



City of Stockbridge

Bringing People

Together

STOCKBRIDGE CITY COUNCIL

Mayor

Anthony Ford

Mayor Pro Tem LaKeisha Gantt

Councilman Elton Alexander

Councilman John Blount

Councilwoman Neat Robinson

Councilman Alphonso Thomas

CITY MANAGER

Randy Knighton

CITY CLERK

Vanessa Holiday

DEPUTY CLERK

Randi Rainey

CITY ATTORNEY

Michael Williams

**Council Meeting
Agenda
August 28, 2018 4:00 PM**



Stockbridge City Hall

4640 N. Henry Blvd.

Stockbridge, GA 30281

Website: www.cityofstockbridge.com

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA COUNCIL MEETING CITY OF STOCKBRIDGE

TUESDAY, AUGUST 28, 2018 4:00 PM

Mayor & City Council

Mayor Anthony S. Ford
Councilman Elton Alexander
Councilman John Blount
Councilwoman LaKeisha Gantt
Councilwoman Neat Robinson
Councilman Alphonso Thomas

Administration

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

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES FOR THE FOLLOWING MEETINGS: 7/20/2018, 7/24/2018, 8/13/2018, 8/16/2018 AND 8/17/2018

- 1 Draft Minutes of 7/20/2018
- 2 Draft Minutes of 7/24/2018
- 3 Draft Minutes of 8/13/2018
- 4 Draft Minutes of 8/16/2018
- 5 Draft Minutes of 8/17/2018

PUBLIC COMMENTS

PUBLIC HEARING

- 6 Council Consideration to amend the Chapter 12 of the City's Code as it relates to Parking Requirements for Development
- 7 Council Consideration to amend the City's Parking Ordinance as it relates to On-Street Parking
- 8 Council Consideration to approve the Transmittal of the Short-Term Work Program/Capital Improvement Plan (STW/CIP)
- 9 Council Consideration to approve the Transmittal of the 2035 Comprehensive Plan

CONSENT AGENDA

- 10 To approve the Consent Agenda Items as follows:
 1. To approve Georgia Power Surveillance Cameras for Garner Park & Memorial Park for \$41,645.52, Clark Park/ Conference Center for \$9,133.32, Water Reclamation Facility for \$24,263.04 and Maintenance Facility for \$12,192.84- Total amount \$87,234.72 General Fund Account
 2. To approve Site Engineering to install access road to test well site #2 in the amount of \$31,950.00 SPLOST Funding
 3. To move forward with an RFP for Management Services for the Amphitheater
 4. To move forward with an RFI (Request for Information) for a Contract Part-time Grant Writer for the City
 5. To approve the Public Works Policy

NEW BUSINESS

- 11 Council Consideration to amend the City's Alcohol Ordinance regarding an Open Container District
- 12 Council Consideration to approve Budget Amendment No. 2018-005
- 13 Council Consideration to approve a Resolution for use of the lower level of the Merle Manders Conference Center on November 17, 2018 from 8:00am-2:00pm for a housing forum spearheaded by Councilwoman Robinson
- 14 Council Consideration to amend the fee schedule for Park Pavillion and Gazebo Rentals in City Parks effective January 1, 2019
- 15 Council Consideration to fill a vacancy on the Planning Commission
- 16 Discussion of a Moratorium to be placed on certain types of businesses

CITY MANAGER'S COMMENTS (Randy Knighton)

CITY CLERK'S COMMENTS (Vanessa Holiday)

COMMENTS FROM THE CITY COUNCIL

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

ADJOURNMENT



Mission: To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.



SUMMARY MINUTES SPECIAL CALLED MEETING

FRIDAY, JULY 20, 2018 5:00 P.M.

Mayor & City Council

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

Administration

**Randy Knighton, City Manager
Camilla Moore, Asst. City Manager
Michael Williams, City Attorney
Vanessa Holiday, City Clerk**

Call to Order by Mayor Ford

Invocation by Councilman Thomas

Pledge of Allegiance was recited in unison.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members of Council were present except Mayor Pro Tem Gantt.

Councilman Alexander motioned to approve the Agenda; second by Councilwoman Robinson. The motion passed 4-0.

Motion to convene Executive Session for Personnel, Litigation and Real Estate made by Councilman Blount; second by Councilman Thomas. The motion passed 4-0.

NEW BUSINESS:

1. Discussion of Map Area (DDA, Main Street, LCI)

Council reviewed and discussed the boundaries of the Downtown Development Authority map, the Main Street map and the outline of the LCI. There was no action taken.

Mayor Pro Tem Gantt joined the meeting at 5:35 p.m.

2. Discussion of Historic Preservation

Council discussed appointing a Historic Preservation Committee. It was deemed to be a best fit as a Planning function to cover the entire city and not be limited to the Main Street boundaries.

3. Discussion of Fire Station Property – RFP Timeline

Motion to direct staff to issue an RFP for demolition of the Old Police Station located on Burke Street: Alexander/Gantt – Passed 5-0.

4. Comprehensive Plan Designation for Downtown Area

Ms. Moore reviewed the Comprehensive Plan as it related to the development of the downtown area of the city. There was not action taken.

5. Entrepreneur/Entertainment District – Regulations, Standards, Alcohol

Motion to amend the City's Alcohol Ordinance as it relates to City Events and distributed by approved City vendors: Gantt/Robinson – Passed 5-0.

Motion to convene Executive Session for Personnel, Real Estate and Litigation:

Alexander/Thomas: Passed 5-0.

Mayor Pro Tem Gantt exited the meeting during Executive Session at 7:20 p.m.

Motion to adjourn Executive Session: Alexander/Blount: Passed 4-0.

Motion to reconvene the meeting: Thomas/Robinson: Passed 4-0.

Meeting Adjourned.

Respectfully submitted by:

Vanessa Holiday, City Clerk CMC

Anthony S. Ford, Mayor



Mission: To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.



SUMMARY MINUTES WORK SESSION MEETING

TUESDAY, JULY 24, 2018 4:00 P.M.

Mayor & City Council

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

Administration

**Randy Knighton, City Manager
Camilla Moore, Asst. City Manager
Vanessa Holiday, City Clerk
Randi Rainey, Deputy City Clerk
Michael Williams, City Attorney**

The meeting was called to order by Mayor Ford.

Invocation by Pastor McFarland.

Pledge of Allegiance was recited in unison.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members of Council were present except Mayor Pro Tem Gantt.

Councilman Blount motioned to add the Community in Schools Presentation to the Agenda and hear Item #7 after Executive Session; second by Councilman Thomas. The motion passed 4-0.

Review of the Minutes for the following meetings: No Action taken.

1. 6/27/2018
2. 7/9/2018

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. NONE.

Mayor Pro Tem Gantt joined the meeting.

PRESENTATION

Community in Schools (CIS) of Georgia in Henry County

Presented by: Glenda Harris, Executive Director joined by Principal Watson of Stockbridge High School

Ms. Harris noted is one of the largest national non-profit drop-out prevention organizations in the county and explained how they work directly with students at a high school level to prevent them from dropping out. Ms. Harris noted there are 248 sites in Georgia who work with over 1,389 students on a case management basis; and mentioned Henry County High and Stockbridge High are a part of the program. Principal Watson of Stockbridge High thanked Ms. Harris and noted the success of the program specifically at Stockbridge High School noting the incentives to keep the kids excited to stay in school.

2ND QUARTER REPORTS:

Councilman Blount motioned to hear Public Safety Report first; second by Councilman Alexander. The motion passed 5-0.

Public Safety

Presented by: Lieutenant Stapp

Lt. Stapp noted the actual stats will not be ready until next week, however, staff was able to gather data. Lt. Stapp expressed the calls of service had gone down slightly from May to June; arrests remained the same with no changes; citations and warrants are down also. Lt. Stapp stated there were no homicides and one rape, two robberies, four aggravated assaults; larceny and theft by taking increasing. Lt. Stapp noted fraud crimes are down and drug crimes remained the same; with DUI's becoming more frequent on the weekends and that accidents had remained about the same with no fatalities.

Councilman Alexander stated he noticed there was a spike in citations in May and inquired if there was a program going on. Lieutenant Stapp stated during the month of May, there is the Zero Tolerance and Click it, or ticket campaigns.

Youth Council Advisory Committee

Presented by: Mr. Kenneth McFarland & Youth Council Chair Kelli Crews

Mr. McFarland noted the report is tailored to making sure the kids understand government on a local, state and federal basis. Mr. McFarland referenced the Youth Council retreat which helped the kids to bond. Mr. McFarland thanked the Governing Body for their support of the Stockbridge Youth Council and presented the program Outline and curriculum for 2018 which included the Youth Council Retreat, participating in Food Truck Tuesday, Main Street Movie Night, attending the Stockbridge Association of Business meeting, Stockbridge Beautification Day and

assisting with the upcoming No Litter Campaign and the Back-to-School Kickoff Event. Mr. McFarland ended with thanking Council for the \$5,000 for the trip to North Carolina in 2017 and noted \$7,000 was returned to the city. Kellie Crews, Chair for the Youth Council reiterated the previous events where the Youth Council members have volunteered, and informed Council of their next event will be to attend the National League of Cities City Summit in Los Angeles in November, and they have already started fund raising for that conference.

Main Street Program and Advisory Board – presented by: Kira Harris-Braggs
Councilman Thomas noted the Main Street Program, City Council and Downtown Development Authority held a joint meeting earlier in the month. Councilman Thomas also commended the Main Street Program and Advisory Board for their program efforts. Mrs. Harris-Braggs noted the Main Street Program has been busy working on the Branding Initiative, which has not concluded yet; the Downtown RSVP has been completed and the final report will be ready at the end of the month, with hopes the recommendations will be included in the city's Comprehensive Plan. Mrs. Harris-Braggs noted the Lil' Free Library project is doing well, with 3 installations and the program has been approached by more organizations who would like to sponsor and Lil' Libraries in the Downtown area. Mrs. Harris-Braggs stated Stockbridge Stories brings fourth historic story-telling about the City of Stockbridge and as a part of the Stockbridge Stories Series, the City completed a Welcome Home Tour celebration for Winter Olympic Athlete Chris Kinney; observed the 50th death anniversary of Martin Luther King Jr. by placing a memorial photo in City Hall lobby as well as a Daddy King: A *Stockbridge Story* display in City Hall. Ms. Harris-Braggs noted the Main Street Program went to the 2018 National Main Street Conference mid-May; attended the Southeastern Tourism Society (STS) Marketing College for a second year and will receive certifications in tourism upon completing the final training next year. Mrs. Harris- Braggs noted the Main Street Program hosted a Downtown Discovery Tour of Dublin, GA in May; and, will host their first movie of the season, Peter Rabbit in June followed by the second movie Coco. Mrs. Harris-Braggs noted the Main Street staff will be coordinating with City Events for BridgeFest 2018 in September. Mrs. Harris-Braggs ended with the Main Street Program having started planning for Small Business Saturday; with *Save the Date* flyers circulated at the June Sounds of Summer concert and the Main Street Movie events.

Downtown Development Authority – Presented by: Mayor Pro Tem Gantt
Mayor Pro Tem Gantt noted the Stockbridge Downtown Development Authority (SDDA) met with the Assistant City Manager, Camilla Moore to discuss having a Developer's Day and explore options for generating revenues from venues held with alcohol on premises. Mayor Pro Tem Gantt noted the SDDA voted to have the implementation of the Façade Grant for up to \$5,000 in which businesses within the downtown area could use and apply to improve their business façade. Mayor Pro Tem Gantt noted the DDA Board looked at streamlining and making the overall process smoother for new applicants. Mayor Pro Tem also noted the DDA has had

discussions regarding vacant city-owned properties and making them available via the website for investors to view; and is planning for a retreat soon.

Finance Department – Presented by: Interim Treasurer, John Wiggins
Mr. Wiggins presented the financial summary report ending in the month of June 30, 2018; a follow up will be presented at the August Budget Retreat.

Public Works Department – Presented by: Decius Aaron
Mr. Aaron noted the Stormwater Division has 4 current projects and has completed 11, making it a total of 15 projects; Wastewater Division has 16 current projects and has completed 5, making it a total of 21 projects; Water Division currently has 9 open projects, and has completed 5, making it a total of 14 projects; Public Works Division currently has 6 open projects and 7 completed, making it a total of 13; Parks Division currently has 12 projects with 8 completed, making it a total of 20 and Government Building currently has 13 projects, with 14 completed, making it a total of 27. Mr. Aaron noted in all there are 60 current projects open and 50 completed projects, making it a total of 110 projects.

Community Development – Presented by: Camilla Moore
Ms. Moore noted under Business Services, revenue has exceeded over \$1 million of its budgeted amount with October and November being big revenue generating months with business license renewals. Ms. Moore noted there has been at least 112 developers interested in doing business within the City. Ms. Moore noted the Collaborative Firm was hired to assist the City in moving forward with submission of the Comprehensive Land Use Plan and hopes to bring back a draft of the proposal for Mayor and Council to review soon. Ms. Moore explained because the City will be submitting the Short-Term Work Program/Capital Improvements Project on its own for the first time, the CIP documentation must be a part of the documents submitted to the DCA by August 30, 2018. Ms. Moore noted the final submission to DCA is October 31, 2018. Ms. Moore reported that Code Enforcement had issued over 116 warning notices and has generated revenues. Ms. Moore noted the biggest challenge with permitting is getting the files from the County who did majority of the plans for the City. The Clerk referenced the state's records retention schedule as a reason the County may not have certain records. Ms. Moore noted the upcoming HOA/community meetings to inform and educate citizens on the de-annexation matter.

OLD BUSINESS:

3. Turning Lane for Red Oak United Methodist Church

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted Red Oak United Methodist Church is requesting a turning lane to be installed on Walt Stephens Rd. in front of their church due to traffic backing up when the church has service or other events. Mr. Aaron suggested a traffic study to be completed by the City before any road work and recommended Red Oak United Methodist Church use a traffic police

officer to direct traffic. Mayor Ford referenced the driveway as the issue noting it needs to be widened to allow for two cars to enter and exit at the same time. Mr. Aaron noted the church would be responsible for the widening of the lane. Ms. Moore stated the transportation network must be based on a few factors and would need to see the results first. Mayor Ford directed staff to send Red Oak a letter letting them know the City's decision following the traffic study.

NEW BUSINESS:

3. Council Consideration to approve selection vendor ICS for Janitorial Services for the remainder of 2018 in the amount of \$27,526.80.
Presented by: Donald Riley, Procurement Specialist
Mr. Riley requested approval of the lowest responsible bidder for Janitorial Services in the amount of \$27,526.80 with Intercontinental Commercial Services (ICS) for the remainder of FY2018. Mr. Riley noted the company shall provide all chemicals, cleaning supplies and other necessary equipment. Councilwoman Gantt motioned to approve ICS for Janitorial Services for the remainder of 2018 in the amount of \$27,526.80; second by Councilwoman Robinson. The motion passed 5-0.
4. Council Consideration to approve the Monument Sign RFP process not to exceed \$100,000.
Presented by: Randy Knighton, City Manager
Mr. Knighton requested approval to move forward with the Monument Sign process not to exceed \$100,000. Councilman Alexander motioned to approve the Monument Sign RFP process not to exceed \$100,000; second by Councilman Thomas. The motion passed 5-0.
5. Council Consideration to amend the City's Organizational Chart
Presented by: Randy Knighton, City Manager
Councilman Blount motioned to amend the City's Organizational Chart placing the position of the Executive Assistant to Mayor & Council under the City Clerk; second by Councilwoman Gantt. The motion passed 3-0-2 (Alexander and Robinson abstained).

NEW BUSINESS:

6. Council Discussion of Street Parking Ordinance
Presented by: Camilla Moore, Asst. City Mgr./Community Development Dir.
Ms. Moore stated there was a recent conversation within the City and residents, particularly HOA members regarding street parking; however, some HOA's did not receive information in time and has therefore requested staff to complete a survey over a two-week time frame beginning July 31st to receive more input. Ms. Moore noted residents will have to choose an option that would best fit that neighborhood and the Planning Department would bring the survey results forward to Mayor & Council for review.

COMMENTS FROM THE CITY MANAGER

Mr. Knighton announced the series of upcoming Education/Information Town Hall Meetings throughout the community and referenced the upcoming meeting at the Falling Waters Community on Thursday, July 26th at 7:00 p.m.

COMMENTS FROM THE CITY CLERK

None

COMMENTS FROM THE CITY COUNCIL

Councilman Thomas read the "Don't Trash Stockbridge" Mission and spoke to the ongoing campaign of educating the community not to litter.

Councilman Blount thanked everyone for attending and invited everyone out to the Back to School Kickoff on Saturday, July 28th from 10:00 a.m. – 1:00 p.m. taking place at the Merle Manders Conference Center; noted the City was in a good place and that everyone was dedicated to the youth of Stockbridge.

Mayor Pro Tem Gantt thanked everyone for listening and watching; thanked the Stockbridge Team; referenced the City's willingness to address the alcohol district and undesirable business moratorium; noted school will start soon and asked that everyone keep the kids in prayer.

Councilman Alexander thanked everyone for tuning in; noted this is all about you; commended the Sounds of Summer Concerts and thanked the Events Team for doing a great job; and saluted the radio station 107.5 for their support and wants to issue a proclamation in their honor.

Councilwoman Robinson asked everyone to support the Youth Council; referenced the upcoming County Retreat; announced a Youth Summit taking place in 2019 hosted by Stockbridge; noted the Youth Council Minutes were available to the Councilmembers for any information.

COMMENTS FROM THE MAYOR

Mayor Ford noted today was the last day to vote in the July 24th Primary Run-Off election and that he had already done so and encouraged everyone to vote; thanked everyone for tuning in and coming out; asked everyone to keep the faith as the City remains whole and continues to grow.

UPCOMING MEETINGS

Meeting 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.

- Stockbridge Association of Businesses Meeting, Thursday, July 26, 2018 at 8:00 a.m. at the Ted Strickland Community Center 130 M L King, Sr. Heritage Trail.

- Education/Information Town Hall – Thursday, July 26, 2018 at 7:00 p.m. at the Falling Waters Community Club House.
- Education/Information Town Hall – Monday, August 6, 2018 at 7:00 p.m. at the Clark Meadows Club House.
- Education/Information Town Hall – Tuesday, August 7, 2018 at 7:00 p.m. at Windsong Club House.
- Youth Council Meeting, Wednesday, August 8, 2018 at 5:30 p.m. at City Hall in the Levi Meeting Room.
- Council Meeting, Monday, August 13, 2018 at 6:00 p.m. at City Hall in the Council Chamber.
- Youth Council Advisory Committee Meeting, Wednesday, August 15, 2018 at 6:30 p.m. at City Hall in the Levi Meeting Room.
- Planning Commission Meeting, Thursday, August 16, 2018 at 6:00 p.m. at City Hall in the Council Chamber.
- Council Retreat, Thurs., August 16, 2018 and Friday, August 17, 2018 from 8:00 a.m.– 5:00 p.m.
- Downtown Development Authority Meeting, Monday August 20, 2018 at 6:00 p.m. at City Hall in the Levi Meeting Room.
- Stockbridge Association of Businesses Meeting, Thursday, August 23, 2018 at 8:00 a.m. at the Ted Strickland Community Center 130 M L King, Sr. Heritage Trail.
- Council Work Session Meeting, Tuesday, August 28, 2018 at 4:00 p.m. at City Hall in the Levi Meeting Room.

