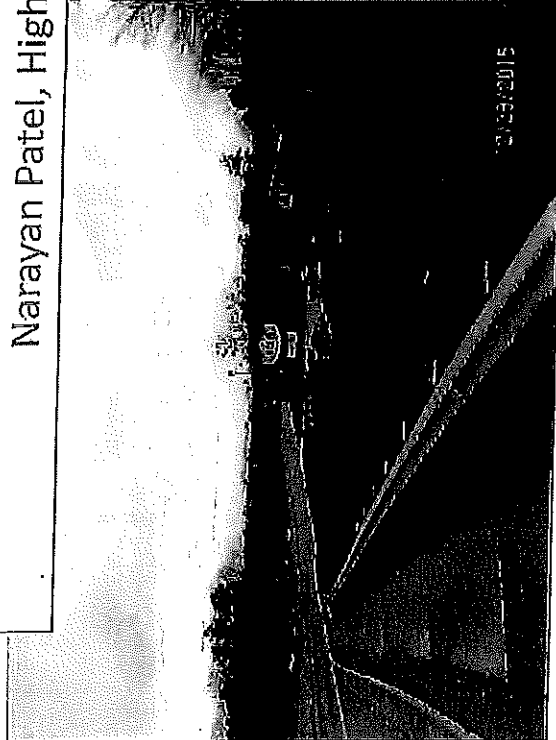
Stephen D. Moore



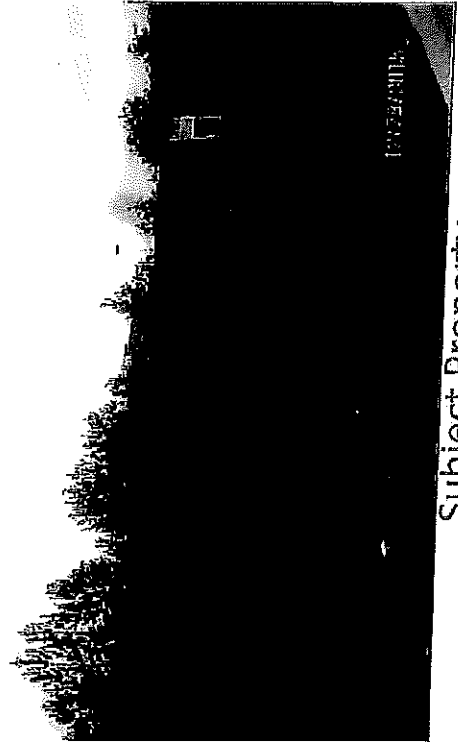
1.	PROJECT NAME:	HIGHWAY 128 COMMERCIAL
2.	TOTAL SITE AREA:	2.01 AC.
3.	CURRENT ZONING:	C-1
4.	PROPOSED ZONING:	C-3
5.	PROPOSED BUILDING AREA:	
6.	RESTAURANT:	1,100 SF
7.	HOTEL:	40,000 SF
8.	TOTAL:	41,100 SF
9.	PROPOSED PARKING:	
10.	HOTEL 187 ROOMS:	187 SP.
11.	RESTAURANT 1,100 SF:	20 SP.
12.	TOTAL:	207 SP.
13.	PROPOSED PARKING:	207 SP.
14.	GRAND TOTAL:	41,100 SF
15.	PROJECT UTILITIES:	
16.	WATER:	CLAYTON COUNTY WATER AUTHORITY
17.	SEWER:	CLAYTON COUNTY WATER AUTHORITY

DATE: 10/1/88
DRAWN: J. BASS
CHECKED: J. MOORE
SCALE: AS SHOWN
SHEET: 1.0

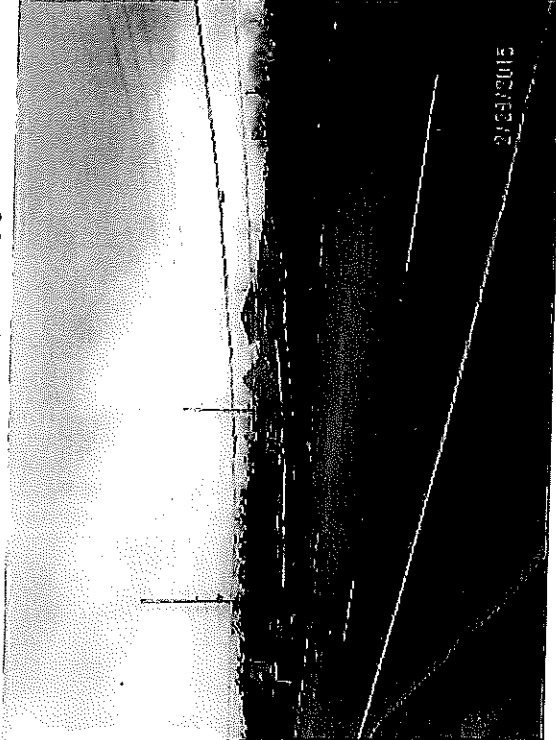
Narayan Patel, Highway 138 West, RZ-15-22-S



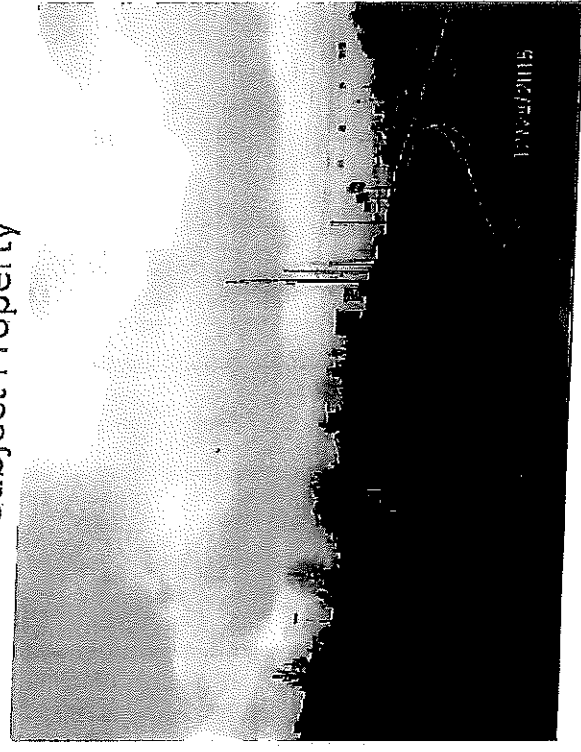
View to the West



Subject Property



View to the South



View to the East



Legend

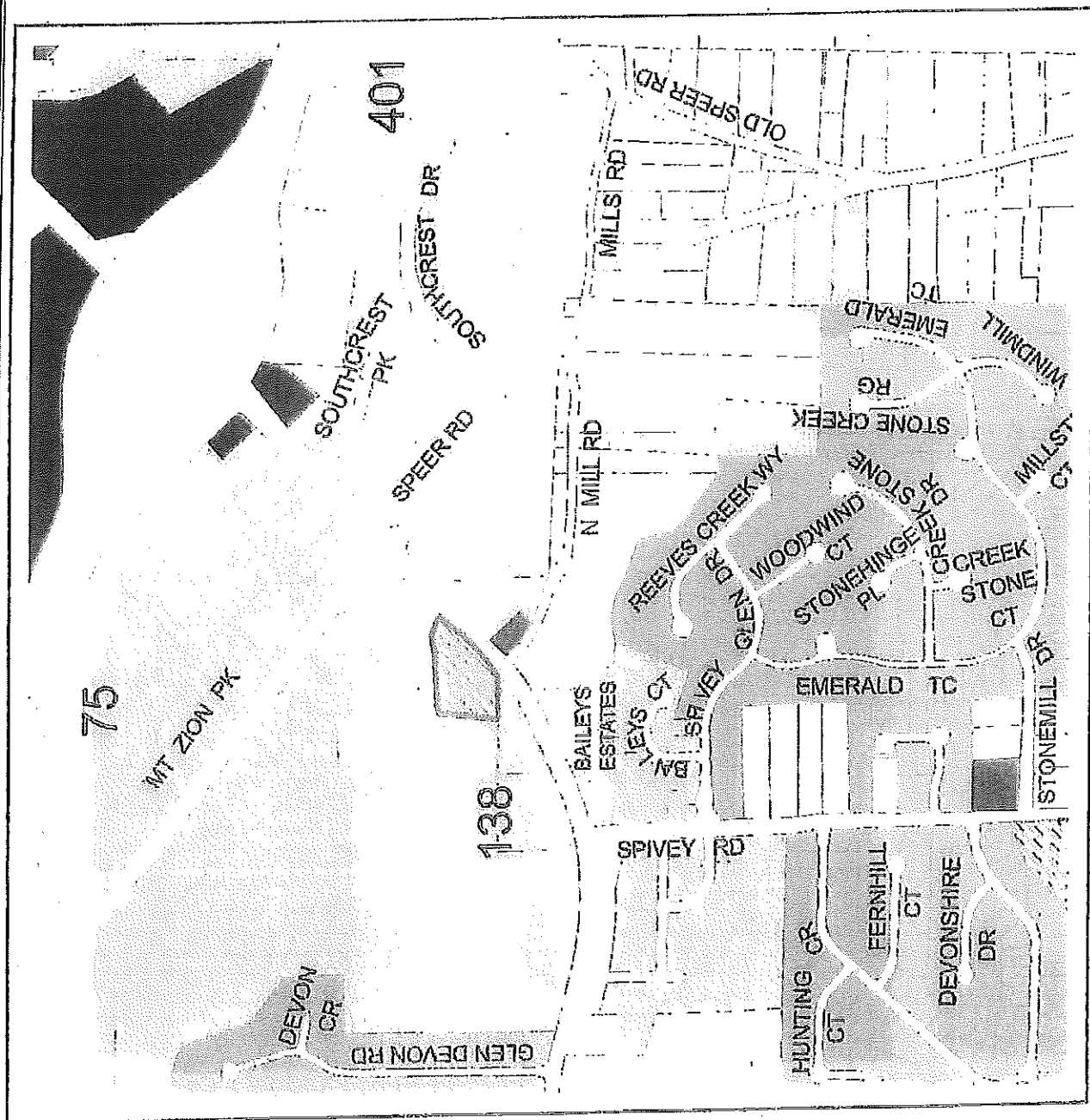
Request

	RZ-15-22-S
	RA
	R-1
	R-2
	R-3
	R-4
	RD
	RM
	RMH
	OI
	C-1
	C-2
	C-3
	M-1
	M-2
	PD
	CITY

Scale: 1"= 800'