UPCOMING EVENT(S) & ANNOUNCEMENTS

- Don't Trash Stockbridge No Litter Campaign – Ongoing – spearheaded by Councilman Thomas. Contact: LaQuinda Jackson @ 678-833-3348 for more information.
- Food Truck Tuesday May 1st thru July 31st at Clark Community Park and will run through from 5:30 – 9:00 p.m.
- Back to School Kickoff Celebration, Saturday, July 28 from 10:00 a.m. to 1:00 p.m. at the Merle Manders Conference Center 111 Davis Rd. spearheaded by Councilman Blount.

Councilwoman Gantt motioned to convene into Executive Session for Personnel, Litigation and Real Estate; second by Councilman Alexander The motion passed 5-0.

Councilwoman Gantt motioned to adjourn Executive Session; second by Councilman Blount. The motion passed 4-0. (Councilman Thomas was not present for the vote).

Councilwoman Robinson motioned to reconvene the meeting; second by Councilwoman Gantt. The motion passed 4-0. (Councilman Thomas was not present for the vote).

Councilman Blount motioned to amend the City's Organizational Chart placing the position of the Executive Assistant to Mayor & Council under the City Clerk; second by Councilwoman Gantt. The motion passed 3-0-2 (Alexander and Robinson abstained).

ADJOURN

Councilman Thomas motioned to adjourn the meeting; second by Councilwoman Gantt. The motion passed 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk CMC

Anthony S. Ford, Mayor



Mission: To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.



SUMMARY MINUTES COUNCIL MEETING

MONDAY, AUGUST 13, 2018 6:00 P.M.

Mayor & City Council

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

Administration

**Randy Knighton, City Manager
Camilla Moore, Asst. City Manager
Vanessa Holiday, City Clerk
Randi Rainey, Deputy City Clerk
Michael Williams, City Attorney**

The meeting was called to order by Mayor Ford

Invocation by Vivian Thomas.

Pledge of Allegiance was recited in unison.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members of Council were present.

Councilman Blount motioned to amend the Agenda to remove Item#7 and add Item #8 Council Consideration to approve use of the TSCC 8/30/2018 for a Volunteer Appreciation event spearheaded by Councilman Blount; second by Councilman Thomas. The motion passed 5-0.

Councilman Blount motioned to adopt the Minutes for the following meetings: June 27, 2018 and July 9, 2018; second by Councilwoman Gantt. The motion passed 5-0.

Mayor Ford announced the recent swearing-in ceremony of the Stockbridge Youth Council.

PUBLIC COMMENTS

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

Mr. Kenneth McFarland thanked the City Council for their support of the Stockbridge Youth Council; noted Youth Council members were paying for their transportation to attend the NLC conference in Los Angeles and that other donations were coming in to help with the costs.

Mr. Greg Horton of BarnBeautiful addressed concerns with the City's film permit process and the effect on local businesses as it related to parking, street closures, and communication. Mr. Horton made a request to notify businesses no less than 5 days in advance of filming.

PUBLIC HEARING

3. **PUBLIC HEARING-** Council Consideration to amend the Chapter 12 of the City's Code as it relates to Parking Requirements for Development.
Presented by: Randy Knighton, City Manager

Public Hearing was opened with no speakers in favor or opposed.
The Public Hearing was continued to August 28, 2018 at 4:00 p.m.
Consensus of the Council was to extend the parking survey one week.

4. **PUBLIC HEARING-** Council Consideration to amend the City's Parking Ordinance as it relates to On-Street Parking.
Presented by: Randy Knighton, City Manager
Public Hearing was opened with no speakers in favor or opposed.
The Public Hearing was continued to August 28, 2018 at 4:00 p.m.
Consensus of the Council was to extend the parking survey one week.

NEW BUSINESS:

5. Council Consideration to move forward with an ITB (Invitation to Bid) for Wrecker Service in the City of Stockbridge.
Presented by: Donald Riley, Procurement Specialist
Mr. Riley made a request to move forward with the ITB (Invitation to Bid) for Wrecker Services for the City. Councilman Alexander inquired if there will be towing included. Mr. Riley responded towing language will be included.
Councilwoman Robinson motioned to approve the ITB for Wrecker Services in the City; second by Councilwoman Gantt. The motion passed 5-0.
6. Council Consideration to approve a Resolution expressing the Mayor and Council's support of House Bill (HB) 930 which is legislation to create the

Atlanta Regional Transit Link (ATL) and to authorize referendums of Taxation for Transportation.

Presented by: Randy Knighton, City Manager

Mr. Knighton noted this Resolution was approved by legislation in support of the Atlanta Regional Transit Link (ATL) which will consolidate 13 counties in various transportation and transit entities into 1; and, to authorize referendums of taxation for transportation.

Councilman Alexander motioned to approve a Resolution expressing the Mayor and Council's support of House Bill (HB) 930 which is legislation to create the Atlanta Regional Transit Link (ATL) and to authorize referendums of Taxation for Transportation; second by Councilwoman Robinson. The motion passed 5-0.

7. Council Consideration to approve a Resolution for use of the Ted Strickland Community Center on August 30, 2018 a Volunteer Appreciation Event at 6:00 p.m. spearheaded by Councilman Blount.

Presented by: Councilman Blount

Councilman Blount made a request for use of the Ted Strickland Community Center on August 30th to award and recognize those who volunteered for the 3rd Annual Back to School Kick-Off.

Councilman Blount motioned to approve a Resolution for use of the Ted Strickland Community Center on August 30, 2018 a Volunteer Appreciation Event at 6:00 p.m.; second by Councilwoman Robinson. The motion passed 5-0.

COMMENTS FROM THE CITY MANAGER

Mr. Knighton noted the walking trail at Clark Park Community Park had been completed and that the walking trail at Memorial Park was next on the list.

COMMENTS FROM THE CITY CLERK

No Comments

COMMENTS FROM THE CITY COUNCIL

Councilman Thomas thanked the Stockbridge Youth Council, Troop #65 and others for participating in the Don't Trash Stockbridge Initiative that took place on August 4th; thanked the local businesses for participating in the No Litter Campaign video for a great message; agreed with the owner of BarnBeautiful that we need a clean and vibrant city and he appreciates the support of the initiative.

Councilman Blount thanked his colleagues for the work they put in; thanked the Stockbridge Youth Council for their participation in the Back-To-School Kickoff event along with Global Impact Christian Ministries, all the volunteers, sponsors

and donations for making this a successful event; referenced all the beautiful parks here in the City and asked all to visit and enjoy.

Mayor Pro Tem Gantt thanked everyone for coming out and tuning in; referenced a recent book she is reading that speaks about communities and what everyone could do as a whole which could be as simple as a smile; asked that everyone get to know your community and become both engaged and involved; asked empty nesters to volunteer at the local schools, and volunteer in the community; noted her focus is on the community.

Councilman Alexander thanked everyone for tuning in; congratulated the Stockbridge Youth Council; referenced his upcoming Quarterly Town Hall that will speak to the Future of Stockbridge taking place on Thursday, August 21st at 7:00 p.m. at Mt. Olive Baptist Church, Stockbridge and will highlight the City's many accomplishments and speak to many more things to come to improve the quality of life for Stockbridge residents; noted weekend code enforcement coming forward at the end of the month; noted the upcoming SPLOST V and asked everyone to get involved to make your requests heard; echoed the sentiments of Mayor Pro Tem Gantt; and noted the City's official Chaplain is Pastor Terrance Gattis of Mt. Olive Baptist Church.

Councilwoman Robinson thanked everyone for coming out; thanked the Stockbridge Youth Council and the Youth Council Advisory Committee for their time and sacrifices as it does not go unnoticed; noted she is both thrilled and happy the City is supporting the Youth Council Ambassadors as this is an opportunity for these young people who will become the future leaders of Stockbridge; asked that everyone work together and not just say it, but do it; thanked the City Attorney as he volunteers his time to assist with the Stockbridge Youth Council outside of his work for the City.

COMMENTS FROM THE MAYOR

Mayor Ford asked everyone to continue to be engaged as the City continues to move forward; emphasized that the City has no intentions of splitting, and will instead grow, together and do what is in the best interest of all of the citizens of Stockbridge; noted the City will continue to inform and educate residents on the issues; thanked everyone for their support of the Stockbridge Youth Council, as he is certain there are good things to come; asked everyone to be careful on the roads as school has resumed and to watch out for the kids.

UPCOMING MEETINGS

Meeting 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.

- Youth Council Advisory Committee Meeting, Wednesday, August 15, 2018 at 6:30 p.m. at City Hall in the Levi Meeting Room

- Planning Commission Meeting, Thursday, August 16, 2018 at 6:00 p.m. at City Hall in the Council Chamber
- Council Retreat, Thurs., August 16, 2018 and Friday, August 17, 2018 from 8:00 a.m.– 5:00 p.m.
- Downtown Development Authority Meeting, Monday, August 20, 2018 at 6:00 p.m. at City Hall in the Levi Meeting Room
- Education/Information Town Hall – Monday, August 20, 2018, 2018 at 6:30 p.m. at the Red Oak Village Club House.
- Education/Information Town Hall – Wednesday, August 22, 2018, 2018 at 7:00 p.m. at the Eagles Landing Country Club.
- Stockbridge Association of Businesses Meeting, Thursday, August 23, 2018 at 8:00 a.m. at the Ted Strickland Community Center 130 M L King, Sr. Heritage Trail
- Education/Information Town Hall – Thursday, August 23, 2018 at 7:00 p.m. at St. Margrits Village Community 100 St. Margrit Circle, Stockbridge.
- Council Work Session Meeting, Tuesday, August 28, 2018 at 4:00 p.m. at City Hall in the Levi Meeting Room
- Education/Information Town Hall – Tuesday, September 11, 2018 at 7:00 p.m. at the Vineyards Community Club House.
- Education/Information Town Hall – Wednesday, September 19, 2018, 2018 at 7:00 p.m. at the Eagles Landing Country Club.

UPCOMING EVENT(S) & ANNOUNCEMENTS

- Don't Trash Stockbridge No Litter Campaign – Ongoing – spearheaded by Councilman Thomas. Contact: LaQuinda Jackson @ 678-833-3348 for more information.
- Quarterly Town Hall – Tuesday, August 21, 2018 @ 7:00 p.m. Location: Mt. Olive Baptist Church 469 Mt. Olive Rd. Stockbridge, GA spearheaded by Councilman Alexander

EXECUTIVE SESSION

Councilman Blount motioned to convene into Executive Session for the following: Litigation, Personnel and Real Estate; second by Councilwoman Robinson. The motion passed 5-0.

Councilman Thomas motioned to adjourn Executive Session; second by Councilwoman Robinson. The motion passed 5-0.

Councilwoman Robinson motioned to reconvene the meeting; second by Councilman Thomas. The motion passed 5-0.

Councilman Thomas motioned to adjourn the meeting; second by Councilman Alexander. The motion passed 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk CMC

Anthony S. Ford, Mayor



Mission: To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.



SUMMARY MINUTES BUDGET RETREAT

THURSDAY, AUGUST 16, 2018

8:00 A.M.

Crowne Plaza - Peachtree City Hotel & Conference Center
201 Aberdeen Parkway | Peachtree City, GA 30269

2018 BUDGET RETREAT / DAY 1

In Attendance: Mayor Ford, Councilman Blount, Councilwoman Robinson, Councilman Thomas, City Manager Randy Knighton, Assistant City Manager Camilla Moore, City Attorney Michael Williams, City Clerk Vanessa Holiday, Human Resources Manager Renee Wheeler, Interim Treasurer John Wiggins, and Lead Accountant Rashonda Favors. Councilman Alexander joined the meeting at 8:00 a.m. Mayor Pro Tem Gantt joined the meeting at 10:45 a.m.

The meeting was called to order by Mayor Ford.

Invocation by Councilman John Blount.

Motion to adopt the Agenda was made by Councilman Blount; second by Councilwoman Robinson. The motion passed 3-0

Facilitated by: Randy Knighton, City Manager

1. Identifying & Prioritizing the goals for the remainder of FY2018
Mr. Knighton spoke to the remaining goals of FY2018 to include:
The City of Stockbridge remaining strong and continuing to educate and inform the public regarding the De-Annexation issue.

The Amphitheater development with construction beginning by the end of the year.

The Campground Road Extension project.

Proposing a GDOT MOU setting aside \$50,000 to maintain gateways to the

City and additional funds for Nuisance and Abatement issues.

Upon review of the Police Services Agreement, it was noted the City had agreed that HCPD would cease enforcement of the City's Municipal Code Ordinances effective

2. Short-Term Work Program and Capital Improvements Plan Annual Update: 2018-2022 Presented by: Camilla Moore, Asst. City Manager and Hope Pendergrass, CPA Mauldin & Jenkins, CPAs

Ms. Moore noted the STWP/CIP item would be presented on August 17th.

Ms. Pendergrass reviewed the City's FY2017 Audit noting Unmodified "Clean" opinions, the best you can get, with no findings. Ms. Pendergrass commended Rashonda Favors, the Lead Accountant, and the Finance team for their efforts. Ms. Pendergrass noted the City's long-term liabilities of \$13 million dollars and referenced the City's potential uncertainties.

3. Wage & Salary Analysis – Presented by: Renee Wheeler, HR Mgr. & Nancy Berkley, Evergreen Consultants, LLC.

Ms. Berkley presented the 2018 Wage and Salary Analysis Results noting the City's current system to be an Open-Range Plan and were constant at 48% with some anomalies, noting not all pay grades were being utilized. The analysis included the salary ranges of and data from 17 peer cities and counties: Brookhaven, Chamblee, Douglasville, Duluth, Dunwoody, Fayetteville, Griffin, McDonough, Milton, Suwanee, Henry, Clayton, Cobb, DeKalb, Fayette, Gwinnett and Spalding. The report offered two options for implementation - Option 1 – Capped at Midpoint affecting 27 employees with a cost of \$87,593 and Option 2 - affecting 23 employees with a cost of \$22,793. The consensus of the Council was to move forward with Option No. 2.

Ms. Wheeler presented the requests from each department for staff recommendations for the FY2019 Operating Budget.

Finance Department made a request for an Inventory Clerk and Part-Time Grant Writer.

Planning Department made a request for a Permit Coordinator.

The Governing Body tasked staff with providing a comparison to a P/T Staff and Contract Grant Writer; asked for clarification of the Charles Abbot Associates Permit Technician and proposed Permit Coordinator and requested proposed Pay and Classification and proposed salaries of each of the positions.

It was noted that (4) Public Works staff employees would be assigned to the Events/Initiatives team.

4. Staff Presentations

Governing Body – Presented by: LaQuinda Jackson, Executive Assistant to Mayor & Council

Ms. Jackson presented the proposed FY2019 Governing Body Budget. The consensus of the Council was to amend the current FY2018 and FY2019 Hospitality Budget to purchase dinner for the Governing Body effective immediately for both the Council and Work Session meetings.

Councilwoman Robinson made a request to the Council for funds of the currently approved Youth Council budget be allotted towards travel expenses for the Vice-Chair of the Youth Council Advisory Committee to attend the NLC National League of Cities Conference in Los Angeles, CA; and to also allow for current Youth Council budget funds to be re-allocated towards travel expenses of the NLC National League of Cities Conference in Los Angeles, CA.

Mr. Kenneth McFarland, Youth Council Advisory Committee Chair also spoke regarding the Youth Council, noting their recent activities and the desire for the group to attend the LA Conference; and noted travel arrangements would begin on Monday, and they would need an answer from Council by that time. Attorney Williams noted a vote of the Council is required to reallocate funds. Mayor Pro Tem Gantt made a request to discuss with members of the Council before taking any action.

Executive/ Financial & Administration – Presented by: John Wiggins, Interim City Treasurer & Rashonda Favors, Lead Accountant
Mr. Wiggins presented the proposed FY2019 Executive & Financial & Administration Budgets noting a Contingency Emergency Fund in the amount of \$75,000; \$50,000 for ROW (Right-of-Way) Improvements and \$50,000 for Nuisance and Abatements.

There was a consensus of the Council to move forward in 2018 for Directional Signage in the City and to purchase vehicles in 2018 to be added to the Administration Fleet with the Governing Body having priority use of the newly purchased vehicles (to include a larger SUV for multiple passengers). Mr. Wiggins noted the increase in the Travel/Training budget due to new staff coming on board.

5. Staff Presentations from 1:00 p.m. – 3:00 p.m.

Information Technology – Presented by: Ashley Smith of InterDev
Mr. Smith with InterDev presented the proposed FY2019 IT Budget and referenced areas of improvement and upgrades for the City.
Mr. Smith noted the City needs to go from a Flat to a Layered System.

Consensus of the Council was to move forward with technology upgrades in 2018 for the Merle Manders Conference Center, Ted Strickland Conference Center and the City Hall Levi Conference Room.

Public Works – Presented by: Decius Aaron, Public Works Director
General Maintenance

Facilities Maintenance
Parks
Water & Sewer
Wastewater
Stormwater

Mr. Aaron presented the proposed Public Works FY2019 Budget.

Mr. Aaron noted the results of the First Well testing and the Consensus of the Council was to move forward with find the results of Well No. 2.

6. Staff Presentations

Downtown Development Authority – Presented by: Mayor Pro Tem Gantt
Mayor Pro Tem Gantt made a request for the same budget amount for FY2019 as was issued in FY2018 in the amount of \$45,000; and noted Mildred Reed's resignation from the Board.

Economic Development – Presented by: Randy Knighton
Mr. Knighton noted the Economic Development information would be presented on 8/17/2018.

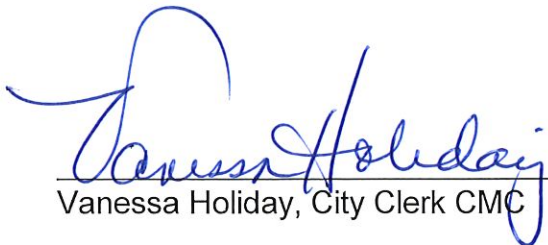
Executive Session for Personnel, Litigation and Real Estate:
Robinson/Gantt – Passed 5-0. Mayor Pro Tem Gantt exited the meeting and did not join the Council in Executive Session.

Motion to adjourn Executive Session: Robinson/Thomas – Passed 4-0.

Motion to reconvene meeting: Alexander/Thomas – Passed 4-0.

Motion to adjourn: Alexander/Thomas – Passed 4-0.

Respectfully submitted by:


Vanessa Holiday, City Clerk CMC


Anthony S. Ford, Mayor



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SUMMARY MINUTES BUDGET RETREAT

FRIDAY, AUGUST 17, 2018

8:00 A.M.

Crowne Plaza - Peachtree City Hotel & Conference Center
201 Aberdeen Parkway | Peachtree City, GA 30269

2018 BUDGET RETREAT / DAY 2

In Attendance: Mayor Ford, Councilman Alexander, Councilman Blount, Councilwoman Robinson, Councilman Thomas, City Manager Randy Knighton, Assistant City Manager Camilla Moore, City Attorney Michael Williams, City Clerk Vanessa Holiday, Human Resources Manager Renee Wheeler, Interim Treasurer John Wiggins, Lead Accountant Rashonda Favors and Public Works Director Decius Aaron. Mayor Pro Tem Gantt was absent.

The meeting was called to order by Mayor Ford.

Invocation by Randy Knighton.

Motion to adopt the Agenda was made by Councilwoman Robinson; second by Councilman Alexander. The motion passed 4-0

Facilitated by: Randy Knighton, City Manager

1. Recap of Day 1
Mr. Knighton reviewed Day One of the Retreat highlighting the Wayfinding Signage request, DDA Update, Youth Council requests; Increase in Governing Body Budget adjustment for FY2018 & FY2019; Nuisance & Abatement and GDOT MOU funding; Wage & Y Salary Analysis Option 2; Audit presentation with zero findings and increase in fund balance.
2. Identifying & Prioritizing City Events and Funding
The 2019 Proposed Schedule of Events was presented to the Governing

Body with the same City Events schedule as FY2018, noting a proposed increase for the Sounds of Summer Concerts and Bridgefest event. Councilman Thomas proposed a Public Works policy; consensus of the Council agreed with the policy and will place on the Consent Agenda 8/28/18.

Councilman Alexander made a request to change the Trail Alive Event from a Council Initiative to a City Event.
No Action Taken.

Mayor Ford recommended the addition of a 3rd Sounds of Summer Concert in August 2019.
No Action Taken.

Councilwoman Robinson made a request to increase the proposed funding for the FY2019 Annual Breast Cancer Luncheon/Walk from \$5,000 to \$7,000. The Consensus of the Council agreed with the increase in funding.

Consensus of the Council to move forward with an RFP for Management Services for the Amphitheater.

3. Staff Presentations

Short-Term Work Program and Capital Improvements Plan Annual Update: 2018-2022 Presented by: Camilla Moore, Asst. City Manager

Ms. Moore presented the City's Future Land Use Map noting there would be a new classification in and around the amphitheater with an updated map to be presented to the Council noted the Transmittal of the STWP/CIP is due to the DCA by 8/31/2018 for review with final adoption by 10/31/2018.

Ms. Moore noted the City's need to re-write both the Sign Ordinance and Zoning Code which will both require outside assistance in the amount of \$100,000 each.

Conference Center & Events - Presented by: CieCie McGhee, Conference Center & Events Manager

Ms. McGhee presented the proposed FY2019 Conference Center and Events budget noting much needed repairs and upgrades to the Merle Manders Conference Center and Ted Strickland Community Center and funding an advertising budget to promote both facilities.

4. Staff Presentations

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

Ms. Harris-Braggs presented the proposed FY2019 Main Street Program budget noting increases in the Travel/Training budget and salaries.
Code Enforcement - Presented by: Camilla Moore, Asst. City Mgr. & Community Development Director

Business Services - Presented by: Camilla Moore, Asst. City Mgr. & Community Development Director

GIS Services - Presented by: Camilla Moore, Asst. City Mgr. & Community Development Director

Ms. Moore asked the Council to review the proposed FY2019 Code Enforcement, Business Services and GIS budgets and advise of any remarks and/or questions.

Building Permits & Inspections - Presented by: Camilla Moore, Asst. City Mgr. & Community Development Director

Ms. Moore presented Council with a report of Charles Abbott & Associates costs related to Building, Permits and Inspections services for the City of Stockbridge.

Ms. Moore referenced the need for a Permit Coordinator position.

The Clerk's Office was tasked with reaching out the County Clerk to seek assistance in obtaining the City's past Building/Permitting and Inspection files and records.

Planning & Community Development - Presented by: Camilla Moore, Asst. City Mgr. & Community Development Director

Ms. Moore presented the Planning & Community Development proposed FY2019 budget, noting the Senior Planner position would be assisting with the Sign Ordinance and Zoning Code updates

5. Blighted Properties, Nuisance Abatements, MOU GDOT Maintenance

Attorney Williams & Community Development Director would be addressing these items.

6. 2019 Goals - Remain whole – One Stockbridge; To remain fiscally sound; To continue to provide excellence in service to all citizens and business owners/operators of Stockbridge; To complete the State-of-the- Art Amphitheater.

Motion to adjourn: Robinson/Alexander – Passed 4-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk CMC

Anthony S. Ford, Mayor



City of Stockbridge

Staff Recommendation Form For Council Approval/Review

Meeting Date

8/28/2018

- ☒ Action requested by City Council
- ☐ For informational purposes only
- ☐ Discussion Item
- ☐ Budget Amendment Required
- ☐ Presentation

FUNDING SOURCE

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ SPONSORSHIP
- ☐ DEPT. FUND BALANCE

FROM ACCOUNT: N/A

TO ACCOUNT:

PRESENTER: Camilla Moore

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT: Amendment of Chapter 12

DESCRIPTION: Chapter 12: Off-Street Parking and Loading Ordinance Update

APPROVED BY:

FINANCE _____

CITY MANAGER _____

CITY ATTORNEY _____

AMOUNT

\$ N/A

ATTACHMENTS:

☒

CHAPTER 12: OFF STREET PARKING AND LOADING

12.08.020	OFF-STREET PARKING AND LOADING REQUIREMENTS.
12.08.021	PURPOSE AND INTENT.
12.08.022	APPLICABILITY.
12.08.023	MAINTENANCE.
12.08.024	CALCULATION OF REQUIRED PARKING SPACES AND LOADING SPACES.
12.08.025	PARKING AND LOADING SPACE STANDARDS
12.08.026	PARKING SPACES FOR DISABLED INDIVIDUALS.
12.08.027	DESIGN REQUIREMENTS FOR PARKING LOTS, PARKING SPACES, AND LOADING AREAS.
12.08.028	SHARED PARKING ARRANGEMENTS
12.08.029	ADMINISTRATIVE REDUCTION OF SPACES CONSTRUCTED
12.08.030	ACCEPTABLE LOCATIONS FOR OFF-STREET PARKING
12.08.031	LIMITATION ON TRUCKS
12.08.032	SHARED DRIVEWAYS
12.08.033	OFF-SITE LOCATION OF REQUIRED PARKING
12.08.034	LANDSCAPE AREAS AND BUFFERS
12.08.035	VEHICLES AT AUTOMOTIVE REPAIR AND SPECIALTY SHOPS
12.08.036	OFF-STREET PARKING DESIGN REQUIREMENTS ANGLED OR PARALLEL
12.08.037	LANDSCAPE ISLANDS
12.08.038	HANDICAPPED PARKING
12.08.039	PARKING FOR SPECIALIZED VEHICLES

12.08.020 - Off-street parking and loading requirements.

12.08.021 Purpose and Intent.

The intent of section 12.08.020 to ensure the appropriate location and quantity of off-street parking and loading and to ensure that all developments provide adequate and safe storage and movement of vehicles consistent with generally accepted site design principles.

12.08.022 Applicability.

- A. Except as provided in this section, no application for a building permit shall be approved unless there is included with the plan for such building, improvements, or use, a development plan showing the required space reserved for off-street parking and loading. Occupancy shall not be allowed unless the required off-street parking and loading facilities have been provided in accordance with those shown on the approved plan.
- B. Each use of land and each building or structure hereafter constructed or established, and each addition to a structure shall provide off-street parking and loading according to the standards set forth herein.
- C. When an addition is made to a building containing less than the required parking or loading requirements, off-street parking shall be provided for the entire building, based upon the standards in this section.
- D. No addition to an existing building shall be constructed which reduces the number of spaces, area, or usability of an existing parking lot or loading space, unless such building and its addition conform with the regulations for parking and loading contained herein.

12.08.023 *Maintenance.*

All off-street parking and loading areas shall be well maintained. Parking lots and loading areas shall be free of potholes, debris, weeds, broken curbs, and broken wheel stops.

12.08.024 *Calculation of Required Parking Spaces and Loading Spaces.*

- A. Table 12.08.025(D) Parking and Loading Space Standards specifies the required minimum number of off-street parking spaces for each listed use. Where the calculation of the required number of spaces results in a fraction, the number shall be rounded up to the next whole number.
- B. Where the unit of measure for determining the number of parking spaces is the number of seats in a facility, the number of seats shall be the maximum occupancy allowed pursuant to building and construction codes.
- C. When multiple uses occupy a building, or a mixed-use development is proposed in separate buildings under unified control, the parking and loading requirement shall be met by each use, unless shared parking is approved according to the standards in Section 12.08.028.

12.08.025 *Parking and Loading Space Standards*

Table 12.08.025 (D) presents standards for parking and loading spaces. Where a use is not listed in Table 12.08.025(D), the development director shall determine the appropriate parking and loading standard. The determination shall be based on the standards for similar uses.

Table 12.08.025(D) Parking and Loading Space Standards

Use Group	Example of Types of Use	Minimum Requirement
All areas are expressed in spaces per gross square feet of building area <u>unless</u> ground area or some other measure is specified		
Adult entertainment establishments		10 per 1,000 sq. ft.
Assembly places with fixed seating	Stadiums / auditoriums theaters / amphitheaters	1 per 4 fixed seats
Assembly places without fixed seating	meeting halls libraries	1 per 35 sq. ft. in largest assembly room
Auto dealerships, sales & service	new car sales used car sales service and parts	6.5 per 1,000 sq. ft.
Bowling alley		5 per alley
Child care	day care centers	1.7 per 1,000 sq. ft. + 1 per 4 employees on the

kindergarten	pre-school	largest shift
Churches and other places of worship	churches cathedrals temples	1 per 3.5 fixed seats in the largest assembly area
Without fixed seating		1 per 30 sq. ft. in largest assembly area
Clubs and lodges	country clubs fraternal organizations	5 per 1,000 sq. ft.
Club with golf course		50 per 9 holes + 1 per 1,000 sq. ft.
Commercial, amusement, outdoor	amusement parks skateboard parks batting cages	1 per 4 fixed seats or 1 per 35 sq. ft. of floor area used for moveable seats; plus 10 per 1,000 sq. ft. of ground area identified for recreation and assembly
Custodial care	halfway houses	2.5 per 1,000 sq. ft.
Dormitories and related	dormitories fraternity houses sorority houses boarding houses	1 per bedroom + 5 per 1,000 sq. ft. of common area
Festivals, outdoor	horse shows carnivals dogs shows arts and crafts	2 per 1,000 sq. ft. of ground area identified for festivals and music festivals related seating
Financial institutions	banks credit unions brokerage houses	5 per 1,000 sq. ft.
Funeral homes		1 per 3 fixed seats + 1 for each 25 sq. ft. in the largest assembly room
Golf course, public and private, without club facilities		50 spaces per 9 holes
Health care facilities	hospitals out-patient clinics convalescent home nursing home	1 per four beds + 1 per 3 employees

Hotels and motels, no restaurants	apartment hotels hotels motels	1 per room
With restaurants		1.25 per room
Industrial and manufacturing	assembly plants fabrication plants factories	1 per 1,000 sq. ft.
Laboratories, scientific and related	experimental labs fabrication plants factories	2.5 per 1,000 sq. ft.
Medical offices Related facilities	dental offices doctor's offices veterinary offices clinics	4 per 1,000 sq. ft.
Mini-warehouses		1 per employee + 1 per 5,000 sq. ft.
Offices, general	freestanding offices office towers office parks offices associated with other uses	3 per 1,000 sq. ft. to 250,000 sq. ft.; 2.8 per 1,000 sq. ft. all exceeding 250,000 sq. ft.
Personal service establishments	barber shops beauty parlors laundromats / dry cleaners	5 per 1,000 sq. ft.
Race track		1 per 4 fixed seats or 1 per 35 sq. ft. of floor area used for moveable seats, + 10 per 1,000 sq. ft. of other spectator area.
Recreational facilities, indoor	billiard parlors game rooms arcades skating rinks physical fitness centers museums	5 per 1,000 sq. ft.
Recreation, private	tennis court basketball court	3 per court 4 per court

single family or mixed residential use, association or club Multifamily residential	swimming pool	6 per adult swimming pool + 1 per 15 dwelling units beyond 60 served included in basic parking requirement
Recreation, public	basketball court playing fields tennis courts driving range miniature golf swimming pool	4 per court 50 per field 3 per court 2 per tee 20 per 18 holes 20 + 1 per 50 sq. ft. of pool area
Recycling centers		1.5 spaces per 1,000 sq. ft. of building floor area and 2 spaces per outdoor recycling collection container; plus loading spaces.
Residential, multifamily (fewer than 40 units/acre)	1 bedroom or efficiency unit 2 bedroom unit 3 bedroom unit	1.4 per unit 2.0 per unit 2.25 per unit
Residential multifamily high-rise (40 + units' acre)	1 bedroom or efficiency unit 2-bedroom unit 3-bedroom unit	1.25 per unit 1.75 per unit 2.00 per unit
Residential, single family	detached dwelling duplexes mobile homes	2 per dwelling unit
Residential, retirement home	retirement homes retirement village	1.25 per dwelling unit
Restaurants, nightclubs and taverns (including outdoor seating)	cafeterias bars dance clubs restaurants music clubs bistros	10 per 1,000 sq. ft.
Retail establishments	boutiques shops stores rental services art galleries	5 per 1,000 sq. ft.

	food stores	
Roadside stand		6 + 5 per 1,000 sq. ft. ground area
Salvage, storage and/or junk facility		1 per employee plus 4 per acre
Schools	junior high elementary middle	larger of 2 per classroom or 1 per 35 sq. ft. in largest assembly area
	secondary	larger of 10 per classroom or 1 per 35 sq. ft. in largest assembly area
	Colleges / business colleges Tech / universities / trade conservatories	5 per 1,000 sq. ft.
Service and repair establishments	appliance repair shops bicycle repair shops shoe repair shops general repair centers	5 per 1,000 sq. ft.
Service stations and automotive repair centers	automotive garages paint and body shops tire centers service stations	5 per 1,000 sq. ft.
Warehousing and storage	commercial storage distribution centers	1 per 2,000 sq. ft.

Table 12.08.025(E) Off-street loading.

Loading spaces required. Off-street loading spaces shall be provided as follows:

Type of Use	Gross Floor Area (Sq. Ft.)	Loading Spaces Required
Single retail establishment services	0 to 19,999 20,000 to 49,999 50,000 to 250,000 Over 250,000	None One Two Three
Shopping centers	0 to 19,999 20,000 to 49,999 50,000 to 100,000 Each additional 100,000	None One Two One
Office buildings, Apartment building over four stories, Hospitals, health care Establishments, hotels and motels	0 to 999,999 1,000,000 to 2,000,000 More than 2,000,000	None One Two
Manufacturing, warehousing, wholesaling, etc.	Up to 14,999 15,000 to 39,999 40,000 to 65,000 Each additional 80,000	One Two Three One
Recycling centers		2 loading spaces measuring no less than 12 feet by 35 feet and having 14 feet of vertical clearance

12.08.026 Parking Spaces for Disabled Individuals.

- A. All uses shall provide parking spaces designated for access by disabled individuals.
- B. Table 12.08.026(B) presents specifications for parking for disabled individuals.

Table 12.08.026(B) Required Parking for Disabled Individuals

Total Parking Spaces Required	Accessible Spaces Required
Up to 25	1
26—50	2
51—75	3
76—100	4
101—150	5
151—200	6
201—300	7
301—400	8
401—500	9
501+	2% of total required spaces

- C. Accessible spaces shall be marked on the pavement and by appropriate signage, both markings to use the universally accepted "Handicapped" symbol. Such spaces shall be located in closest proximity to major building entrances, but in no event shall such spaces be more than one hundred (100) feet from an entrance.
- D. Ramps shall meet the design standards set forth in the Georgia Accessibility Code Chapter 120-3-20 of the Rules and Regulations of the Georgia Safety Fire Commissioner.

12.08.027 Design Requirements for Parking Lots, Parking Spaces, and Loading Areas.

Off-street parking lots, individual parking spaces, loading areas, and loading stalls shall be designed to conform to the following criteria and standards:

- A. All multiple-family, commercial, and industrial uses shall provide a paved, dust-free surface. The use of approved permeable or pervious pavement materials is encouraged, provided such paving is approved for use by the development director.
- B. All off-street loading stalls shall have access from a public street.
- C. Loading stalls are not to hinder movement of pedestrians or vehicles over a street, sidewalk, or alley, or to and from an off-street parking area.
- D. Off-street parking and loading areas that are to be used at night shall include proper illumination for the safety of pedestrians, vehicles, and for security purposes. Lighting shall be located and shielded to avoid direct illumination of adjacent properties.
- E. Each off-street parking space shall be clearly marked, and directional arrows or signs shall be provided wherever necessary. Markers, directional arrows, and signs shall be properly maintained to ensure their maximum efficiency.
- F. All off-street parking, loading, and service areas shall be drained to prevent damage to abutting properties and/or public streets and shall be constructed of materials that shall assure a surface resistant to erosion.
- G. All off-street parking, loading, and service areas shall be separated from walkways, sidewalks, and streets by curbing or other suitable protective device.
- H. The design standards in Table 12.08.027(H) shall be used to achieve compliance with parking provisions of this chapter.

Table 12.08.27(H) Parking Space Dimensions

Type of Parking Space	Required Dimensions of Parking Spaces
Full-size automobile space: 45° angle	9' wide; 25' deep
Full-size automobile space: 60° angle	9' wide; 22' deep
Full-size automobile space: 90° angle	8'6" wide; 20' deep
Full-size automobile space: Parallel to walk	8'6" wide; 20' deep
Compact automobile space: 90° angle	8' wide; 19' deep
Handicapped spaces	Refer to the Georgia Accessibility Code Chapter 120-3-20 of The Rules and Regulations of The Georgia Safety Fire Commissioner

I. There shall be provided adequate interior driveways to connect each parking space with a public right-of-way as indicated in Table 12.08.027 (I).