Current Zoning Map

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



Legend

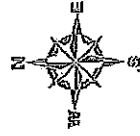
Request



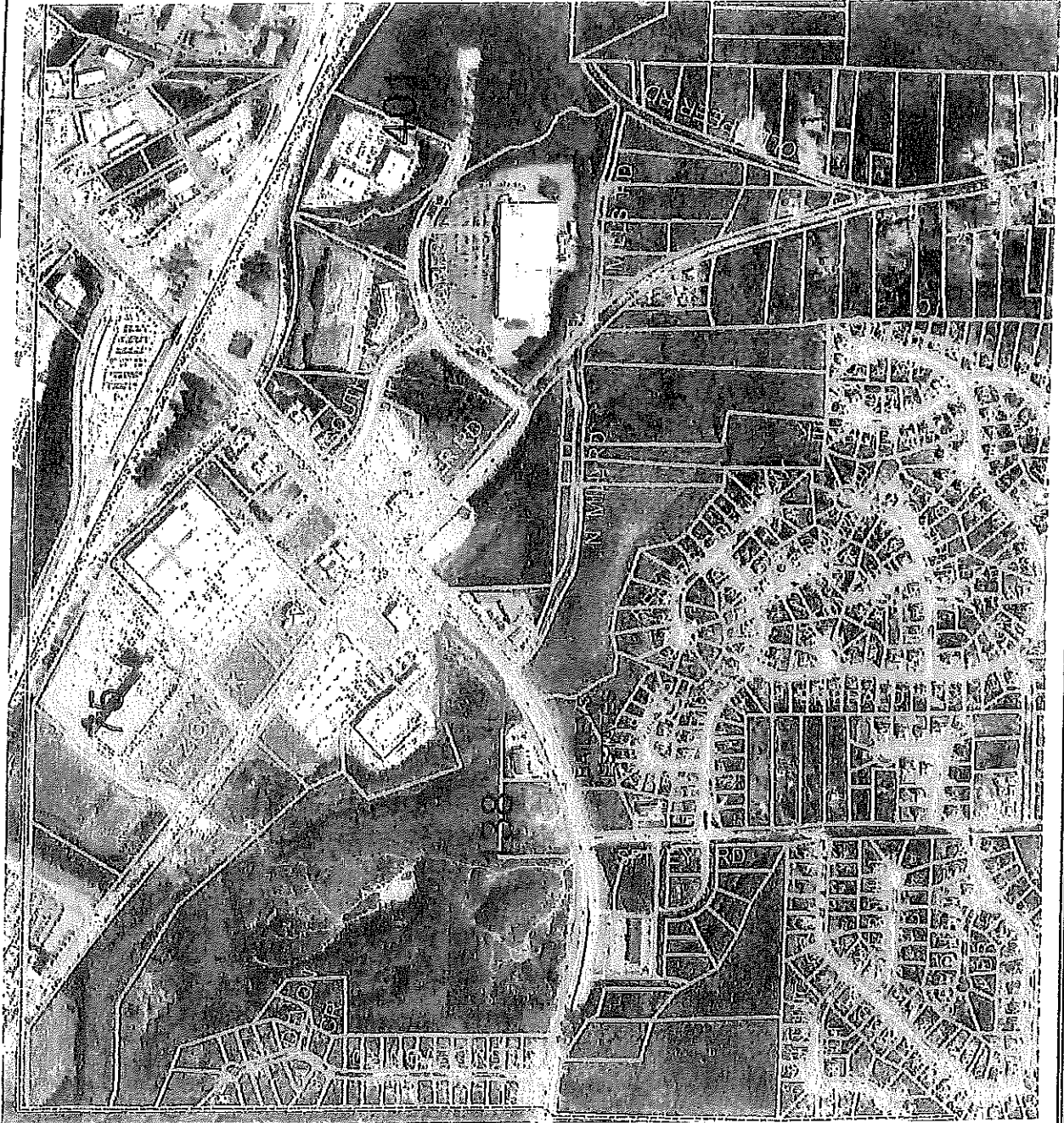
RZ-15-22-S

AERIAL MAP

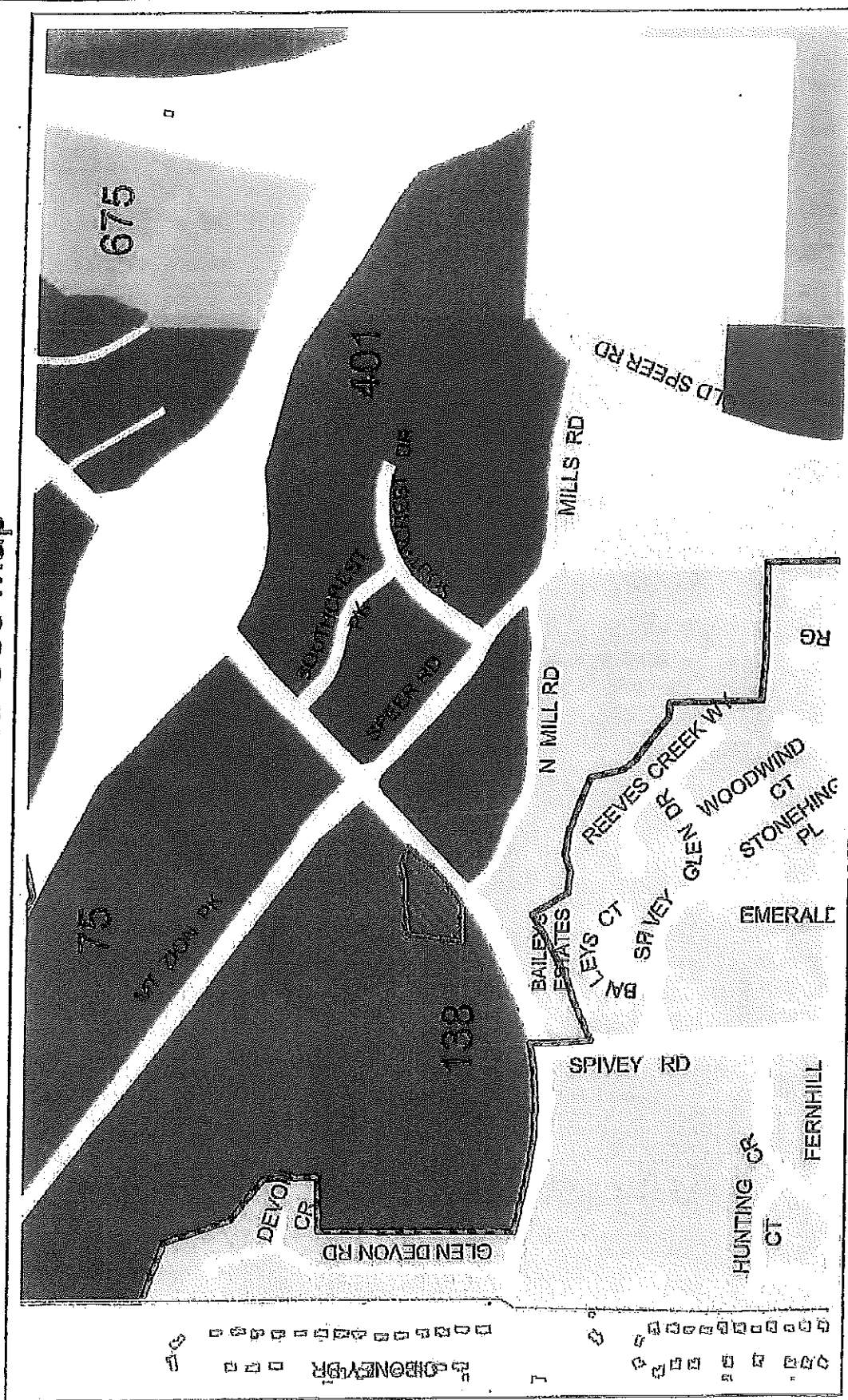
Scale: 1"= 800'



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

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, 1141 North Henry Boulevard, Stockbridge, GA 30281
Public Hearing: 6:00 P.M.

REZONING:
HZ-16-223
Valeen Pate 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 68 of the 12th District. The property consists of 2.017 acres and is presently zoned C-1 and is being used for a restaurant development.

HZ-16-09
Estate of Guay L. Chen and Thio, Maria, Trust/Trustee, Yeo, Chao Z. of McDonough, GA requests a rezoning from C-1 (Neighborhood Commercial) to R-1 (Residential Single-Family) for a City of Stockbridge designation of PTD (Planned Town Development) for the property located at 12264 Woodcock Road in Land Lot 77-78 of the 6th District. The property consists of 150.667 acres and is being used for a commercial and residential development.

020-07579-9/20

PUBLIC HEARING

ITEM #4 - AX-16-01-S -

Annexation Request

Kirk and Vanlila Amin (property owners) request a 100% method annexation of Parcel Number 053-01015000 into the City of Stockbridge. Location: Northeast corner of 2153 Jodeco Road, west of Mt. Olive Road, south of Jodeco Road. Lot Size: .053 +/-acres. The subject property is zoned C-2 (General Commercial).

Presented by: Dale Hall, Administration & Community Services Director

STATE OF GEORGIA

CITY OF STOCKBRIDGE

ORDINANCE NO.

AN ORDINANCE TO ANNEX CERTAIN PROPERTY INTO THE CITY OF STOCKBRIDGE; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

WHEREAS, the governing authority of the City of Stockbridge, Georgia desires to annex certain property into the City and to modify the zoning designation of certain property located within the City;

WHEREAS, pursuant to Section 8.36.015 of the Stockbridge Municipal Code, so long as the City and Henry County zoning ordinances share a common zoning classification for such use, and as provided under Official Code of Georgia Annotated Section 36-66-4(e), a zoning action taken pursuant to [Section 8.36.015] shall exempt the City from the notice and public hearing requirements of the Zoning Procedure Law, Official Code of Georgia Annotated Section 36-66-1 et seq., and the zoning amendment procedures under [the Stockbridge Municipal Code]; and

WHEREAS, the health, safety, and welfare of the citizens of Stockbridge, Georgia, will be positively impacted by the adoption of this Ordinance.

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

Section 1. The property described in Exhibit "A", a copy of which is attached hereto and incorporated herein by reference, is hereby annexed into the City of Stockbridge, Georgia pursuant to the authority of O.C.G.A. Sections 36-36-1 *et seq.* and 36-36-90 *et seq.*

Section 2. Pursuant to Section 8.36.015 of the Stockbridge Municipal Code and as provided under Official Code of Georgia Annotated Section 36-66-4(e), the property described in Exhibit "A," a copy of which is attached hereto and incorporated herein by reference, is automatically zoned by the City through the operation of said Section 8.36.015 of the Stockbridge Municipal Code for the same use for which the property was zoned immediately prior to annexation (C-2, General Commercial), such rezoning to be noted on the City of Stockbridge Official Zoning Map approved by Mayor and Council as soon as reasonably possible following adoption of this Ordinance by the Zoning Administrator along with an editorial note on the City of Stockbridge Official Zoning Map approved by Mayor and Council specifying the parcel(s) affected by this Ordinance and the date of adoption of this Ordinance.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause 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 Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. Penalties in effect for violations of the Zoning Ordinance of the City of Stockbridge at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

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

ORDAINED this _____ 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

Date Presented to Mayor: _____

Date Received from Mayor: _____

EXHIBIT "A"

That certain parcel of land known as Tax Parcel Number 053-01015000 according to the system of numbering tax parcels in Henry County, Georgia, more particularly described as follows:

[Attach legal description for 0.053 acres]

05000
002041 Amend
1231 KINGSDON RD
MOLDAWS GA 30260
770-968-0386

BOOK 5000 PAGE 204

QUIT CLAIM DEED

**STATE OF GEORGIA
COUNTY OF HENRY**

THIS DEED, made this 15 day of May, in the year Two Thousand and Two, between Nafai Patel as Grantor and Kiril Amin and Vanisha Amin as Grantees, (the terms Grantor and Grantees include their respective heirs, successors, and assigns where the context requires or permits)

WITNESSETH THAT Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, in hand paid at and before the signing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has bargained, sold, and conveyed, and by these presents does hereby bargain, sell, remise, release, and forever quit-claim unto Grantees all the right, title, interest, claim, or demand which the said Grantor has, or may have had, in and to the following described real property, to wit:

"All that tract and parcel of land lying and being in and to lot 78 of the 6th Land District of Henry County, Georgia, more particularly described as follows:

Commencing at the existing intersection of the Southerly right of way of State Route 351 (Judeco Rd. R/W varies), and the Westerly right of way of Mt. Olive Rd. R/W varies, Thence Southeasterly along the existing right of way of Mt. Olive Rd. a distance of 70.73 feet to a point, this point being **THE POINT OF BEGINNING**.

Boundary Point of Beginning:

Thence along an arc of 55.82 feet to the left having a radius of 20.0 feet, and a chord bearing of S 80°16'15"E for 54.93 feet to a point; Thence N 81°38'49"E for 102.10 feet to a point; Thence along an arc of 73.04 feet to the right having a radius of 60.0 feet, and a chord bearing of S 61°59'40"E for 68.61 feet to a point; Thence S 27°59'42"E for 72.50 feet to a point; Thence 87°44'18"W for 268.24 feet to a point; Thence N 02°15'42"W for 90.00 feet to a point; Thence N 62°32'07"W for 24.59 feet to The Point of Beginning.

Containing 23,069.13 sq. ft. (0.529 acre) as per Plat prepared by Precision Surveying & Mapping (Angel M. Murrin, GA. R.L.S. #2642 dated 9-08-94)."

This conveyance is made subject to all zoning ordinances, easements, and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said described premises unto said Grantees, so that neither the said Grantor, nor any other person claiming under Grantor shall at any time, claim or demand any right, title, or interest in the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed this day and year first above written.

REAL ESTATE TRANSFER TAX
HENRY COUNTY
SUPERIOR COURT

MAY 16 2002

PAID \$
CLERK OF SUPERIOR COURT

Nafai Patel

Kiril B. Amin

Signed, sealed, and delivered in the presence of:

R. J. B.
Witness

[Signature]
Notary Public

My Commission Expires



BOOK 023445
FILED IN OFFICE
05/16/2002
11:32:42AM
00000000 PG 0204
NORTH A. LEWIS
CLERK OF
SUPERIOR COURT
HENRY COUNTY, GA.

EXHIBIT A
PAGE 1 OF 1



Henry County Planning & Zoning

AX-16-01-S

Commission District: 2
Commissioner: Brian Preston
Report Prepared by: Daunte' Gibbs, Director

Applicant: Jodeco Road, LLC

Property Owner: Kirit and Vanlila Amin

Location: Northeast corner of 2153 Jodeco Road (parcel 053-01018000), west of Mt. Olive Road, south of Jodeco Road

Parcel ID(s): 053-01015000

Request: Annexation

Lot Size: 0.53+/- acres

Zoning History: The subject property is currently zoned C-2 (General Commercial). Adjacent properties are currently zoned as follows:

North	C-2 (General Commercial)
	C-3 (Highway Commercial)
South	RA (Residential Agricultural)
East	C-2 (General Commercial)
	R-3 (Single Family Residence)
West	C-2 (General Commercial)
	RA (Residential Agricultural)

Current Land Use: Vacant

Future Land Use: Commercial

City
Proposed Zoning: PTD (Planned Town Development) City of Stockbridge

Comments: The owner of the subject property is requesting a 100% method annexation of parcel number 053-01015000 into the City of Stockbridge. According to the Official Code Georgia Annotated, O.C.G.A. § 36-36-20, municipal corporations can annex unincorporated areas contiguous to the existing corporate limits — "contiguous" means abuts the municipal limits, or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by some other political subdivision, or the lands owned by the state. Unless the City of Stockbridge can confirm that the proposed annexation meets the parameters outlined in O.C.G.A. § 36-36-20, the request may need further examination to determine its validity.

The City of Stockbridge intends to annex the subject property under 100% method. The requested zoning for the subject 0.53+/- acres is PTD (Planned Town Development). The following summary outlines the PTD zoning requirements listed in the City of Stockbridge code of Ordinances.

City of Stockbridge Planned Town Development Summary

The City of Stockbridge adopted Henry County's zoning code by reference as it was amended through June 20, 1995, except for certain sections. One of those sections was 3-7-157 PD: *Planned Development district*. Instead, the provision for planned developments in the City of Stockbridge is 8.36.050 *Planned Town Development district*.

Application Procedure

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.

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

This is a 30 day period within which P&Z shall make comments and recommendations regarding the preliminary concept plan. There is a list of required information for the preliminary concept plan review. Some key information was not submitted with the previous 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 8.36.505.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 Application

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

Characteristics of a PTD

A PTD can be comprised of TND, MUND, and/or CD (8.36.050.E).

Residential Uses (8.36.050.E.1)

The TND residential uses should be single-family (8.36.050.E.1.a). There should be twice as much TND as CD (if there is any CD).

The CD residential uses should be single-family (8.36.050.E.1.b).

The MUND residential uses may be single-family, townhouses, loft-condos, and/or loft-apartments (8.36.050.E.1.c). The MUND minimum single-family percentage is 60%. The MUND townhouses shall be a minimum of 15% and a maximum of 25%. The MUND condos/apartments/loft condos/loft apartments shall be a minimum of 15% and a maximum of 25%. If there is any remaining percentages (which shall not exceed 10%), they cannot be used for apartments/loft apartments. An amount equal to at least 20% of the square footage of MUND non-residential uses have to be condo or apartment lofts.

The MUND non-residential uses are regulated as 1) neighborhood centers, and 2) non-residential. The MUND Neighborhood centers are required to have mixed use buildings. The MUND non-residential uses are regulated as follows: there must be at least 1 square foot of non-residential space for every 4 square feet of residential space. The MUND non-residential space must be a mixture of at least two types of non-residential uses.

Additionally, the MUND area has public space, parking, streetscape, and signage requirements.

The PTD as a whole has amenity requirements determined by formula (8.36.050.E.2).

Non-Residential Uses (8.36.050.E.3&4)

None of the areas within the PTD allow hotels as a permitted use. The TND non-residential uses are limited by size. 15,000 square feet is the largest allowable size for certain TND non-residential uses. The CD non-residential uses allow typical C-1 (Neighborhood Commercial) and C-2 (General Commercial) uses. The MUND non-residential uses are regulated very similarly to TND non-residential uses.

Conditional Uses (8.36.050.E.7)

As a separate application process, the City Council may grant conditional uses including small hotels not to exceed 20,000 square feet (upper floors only), and non-residential uses greater than 15,000 square feet (but not to exceed 50,000).

The PTD is limited to 25% impervious with the provision of certain percentage bonuses.

Attachments:

- Application for Annexation
- Tax Map
- Current Zoning Map
- Aerial Map
- Future Land Use Map

B2 • SATURDAY, FEBRUARY 13, 2016

henryherald.com • news-daily.com

Classifieds

henryherald.com • news-daily.com

SATURDAY, FEBRUARY 13, 2016



PUBLIC HEARINGS

PUBLIC HEARING NOTICE
Henry County Board
of Commissioners

Date: Tuesday, March 1,
2016
Location: Henry County
Administration Building
140 Henry Parkway
Macon, Georgia 31203
Time: Meeting: 5:00 P.M.
Community Meeting Room

AMENDMENT:
A-16-0118
Unit and Vanilla Amin of
Morrow, GA request an at-
tachment into the City of
Stonewall for the property
located at the northeast cor-
ner of 2153 Jackson Road
west of 11th Olive Road and
south of Jackson Road in
Land Lot 78 of the 6th Dis-
trict. The property consists
of 5.71 acres, District 2.

A-16-0118-S
Estate of Gary L. Chen & the
Marina Trust of McDonough
GA request an annexation
into the City of Stonebridge
for the property located at
2153 Jackson Road in Land
Lot 78 and 83 of the
6th District. The property
consists of 10.816 acres
District 2.

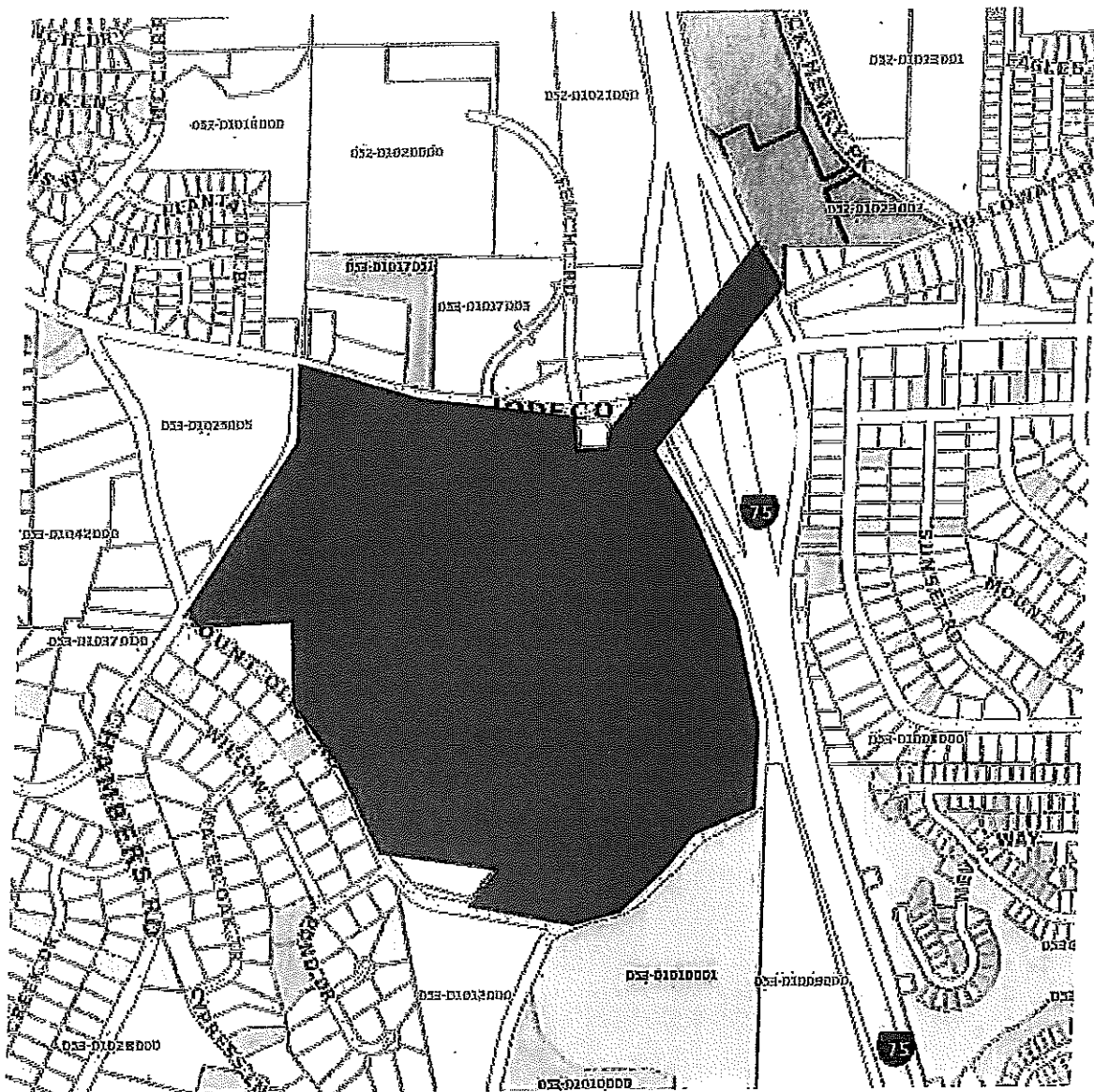
822400004-2/16



Stockbridge Annexations

AX16-42: Tax Map 053-01015000

AX16-43: Tax Map 053-01018000



Map not to scale

February 1, 2016

100% Method by O.C.G.A § 36-36-20(a)(1)(A)

FALCON DESIGN CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

WWW.FALCONDESIGNCONSULTANTS.COM

February 8, 2016

Mr. Dale Hall
Administration & Community Service Director
4640 North Henry Boulevard
Stockbridge, GA 30281

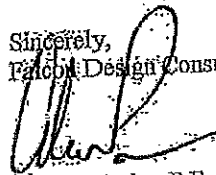
RE: "Jodeco" Project Annexation and Zoning Documents

Dear Mr. Hall:

This letter is to clarify the previously submitted annexation and zoning documents. Please note, our documents refer to the requested zoning in the City of Stockbridge as "PUD". The correct designation should be Planned Town Development or "PTD". Please note this in your records for the annexation and zoning documents submitted last week.

Please let me know if you have any further questions.

Sincerely,
Falcon Design Consultants



Adam L. Price, P.E.
Managing Partner

CC: Daunte Gibbs, Director, Henry County Planning & Zoning



City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281
City Hall: (770) 389-7900 • Fax: (770) 389-7912

February 5, 2016

VIA CERTIFIED MAIL

Mr. Lyndon Bonner
County Manager, Henry County
140 Henry Parkway
McDonough, Georgia 30253

Re: Notification of Annexation for Jodeco Road Property – Tax Map 053-01015000

Dear Mr. Bonner,

Please be advised that the City of Stockbridge, Georgia, by the authority vested in the Mayor and Council of the City of Stockbridge, Georgia by Article 2 of Chapter 36, Title 36, O.C.G.A., intends to annex the property hereinafter described by the attached property owner's annexation application at a future meeting of the Mayor and City Council.

Notice is further given that if the County has any legitimate bona fide land use classification objections to said zoning, it must take the actions required of it under the "Land Use Classification Dispute Resolution Agreement" entered into between the City and the County dated July 1, 1998.

A similar copy of this letter was hand-delivered on February 1st along with the applicant's annexation and zoning applications to the Henry County Planning & Zoning Department.

A public hearing on zoning of the property to PTD (Planned Town Development District) will be heard by the City Council after the appropriate review by the Henry County Zoning Advisory Board in March.

Sincerely,

Dale A. Hall, PLA, AICP
Administration & Community Services Director

Enclosures

C: Michael Harris, City Manager
Daunte Gibb, Henry County Planning & Zoning



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

Annexation No: AX1642 Date: 2-1-2016

RECEIVED

Received by:

Theresa Holiday
City Clerk

FEB 1 2016

TYPE OF ANNEXATION

City Clerk's Office
City of Stockbridge

- ☐ 60% Method: Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.
- ☒ 100% Method: Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: _____

Is this property contiguous to the city limits? ☒ Yes ☐ No

LAND USE AND ZONING

County: Henry County

County Zoning Classification: G-2

Present Land Use: vacant

Requested Zoning Classification: Commercial

PROPERTY OWNER

Name: Kirft and Vanlila Amin

Mailing Address: 1281 Kingston Road - Morrow, GA 30260

Telephone: (404) 944-2248

Email: mailboxexp@gmail.com

Signature: K. Amin / V. L. Amin

Date: 1-6-2016

* If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANT

Name: Jodeco Road, LLC

Mailing Address: P.O. Box 18713 - Huntsville, AL 35804

Telephone: (256) 489-4157

Email: max@rexcp.com

Signature: [Signature]

Date: _____

Signature: [Signature]

Date: 2/1/2016

PLEASE DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name:

Kirit and Vanlila Amin

Property Address: Jodeco Road - Tax Map 053-01015000

Telephone: (404) 944-2248

Email: mailboxexp@gmail.com

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

Signature: K. Amin V. L. Amin

Date: 1-6-2016

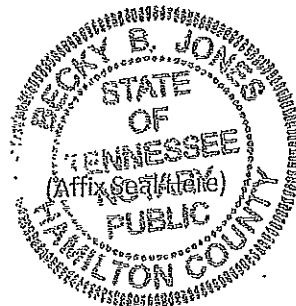
Personally appeared before me

KIRIT AND VANLILA AMIN

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Becky B. Jones
Notary Public

1.6.2016
Date



Print

05000
092041 Amend
JAN KINGSTON JR
MILWAUKEE 5303260
774-968-6586

BOOK 5000 PAGE 204

DEED
STATE OF GEORGIA
COUNTY OF HENRY

THIS DEED, made this 15th day of May, in the year two thousand and seven, by and between Paul J. Connor and Kim Ann King, both of legal age, (the terms Grantor and Grantee to include their respective heirs, successors, and assigns where the context requires or permits)

WITNESSETH that in consideration, for and to the satisfaction of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, in hand paid at said place by said Grantee, the receipt, sufficiency and validity of which being hereby acknowledged by Grantor, this deed is hereby made, sold, conveyed, and by these presents does hereby bargain, sell, remise, release, and convey unto Grantee all the right, title, interest, claim, or demand which the said Grantor has, or may have had, in and to the following described real property, to wit:

"All that tract and parcel of land lying and being in and to the 6th and 7th District of Henry County, Georgia, more particularly described as follows:

Commencing at the existing intersection of the Southern right of way of State Route 551 (Linden Rd. R/W varies), and the Western right of way of M. Olive Rd. R/W varies, thence Southwesterly along the existing right of way of M. Olive Rd. a distance of 70.73 feet to a point, this point being THE POINT OF BEGINNING.