Table 12.08.027(I) *Parking Lot Design*

Required Width of Interior Driveways and Aisles (feet)	Parking Design (degree of angle)
24	90°
18	60°
12	Parallel
12	One-way traffic: Not adjacent to parking
24	Two-way traffic: Not adjacent to parking

J. The specifications in Table 8.02.07 (J) are the design requirements for off-street loading stalls.

Table 12.08.027(J) *Off-Street Loading Stall Design*

<i>Wholesale and Industrial Uses:</i>	
Width	10 feet
Length	50 feet
Overhead clearance	14 feet
<i>All Other Uses:</i>	
Width	10 feet
Length	35 feet
Overhead clearance	14 feet

12.08.028 Shared Parking Arrangements.

- A. Adjacent uses, multiple uses within a unified development, or establishments with multiple tenants of different uses may provide shared parking facilities. Such shared parking facilities may have a reduced quantity of parking as compared to the sum of parking spaces required for each individual use.
- B. Where shared parking facilities are proposed, the following standards shall be met:
 - 1. There shall be a paved driveway connection between the adjacent developments such that automobiles may move from one (1) parcel or use to the adjacent parcel or use without exiting to the public street.
 - 2. There shall be a designated pedestrian connection from all uses to the shared parking facility.
 - 3. The owners of developments involved shall execute a cross-access and cross-parking agreement, provided in a recordable instrument, acceptable to the City of Stockbridge. The agreement shall guarantee the joint use of a specified number of parking spaces.
 - 4. The number of spaces in the shared parking facility shall be determined by one (1) of the methods in subsection 12.08.28.C. below.
- C. The calculation of required spaces in a shared parking facility shall use one (1) of the two (2) methods described below:
 - 1. A parking study may be conducted to provide evidence of the combined parking requirements of the proposed uses.
 - a. The study shall be prepared by a professional engineer with documented traffic expertise.
 - b. The study shall include estimates of parking requirements based on professionally accepted data or studies, such as from the Institute of Traffic Engineers, Urban Land Institute, or other sources acceptable to the City of Stockbridge.
 - c. Parking requirements shall be based on uses that are the same or comparable to the proposed uses. Comparability shall be determined by density, scale, bulk, area, type of activity, and location in relationship to other uses and the transportation system.
 - d. Parking requirements shall be based upon peak hours of need for each use proposed to share parking facilities. The hours of maximum, or peak, parking demand of the respective developments shall not overlap.
 - e. The study shall document the source(s) of data used to develop recommendations.
 - f. The study shall document the extent to which transportation system management and alternative forms of transportation (pedestrian and bicycle) reduce the parking requirement.
 - g. The study shall document the availability of off-site parking to meet a portion of the parking requirements. Off-site parking shall not be located more than one hundred fifty (150) feet from the uses that require parking. The study shall be accompanied by documentation to demonstrate the continued availability of the off-site parking, such as easements or other recordable instruments.
 - 2. Shared parking may also be determined by the following method:
 - a. Calculate the parking requirement for each proposed use, as set forth in Table 12.08.25(D).
 - b. Multiply each amount by the corresponding percentages from Table 12.08.028(C) for each of the five (5) time periods.

- c. Total the amount of parking for each time period.
- d. The highest parking requirement shall be the minimum number of spaces required for the shared use facilities.

Table 12.08.028(C) Shared Parking Demand Calculations

General Land Use	Week Days		Weekend			
	Daytime 9 a.m.—4 p.m.	Evening 6 p.m.—12 M	Daytime 9 a.m.—4 p.m.	Evening 6 p.m.—12 M	Nighttime 12 M—6 a.m.	
Office or industrial		100%	10%	10%	5%	5%
Commercial		60%	80%	100%	60%	5%
Hotel/motel		60%	100%	60%	100%	60%
Restaurant		70%	100%	75%	100%	10%
Entertainment		50%	100%	80%	100%	0%

Sec. 12.08.029 ADMINISTRATIVE REDUCTION OF SPACES CONSTRUCTED

The Director of Community Development/Planning and Zoning may authorize a reduction in the total number of parking spaces constructed on a site to no less than 90 percent of the basic requirement when all of following conditions are met: The request for reduction in parking shall show that the reduction is justified on the basis of characteristics unique to the specific proposed use of the property in contrast to the characteristics of other uses within the same category.

- A. Adequate land area for meeting the basic parking requirement is located on and designed for the site whether at grade or in parking decks. The unconstructed portion of the parking shall be clearly delineated and labeled "Future Parking" on the Site Plan.
- B. Prior to granting the reduction in total parking spaces constructed, the Director of Community Development/Planning and Zoning shall conclude that the reduction is justified, and shall approve, in whole or in part, or deny the request stating the reasons therefore in the report.
- C. If the Director of Community Development/Planning and Zoning finds that the parking reduction is no longer justified, the Director shall notify the owner to construct the number of parking spaces necessary to meet the required level.

- D. Prior to any change in ownership or use, the owner must apply to the Director of Community Development/Planning and Zoning for an evaluation and confirmation of the reduction.

Sec. 12.08.030 ACCEPTABLE LOCATIONS FOR OFF-STREET PARKING

Note: The minimums required in this subsection may be less than the requirements necessary to accommodate the landscape area or buffer requirement of Chapter 5, Tree Protection and Landscaping. At a minimum, all required parking spaces must be located on an all-weather surface.

A. Single Family Districts.

Within single-family dwelling districts, the parking or storage of vehicles shall be prohibited except on parking spaces as defined in Article A. Off-site location of required parking spaces is prohibited. Unenclosed parking spaces may occupy a side yard, and no more than 50 percent of a required rear yard. A maximum of two spaces may be permitted adjoining the entrance to a front entry garage or carport or adjoining the end of a driveway whenever no garage or carport exists. Garage and carport spaces may count toward the minimum required spaces in single family districts.

Within single family districts when utilized for other than a single-family dwelling, the parking or storage of vehicles shall be located in accordance with the O-I District requirements.

The visible storage or parking of more than four vehicles at a single-family residence shall be unlawful. Parking or storage of a junk or salvage vehicle shall constitute an unlawful use except that no more than two such vehicles shall be permitted if parked or stored in a garage or carport not visible from a street or adjacent residential property.

B. RM-2 Residential Townhouse District.

Individually subdivided parcels shall adhere to single-family district standards except that no off-street parking or driveways shall be located within 10 feet of any perimeter lot line. Garage carport spaces count toward the minimum required spaces in the RM-2 District.

C. RM-1 Apartment Dwelling District.

No off-street parking shall be permitted within the required setback for the front yard and the side corner yard. Driveways shall not be located nearer than 10 feet to any side or rear property line. No off-street parking space shall be located within 25 feet of any side or rear property line adjacent to a single-family dwelling district or use, nor within 10 feet of any other property line. RM-2 District requirements shall apply to single-family detached units constructed within the RM-1 District.

D. O-I-T, Office/Institutional Districts.

No off-street parking shall be permitted within the required setback for the front yard and the side corner yard. No off-street parking shall be permitted within 25 feet of any property line which adjoins a single-family residential district or use. Off-street loading areas shall be provided in the rear or interior side yards.

E. C-1 and C-2, Commercial Districts.

The off-street parking location regulations for dwellings, schools, institutions and similar uses are the same as for those uses in the RM-1 Districts.

Uses permitted in commercial districts other than those devoted to dwellings, schools, institutions, and similar uses shall provide no off-street parking within 25 feet of any property line that adjoins a residential district or use.

Off-street loading areas shall be provided in the rear or interior side yards. Minimums required in this subsection may be less than the requirements necessary to accommodate a landscape area or buffer required in Chapter 5, Tree Protection and Landscaping.

F. I-1 and I-2, Industrial Districts.

The off-street parking location regulations for dwellings, schools, institutions and similar uses are the same as for those uses in the A District.

Uses devoted to manufacturing, warehousing, commercial and other uses permitted in industrial districts shall provide no off-street parking within 25 feet of any property line which adjoins a residential use or district.

Sec. 12.08.031 LIMITATION ON TRUCKS

Except for trucks used in farming the property on which they are located, or trucks used in conjunction with a permitted use, trucks and/or trailers exceeding four tons empty weight shall not be stored or parked in any residential zoning district unless engaged in moving household goods or making deliveries.

Sec. 12.08.032 SHARED DRIVEWAYS

Driveways may be shared in all districts.

Sec. 12.08.033 OFF-SITE LOCATION OF REQUIRED PARKING

An Administrative Permit for off-site parking may be considered in accordance with the provisions of this Article.

Sec. 12.08.034 LANDSCAPE AREAS AND BUFFERS

No required parking shall be permitted in any required landscape area or buffer.

Sec. 12.08.035 VEHICLES AT AUTOMOTIVE REPAIR AND SPECIALTY SHOPS

Vehicles at automotive repair and specialty shops must be serviced and stored within the footprint of the building or at the rear of the structure but outside of any minimum yard. Vehicles must be totally screened from all property lines by a 100% opaque fence or wall together with landscape strips and buffers as specified by Chapter 5, Tree protection and Landscaping.

Sec. 12.08.036 OFF-STREET PARKING DESIGN REQUIREMENTS ANGLED OR PARALLEL

PARKING

Aisles serving off-street parking shall be no fewer than 22 feet in width, except that aisles designed for one-way circulation systems shall be no fewer than 14 feet in width for 0-45-degree parking, 18 feet in width for 46 to 60-degree parking and 22 feet in width for 61 to 90-degree parking. A standard parking space shall measure no fewer than 153 square feet and shall be no fewer than 8.5 feet wide. Twenty percent (20%) of the total parking spaces may be designated as compact car spaces. A compact space shall measure a minimum of 120 square feet with a minimum width of 8 feet. Each compact space shall be clearly marked. No part of a vehicle shall overhang into a landscaped portion of a required landscape area.

Sec. 12.08.037 LANDSCAPE ISLANDS

Landscape islands shall be provided throughout parking lots in accordance with the requirements of Chapter 5, Tree Protection and Landscaping of this Ordinance.

Sec. 12.08.038 HANDICAPPED PARKING

Parking spaces designed for handicap persons shall be provided in accordance Georgia law.

Sec. 12.08.039 PARKING FOR SPECIALIZED VEHICLES

Specialized vehicles such as earth moving equipment, tractors or other heavy construction vehicles are only to be stored in residential, agricultural districts and non-residential districts except I-1 and I-2 Industrial districts during construction under an active building permit and/or land disturbance permit. Other specialized vehicles such as recreational vehicles, campers, buses (including school buses), trailers, mobile home coaches, boats and boat trailers may be parked or stored in

all residential districts under the following conditions: (Also See 12.08.031 for trucks)

- A. That such vehicles are not used as living quarters.
- B. That the location of the parking or storage area shall be in the buildable area of the lot and shall not be in front of the principal structure.



City of Stockbridge

Staff Recommendation Form For Council Approval/Review

Meeting Date

8/28/2018

☐

Action requested by City Council

☒

For informational purposes only

☒

Discussion Item

☐

Budget Amendment Required

☐

Presentation

FUNDING SOURCE

☐

GENERAL FUND

☐

FUND BALANCE

☐

SPLOST

☐

CDBG

☐

GRANT FUNDING

☐

COUNCIL INITIATIVE

☐

SPONSORSHIP

☐

DEPT. FUND BALANCE

FROM ACCOUNT: N/A

TO ACCOUNT:

PRESENTER: Camilla Moore

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT: Parking Survey Results

DESCRIPTION:

Stockbridge residents were asked to complete a Parking Survey regarding on-street parking in residential subdivisions. The following are the survey results.

APPROVED BY:

FINANCE _____

CITY MANAGER _____

CITY ATTORNEY _____

AMOUNT

\$ N/A

ATTACHMENTS:

☒

City of Stockbridge Community Development

Survey Report

Survey Statistics

Survey Name: On-Street Parking, City of Stockbridge BME

Total
Records **353**

Copy

1.For street width 27 feet or less (curb to curb), what type of on-street parking should be allowed? Please select one.		Responses	Ratio
No Parking allowed. Permit required	 52%	185	52.41%
Limited parking (set time)	 20%	69	19.55%
Limited parking on left side of street	 28%	99	28.05%
No Responses		0	0.00%
Response totals for this question		353	100.00%

2.For streets widths 27 feet to 34 feet, what type of on-street parking should be allowed? Please select one.		Responses	Ratio
Parking allowed on left side	 51%	181	51.27%
Parking allowed on both sides	 10%	34	9.63%
Limited parking (set time) on both sides	 39%	138	39.09%
No Responses		0	0.00%
Response totals for this question		353	100.00%

3.For street widths greater than 34 feet, what type of on-street parking should be allowed? Please select one.		Responses	Ratio
Parking on both sides	 55%	193	54.67%
HOA Guidelines	 45%	160	45.33%
No Responses		0	0.00%
Response totals for this question		353	100.00%

4.Overnight Parking		Responses	Ratio
Yes	 34%	121	33.99%
No	 66%	235	66.01%
No Responses		0	0.00%
Response totals for this question		356	100.00%

5.Overnight Parking with Permit.		Responses	Ratio
Yes	 53%	187	52.82%
No	 47%	167	47.18%
No Responses		0	0.00%
Response totals for this question		354	100.00%

6.Special Event Parking Permits (required for parties, graduations, etc.) Monday-Friday		Responses	Ratio
Yes	 69%	246	69.49%
No	 31%	108	30.51%
No Responses		0	0.00%
Response totals for this question		354	100.00%

7.Emergency Waiver Permits (medical)		Responses	Ratio
Yes	 79%	278	78.75%
No	 21%	75	21.25%
No Responses		0	0.00%
Response totals for this question		353	100.00%

8.Holiday & Weekend Exemptions (No Permit required to park)		Responses	Ratio
Yes	 62%	219	61.86%
No	 38%	135	38.14%
No Responses		0	0.00%
Response totals for this question		354	100.00%

9.Towing of vehicles by HOA		Responses	Ratio
Yes	 49%	174	49.01%
No	 51%	181	50.99%
No Responses		0	0.00%
Response totals for this question		355	100.00%

10.Towing by vehicles by City of Stockbridge		Responses	Ratio
Yes	 65%	231	65.44%

No	 35%	122	34.56%
No Responses		0	0.00%
Response totals for this question		353	100.00%

11.A graduated fee structure to be determined.		Responses	Ratio
Yes	 60%	212	59.89%
No	 40%	142	40.11%
No Responses		0	0.00%
Response totals for this question		354	100.00%

12.Cost of Permit.		Responses	Ratio
\$10-25	 87%	308	87.25%
\$25-50	 13%	45	12.75%
No Responses		0	0.00%
Response totals for this question		353	100.00%

13.Short Time Parking		Responses	Ratio
Yes	 71%	253	71.27%
No	 29%	102	28.73%
No Responses		0	0.00%
Response totals for this question		355	100.00%

14.Two Courtesy Permits per house.		Responses	Ratio
Yes	 73%	262	73.39%
No	 27%	95	26.61%
No Responses		0	0.00%
Response totals for this question		357	101.00%

15.Clear signage will be provided in order to provide adequate notice to residents and visitors as to the restrictions being imposed.		Responses	Ratio
Agree	 100%	353	100.00%
No Responses		0	0.00%

	Response totals for this question	353	100.00%
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16.Exemption for "trade workers" performing work at a home.		Responses	Ratio
Yes	 88%	313	88.17%
No	 12%	42	11.83%
No Responses		0	0.00%
Response totals for this question		355	100.00%

17.First Name	Responses	Ratio
Individual Responses	353	100.00%
Response totals for this question	353	100.00%

18.Last Name	Responses	Ratio
Individual Responses	353	100.00%
Response totals for this question	353	100.00%

19.Phone Number	Responses	Ratio
Individual Responses	353	100.00%
Response totals for this question	353	100.00%

20.ADDRESS	Responses	Ratio
Individual Responses	352	100.00%
Response totals for this question	352	99.00%

21.CITY		Responses	Ratio
Stockbridge	 87%	305	86.65%
Jonesboro	 1%	2	0.57%
McDonnough	 13%	45	12.78%
No Responses		0	0.00%
Response totals for this question		352	99.00%

22.ZIP	Responses	Ratio

30281	84%	296	84.09%
30236	1%	3	0.85%
30253	15%	53	15.06%
No Responses		0	0.00%
Response totals for this question		352	99.00%

8/25/2018 7:32:00 PM





City of Stockbridge

Staff Recommendation Form For Council Approval/Review

Meeting Date

8/28/2018

☒

Action requested by City Council

FUNDING SOURCE

☐

For informational purposes only

☐

Discussion Item

☐

Budget Amendment Required

☐

Presentation

☐

GENERAL FUND

☐

FUND BALANCE

☐

SPLOST

☐

CDBG

☐

GRANT FUNDING

☐

COUNCIL INITIATIVE

☐

SPONSORSHIP

☐

DEPT. FUND BALANCE

FROM ACCOUNT: N/A

TO ACCOUNT:

PRESENTER: Camilla Moore

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT: Public Hearing—STWP/CIE Transmittal

DESCRIPTION:

City of Stockbridge 2018-2022 Short Term Work Program and CIE update. The attached document includes both short and long-range program recommendations and allocation amounts.

APPROVED BY:

FINANCE _____

CITY MANAGER _____

CITY ATTORNEY _____

AMOUNT

\$ N/A

ATTACHMENTS:

☒

RESOLUTION NO. _____

CITY OF STOCKBRIDGE, GEORGIA

**SHORT TERM WORK PROGRAM AND CAPITAL IMPROVEMENTS ELEMENT
ANNUAL UPDATE TRANSMITTAL**

WHEREAS, the City of Stockbridge, Georgia has prepared an annual update to its Short Term Work Program and Capital Improvements Element; and

WHEREAS, the annual update of the Short Term Work Program and Capital Improvements Element was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, as amended; and a Public Hearing was held on August 28, 2018, at Stockbridge City Hall;

NOW, THEREFORE BE IT RESOLVED THAT the Stockbridge City Council does hereby transmits the annual update of the Short Term Work Program and Capital Improvements Element covering the five-year period 2018-2022, and this resolution to the Atlanta Regional Commission and Georgia Department of Community Affairs as required by the Georgia Planning Act.

BE IT SO RESOLVED this _____ day of August, 2018.