Boundary Point of Beginning

Thence along an arc of 55.82 feet to the left having a radius of 80.00 feet, and a chord bearing of S 80° 16' 15" E for 51.23 feet to a point; Thence N 81° 38' 49" E for 102.10 feet to a point; Thence along an arc of 73.04 feet to the right having a radius of 80.00 feet, and a chord bearing of S 61° 59' 40" E for 68.61 feet to a point; Thence S 37° 59' 42" E for 72.50 feet to a point; Thence S 7° 44' 18" W for 268.34 feet to a point; Thence N 12° 15' 42" W for 90.00 feet to a point; Thence N 62° 32' 17" W for 24.59 feet to the Point of Beginning.

Containing 23,809.13 sq. ft. (0.527 acres) as per Plat prepared by Precision Surveying & Mapping (Angel M. Marrero, G.A. R.L.S. #2642 dated 11-08-01).

This conveyance is made subject to all zoning ordinances, easements, and restrictions of record affecting said improved premises.

IT IS HEREBY AGREED that the said described premises unto said Grantee, and that neither the said Grantor nor any other person claiming under Grantor shall at any time claim or demand any right, title, or interest in the aforesaid described premises or the appurtenances.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year first above written.

REAL ESTATE TRANSFER TAX
HENRY COUNTY
SUPERIOR COURT

Notary Public

MAY 16 2007

Notary Public
Signature

McDonnell B. Powell

Signed, sealed, and delivered in the presence of:

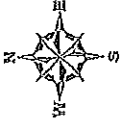
Witness

Notary Public

My Commission Expires



BOOK 5000 PAGE 204
FILED IN OFFICE
MAY 16 2007
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA.



Legend

2011_PARCEL_ZONING

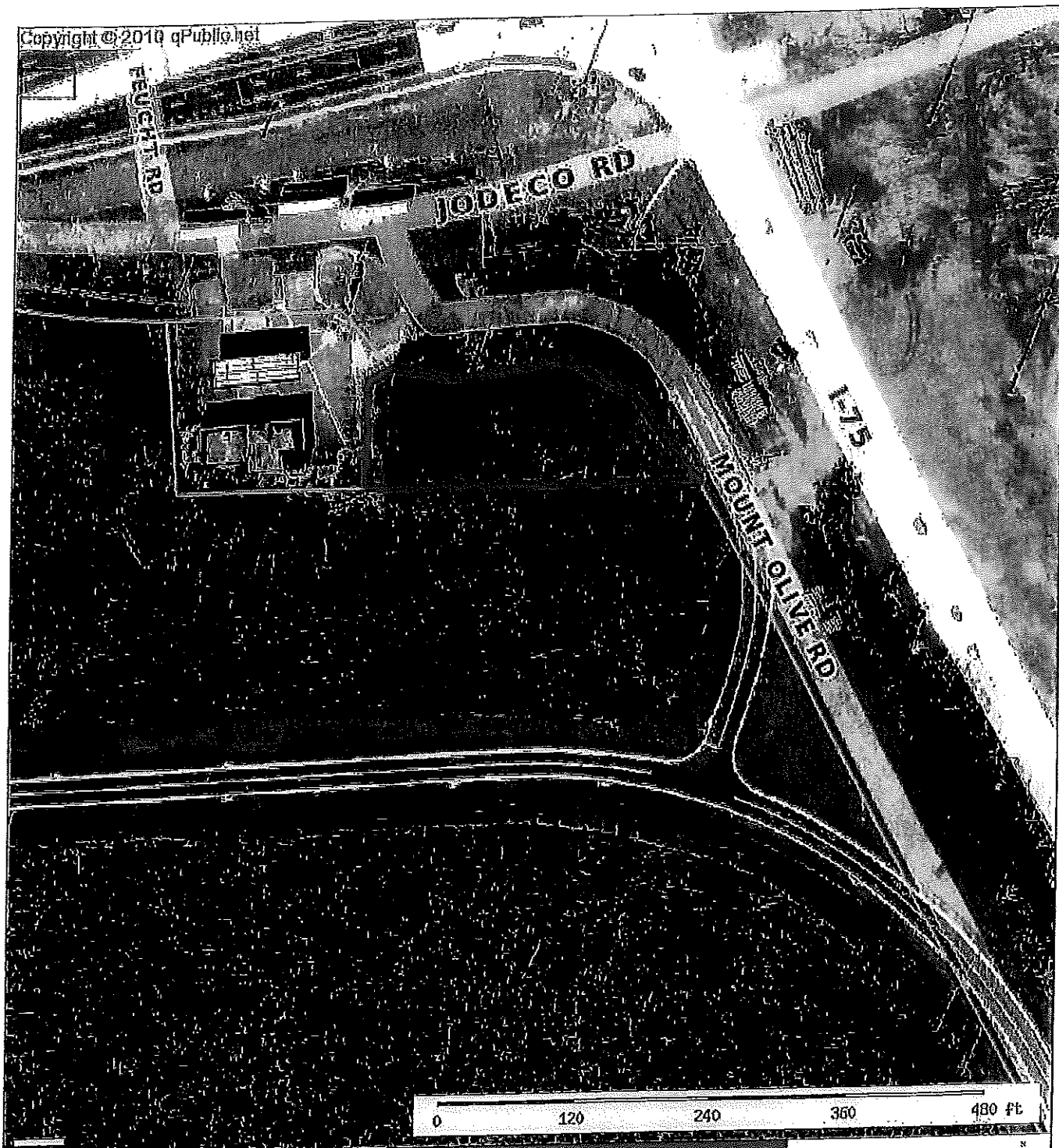
- RA
- RS
- R-1
- R-2
- R-3
- R-4
- RD
- RM
- RMH
- OI
- C-1
- C-2
- C-3
- M-1
- M-2
- PD
- CITY

Scale: 1"= 800'

Current Zoning

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

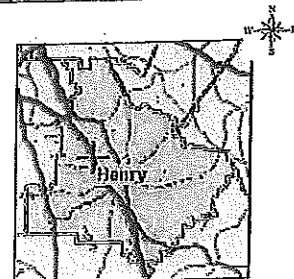
MOUNT OLIVA



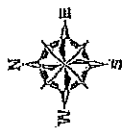
Henry County Assessor

Parcel: .053-01015000 Acres: 0.53

Name	AMIN KIRIT & VANLILA	Land Value	\$156,700.00
Site	JODECO RD	Building Value	\$0.00
Sale	\$0 on 05-2002 Reason=QC.Qual=U	Misc Value	\$0.00
	1281 KINGSTON RD	Total Value	\$156,700.00
Mail	MORROW, GA 30260		



Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County courthouse or can be determined by employing the services of a licensed surveyor.
Date printed: 02/03/16 : 09:15:09



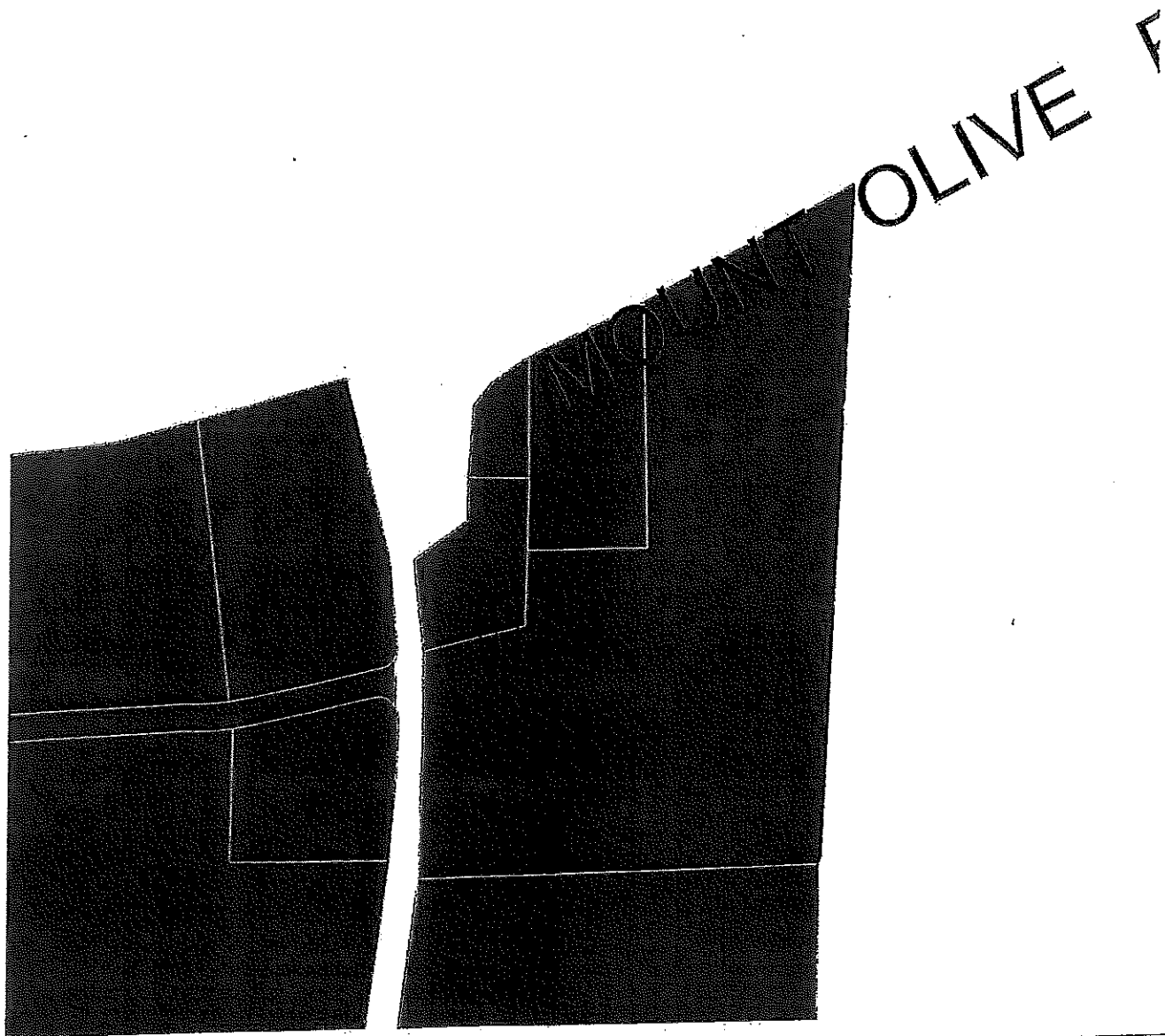
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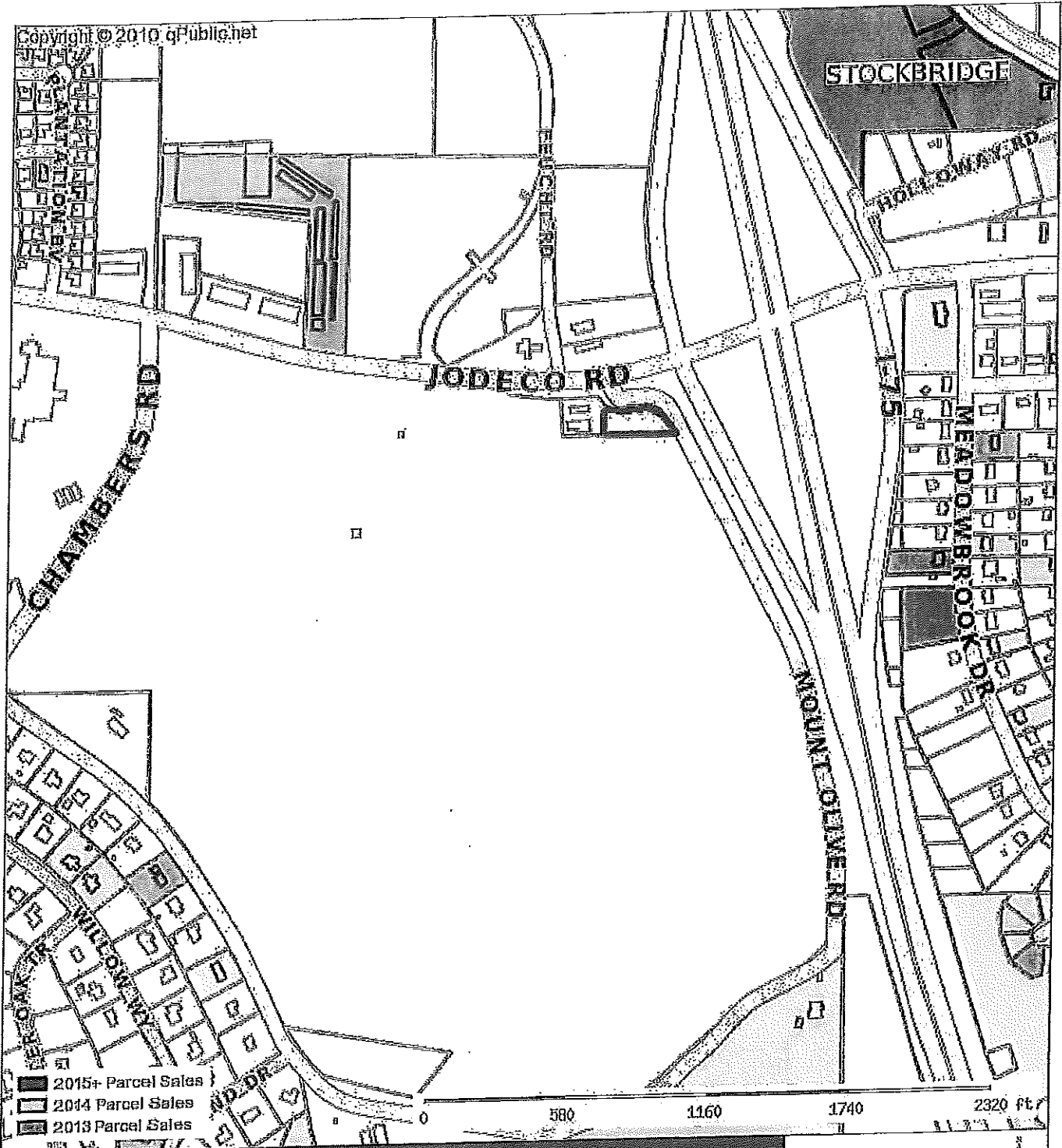
COM
HD
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TCU

Scale: 1"= 800'

Future Land Use Map

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

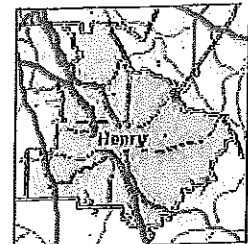




Henry County Assessor

Parcel: 053-01015000 Acres: 0.53

Name	AMIN KIRIT & VANLILA	Land Value	\$156,700.00
Site	JODECO RD	Building Value	\$0.00
Sale	\$0 on 05-2002 Reason=QC Qual=U	Misc Value	\$0.00
Mail	1281 KINGSTON RD MORROW, GA 30260	Total Value	\$156,700.00



Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County courthouse or can be determined by employing the services of a licensed surveyor.
Date printed: 02/04/16 : 12:24:29



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

Annexation No: AX1642 Date: 2-1-2016

RECEIVED

Received by: Vanessa Holiday
City Clerk

FEB 1 2016

TYPE OF ANNEXATION

City Clerk's Office
City of Stockbridge

- ☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.
- ☒ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: _____

Is this property contiguous to the city limits? ☒ Yes ☐ No

LAND USE AND ZONING

County: Henry County

County Zoning Classification: C-2

Present Land Use: vacant

Requested Zoning Classification: Commercial

PROPERTY OWNER

Name: Kirit and Vanlila Amin

Mailing Address: 1281 Kingston Road - Morrow, GA 30260

Telephone: (404) 944-2248

Email: mailboxexp@gmail.com

Signature: K. Amin / V. L. Amin

Date: 1-6-2016

* If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANT

Name: Jodeco Road, LLC

Mailing Address: P.O. Box 18713 - Huntsville, AL 35804

Telephone: (256) 489-4157

Email: max@rexcp.com

Signature: [Signature]

Date: _____

Signature: [Signature]

Date: 2/1/2016

PLEASE DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name:

Kirit and Vanlila Amin

Property Address: Jodeco Road - Tax Map 053-01015000

Telephone: (404) 944-2248

Email: mailboxexp@gmail.com

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

Signature: K. Amin V. L. Amin

Date: 1-6-2016

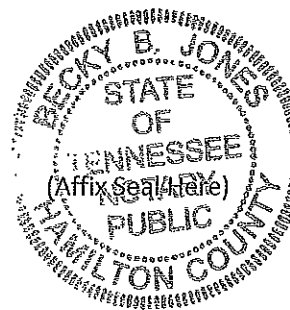
Personally appeared before me

KIRIT AND VANLILA AMIN

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Becky B. Jones
Notary Public

1.6.2016
Date



Print

05000
002041 Amin
1281 KINGSTON RD
MOLDAWD GA 30240
770-968-6586

BOOK 5000 PAGE 204

QUIT CLAIM DEED

**STATE OF GEORGIA
COUNTY OF HENRY**

THIS DEED, made this 15 day of May, in the year Two Thousand and Two, between Natini Patel as Grantor and Kirti Amin and Vanisha Amin as Grantees, (the terms Grantor and Grantees include their respective heirs, successors, and assigns where the context requires or permits)

WITNESSETH THAT Grantor, for and in consideration of the sum of **ONE DOLLAR (\$1.00)** and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has bargained, sold, and conveyed, and by these presents does hereby bargain, sell, remise, release, and forever quit-claim unto Grantees all the right, title, interest, claim, or demand which the said Grantor has, or may have had, in and to the following described real property, to wit:

"All that tract and parcel of land lying and being in land lot 78 of the 6th Land District of Henry County, Georgia more particularly described as follows:

Commencing at the existing intersection of the Southerly right of way of State Route 351 (Jolico Rd. R/W varies), and the Westerly right of way of Mt. Olive Rd. R/W varies, Thence Southeasterly along the existing right of way of Mt. Olive Rd. a distance of 70.73 feet to a point, this point being **THE POINT OF BEGINNING**.

From said Point of Beginning:

Thence along an arc of 55.82 feet to the left having a radius of 200 feet, and a chord bearing of S 80°16'15"E for 54.93 feet to a point; Thence N 81°38'49"E for 102.10 feet to a point; Thence along an arc of 73.04 feet to the right having a radius of 60.0 feet, and a chord bearing of S 61°59'40"E for 68.61 feet to a point; Thence S 27°59'42"E for 72.50 feet to a point; Thence 87° 44' 18" W for 268.24 feet to a point; Thence N 02°15'42" W for 90.00 feet to a point; Thence N 62° 32'07" W for 24.59 feet to The Point of Beginning.

Containing 23,069.13 sq. ft. (0.529 acre) as per Plat prepared by Precision Surveying & Mapping (Angel M. Morreir, G.A. R.L.S. #2642 dated 9-08-94).

This conveyance is made subject to all zoning ordinances, easements, and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said described premises unto said Grantees, so that neither the said Grantor, nor any other person claiming under Grantor shall at any time, claim or demand any right, title, or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF Grantor has signed and sealed this Deed the day and year first above written.

REAL ESTATE TRANSFER TAX
HENRY COUNTY
SUPERIOR COURT

Natini Patel

MAY 16 2002

PAID \$
[Signature]
COUNTY CLERK

[Signature]

Signed, sealed, and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public

My Commission Expires



BOOK 003445
FILED IN OFFICE
05/16/2002
11:32:42AM
PK:05000 PG:0204
JUDITH A. LEWIS
CLERK OF
SUPERIOR COURT
HENRY COUNTY, GA

FALCON DESIGN CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

WWW.FALCONDESIGNCONSULTANTS.COM

February 8, 2016

Mr. Dale Hall
Administration & Community Service Director
4640 North Henry Boulevard
Stockbridge, GA 30281

RE: "Jodeco" Project Annexation and Zoning Documents

Dear Mr. Hall:

This letter is to clarify the previously submitted annexation and zoning documents. Please note, our documents refer to the requested zoning in the City of Stockbridge as "PUD". The correct designation should be Planned Town Development or "PTD". Please note this in your records for the annexation and zoning documents submitted last week.

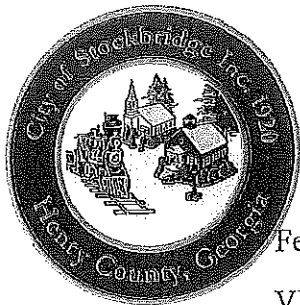
Please let me know if you have any further questions.

Sincerely,
Falcon Design Consultants



Adam L. Price, P.E.
Managing Partner

CC: Daunte Gibbs, Director, Henry County Planning & Zoning



City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281

City Hall: (770) 389-7900 • Fax: (770) 389-7912

February 5, 2016

VIA CERTIFIED MAIL

Mr. Lyndon Bonner
County Manager, Henry County
140 Henry Parkway
McDonough, Georgia 30253

Re: Notification of Annexation for Jodeco Road Property – Tax Map 053-01015000

Dear Mr. Bonner,

Please be advised that the City of Stockbridge, Georgia, by the authority vested in the Mayor and Council of the City of Stockbridge, Georgia by Article 2 of Chapter 36, Title 36, O.C.G.A., intends to annex the property hereinafter described by the attached property owner's annexation application at a future meeting of the Mayor and City Council.

Notice is further given that if the County has any legitimate bona fide land use classification objections to said zoning, it must take the actions required of it under the "Land Use Classification Dispute Resolution Agreement" entered into between the City and the County dated July 1, 1998.

A similar copy of this letter was hand-delivered on February 1st along with the applicant's annexation and zoning applications to the Henry County Planning & Zoning Department.

A public hearing on zoning of the property to PTD (Planned Town Development District) will be heard by the City Council after the appropriate review by the Henry County Zoning Advisory Board in March.

Sincerely,

Dale A. Hall, PLA, AICP

Administration & Community Services Director

Enclosures

C: Michael Harris, City Manager

Daunte Gibb, Henry County Planning & Zoning

7014 3490 0002 3144 7829

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only		
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Restricted Delivery Fee (Endorsement Required)	\$0.00	
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Total Postage & Fees	\$6.25	02/05/2016
Sent To Lyndon Bonner Street & Apt. No. or PO Box No. 140 Henry Parkway City, State, ZIP+4 McDonough GA 30253		
PS Form 3800, July 2012 See Reverse for Instructions		

STOCKBRIDGE
 110 WALTER WAY
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 GA
 302819998
 1282500381
 (800)275-8777 3:23 PM
 02/05/2016

Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic) (MCDONOUGH, GA 30253) (Weight: 0 Lb 1.80 Oz) (Expected Delivery Day) (Monday 02/08/2016)	1	\$0.71
Certified (USPS Certified Mail #) (70143490000231447829)	1	\$3.45
Return Receipt (USPS Return Receipt #) (9590952106150285174838)	1	\$2.80
Total		\$6.96
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SENDER: COMPLETE THIS SECTION

- ☒ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
☒ Print your name and address on the reverse so that we can return the card to you.
☒ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Lyndon Bonner
County Manager, Henry County
140 Henry Parkway
McDonough GA 30253

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Lyndon Bonner

☐ Agent
☐ Addressee

B. Received by (Printed Name)

Lyndon Bonner

C. Date of Delivery

2/8/16

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No



3. Service Type

☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service)

7034-3490 0002 3144 7829

PS Form 3811, July 2013

Domestic Return Receipt

PUBLIC HEARING

ITEM # 5 - RZ-16-03 & AX-16-02-S

Rezoning and Annexation 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

STATE OF GEORGIA

CITY OF STOCKBRIDGE

ORDINANCE NO.

AN ORDINANCE TO ANNEX CERTAIN PROPERTY INTO THE CITY OF STOCKBRIDGE AND TO AMEND THE OFFICIAL ZONING MAP, CITY OF STOCKBRIDGE, GEORGIA, AS AMENDED; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

WHEREAS, the governing authority of the City of Stockbridge, Georgia desires to annex certain property into the City and to modify the zoning designation of certain property located within the City; and,

WHEREAS, the health, safety, and welfare of the citizens of Stockbridge, Georgia, will be positively impacted by the adoption of this Ordinance.