Anthony Ford, Mayor

ATTEST:

Vanessa Holiday, City Clerk



Stockbridge Georgia

Short-Term Work Program & CIP Update 2018-2022 CITY OF STOCKBRIDGE, GEORGIA

Contents

SHORT TERM WORK PROGRAM ANNUAL UPDATE.....Page 2-4

CAPITAL IMPROVEMENT ELEMENT.....Page 5-7

Community Facilities						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1.	Splash Pad Design	2015-2020	Public Works	\$50,000	General Fund	In Progress
2.	Wastewater Treatment Plant Upgrade Plans/Engineering	2015-2019	Public Works	\$2,000,000	SPLOST III, IV	Out for bid.
3.	Water supply source development	2015-2019	Public Works	\$500,00	SPLOST III, IV	2 wells identified, 1 drilled
4.	Water main and service line replacement	2016-2020	Public Works	1,500,00	SPLOST IV	Plans complete
5.	GIS - Infrastructure inventory and detailed mapping	2016-2019	Public Works	\$300,000	SPLOST IV	In Progress
6.	Sewer – infiltration and inflow study	2016-2019	Public Works	\$750,000	SPLOST IV	Task Order under development
7.	Sewer reconstruction & Pump Station replacement	2015-2019	Public Works	\$1,000,000	SPLOST IV	Out for bid.
8.	New Maintenance shop	2016-2020	Public Works	\$3,000,000	SPLOST IV	Plans complete awaiting Council approval of bid solicitation
Subtotal				\$8,100,500		

Economic Development						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
9.	Establish Stockbridge Assoc. of Business	2017-2018	City of Stockbridge	\$50,000	General Funds	Underway
10.	Create Economic Development Marketing Plan	2017-2019	City of Stockbridge	\$100,000	Hotel/ Motel	In Progress
11.	Opportunity Zone Designation Study	2017-2020	City of Stockbridge	\$25,000	General Fund	In Progress
12.	Create a Citywide Marketing Plan (Rebranding)	2016-2018	City of Stockbridge	\$75,000	Hotel/ Motel	On-going
Subtotal				\$250,000		

Land Use						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
13.	Update City Code including zoning and construction codes	2015-2020	City of Stockbridge	\$100,000	General Funds	Technical Update Complete
14.	Overlay District Designation	2015-2020	City of Stockbridge	\$40,000	General Funds	In Progress
15.	Comprehensive Plan Update	2016-2018	City of Stockbridge	\$100,000	General Fund	Pending Adoption
16.	LCI Implementation	2015-2020	City of Stockbridge	\$500,000	General Fund	Architectural firm obtained
Subtotal				\$740,000		

Transportation						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
17.	Roadway Construction Projects/Engineering and ROW Acquisition	2016-2020	City of Stockbridge	\$3,000,000	SPLOST IV	In Progress
18.	Sidewalk – repair and reconstruction	2015-2020	Public Works	\$500,000	SPLOST IV	On-going
19.	Davis Road from Clark Park to Highway 42 (Sidewalks and Streetscape)	2015-2020	City of Stockbridge	\$1,150,000	SPLOST, TE General Fund	Phase I (Hwy 42 to Shields RD) scheduled to let in 2019.
Subtotal				\$5,150,000		

Completed Projects

1.	Update Sign Ordinance	2013	City of Stockbridge	In-Kind	General Fund	Complete
2.	Multituse trail for Reeves Creek Phase 2: From Dabney-Hunter-Simmons Park to Tye Street	2015	City of Stockbridge	\$700,000	General Funds, LCI, TE	Complete
3.	Update Comprehensive Transportation Plan	2015-2016	City of Stockbridge and Henry County	\$20,000	General Fund	Complete
4.	Road Assessment and Pavement Analysis	2016-2018	Public Works	\$50,000	SPLOST IV	Complete
5.	Multiplex Demolition	2015-2017	Stockbridge	\$8,790	SPLOST III	Complete
6.	City water meter replacement – intelligent meters & SCADA Replacement	2015-2018	Public Works	1,700,000	SPLOST III, IV	Complete
7.	Parks Improvements including handicap play equip	2015-2018	Public Works	\$1,000,000	CDBG, SPLOST IV	Complete
8.	Bike Pedestrian and Trail Master Plan	2015-2017	City of Stockbridge	\$50,000	General Fund	Complete
9.	South Berry Street Sidewalks	2015-2016	Public Works	\$142,000	General Fund	Complete
10	Burke Street - Streetscape	2016-2018	Public Works	\$1,500,000	General Fund, TE,	Complete
Subtotal				\$5,170,790		



CITY OF STOCKBRIDGE, GEORGIA
CAPITAL IMPROVEMENTS ELEMENT
UPDATE 2018-2022

PUBLIC FACILITY: CITY OF STOCKBRIDGE
SERVICE AREA: CITY OF STOCKBRIDGE

CIP EXPENDITURES SUMMARY BY PROJECT											
FUND - 353											
		Estimated Project Cost	Amount Anticipated To Be Used In	Balance To Be Carried Over To	Proposed Expenditures For Planning Years					Projected Five Year Total	Funding Source
		FY2018	FY2018	FY2019	FY2019	FY2020	FY2021	FY2022	FY2023	Total	
Projects:											
Amphitheater		\$ 6,000,000	\$ 116,667	\$ -	\$ 2,300,000	\$ 925,000	\$ 925,000	\$ 925,000	\$ 925,000	\$ 6,000,000	Sale of Land/Fund Balance
Monument Sign		\$ 115,000	\$ 116,667	\$ -	\$ 115,000					\$ 115,000	Fund Balance
Cultural Art Center		\$ 15,000,000	\$ 116,666	\$ -	\$ 1,000,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 15,000,000	(V)/Fund Balance
Multi-Purpose Facility		\$ 6,000,000	\$ -	\$ -	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 6,000,000	Fund Balance
Public Works Facility		\$ 3,200,000	\$ -	\$ -		\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 3,200,000	SPLOST (IV)
Old Fire Station Renovation		\$ 500,000	\$ -	\$ -	\$ 250,000	\$ 250,000				\$ 500,000	Fund Balance
Splash Pad Park		\$ 150,000			\$ 150,000					\$ 150,000	General Fund
Road Improvement		\$ 5,000,000			\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 5,000,000	(V)/Fund Balance
Infrastructure Improvement		\$ 7,500,000			\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 7,500,000	Future SPLOST (V)/Fund Balance
Total Proposed Expenditures		\$ 43,465,000	\$ 350,000	\$ -	\$ 7,515,000	\$ 9,175,000	\$ 8,925,000	\$ 8,925,000	\$ 8,925,000	\$ 43,465,000	

Funding Type	Final Adopted FY2018	Amount Anticipated To Be Used In FY2018	Balance To Be Carried Over To FY2019	Proposed Funding Sources						Projected Five Year Total
				FY2019	FY2020	FY2021	FY2022	FY2023		
General Fund	\$ 150,000	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000	
CIP Bond	\$ -	\$ -	\$ -		\$ 3,750,000	\$ 3,750,000	\$ 3,750,000	\$ 3,750,000	\$ -	
Future SPLOST (V)	\$ 15,000,000	\$ -	\$ -		\$ 640,000	\$ 640,000	\$ 640,000	\$ 640,000	\$ 15,000,000	
SPLOST IV	\$ 3,200,000	\$ -	\$ -	\$ 640,000	\$ 640,000	\$ 640,000	\$ 640,000	\$ 640,000	\$ 3,200,000	
Reprogrammed SPLOST IV	\$ 4,500,000									
Grants	\$ -	\$ -	\$ -						\$ -	
Fund Balance	\$ 18,315,000	\$ -	\$ -	\$ 4,545,000	\$ 4,755,000	\$ 4,505,000	\$ 4,505,000	\$ 4,505,000	\$ 22,815,000	
Sale of Land	\$ 2,300,000	\$ -	\$ -	\$ 2,300,000					\$ 2,300,000	
Total Proposed Funding Sources	\$ 43,465,000	\$ -	\$ -	\$ 7,515,000	\$ 9,175,000	\$ 8,925,000	\$ 8,925,000	\$ 8,925,000	\$ 43,465,000	



ANNUAL FINANCIAL REPORT FOR 2018 **City of Stockbridge**

(1) Public Facility Type	Water Supply	Wastewater	TOTAL
(2) Service Area	WATER	SEWER	
(3) Beginning Impact Fee Fund Balance	\$52,653	\$68,376	\$121,029
(4) Impact Fees Collected	\$28,660	\$44,352	\$73,012
(5) Accrued Interest	\$0	\$0	\$0
(6) Project Expenditures	0	0	\$0
(7) Administrative Costs	0	0	\$0
(8) Impact Fee Refunds	0	0	\$0
(9) Ending Impact Fee Fund Balance	\$81,313	\$112,728	\$194,041
(10) Impact Fees Encumbered	\$81,313	\$112,728	\$194,041

RESOLUTION NO. _____

A RESOLUTION TO TRANSMIT THE DRAFT OF THE 2038 COMPREHENSIVE PLAN TO THE ATLANTA REGIONAL COMMISSION AND GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.

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 preparing and adopting a Comprehensive Plan; and

WHEREAS, the City proposes to update its Comprehensive Plan; and

WHEREAS, the City of Stockbridge has completed a draft of the 20-year Comprehensive Plan Update; and

WHEREAS, this document was prepared according to the Minimum Standards and Procedures for Local Comprehensive Planning effective March 1, 2014 and established by the Georgia Planning Act of 1989, and the required public hearing was held on August 28, 2018;

NOW, THEREFORE, BE IT RESOLVED, that the City of Stockbridge does hereby transmit the draft of the 20-year Comprehensive Plan Update to the Atlanta Regional Commission and the Georgia Department of Community Affairs for official review.

SO PASSED AND ADOPTED, this day of August, 2018.

SPONSORED BY:

Mayor Anthony Ford

ATTEST:

APPROVED AS TO FORM:

Vanessa Holiday
City Clerk

Mike Williams, Esq.
City Attorney



City of Stockbridge

Staff Recommendation Form For Council Approval/Review

Meeting Date

8/28/2018

- ☒ Action requested by City Council
- ☐ For informational purposes only
- ☐ Discussion Item
- ☐ Budget Amendment Required
- ☐ Presentation

FUNDING SOURCE

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ SPONSORSHIP
- ☐ DEPT. FUND BALANCE

FROM ACCOUNT: N/A

TO ACCOUNT:

PRESENTER: Camilla Moore

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT: Public Hearing—2018-2038 Comp Plan

DESCRIPTION: The Comprehensive Plan is a community-driven document that provides guidance on future policies, projects, and actions for various aspects of the City, including, but not limited to, land use, economic development, transportation, and housing. The planning process involved data collection, and existing conditions assessment, community input, and the development of a City-wide vision and goals and strategies to attain them.

The Collaborative Firm, in coordination with POND Company, lead the effort in developing the City's 2018-2038 Comprehensive Plan. The kick-off public hearing and community meetings provided an overview to the public on the process that was used to develop the plan for Stockbridge and to inform on the opportunities for the public to be involved throughout the development of the plan.

APPROVED BY:

FINANCE _____

CITY MANAGER _____

CITY ATTORNEY _____

AMOUNT

\$ N/A

ATTACHMENTS: ☒



of Stockbridge Comprehensive Plan



Shaping Stockbridge Together for 2038



The Collaborative Firm, LLC

POND
Architects • Engineers • Planners

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*"We Are Better Together" - Citizen Comment
from Community Workshop*

SHAPING OUR CITY TOGETHER

The City of Stockbridge is a diverse and forward looking community engaged in shaping its own future. By embarking on the exciting initiative of developing its own Comprehensive Plan, the city-along with its citizens- have expressed a great desire to promote Stockbridge as an attractive place to invest, conduct businesses, and raise a family.



1.1 PLAN OVERVIEW

The Georgia Department of Community Affairs (DCA) has established standards and procedures for Local Comprehensive Planning to provide a framework for local governments to create a long term plan that will address critical planning issues and opportunities. These standards and procedures reflect the state's interest in promoting healthy and economically vibrant communities. The Comprehensive Plan should act as a guide for communities in achieving their goals and objectives, and should be used as a decision-making guide by local officials and community leaders for a 20 year planning period.

The plan contained herein will serve as the City's overarching policy document defining what the Stockbridge community aims to be in the future, and should be used to guide decisions by our City's elected officials, as well as day-to-day decisions being made by city staff. The Future Development Map and associated narrative will help inform rezoning and development decisions, while the implementation strategy and work program is intended to help drive actions, initiatives, and investments made by the City during the plan horizon of 2038. While the plan should be the guide for the 20 year planning period, it is important to note that regular updates as required by DCA are necessary to ensure that it remains consistent with the desires of the community. As a whole, the plan incorporates policies and strategies for a 20 year planning period but the Community Work Program outlines specific implementation strategies in a more manageable, five-year timeframe.

Shaping Stockbridge Together is the result of a multi-month planning process to identify the City of Stockbridge's long-term vision for

growth and development. Prior comprehensive planning efforts were completed as a joint effort with Henry County and the cities of McDonough, Locust Grove, and Hampton, and was last completed in 2009. This plan, therefore, represents the first comprehensive plan to be completed by the City on its own. Through this process an important overarching theme was reiterated — that the future success of the city lies in *Shaping Stockbridge Together!*

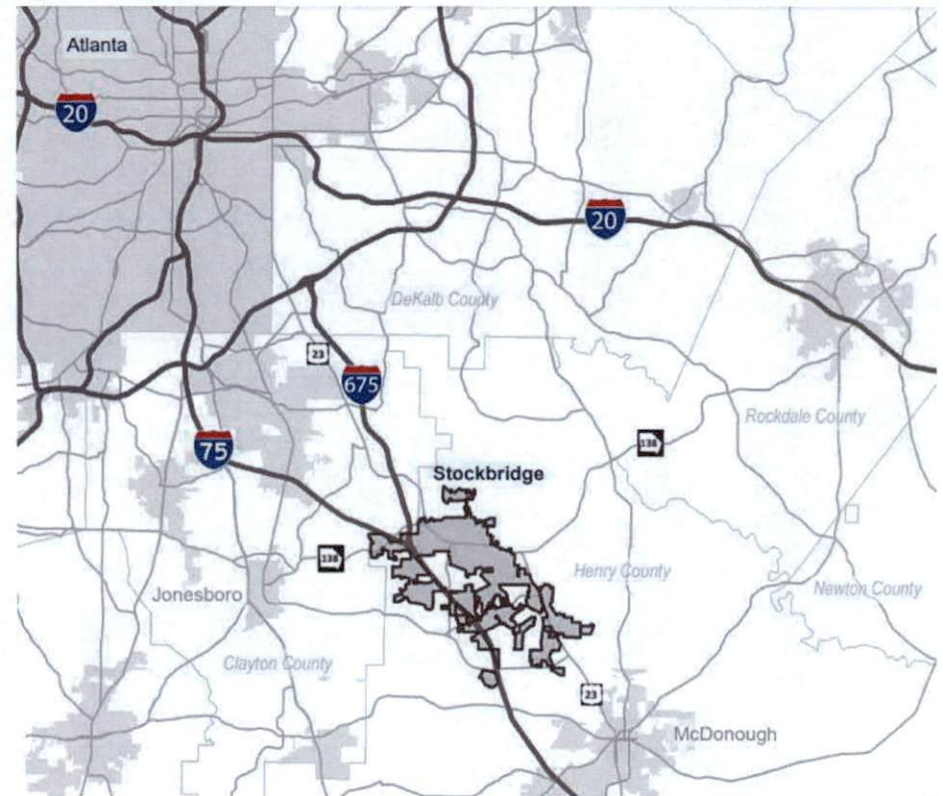


Figure 1-#: City of Stockbridge Regional Location Map

1.2 THE PLAN FRAMEWORK

This Comprehensive Plan is organized into four chapters and focuses on several substantive elements that serve as key building blocks in comprehensive planning to help define who we are as a community and how we want our community to function. For each of these elements there was discussion on needs, opportunities, and goals, and a developed implementation strategy with a series of five-year actions and policies for moving towards those goals.

1.0 Shaping Our City Together

Provides an overview of the plan and how it should be used.

2.0 About Our City

Offers a snapshot of who the City of Stockbridge represents today, as well as the needs and opportunities the community is faced with.

3.0 Our Goals for the Future

Reflects upon the vision, goals, and policies that the members of the community have identified for the future.

4.0 Our Strategy

Outlines the overall strategy for implementing the plan, and will focus on the top priority needs and opportunities that were identified.

Key Elements

The key substantive elements highlighted within this plan are provided below along with a brief description of the elements' role in comprehensive planning.

Population explores the demographics and characteristics of a community, both current and projected to identify unique challenges facing a community.

Economic Development addresses the vitality of Stockbridge and considers factors such as diversity of the economic base and the quality of the local labor force.

Housing examines the adequacy and suitability of existing housing stock to meet current and future needs.

Natural and Cultural Resources focuses on protecting and conserving the environmental, natural, cultural, and historical resources within the community.

Community Services and Facilities ensures the provision of adequate services with future development patterns to protect and enhance the quality of life.

Land Use covers how we want the city to develop and where certain types of development are appropriate.

Transportation evaluates the adequacy of the City's transportation system for serving the needs of the community throughout the planning period.

Intergovernmental Coordination discusses coordination of local planning efforts with local service providers and authorities, and with neighboring communities, state, and regional plans and programs.

1.3 OUR PLANNING PROCESS

TIMELINE

The Consultant team worked with the City of Stockbridge over a series of several months to develop the Comprehensive Plan. The process began in December 2017 with a completion date set for October 2018. Three distinct tasks guided the process and were led by the consultant team in coordination with City staff. The first task consisted of data collection and an assessment of existing conditions to help set a baseline for furthering the overall understanding of where we are today and what we might face in the future. But, the core of the process took place under task 2 which included public involvement and visioning. This task focused on gathering input from the community through workshops, interviews, and surveys, to form the elements within the plan. This input was then incorporated into the draft plan development which was presented to the community stakeholders for review to ensure the plan is compatible with the expressed visions for the City.



*Draft plan transmitted to ARC/DCA for regional review

Figure 1-#: Timeline

1.3 OUR PLANNING PROCESS

PUBLIC INPUT OVERVIEW

Public input received through community workshops and surveys helped shape the future land use plan (Future Development Map), visions and goals, and priority actions to achieve them. Each element of the comprehensive plan was prepared with involvement and input from stakeholders and the general public, to ensure that the plan reflects the full range of community needs and values. The following steps for involving stakeholders and the general public in developing the comprehensive plan were utilized:

CITY COUNCIL PUBLIC HEARINGS

On Monday, February 12, 2018, the Comprehensive Plan Kick-off public hearing was conducted at the City Council meeting about the process and opportunities for participation.

STEERING COMMITTEE

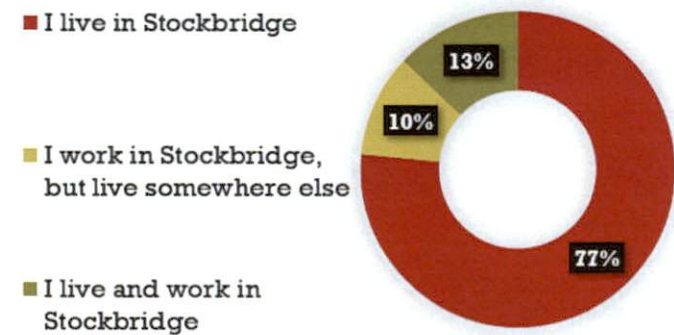
The Steering Committee included members of the local business community as well as neighborhood and civic groups. They met three times to review the results from the community workshops and on-line surveys and reviewed draft materials in order to provide guidance on the various components of the comprehensive plan.

COMMUNITY SURVEY

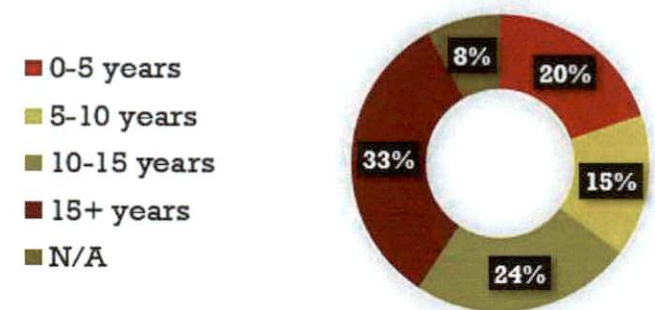
A community survey was prepared to obtain input from the community about the needs and desires for the future of Stockbridge. This survey was distributed at public meetings, as well as through various civic and community organizations. A total of 162 survey responses

were received. The majority of respondents were Stockbridge residents having lived in the city for more than 15 years.