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

Section 1. The property described in Exhibit “A” (the “Property”), a copy of which is attached hereto and incorporated herein by reference, is hereby annexed into the City of Stockbridge, Georgia pursuant to the authority of O.C.G.A. Sections 36-36-1 *et seq.* and 36-36-90 *et seq.*

Section 2. The property described in Exhibit “A,” a copy of which is attached hereto and incorporated herein by reference, is hereby rezoned to PTD (Planned Town Development) (City of Stockbridge’s Classification) with conditions, such rezoning to be noted on the City of Stockbridge Official Zoning Map approved by Mayor and Council as soon as reasonably possible following adoption of this Ordinance by the Zoning Administrator along with an editorial note on the City of Stockbridge Official Zoning Map approved by Mayor and Council specifying the parcel(s) affected by this Ordinance and the date of adoption of this Ordinance. Until the rezoning is indicated on the City of Stockbridge Official Zoning Map approved by Mayor and Council, this Ordinance shall govern over the City of Stockbridge Official Zoning Map approved by Mayor and Council to the extent of any discrepancy between this Ordinance and the City of Stockbridge Official Zoning Map approved by Mayor and Council. Such rezoning shall be conditioned on the following:

1. The Property shall be developed in substantial accordance with the site plan shown in Exhibit “B,” a copy of which is attached hereto and incorporated herein by reference
2. No permits or plans for any development of the Property shall be approved by the City until such time as a development agreement encumbering the Property is entered into between the owners and/or developers of the Property and the City.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause 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 Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. Penalties in effect for violations of the Zoning Ordinance of the City of Stockbridge at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

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

ORDAINED this _____ 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

Date Presented to Mayor: _____

Date Received from Mayor: _____

EXHIBIT "A"

A portion of that certain parcel of land known as Tax Parcel Number 053-01018000 according to the system of numbering tax parcels in Henry County, Georgia, more particularly shown as follows:

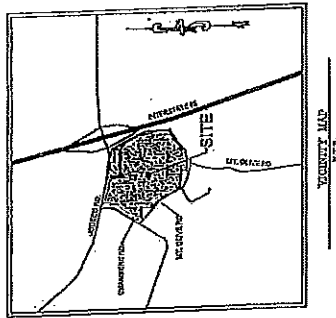
[Attach legal description for 158.65 acres]

[illegible]

THE UNIVERSITY OF CHICAGO PRESS, 5 EAST LEXINGTON AVENUE, NEW YORK, N.Y. 10017-2455, U.S.A. and 100 Brook Hill Drive, West Nyack, N.Y. 10994-2133, U.S.A. (U.S.A. office only). Tel: (212) 850-6640. Fax: (212) 850-6899. E-mail: orderdept@libnet.library.upenn.edu. Website: <http://www.uchicago.edu/press>

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ALTA/ACSM SURVEY FOR:
BODEGA BAY, LLC AND FIDELITY NATIONAL
TITLE INSURANCE COMPANY
LAND LOTS 77, 78 & 88 6th DISTRICT
HENRY COUNTY, GEORGIA



SEN NEHEMIAH, JARVIS.

[illegible]

SECTION 1361105

IN A RECENT REPORT COMMISSIONED BY THE MAYOR'S OFFICE, THE LONDON POLICE AUTHORITY HAS CONCLUDED THAT THE POLICE ARE NOT DOING ENOUGH TO PROTECT THE CITY OF LONDON FROM TERRORISM. THE REPORT, WHICH WAS COMMISSIONED BY THE MAYOR OF LONDON, LORDS OF THE CITY OF LONDON, AND THE LONDON POLICE AUTHORITY, WAS COMMISSIONED BY THE MAYOR OF LONDON, LORDS OF THE CITY OF LONDON, AND THE LONDON POLICE AUTHORITY. THE REPORT, WHICH WAS COMMISSIONED BY THE MAYOR OF LONDON, LORDS OF THE CITY OF LONDON, AND THE LONDON POLICE AUTHORITY, WAS COMMISSIONED BY THE MAYOR OF LONDON, LORDS OF THE CITY OF LONDON, AND THE LONDON POLICE AUTHORITY.

ELSON GOOTE

AS SHOWN BY FACEBOOK, THE NAME OF THE PROPERTY, ADDRESS, COUNTRY, PHONE NUMBER, AND E-MAIL ADDRESS OF THE PROPERTY, THE PROPERTY IS NOT LISTED IN ANY OF THE FOLLOWING:

SUPPLY CERTIFICATE

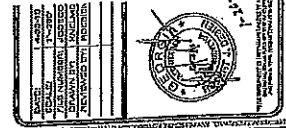
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ALTA/ACSM SURVEY FOR:
BODEGA BAY, LLC AND FIDELITY NATIONAL
TITLE INSURANCE COMPANY
LAND LOTS 77, 78 & 88 6th DISTRICT
HENRY COUNTY, GEORGIA

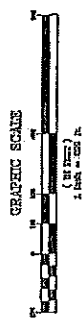
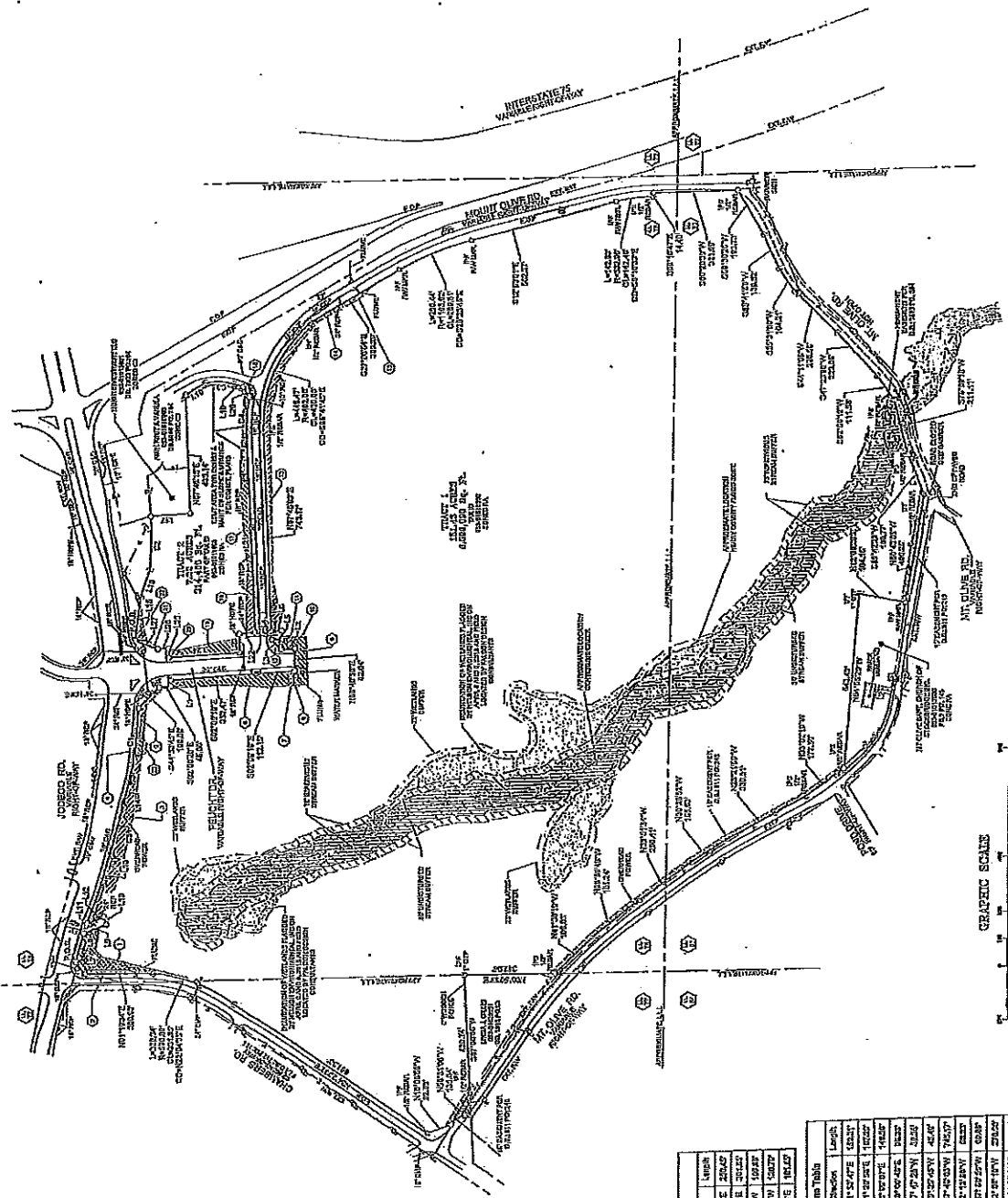
REVISIONS

NO.	DATE	DESCRIPTION
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2	10/15/10	REVISIONS



SHEET NUMBER
2 OF 2

ALTA/ACSM SURVEY FOR:
BODEGA BAY, LLC AND FIDELITY NATIONAL
TITLE INSURANCE COMPANY
LAND LOTS 77, 78 & 88 6th DISTRICT
HENRY COUNTY, GEORGIA



Curve Data

Curve	Stationing	Radius	Length	Area
C1	250+00	1000.00	100.00	10000.00
C2	300+00	1500.00	150.00	22500.00
C3	350+00	2000.00	200.00	40000.00
C4	400+00	2500.00	250.00	62500.00
C5	450+00	3000.00	300.00	90000.00

Line Table

Line	Stationing	Length	Area
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L2	200+00	200.00	40000.00
L3	300+00	300.00	90000.00
L4	400+00	400.00	160000.00
L5	500+00	500.00	250000.00
L6	600+00	600.00	360000.00
L7	700+00	700.00	490000.00
L8	800+00	800.00	640000.00
L9	900+00	900.00	810000.00
L10	1000+00	1000.00	1000000.00

EXHIBIT "B"

SITE PLAN

Exhibit B

Jodeco Crossing
April 2016





EXHIBIT B
PAGE 2 OF 2



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.

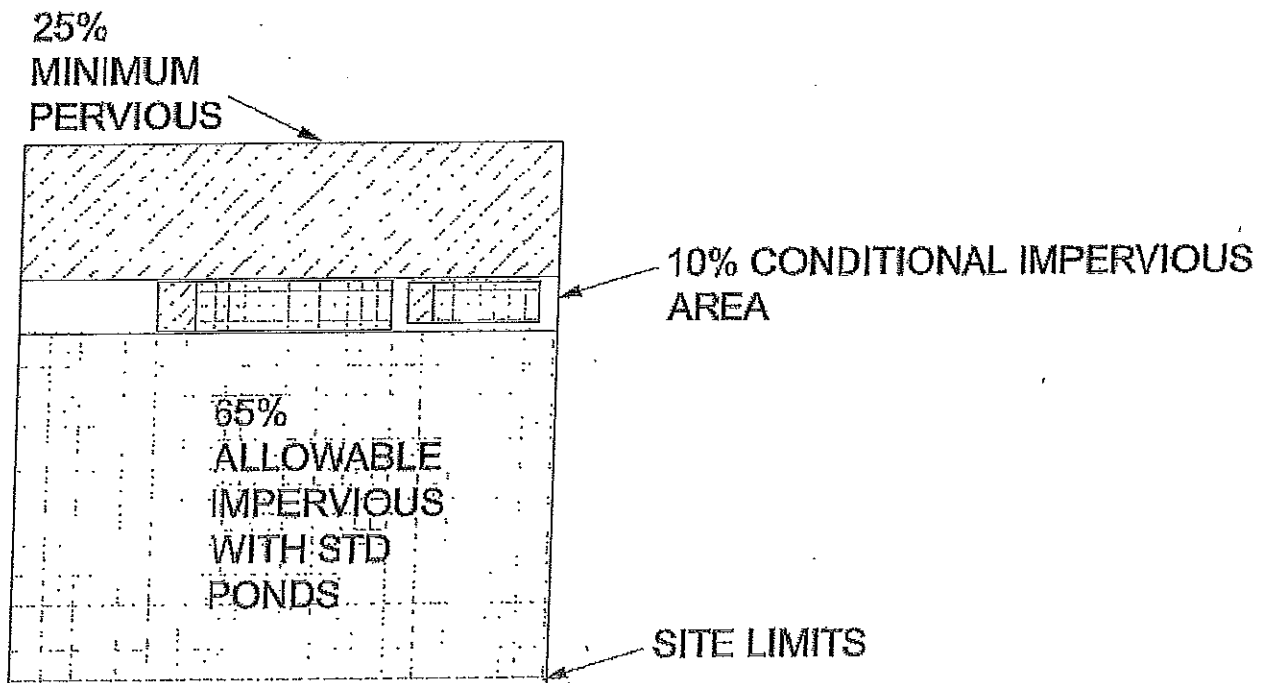
The impacts upon adjacent property owners may include increased noise, light and traffic. Truck traffic, residents, shoppers, employees, and through-traffic would be probable. Buffering should be required to shield adjacent residential and campground properties.

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

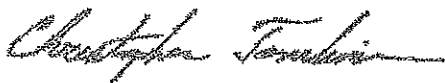
**Notice of Decision for
Request for Non-Expedited Review of
DRI 2504 Jodeco Crossings**

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 DRI
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 COE 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 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 WB Ramps	N/A	N/A	N/A
Jodeco Rd & I-75 SB Ramps	N/A	N/A	N/A
Jodeco Rd & Mt. Olive Rd (Round 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 WB, NBL, Dual SB, & SBL Protected Only Dual WB Protected + Permissive WB, NBL, & SBL Permissive + Overlap NBL
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 & WBL Permissive NBL (NOTE: Signal not Warranted)	Install New Signal Added Turn Lanes: EBL & WBL Permissive NBL (NOTE: Signal not Warranted)	Install New Signal Added Turn Lanes: EBL & WBL Permissive WB, NBL
Jodeco Rd & Flippen Rd	N/A	N/A	Added Turn Lanes: EBL & WBL
Chambers Rd & Edgemoor Rd	Added Turn Lane: WBL	Minor Roundabout	Minor Roundabout
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 & Apex 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 & Road C	N/A	N/A	Stop Condition on Apartment D/W Added Turn Lanes: NBL, NBR, 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 #1	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 SBL

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 HB-920B (Jonesboro Rd). The

Project No.	JOB NO. ROAD WIDENING AND CAMPOUTING ROAD RECONSTRUCTION/REALIGNMENT		Location	Barangay: <u>Barangay</u> District: <u>III</u>		Project No.	2010	
City	AT DISTANCE OF 200 M. FROM THE CENTER OF STATION AND ROAD 1 FROM THE TO THE DISTANCE OF 200 M. FROM THE CENTER		Province	Barangay: <u>Barangay</u>		Year	2010	
Project Name			Section No.	Engineering / Surveying / Planning / Quantity		For the Engineer in Charge / Quantity Surveying / Surveying		
Station	Year	Project Name	Estimated	State	Local	Private	Total	
2010	2010	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2011	2011	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2012	2012	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2013	2013	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2014	2014	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2015	2015	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2016	2016	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2017	2017	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2018	2018	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2019	2019	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2020	2020	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2021	2021	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2022	2022	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2023	2023	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2024	2024	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2025	2025	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2026	2026	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2027	2027	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2028	2028	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2029	2029	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2030	2030	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2031	2031	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2032	2032	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2033	2033	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2034	2034	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2035	2035	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2036	2036	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2037	2037	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2038	2038	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2039	2039	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2040	2040	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2041	2041	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2042	2042	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2043	2043	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2044	2044	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2045	2045	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2046	2046	Local Infrastructure Development Fund	20,000	20,000	20,000	20,000	80,000	
2047	2047	Local Infrastructure Development Fund	20					

[illegible][illegible]

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.

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; tyong@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; lbeall@qrra.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

40 Courtland Street, NE
Atlanta, Georgia 30303-2538

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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-15-22-9

Narayan Patel of Stockbridge,
GA requests a rezoning from
C-1 (Neighborhood Commercial) to C-3 (Highway Com-
mercial) for the property lo-
cated at 1024 Highway 138
in Land Lot 65 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

Estate of Guy L. Oren and
The Marjorie Trust/Trustee
Yeo Oren 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 2158
Jedeco Road in Land Lots
77, 78, and 83 of the 6th Dis-
trict. The property consists
of 189.657 acres, and the
request is for a commercial
and residential development.

828-407579-3/23



Henry County Planning & Zoning

AX-16-02-S

Commission District: 2
Commissioner: Brian Preston
Report Prepared by: Daunte' Gibbs, Director

Applicant: Jeff R. Grant

Property Owner: Yee C. Chen/Estate of Guey L. Chen & The Marital Trust

Location: 2153 Jodeco Road

Parcel ID(s): 053-01018000

Request: Annexation

Lot Size: 163.06+/- acres

Zoning History: The subject property is currently zoned RA (Residential Agricultural). Adjacent properties are currently zoned as follows:

North	C-2 (General Commercial) C-3 (Highway Commercial)
South	RA (Residential Agricultural) R-1 (Single Family Residence) C-3 (Highway Commercial) C-2 (General Commercial)
East	C-2 (General Commercial) R-3 (Single Family Residence)
West	RA (Residential Agricultural)

Current Land Use: Vacant

Future Land Use: Mixed Use & High Density Residential

City
Proposed Zoning: PTD (Planned Town Development) City of Stockbridge

Comments: The owner of the subject property is requesting a 100% method annexation of parcel number 053-01018000 into the City of Stockbridge. According to the Official Code Georgia Annotated, O.C.G.A § 36-36-20, municipal corporations can annex unincorporated areas contiguous to the existing corporate limits -- "contiguous" means abuts the municipal limits, or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by some other political subdivision, or the lands owned by the state. Unless the City of Stockbridge can confirm that the proposed annexation meets the parameters outlined in O.C.G.A § 36-36-20, the request may need further examination to determine its validity.

The City of Stockbridge intends to annex the subject property under 100% method. The requested zoning for the subject 163.06+/- acres is PTD (Planned Town Development). The following summary outlines the PTD zoning requirements listed in the City of Stockbridge code of Ordinances.

Q:\Annexations\STOCKBRIDGE\2016 Stockbridge Annexations\AX-16-02.doc

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

Characteristics of a PTD

A PTD can be comprised of TND, MUND, and/or CD (8.36.050.E).

Residential Uses (8.36.050.E.1)

The TND residential uses should be single-family (8.36.050.E.1.a). There should be twice as much TND as CD (if there is any CD).

The CD residential uses should be single-family (8.36.050.E.1.b).

The MUND residential uses may be single-family, townhouses, loft-condos, and/or loft-apartments (8.36.050.E.1.c). The MUND minimum single-family percentage is 60%. The MUND townhouses shall be a minimum of 15% and a maximum of 25%. The MUND condos/apartments/loft condos/loft apartments shall be a minimum of 15% and a maximum of 25%. If there is any remaining percentages (which shall not exceed 10%), they cannot be used for apartments/loft apartments. An amount equal to at least 20% of the square footage of MUND non-residential uses have to be condo or apartment lofts.

The MUND non-residential uses are regulated as 1) neighborhood centers, and 2) non-residential. The MUND Neighborhood centers are required to have mixed use buildings. The MUND non-residential uses are regulated as follows: there must be at least 1 square foot of non-residential space for every 4 square feet of residential space. The MUND non-residential space must be a mixture of at least two types of non-residential uses.

Additionally, the MUND area has public space, parking, streetscape, and signage requirements.

The PTD as a whole has amenity requirements determined by formula (8.36.050.E.2).

Non-Residential Uses (8.36.050.E.3&4)

None of the areas within the PTD allow hotels as a permitted use. The TND non-residential uses are limited by size. 15,000 square feet is the largest allowable size for certain TND non-residential uses. The CD non-residential uses allow typical C-1 (Neighborhood Commercial) and C-2 (General Commercial) uses. The MUND non-residential uses are regulated very similarly to TND non-residential uses.

Conditional Uses (8.36.050.E.7)

As a separate application process, the City Council may grant conditional uses including small hotels not to exceed 20,000 square feet (upper floors only), and non-residential uses greater than 15,000 square feet (but not to exceed 50,000).

The PTD is limited to 25% impervious with the provision of certain percentage bonuses.

Classifieds

henryherald.com • news-daily.com

SATURDAY, FEBRUARY 13, 2016



PUBLIC HEARINGS

PUBLIC HEARING NOTICE
Henry County Board
of Commissioners

Date: Tuesday, March 1,
2016
Location: Henry County
Administration Building
140 Henry Parkway
McDonough, Georgia 30253
Public Meeting: 9:00 A.M.
Community Meeting Room

ANNEXATION:

AT-16-01-S
Kurt and Vanilla Amin of
Morrow, GA request an an-
nexation into the City of
Stockbridge for the property
located at the northeast cor-
ner of 2153 Jodeco Road,
west of Mt. Olive Road and
south of Jodeco Road, in
Land Lot 78 of the 8th Dis-
trict. The property consists
of 0.5347 acres. District 2
AT-16-02-S

Estate of Grey L. Chen & the
Marital Trust of McDonough,
GA request an annexation
into the City of Stockbridge
for the property located at
2153 Jodeco Road in Land
Lot 77, 78, and 83 of the
8th District. The property
consists of 1.630547 acres.
District 2

928-400-004, 213



FALCON DESIGN CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

WWW.FALCONDESIGNCONSULTANTS.COM

February 8, 2016

Mr. Dale Hall
Administration & Community Service Director
4640 North Henry Boulevard
Stockbridge, GA 30281

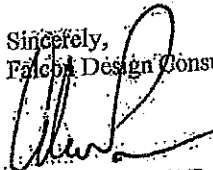
RE: "Jodeco" Project Annexation and Zoning Documents

Dear Mr. Hall:

This letter is to clarify the previously submitted annexation and zoning documents. Please note, our documents refer to the requested zoning in the City of Stockbridge as "PUD". The correct designation should be Planned Town Development or "PTD". Please note this in your records for the annexation and zoning documents submitted last week.

Please let me know if you have any further questions.

Sincerely,
Falcon Design Consultants



Adam L. Price, P.E.
Managing Partner

CC: Daunte Gibbs, Director, Henry County Planning & Zoning



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

Annexation No: AK16-13 Date: 2-1-2016

RECEIVED

FEB 1 2016

Received by: James H. Holiday
City Clerk

City Clerk's Office
City of Stockbridge

TYPE OF ANNEXATION

☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

☒ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 2153 JODECO ROAD TAX MAP 053-01018000

Is this property contiguous to the city limits? ☐ Yes ☐ No

LAND USE AND ZONING

County: HENRY

County Zoning Classification: RA

Present Land Use: _____

Requested Zoning Classification: PUD-City of Stockbridge

PROPERTY OWNER

Name: ESTATE OF GUEY L CHEN & THE MARITAL TRUST TRUSTEE YEE CHEN

Mailing Address: 1378 BRANNAN ROAD McDONOUGH, GA. 30253

Telephone: (404) 925-3917

Email: JGRANT@SOUTHERNCONSULTINGLLC.COM

* Signature: [Signature]

Date: 1-22-2016

* If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANT

Name: JEFF R. GRANT

Mailing Address: P.O. Box 1274 STOCKBRIDGE, GA. 30281

Telephone: (404) 925-3917

Email: JGRANT@SOUTHERNCONSULTINGLLC.COM

* Signature: [Signature]

Date: 1-22-2016

PLEASE DO NOT WRITE BELOW THIS LINE -- OFFICE USE ONLY

Signature: [Signature]

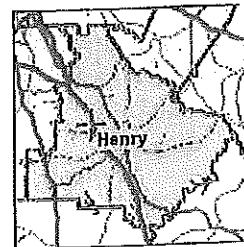
Date: 2/1/2016



Henry County Assessor

Parcel: 053-01018000 Acres: 163.06

Name	ESTATE OF GUEY L CHEN &	Land Value	\$ 2,229,700.0
Site	2153 JODECO RD	Building Value	\$0.00
Sale	\$8,000,000 on 03-2011 Reason=DP Qual=V	Misc Value	\$0.00
	THE MARITAL TRUST/TRUSTEE YEE CHEN	Total Value	\$ 2,229,700.0
Mail	1378 BRANNAN RD		
	MCDONOUGH, GA 30253		



Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County courthouse or can be determined by employing the services of a licensed surveyor.