Do you live or work in Stockbridge?



How Long Have You Lived in the City of Stockbridge?



Source: On-line Community Survey

1.3 OUR PLANNING PROCESS

COMMUNITY WORKSHOPS

Two rounds of community workshops were conducted, with each round consisting of two meetings held at two locations in the City, to allow and encourage maximum participation by Stockbridge stakeholders.

- Round 1 meetings took place on April 17, 2018 and April 19, 2018 and included several interactive exercises to gather public input on the vision for the future of Stockbridge as well as community goals, needs, and opportunities.
- Round 2 meetings were held on May 10, 2018 and May 17, 2018 and focused on gathering input on future development and land use, connecting through parks and trails, and prioritizing concerns that were expressed through the first round of meetings.
- A final open house meeting to display the results received through community input was held on Tuesday, June 26, 2018





2.0

"We Don't Want to Lose the History and Essence of What the City Means to Those Who Believe in the Community" - Community Survey Respondent

ABOUT OUR CITY

An analysis of the City's existing conditions is an important first step in identifying Stockbridge's current needs and future opportunities. An existing conditions assessment as well as input received through community meetings helped form the agreed upon Needs & Opportunities listed within this Chapter.

2.1 STOCKBRIDGE: PAST AND PRESENT

INCORPORATION

Stockbridge's history (Figure 2-#) provides an important backdrop to understanding how and why Stockbridge has developed as it is today. While the city didn't officially incorporate until August 6, 1920, its history began when the area was settled in 1829 with the establishment of Concord Methodist Church near present-day Old Stagecoach Road. It was later, in 1847, when the name Stockbridge was decided on with the granting of a post office. It is believed that the City's namesake was a traveling school teacher, Professor Levi Stockbridge.

In 1881, the East Tennessee, Virginia and Georgia Railroad was built from Macon to Atlanta and was to pass through "Old" Stockbridge, but the settlers who owned the land around Old Stockbridge were asking high prices. Instead, two prominent Atlanta citizens John W. Grant and George W. Adair, bought a tract of land about a mile south of Old Stockbridge and offered it for sale at a reasonable price. It was here that the railroad built its depot and present day Stockbridge began its existence. Stockbridge officially incorporated as a town in 1895 and as a city on August 6, 1920. The depot which was located about 600 feet north of what is now North Henry Boulevard as you cross the bridge in Stockbridge, was eventually destroyed by the Southern Railway around the early 1980s.

DEVELOPMENT

Much of Stockbridge's development took shape with the construction of the state's interstate system beginning in the area in the late 1960's. As commuting to and from Atlanta became easier, Stockbridge began developing into a bedroom community of the Atlanta Metro Region with suburban shopping centers and housing developments taking shape to accommodate the growing population.

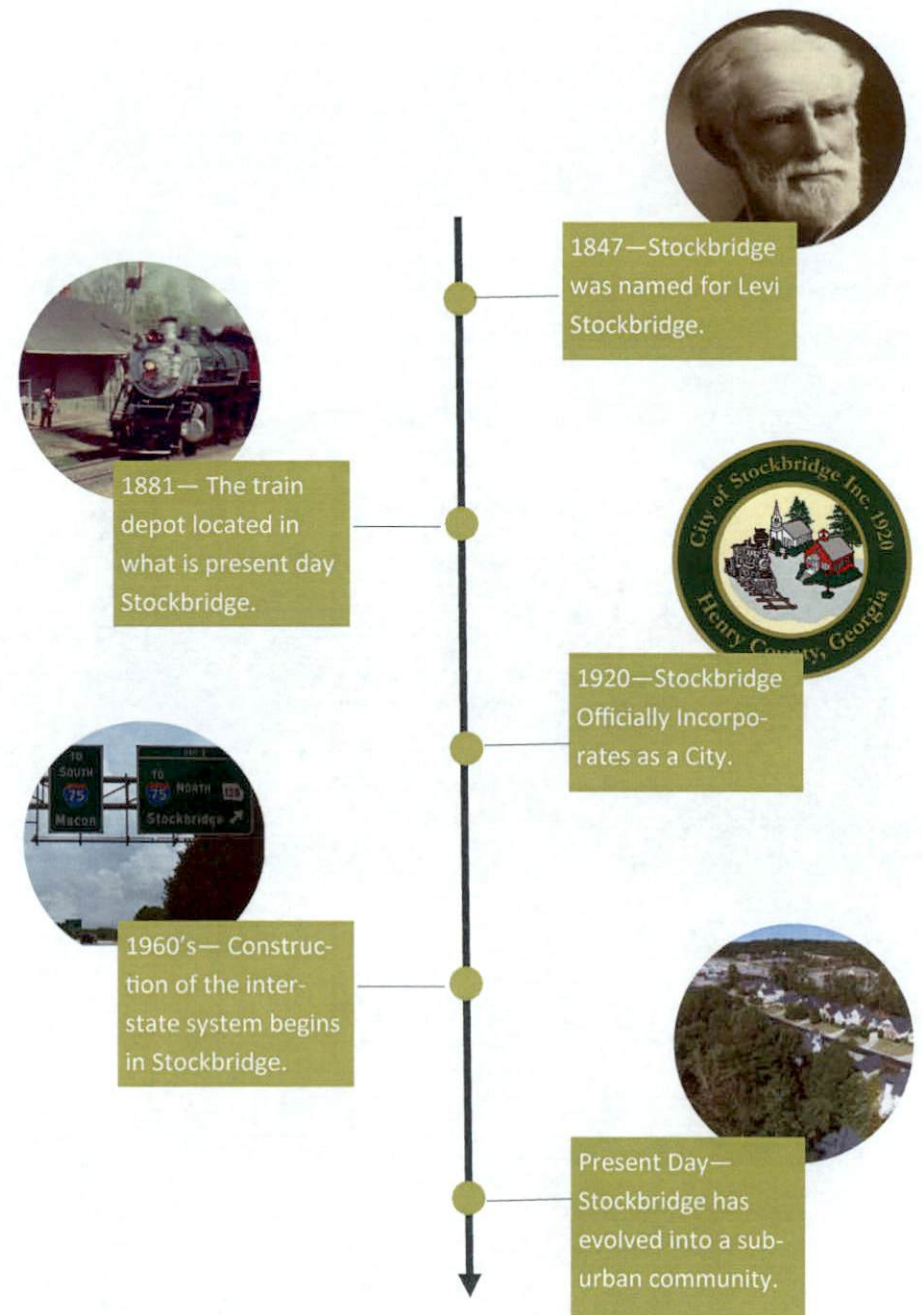


Figure 2-#: History of Stockbridge

2.1 STOCKBRIDGE: STRENGTHS, WEAKNESSES, OPPORTUNITIES, & THREATS

S.W.O.T. ANALYSIS

Through the various public input opportunities detailed in Section 1.4, the public and community stakeholders helped to inform the Strengths, Weaknesses, Opportunities, and Threats that are impacting the City today.

Strengths The city's location at the convergence of Interstates 75 and 675 are seen as an asset to the community, allowing for easy access to Atlanta and Hartsfield Jackson Atlanta International Airport. Residents participating in the on-line survey also conveyed an overall sense of community fostered through family friendly events and city-wide activities, as well as the city's quiet and safe small town feel as assets contributing to their quality of life.	Opportunities The City of Stockbridge has the opportunity to capitalize on the city's positioning and to promote it as the gateway into Henry County. As the Metro-Atlanta region continues to grow, and individuals are looking for areas to locate, the City's easy access to the interstate system and overall affordability can attract new residents as an appealing place to live.
Weaknesses While the city's location in proximity to major highways and the interstate system are an asset to the community, the traffic congestion and ancillary roadway back-ups that come with this asset were identified by the community as a weakness. Additionally, although the community expressed general content with the proximity to conveniences to meet their daily needs, the lack of diversity in quality entertainment, dining, and shopping is a weakness as residents generally travel outside of the area for these options. Furthermore, survey responses alluded to a general lack of property maintenance standards and enforcement affecting the overall aesthetic of the community.	Threats Two senate bills were introduced through the 2018 Legislative Session which set unprecedented measures to establish a new proposed City of Eagles Landing. Senate Bill 262 will deannex a variety of properties from the city of Stockbridge while annexing some properties from unincorporated Henry County into the city, pending a vote. Senate Bill 263 will provide for a new charter for Eagles Landing, as well as a referendum in the November 2018 election.

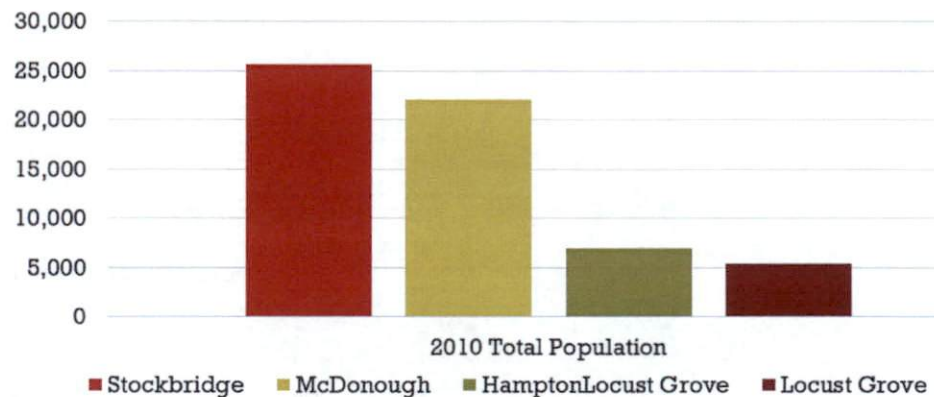
2.2 WHO WE ARE: POPULATION DEMOGRAPHICS

OVERVIEW

An understanding of population and demographic trends provides a foundation for comprehensive planning. In order to plan for the future, we must have a general idea of approximately how many people will reside in the community. Understanding the characteristics of Stockbridge's population will provide valuable insight on the services, initiatives, and policies that the City may want to further pursue.

TOTAL POPULATION

The population of Stockbridge has changed significantly over the past few decades. In 2000, the population was 9,853, and increased to its recent maximum of 27,692 in 2016, nearly tripling in size. As shown in Figure 2-#, Stockbridge's population is larger than that of the surrounding cities of McDonough, Hampton, and Locust Grove.



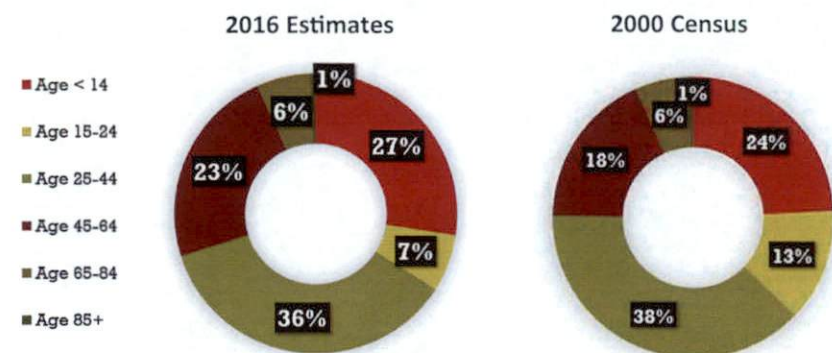
Source: Census Bureau, 2010 Census

POPULATION PROJECTIONS

The Atlanta Regional Commission's population forecasts project a growth of 2.5 million people across the Atlanta region by year 2040. In Henry County, population is expected to increase by roughly 61% with an anticipated 133,327 people moving to the area, and bringing the total population to 351,691. These projections further show that the majority of growth in the County will occur in the northern part of the county and in close proximity to the I-75 corridor. With the city's positioning as the gateway into Henry County and straddling the interstate, Stockbridge can expect to see an increase in its total population over the next 20 years.

AGE DISTRIBUTION

Between 2000 and 2016, the population age distribution has remained relatively unchanged with slight increases in the 45-64 age group (up 5%) and the under 14 age group (up 3%); and slight decreases in the 25-44 age group (down 2%) and the 15-24 age group (down 6%). The largest population sector for the City are young working age adults (25-44), and at 36% of the total population is a higher percentage compared to Henry County which is approximately 27% (2016 ACS estimates).

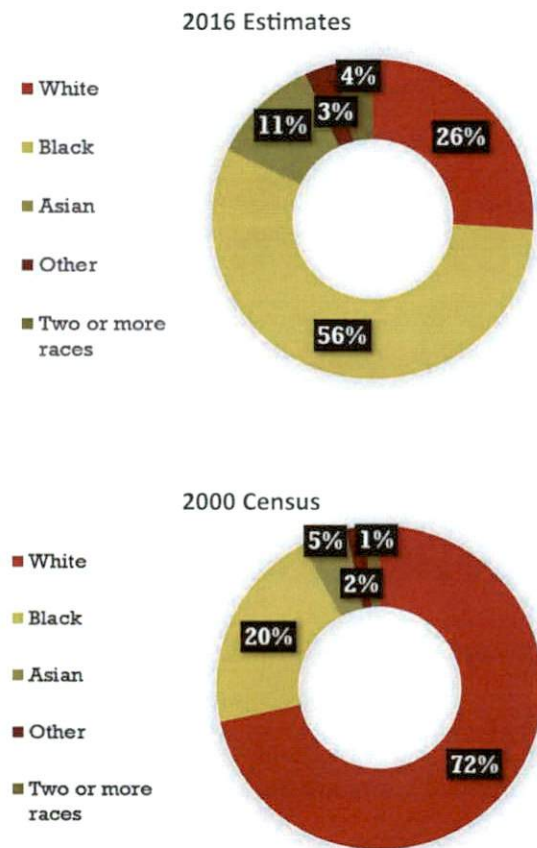


Sources: Census Bureau, 2016 American Community Survey & 2010 Census

2.2 WHO WE ARE: POPULATION DEMOGRAPHICS

RACIAL COMPILATION

The City of Stockbridge is a diverse community. Since the 2000 census, the population percentage of white individuals has decreased from 72% to 26% in 2016. Likewise, the black population percentage has increased from 20% to 56%. As growth continues to occur, the diversity of backgrounds and changing needs of the population will likely continue to evolve.



Sources: Census Bureau, 2016 American Community Survey & 2010 Census

NEEDS & OPPORTUNITIES

The below population-related needs and opportunities were identified through existing conditions analysis and community input.

- Stockbridge's affordability and proximity to Atlanta make it an attractive area to locate within the metro-Atlanta area. As the region continues to grow, the City of Stockbridge has the opportunity to attract and retain young adults and families.
- The 15-24 years age group has continued to decrease, which could be an indicator that as young people are graduating high school and entering the work force, they are choosing to move away from Stockbridge. The City needs to find ways to connect young residents with vocational/educational training and/or jobs within the city to retain them post high school.
- As the diversity in backgrounds, age, and race continues to evolve, the city needs to continue to balance the differing needs of its demographic groups.
- The city needs to manage development that occurs with future population growth so as not to diminish the small town community feel that existing residents enjoy.

2.3 OUR ECONOMY: ECONOMIC DEVELOPMENT

OVERVIEW

The economy of Stockbridge has mostly been fueled by metro Atlanta, and Atlanta Hartsfield-Jackson International Airport (ATL). While the ATL will continue to be a dominant force in the region, economic development in Henry County has had a positive impact on Stockbridge. Of the six new companies recruited to Henry County, two of them will be locating in Stockbridge (U.S. Cold Storage and KL Outdoors).

Two of the largest employers in the area are the Henry County School System and Piedmont Henry Hospital. While the school system is county wide, and the hospital is not physically located in the City, it is important to look at the employment numbers when compared to the Census data. Henry County Schools employ 1,950 people, while 1,072 Stockbridge residents are employed in education. Similarly, Piedmont Henry Hospital employs 1,453 people and 819 Stockbridge residents are in the health field. Other notable employers in the area are Conduent (formerly Xerox), Georgia Power Customer Care Center and Vulcan Materials.

Labor Force

The median income for a household in the city was \$54,190, according to the 2010 US Census and the per capita income equaled \$22,871. About 13.7 percent of the population lived below the poverty line, which is much lower than the state average of 18.2 percent. The percent of the adult population (25+) with a high school degree or higher was 88.6 percent and the percent with bachelor's degree or higher was 32.9 percent. In comparison, the State of Georgia's median household income in 2010 equaled \$49,179, \$5,000 less than that of Stockbridge.

At 50.3%, the labor force participation rate for Stockbridge is below the state average of 63.9%, and the metro Atlanta average area of 69.9%. However the unemployment rate of 3.9% is better than the state average of 4.3% and comparable to the 3.6% rate in the metro Atlanta area.

Age

Stockbridge's working age population, 18 - 64, equaled 63.2 percent of the total residents. Of the total population, just 6.3 percent of city residents were 65 years of age or older. This makes for a fairly young demographic, when in Georgia, 10.7 percent of the population was 65 and older. Stockbridge also had slightly lower median age of 34.8 as compared to the state as a whole (35.6%).

JOBS & SECTORS

From 2015 to 2016, employment in Stockbridge grew at a rate of 7.99%, from 11,942 employees to 12,896 employees.

The most common job groups, by number of people living in Stockbridge, are Management, Business, Science, & Arts, Sales & Office, and Production & Transportation. The adjacent chart illustrates the share breakdown of the primary jobs held by residents of the City.

Most Common: The most common jobs held by residents of Stockbridge, by number of employees, are Administrative; Sales; and Transportation.

Most Specialized: Compared to other census places, Stockbridge, has an unusually high number of residents working in Transportation; Material Moving; and Fire Fighting Supervisors.

Highest Paid: The highest paid jobs held by residents of Stockbridge, by median earnings, are Computer & Mathematical; Fire Fighting Supervisors; and Installation, Maintenance, & Repair.

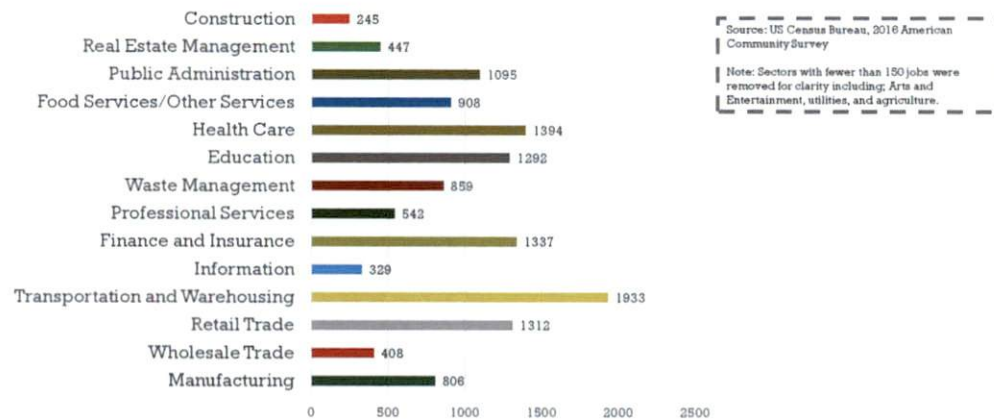
Source: Census on the Map, 2015

Employment

There are approximately 12,896 people employed that make up the local economy. The sectors of Transportation & Warehousing; Public Admin.; and Real Estate, Rental & Leasing employ respectively 3.55; 1.81; and 1.73 times more people than would be expected in a location of this size. The largest industries in Stockbridge are Transportation & Warehousing (1,902), Healthcare & Social Assistance (1,394), and Retail trade (1,312), and the highest paying industries are Professional, Scientific, Tech Services (\$63,243), Real Estate, Rental & Leasing (\$62,998), and Educational Services(\$48,294).