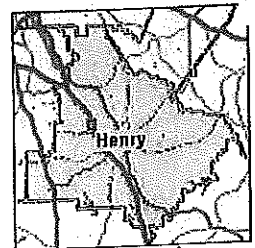
Date printed: 02/03/16 : 09:35:03



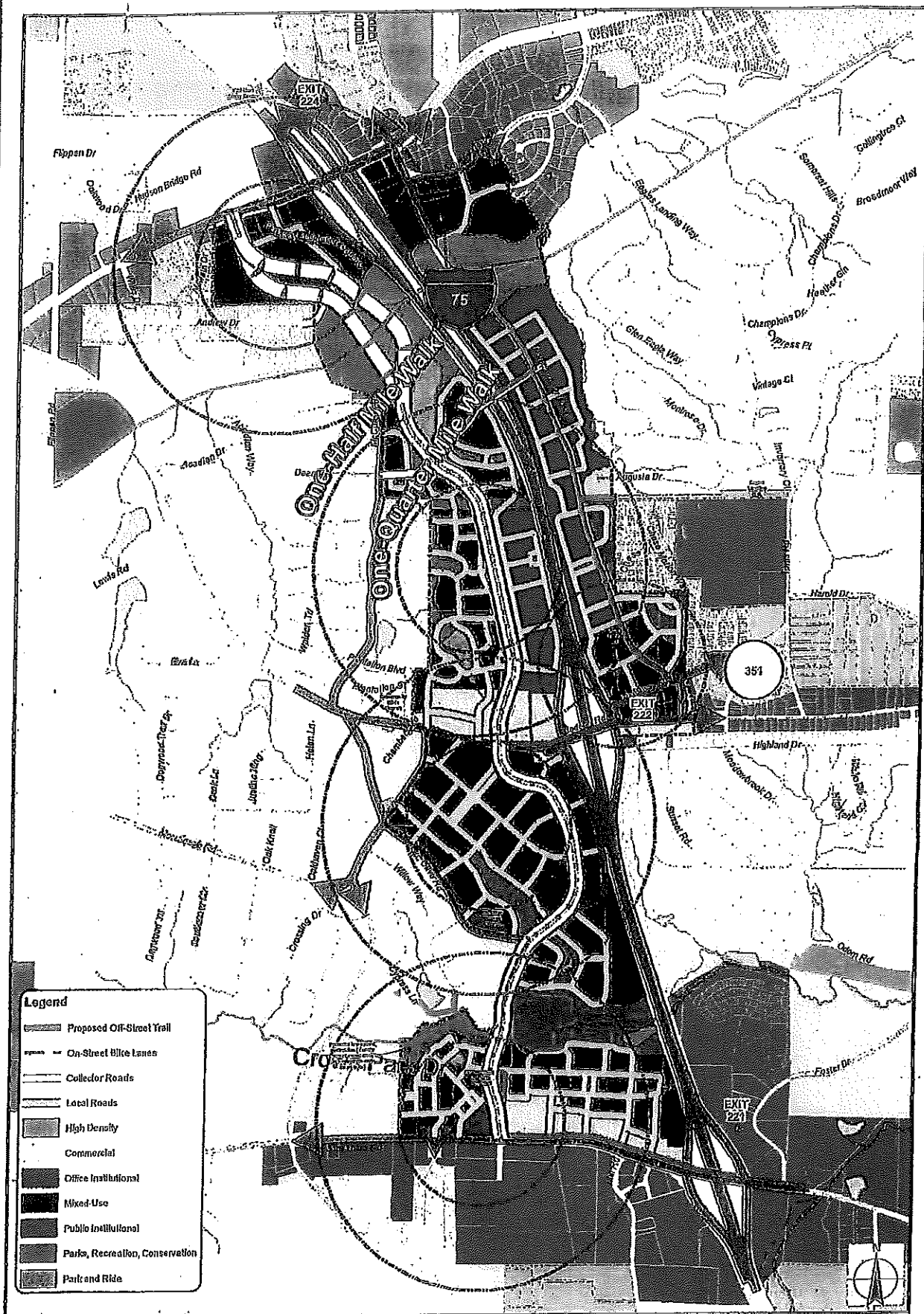
Henry County Assessor

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	MCDONOUGH, GA 30253		



Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County courthouse or can be determined by employing the services of a licensed surveyor.
Date printed: 02/03/16 : 09:33:35



Prepared By: Henry County GIS
Date Prepared: September 8, 2011



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

RECEIVED
FEB 1 2016

Annexation No: AX16-43 Date: 2-1-2016

Received by: Jamison Holiday
City Clerk

TYPE OF ANNEXATION

City Clerk's Office
City of Stockbridge

☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

☒ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 2153 JODECO ROAD TAX MAP 053-01018000

Is this property contiguous to the city limits? ☐ Yes ☐ No

LAND USE AND ZONING

County: HENRY

County Zoning Classification: RA

Present Land Use: _____

Requested Zoning Classification: PUD-City of Stockbridge

PROPERTY OWNER

Name: ESTATE OF GUEY L CHEN & THE MARITAL TRUST TRUSTEE YEE CHEN

Mailing Address: 1378 BRANNAN ROAD MC DONOUGH, GA. 30253

Telephone: (404) 925-3917

Email: JGRANT@SOUTHERNCONSULTINGLLC.COM

* Signature: [Signature]

Date: 1-22-2016

* If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANT

Name: JEFF R. GRANT

Mailing Address: P.O. Box 1274 STOCKBRIDGE, GA. 30281

Telephone: (404) 925-3917

Email: JGRANT@SOUTHERNCONSULTINGLLC.COM

* Signature: [Signature]

Date: 1-22-2016

PLEASE DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Signature: [Signature]

Date: 2/1/2016



Jodeco Crossing
Henry County, Atlanta, Georgia

RCP Companies
4245 Balmorel Drive
Suite 204
Huntsville, Alabama

DATE: April 2016

SCALE: 1" = 40'

UDA # 2228

2 PLOT PLANS
INTERPRETING, PA 12222
RCP, PA 12222
UDA, PA 12222
UDA, PA 12222

URBAN DESIGN ASSOCIATES
Falcon Design Consultants
La Quetra Banci and Associates



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name:

YEE C. CHEN / ESTATE OF GUEY L. CHEN
2153 JODECO ROAD

Property Address:

1378 BRANNAN ROAD McDONOUGH, GA. 30253

Telephone:

(404) 925-3917

Email:

JGRANT@SOUTHERNCONSULTINGLLC.COM

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



Signature:

[Signature]

Date:

1-22-2016

Personally appeared before me

YEE C. CHEN

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Rhonda Clark
Notary Public

Date

01-22-2016



Print

FALCON DESIGN CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

WWW.FALCONDESIGNCONSULTANTS.COM

February 8, 2016

Mr. Dale Hall
Administration & Community Service Director
4640 North Henry Boulevard
Stockbridge, GA 30281

RE: "Jodeco" Project Annexation and Zoning Documents

Dear Mr. Hall:

This letter is to clarify the previously submitted annexation and zoning documents. Please note, our documents refer to the requested zoning in the City of Stockbridge as "PUD". The correct designation should be Planned Town Development or "PTD". Please note this in your records for the annexation and zoning documents submitted last week.

Please let me know if you have any further questions.

Sincerely,
Falcon Design Consultants



Adam L. Price, P.E.
Managing Partner

CC: Daunte Gibbs, Director, Henry County Planning & Zoning



City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281
City Hall: (770) 389-7900 • Fax: (770) 389-7912

February 5, 2016

VIA CERTIFIED MAIL

Mr. Lyndon Bonner
County Manager, Henry County
140 Henry Parkway
McDonough, Georgia 30253

Re: Notification of Annexation for 2153 Jodeco Road, Tax Map 053-01018000

Dear Mr. Bonner,

Please be advised that the City of Stockbridge, Georgia, by the authority vested in the Mayor and Council of the City of Stockbridge, Georgia by Article 2 of Chapter 36, Title 36, O.C.G.A., intends to annex the property hereinafter described by the attached property owner's annexation application at a future meeting of the Mayor and City Council.

Notice is further given that if the County has any legitimate bona fide land use classification objections to said zoning, it must take the actions required of it under the "Land Use Classification Dispute Resolution Agreement" entered into between the City and the County dated July 1, 1998.

A similar copy of this letter was hand-delivered on February 1st along with the applicant's annexation and zoning applications to the Henry County Planning & Zoning Department.

A public hearing on zoning of the property to PTD (Planned Town Development District) will be heard by the City Council after the appropriate review by the Henry County Zoning Advisory Board in March.

Sincerely,

Dale A. Hall, PLA, AICP
Administration & Community Services Director

Enclosures

C: Michael Harris, City Manager

Daunte Gibb, Henry County Planning & Zoning

7014 3498 0000 3144 7829

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only		
For delivery information, visit our website at www.usps.com ®.		
MCDONOUGH, GA 30253		
Postage	\$2.80	0381 04
Certified Fee	\$0.00	Postmark Here
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.96	
02/05/2016		
Sent To Lyndon Bonner		
Street & Apt. No., or PO Box No. 140 Henry Parkway		
City, State, ZIP+4 McDonough GA 30253		
PS Form 3800, July 2014 See Reverse for Instructions		

STOCKBRIDGE
110 WALTER WAY
STOCKBRIDGE
GA
302819998
1282500381
02/05/2016 (800)275-8777 3:23 PM

Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic)	1	\$0.71
(MCDONOUGH, GA 30253)		
(Weight: 0 Lb 1.80 Oz)		
(Expected Delivery Day)		
(Monday 02/08/2016)		
Certified (USPS Certified Mail #)	1	\$3.45
(70143490000231447829)		
Return Receipt (USPS Return Receipt #)	1	\$2.80
(9590952106150285174838)		
Total		\$6.96
Credit Card Remitd (Card Name: MasterCard)		\$6.96
(Account #: XXXXXXXXXX4343)		
(Approval #: 00581G)		
(Transaction #: 590)		

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit USPS.com USPS Tracking or call 1-800-222-1811.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

BRIGHTEN SOMEONE'S MAILBOX. Greeting cards available for purchase at select Post Offices.

Order stamps at usps.com/shop or call 1-800-Stamp24. Go to usps.com/clicknship to print shipping labels with postage. For other information call 1-800-ASK-USPS.

Get your mail when and where you want it with a secure Post Office Box. Sign up for a box online at usps.com/poboxes.

All sales final on stamps and postage

NEW BUSINESS

**ITEM #6 – Ordinance - Budget
Amendment 2016 – 005 FY2016**

**Government Buildings:
Landscaping, Streetscape &
Plants; Vehicles**

**Presented by: Linda Nabers,
Treasurer**

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY BUDGET FOR FISCAL YEAR 2016 FOR THE CITY OF STOCKBRIDGE; 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, having complied with all necessary legal requirements, the City Council wishes to amend the 2016 budget with the budget amendment marked accordingly and attached hereto;

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 budget amendment numbered 2016-005 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.

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: _____

CITY OF STOCKBRIDGE

BUDGET AMENDMENT

NUMBER 2016 - 005

DATE 04/11/2016

ACCOUNT	PROJECT	DESCRIPTION	Increases	Decreases
100-15650-522219		Government Buildings Landscaping	15,000	
100-15650-522222		Government Buildings Streetscaping	10,000	
100-15650-522216		Government Buildings Landscaping Plants	15,000	
100-42200-542200		Vehicles		40,000
Totals			40,000	40,000

This amendment is to move expenses from public works (42200) vehicle line to (15650) for additional landscaping requests. Discussed in Public Works Committee Meeting and Finance Committee.

Entered _____

Approved _____

NEW BUSINESS

**ITEM #7 – Ordinance - Budget
Amendment 2016 – 006 FY2016**

Food Trucks

**Presented by: Linda Nabers,
Treasurer**

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY BUDGET FOR FISCAL YEAR 2016 FOR THE CITY OF STOCKBRIDGE; 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, having complied with all necessary legal requirements, the City Council wishes to amend the 2016 budget with the budget amendment marked accordingly and attached hereto;

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 budget amendment numbered 2016-006 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.

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: _____

CITY OF STOCKBRIDGE

BUDGET AMENDMENT

2016 - 006

04/11/2016

<i>ACCOUNT</i>	<i>PROJECT</i>	<i>DESCRIPTION</i>	<i>Increases</i>	<i>Decreases</i>
276-15100-531726		Food Trucks	21,500	
276-00000-389040		From Fund Balance		21,500
		Totals	21,500	21,500

This amendment is to allow for expenses associated with Food Truck Tuesdays.
Discussed and recommended in Finance Committee Meeting.

Wavelength

NEW BUSINESS

**ITEM #8 – Ordinance –
Procurement Amendment
Presented by: Michael Harris, City
Manager**

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE STOCKBRIDGE MUNICIPAL CODE WITH RESPECT TO PROCUREMENT; 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 sub-section 2.30.090 of the Stockbridge Municipal Code is hereby amended by deleting said sub-section in its entirety and inserting in lieu thereof the following:

"3.30.090 - Purchases based on informal procurement.

A. General. Procurements that involve amounts fifty thousand dollars (\$50,000.00) or less do not require a formal sealed bid/proposal process. However, the processes used for this type of procurement will include as much competition as is consistent with the anticipated cost of the procurement and the best interest of the city.

B. Prohibition of Improper Use of Informal Purchase Process. Purchases may not be artificially divided as to constitute an informal purchase, thereby circumventing the dollar limit requirements herein for competitive sealed bids/proposals, neither shall this process be used for frequently recurring acquisitions that warrant volume purchases or periodic term contracts.

C. Procedures. Procurement within this category shall be made in accordance with the informal purchase procedures established by the purchasing agent. These procedures will cover purchases delegated to user departments as well as those handled through the central procurement process. Such operational procedures shall provide for obtaining adequate and reasonable competition for the supply, service or construction being purchased. Further, such operational procedures shall require the preparation and maintenance of written records to adequately document the competition obtained, properly account for the funds expended and facilitate audit/review of the transaction.

D. Authority. Where the cost is less than one thousand dollars (\$1,000.00), purchasing staff shall only require the written approval of the City Manager or a department head for purchases of commodities and services. Purchasing staff shall obtain commodities and services competitively through at least three (3) written solicitations where the cost is more than one thousand dollars (\$1,000.00) but less than fifty thousand dollars (\$50,000.00), unless adequate source supply is not available."

SECTION 2. 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 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 6. Repeal of Conflicting Provisions. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 7. 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 _____ 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: _____

COUNCIL DISCUSSION

**ITEM # 9 - Public Works Facility –
Engineering Recommendation**

Presented by: Michael Harris, City Mgr.

COUNCIL DISCUSSION

**ITEM #10 - Security Firm Formal
Recommendation**

Presented by: Michael Harris, City Mgr.

COUNCIL DISCUSSION

**Item #1 – Opportunity Zones
Presented by: Michael Harris, City
Manager and Dale Hall,
Administration and Community
Services Director.**

COUNCIL DISCUSSION

**ITEM #12– Code Enforcement.
Presented by: Councilman
Alexander.**