Jobs of Stockbridge Residents

Research and Analysis: Economic Trends



City of Stockbridge Comprehensive Plan 2018-2038

Incentives

Currently, the only incentive available to businesses in the city is the façade grant easement through Main Street. While this is a benefit in retaining the character and sense of place afforded by historic resources, it is limited in scope and geographic sector. The Downtown Development Authority may accept grants and apply for loans. It can also own, acquire and improve property, and is empowered to enter into contracts and intergovernmental agreements. Additionally, the DDA also has the authority to issue revenue bonds.

RECOMMENDATIONS

Based on the assets and challenges identified within Stockbridge and the needs of the target business sectors, the recommendations provided within this strategy, reflect items the City should undertake to mitigate negative perceptions by site-location advisors or companies looking to invest in Stockbridge. Additionally, the recommendations highlight areas where the City should work with others in the region to better leverage Stockbridge's location in the Atlanta metropolitan area. The recommendations also provide tactics the City can use to effectively market Stockbridge to the recommended business sector targets.

The recommendations go beyond traditional recruitment, expansion, and retention activities and look at Stockbridge and its economic future holistically. The recommendations are meant to be a comprehensive economic development strategy and are built to support one another. To be successful in attaining its goals, City leaders will need to take on a more structured approach to economic development that is proactive in guiding the area's growth and assertive in building a funding stream to catalyze the change. This will mean executing economic development efforts differently and being a champion for long-term investments that will add to the City's "product" and quality of place.

The recommendations are broken into three categories: policy changes and investments that should be made to strengthen the City's product, tactics to market the City and better tell its economic development story, and organizational changes that will allow Stockbridge to significantly increase and improve its economic development service delivery.

Implementation Strategies

1. Expand the existing Stockbridge Downtown Development Authority to encompass business districts beyond Main Street
2. Create a sustainable funding source for economic development projects
3. Continue to support the operation of the Stockbridge Association of Businesses (SAB) in efforts to develop a business retention and expansion program
4. Identify programs and funding mechanisms that the City, local business leaders, and others economic development partners can leverage within economic development initiatives
5. Explore New Market Tax Credits
6. Consider adopting and implementing an Opportunity Zone
7. Consider adopting and implementing a Tax Allocation District (TAD)

Product Improvement

1. Recruit a vocational tech two-year college
2. Create a plan to improve gateways into the City
3. Provide the public with free, high-speed Internet access in the Core Business District and in disadvantaged neighborhoods
4. Conduct a downtown traffic and parking study
5. Conduct a leakage study to determine which types businesses are missing

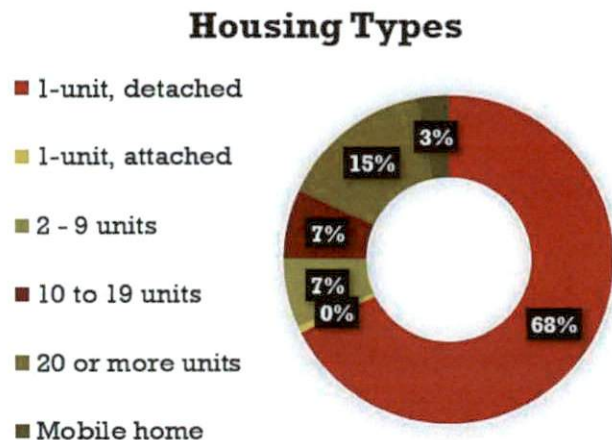
Product Marketing

1. Create a separate economic development portal to enhance the City's website
2. Partner with local and regional economic development allies to market the City (Henry County Development Authority, Henry county Chamber of Commerce, Metro Atlanta Chamber of Commerce, etc.)
3. Engage Atlanta area commercial developers to promote the City's assets and to help diversify its business sectors

2.4 WHERE WE LIVE: HOUSING

OVERVIEW

The population growth that the city experienced between 2000 and 2016 contributed to an increase in the total number of housing units, which like the total population, also nearly tripled in number from 3,991 in 2000 to 10,767 in 2016. Therefore the existing housing stock in Stockbridge is fairly new, with approximately 53% of the units having been built since 2000. The majority of these housing units (67%) are detached single-family dwellings within medium and high density subdivisions and are reflective of development patterns typical for suburban areas.



Source: Census Bureau, 2016 American Community Survey

HOUSEHOLDS

According to the 2010 U.S. Census, family households represent 68.8 percent of total households in the City, and nearly 60 percent of family households have children under the age of 18. Additionally, just over a third (36%) of householders are in their child-raising years – 25 to 44 years old. These factors suggest a continued demand for traditional single-family houses. Conversely, non-family households represent 31.2 percent of total households, and people living alone represent a significant number (26.6 percent) of households. These nonfamily households will create some demand for smaller, higher-density housing units. The dominate housing option is likely to remain single family development; however to attract certain segments of the population, like young adults and millennials, other housing options should be available. Currently there is a lack of townhouse and smaller multi-family residential housing. This type of housing, when included in mixed-use development, would allow for incremental changes in density which would support the sort of lifestyle improvement that many Stockbridge residents expressed they want. Stockbridge could position itself to become a lifelong community by opening the door to new residents who may be more interested in living and working in Stockbridge without having to commit to a house immediately, as well as empty-nesters looking to downsize.

WORKFORCE HOUSING

Workforce housing generally refers to the affordability of quality housing for workers and in reasonable proximity to where they work. It refers both to homeownership as well as rental housing. A desirable workforce housing cost is commonly defined as at or below 30% of a household's income. In 2016, over 30 percent of the homeowners with a mortgage were paying more than 30 percent of their income on housing, and over 45 percent of the renter households were paying more than 30 percent of their income in rent. This indicates a need for more workforce housing and affordable units.

2.4 WHERE WE LIVE: HOUSING

JOBS-HOUSING BALANCE

Jobs-housing balance seeks a geographic equilibrium between housing and jobs. The underlying theory is that as jobs and housing that are available in a city are more balanced, people will be able to live closer to their jobs, and traffic congestion and vehicular traffic will be reduced. A balanced community generally has a jobs-housing ratio of 1.25 to 1.75. Stockbridge had a ratio of 1.08 in 2015 which increased from .56 in 2000. As this ratio becomes even more balanced, Stockbridge will evolve into more of a live/work community where people can live closer to their jobs.

Category	2010	2015
Population	25,636	27,328
Housing Units	10,312	10,572
Employment	5,861	11,427
Employment/Housing Unit Ratio	.56	1.08

Sources: Census Bureau, 201 American Community Survey & 2010 Census; Census on the Map, 2015 dataset

HOUSING NEEDS OF SPECIAL POPULATIONS

During the public input portion of this plan development, citizens expressed concern for the senior population. The ability to “age in place” became a common theme reiterated throughout the process. According to the 2010 census and 2016 American Community Survey, the population over the age of 65 has seen an increase from 6.3% in 2010 to 9.0% in 2016. Affordable housing options for senior citizens who may be on fixed incomes are necessary in order to encourage Stockbridge residents to stay within the city as they transition into older age.

NEEDS & OPPORTUNITIES

The below housing-related needs and opportunities were identified through existing conditions analysis and community input.

- The city needs to encourage and maintain a mixture of housing options to accommodate both traditional and non-traditional households and to attract young professionals.
- Work with housing developers to create appropriate residential types to ensure that seniors can age in place.
- The opportunity exists to preserve the older, existing neighborhoods and housing stock in order to provide more affordable homes than new subdivisions, and in particular around the Tye Street Community.

2.5 OUR RESOURCES: NATURAL & CULTURAL RESOURCES

HISTORICAL AND CULTURAL RESOURCES

Originally incorporated as a town in 1895, the City of Stockbridge was officially incorporated as a Georgia city on August 6, 1920. Its beginnings date back as early as 1829, when Old Stockbridge Methodist Church was organized and established Old Stockbridge as a crossroads community. Due to its location, settlers applied to have a post office located there, which was eventually established on April 5, 1847 on Old Stagecoach Road. Mr. Edward Taliaferro was the first postmaster of the Old Stockbridge post office.

“Stockbridge” has been traced back to the name of a “Yankee school teacher” – Professor Stockbridge – who was deemed the most outstanding pioneer teacher in the area. In 1992, then mayor Rudy Kelley received a letter from John Stockbridge of South Carolina, whose family planned to have a reunion in the city that year. In his letter, Mr. Stockbridge stated that he had grown up in Georgia and had been told that the city was named for his great-great grandfather, Levi Stockbridge, who would stop to rest at the settlement on his travels to and from the north to his property in Florida. The city eventually determined that “Professor Stockbridge” is in fact Levi Stockbridge and its namesake.

In 1881, the Southern Railroad built its Macon to Atlanta line through Stockbridge.

While the settlers in Old Stockbridge raised the prices of their land too high for the railroad to purchase any of it for a depot, two prominent Atlanta residents, John W. Grant and George W. Adair, purchased land about a mile south of Old Stockbridge and subsequently sold parcels at a more reasonable price. The Southern Railroad purchased one of these lots for the establishment of a train depot. Many settlers and others followed the railroad’s suit and purchased property around the depot. Thus, the present-day Stockbridge began its existence in 1882. Unfortunately, Southern Railroad tore down its Stockbridge train depot in the late 1970s or early 1980s, but it was relocated approximately 600 feet north of what is now SR 42/US 23 as you cross the bridge into the city.

The City of Stockbridge now encompasses 12 square miles located approximately 20 miles south of downtown Atlanta, and 12 miles east of Hartsfield Jackson Atlanta International Airport.

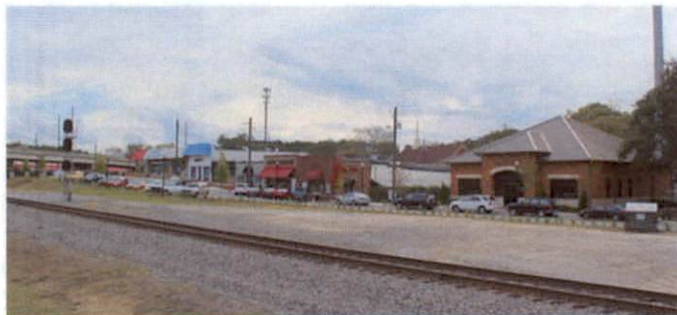


Source: Photo and historic information courtesy of City of Stockbridge

2.5 OUR RESOURCES: NATURAL & CULTURAL RESOURCES

Stockbridge's most well-known resident is Martin Luther King Sr. ("Daddy King"). Originally born as Michael King on December 19, 1899, Daddy King left Stockbridge in 1918 to pursue his career in the ministry, graduating from Morehouse College and then Morris Brown College with a Doctorate in Divinity. He encouraged his son, Martin Luther King Jr., to also become a minister as well as a leader in the civil rights movement. The city's Martin Luther King Sr. Heritage Trail, which runs from Rock Quarry Road north to Love Street in the Stockbridge Historic Downtown, pays homage to Daddy King's legacy.

The Tye Street Neighborhood is a historic African-American neighborhood, while Club Drive is home to single-family residences that are over 50 years old. The Stockbridge City Cemetery, located on the north side of North Henry Boulevard, east of Rock Quarry Road, provides a connection to Stockbridge's past as well. Finally, there are Indian Mounds located south of Eagles Landing Parkway, along Patrick Henry Boulevard, as well as on the site of the Villages at Eagles Landing shopping center.



Historic Downtown Stockbridge

Stockbridge established its Main Street Program on January 26, 2015 to assist in revitalization of the Historic Downtown Stockbridge area bounded by Jim Clark Drive, the MLK Sr. Heritage Trail, Love Street, and Burke Street. Through the Carl Vinson Institute of Government's Georgia Downtown Renaissance Partnership, the Main Street Program is working to establish a redevelopment plan through the Renaissance Strategic Visioning & Planning (RSVP) Process, to create a vibrant mixed-use area with restaurants, retail, office, and residential uses which will become the center and gathering space for the city.

In 2018, the City of Stockbridge made a decision to invest in the development of the Carrie Mae Hambrick Cultural Arts and Enrichment Center to be located at 146 Burke Street. Through a public-private partnership, the City of Stockbridge plans to build a 22,000 square foot arts center and museum, to include a 250 seat Proscenium Theater in honor of Ms. Hambrick. Hambrick was the owner of Green Front Cafe, the first public restaurant in Stockbridge.

Additional investments in the arts are for the development of a 3000 seat capacity amphitheater and splash pad in close proximity to city hall.

2.6 OUR SERVICES: COMMUNITY SERVICES & FACILITIES

OVERVIEW

Residents of Stockbridge have access to several services and facilities within the City. While recent efforts have sought to bring more of these services in-house, many are still provided through contractual agreements with Henry County.

WATER SUPPLY AND TREATMENT

In 2015, the City of Stockbridge won the “Gold Award” from the Georgia Association of Water Professionals for maintaining 100% compliance with drinking water regulations. The City of Stockbridge provides water to customers located within a 3.2-square mile area in the older part of the City. This area is comprised of approximately 47 miles of pipe, 4 water storage tanks, 3 wells, and approximately 2,500 water service connections. Stockbridge consumes roughly 850,000 gallons of water per day. Of this, the City provides roughly half of the water supply from its three wells and purchases the remainder from the Henry County Water Authority (HCWA).

SEWERAGE AND WASTEWATER TREATMENT

The Water Reclamation Facility (WRF) treats wastewater that comes from the City of Stockbridge and is capable of treating up to 1.5 MG/D.

STORMWATER MANAGEMENT

SOLID WASTE MANAGEMENT

The City’s sanitation services are provided by Waste Industries and

include the following services: weekly curbside garbage collection, weekly curbside bulk removal, weekly curbside bagged yard waste removal (no scheduled appointment needed), weekly curbside yard waste removal by appointment, and bi-weekly curbside recycling.

2.6 OUR SERVICES: COMMUNITY SERVICES & FACILITIES

GENERAL GOVERNMENT FACILITIES

The City of Stockbridge's general government facilities and services are centrally located in downtown Stockbridge. The City Hall, located at 4640 N Henry Boulevard, serves as the primary location for citizen related transactions and services, while the Municipal Court, located at 4602 N Henry Blvd, provides all municipal court related services. In addition to these services, The Henry County Tax Commissioner also has an office located at 164 Burke St in Stockbridge, providing convenient access to vehicle tag and property tax services.

PUBLIC SAFETY FACILITIES

Public safety services including Police and Fire are provided through a contractual agreement with Henry County. The Henry County Police Department provides law enforcement service for the City of Stockbridge and has its north precinct located in the Harold L. Cochran Public Safety Center located at 4545 N. Henry Boulevard, while the Henry County Fire Department's Fire Station Number 9, located at 122 Rock Quarry Road serves Stockbridge by responding to fire and emergency medical service (EMS) calls.

LIBRARY FACILITIES

Library services in Henry County are provided by the Henry County Library System. The Cochran Public Library in Stockbridge is located at 174 Burke Street.

EDUCATION FACILITIES

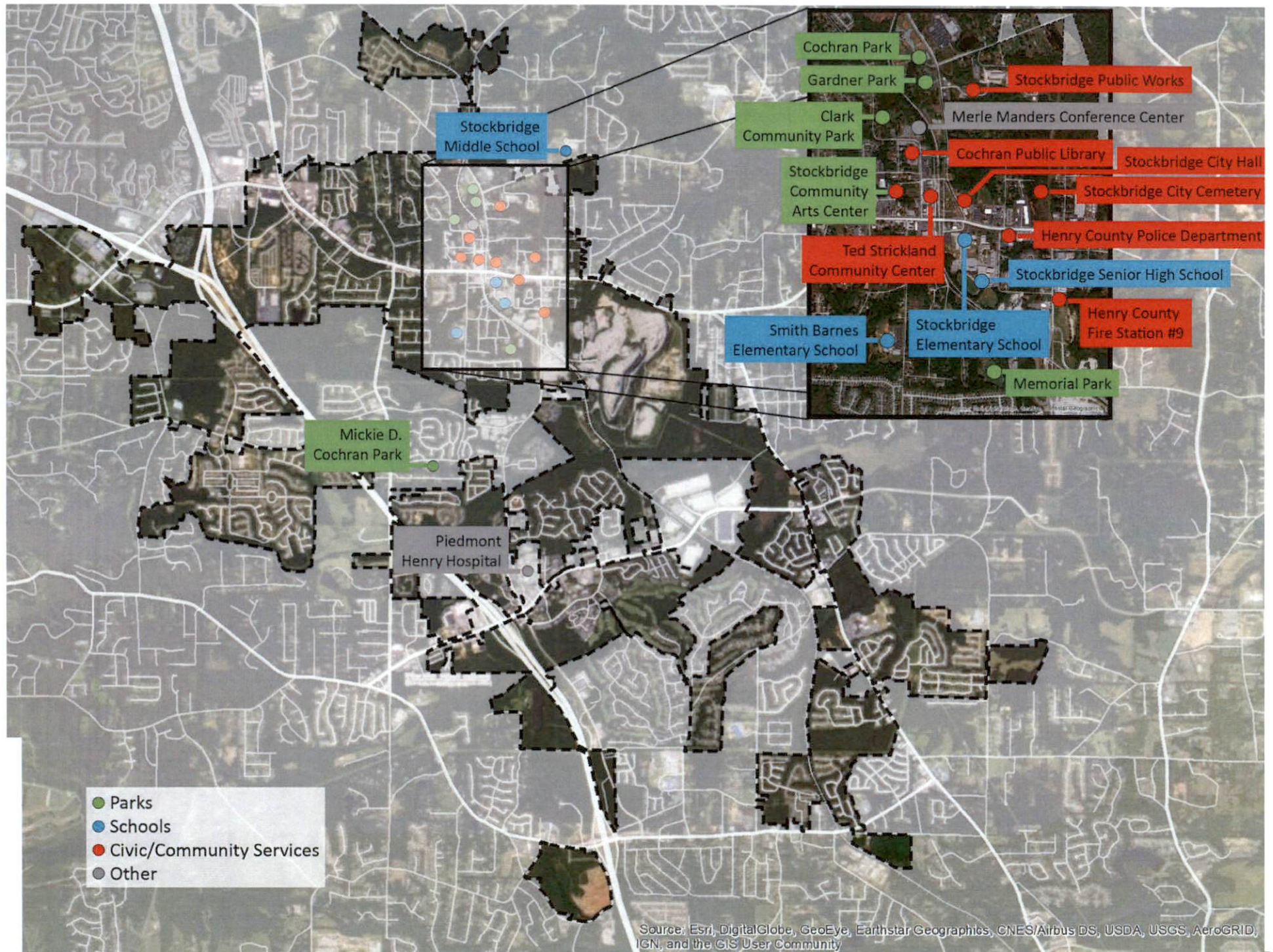
Public preschool, elementary, and secondary education in Henry County is provided by Henry County Schools. Higher education opportunities are also available within the City at the DeVry University Stockbridge campus located

at 675 Southcrest Pkwy, offering graduate and undergraduate studies. Additional opportunities for higher education are found within close proximity to the residents of Stockbridge at Clayton State University in Morrow, Gordon University in Barnesville, and Southern Crescent Technical College in Henry County.

NEEDS & OPPORTUNITIES

The below community services & facilities-related needs and opportunities were identified through existing conditions analysis and community input.

- Accommodate more indoor recreation activities for both seniors and youth.



2.7 HOW OUR LAND IS USED: EXISTING LAND USE

OVERVIEW

The City of Stockbridge has developed over time from being rural in character to a suburban, auto-oriented, bedroom community of metro Atlanta. Residential uses are separated from the main commercial and business corridors of North Henry Boulevard, Highway 138, and more recently, Eagles Landing Parkway. The City's largest industrial land use – and employer – is the Vulcan Materials quarry, for which Rock Quarry Road is named. There is very little other industrial land available within the city limits. Finally, the city's uneven boundaries reflect many annexations of land from the County through the years which has allowed it to grow in area, albeit in a haphazard manner.

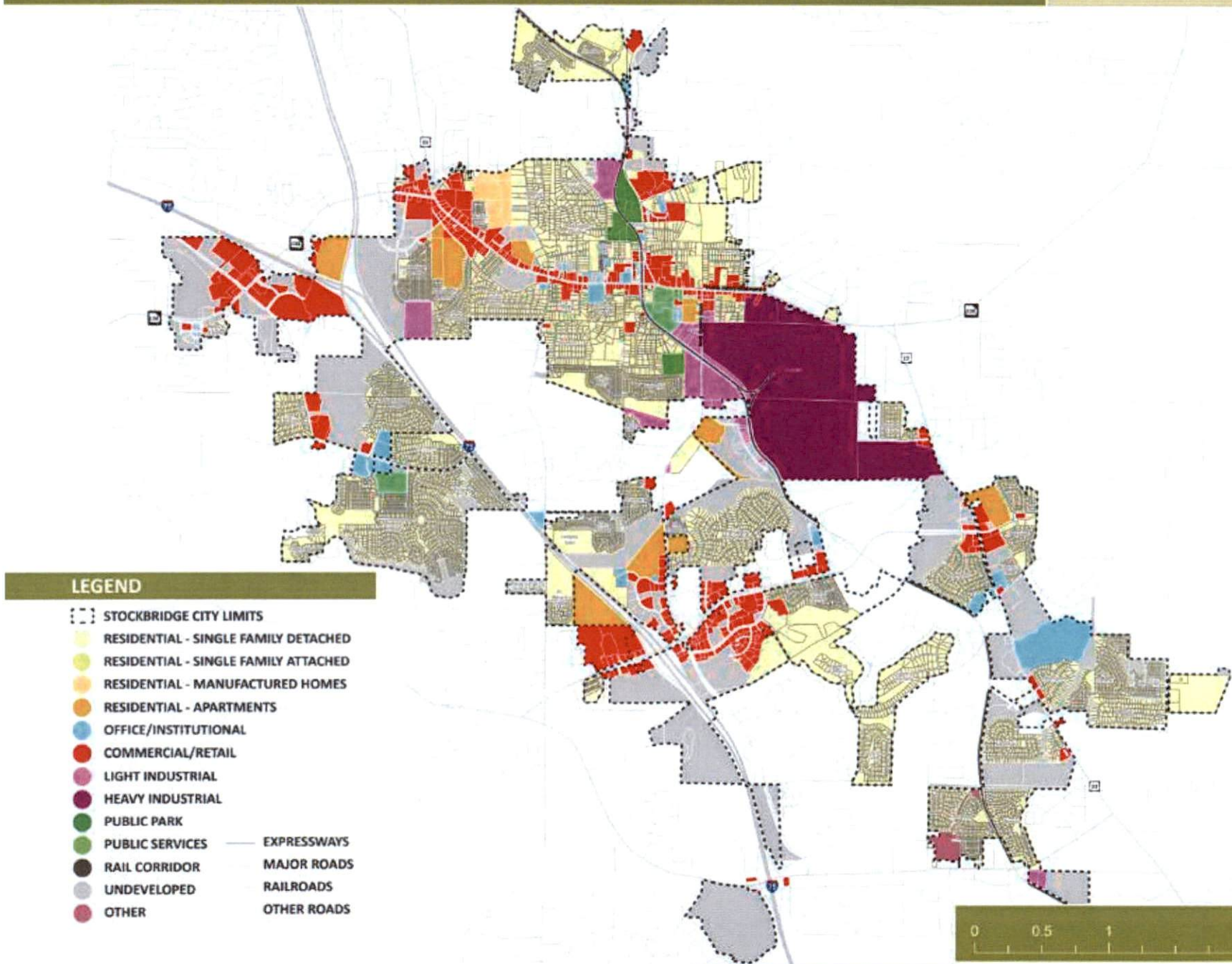
Existing Land Use	Acres	% of Area
Residential - Single Family Detached	3471.9	40.2%
Undeveloped	1921.3	22.3%
Commercial/Retail	859.8	10.0%
Heavy Industrial	747.9	8.7%
Rail Corridor	401.0	4.6%
ROW	366.6	4.2%
Residential - Apartments	266.8	3.1%
Office/Institutional	193.7	2.2%
Light Industrial	191.5	2.2%
Public Park	61.7	0.7%
Residential - Manufactured Homes	59.9	0.7%
Public Services	51.2	0.6%
Other	29.5	0.3%
Residential - Single Family Attached	6.5	0.1%

NEEDS & OPPORTUNITIES

Through the public open house process, residents expressed an overall satisfaction with their community, but desire more aesthetically pleasing development. They would like to see the revitalization and/or redevelopment of aging commercial and vacant building stock into high quality mixed-use developments with common design themes and materials which encourage walking and social interaction, thereby fostering a strong sense of community amongst long-time and new residents.

- Be more proactive in the growth and development of Stockbridge.
- Combat the precedent of strip commercial developments that has been set along Highway 138 and North Henry Boulevard.
- Require higher quality commercial developments having a consistent look of quality design to encourage a sense of community throughout the city.
- Encourage the redevelopment of existing and underutilized sites.

STOCKBRIDGE EXISTING LAND USE MAP



2.8 HOW WE CONNECT: TRANSPORTATION

HOW WE CONNECT: TRANSPORTATION

With access to I-75 and I-675, the City of Stockbridge is fortunate to have a strategic location within the metro Atlanta region. In addition, the city has two corridors – North Henry Boulevard (State Route 138/ State Route 42/US Route 23) and Eagles Landing Parkway – which serve as arterial roadways to move traffic through the city. The 2016 Henry Joint County/Cities Transportation Plan identifies these two corridors as Primary Congestion Corridors. This is likely because they are the primary commercial and business corridors in Stockbridge.

Level of Service

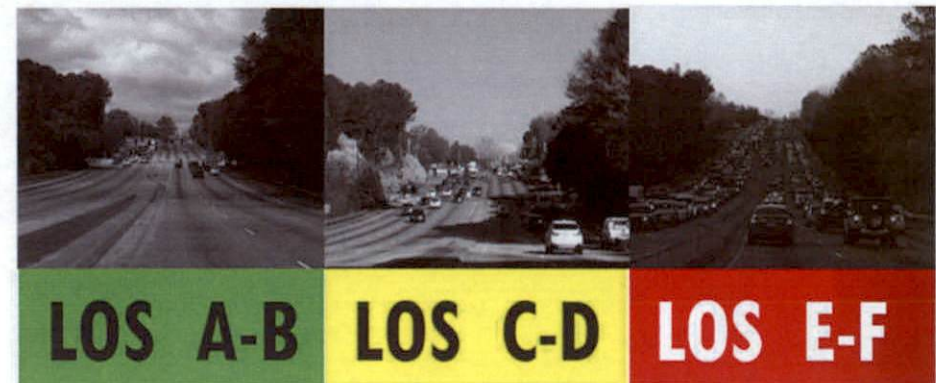
Level of Service is a metric that illustrates the capacity of a road network relative to the activity it experiences. Stated simply, LOS provides an indication of traffic conditions, and falls on a scale of A (highest quality of service with free traffic flow with few restrictions on maneuverability or speed; no delays) to F (heavily congested traffic where demand exceeds capacity and speeds vary greatly; considerable delays).

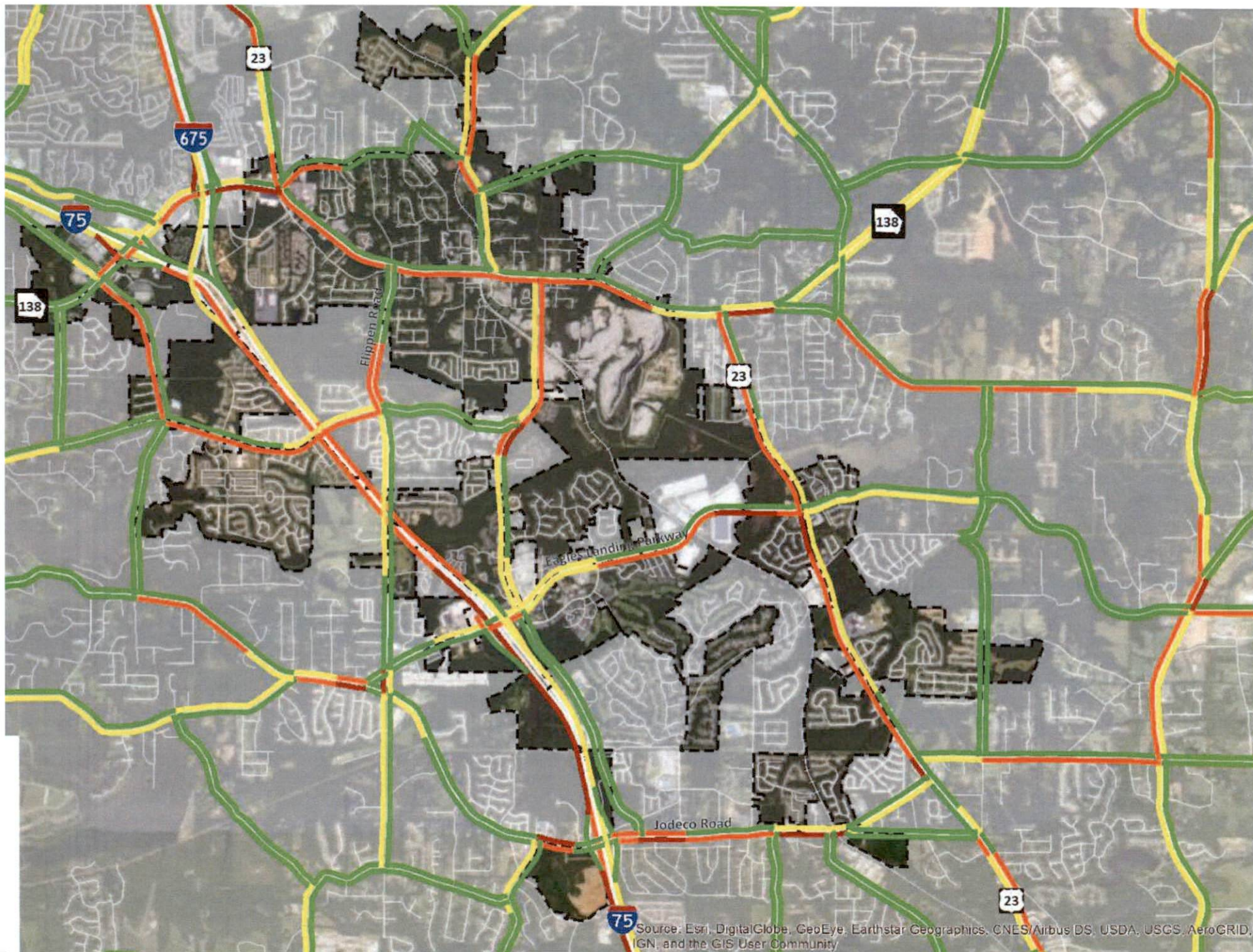
The joint transportation plan indicates that the intersection of SR 138 and SR 42 is one of the most congested areas in Henry County, falling into the LOS D or worse category. While this intersection is not within the city limits, a significant portion of both roadways are in Stockbridge and therefore influences traffic within Stockbridge.

Commuting

Transportation infrastructure and congestion are strongly related to commuting trips. Therefore, it is important to understand the kinds of commutes occurring within Stockbridge. The figures below illustrate travel time to work for Stockbridge residents, as well as where they commute and their mode of travel to work.

Figure X.X Level of Service Illustration





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

2.8 HOW WE CONNECT: TRANSPORTATION

Figure X.X Commute Time to Work

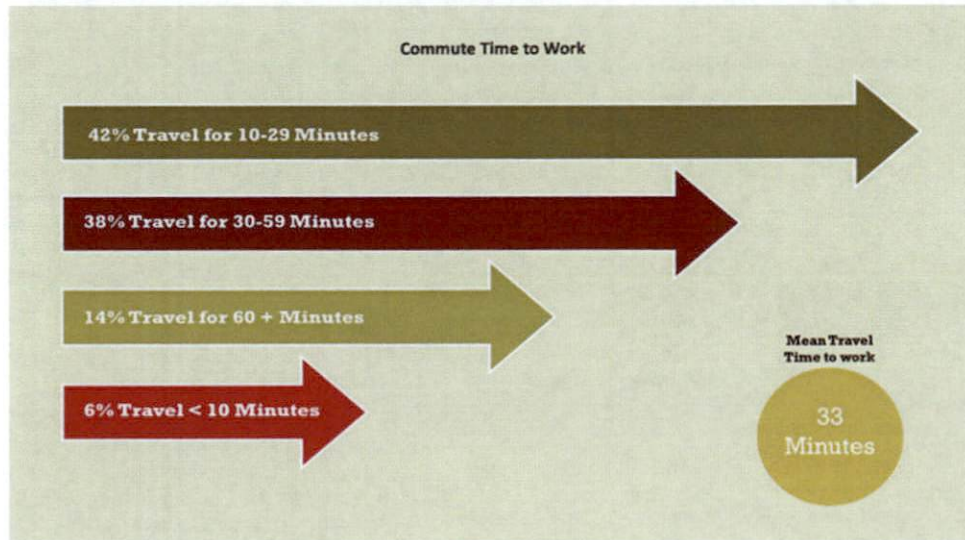


Figure X.X Stockbridge Commuting Patterns

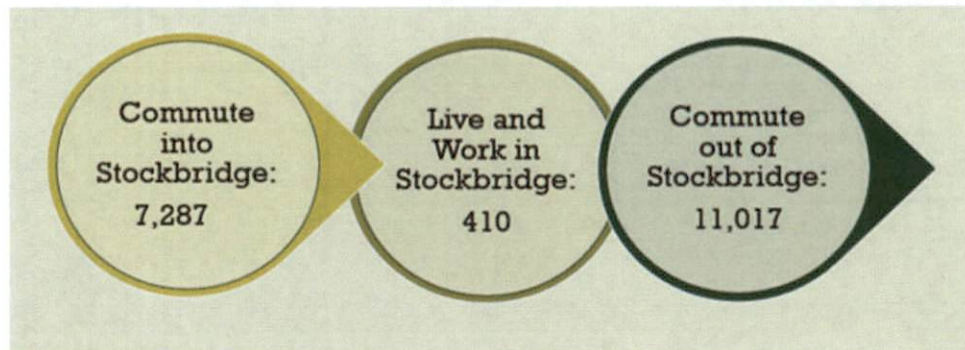
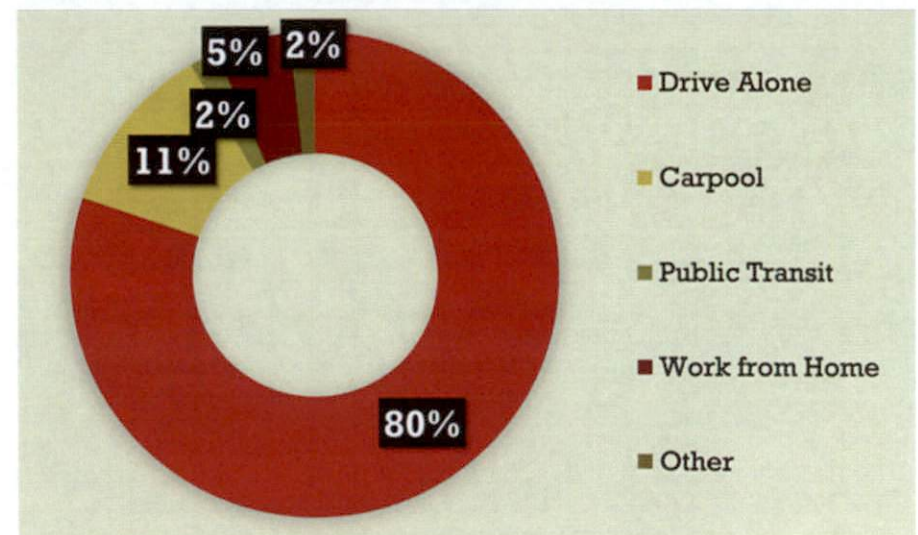


Figure X.X Stockbridge Commuters Mode of Travel



2.8 HOW WE CONNECT: TRANSPORTATION

Henry County Transit

The 2016 Joint Comprehensive Transportation Plan included a Transit Needs and Feasibility Study. The transit study indicated that 79.1% of Stockbridge residents show a willingness to ride transit. Since 1990, Henry County Transit (HCT) has been providing on-demand transit service. On February 12, 2018, Henry County began its fixed route transit service. Bus service runs through the City of Stockbridge and North Henry County, and includes the following stops within the city limits:

- Davidson Parkway
- North Henry Boulevard Wal-Mart
- Flippen Road at SR 138
- Henry County Police Precinct (Stockbridge City location)

There are also Georgia Regional Transportation Authority (GRTA) Park and Ride Commuter Lots located on the north side of I-75 at SR 138, and at Brandsmart on Mt. Zion Parkway south of I-75/west of Lake Spivey Parkway (SR 138). The GRTA Xpress Routes go to Midtown and Downtown. The two routes that depart from Stockbridge are among the top three in ridership for the entire Xpress bus system, indicating that there is a need for expanded transit service for the City of Stockbridge as well as the County.

Traffic Counts

The best measure of the volume of traffic along a road is determined by traffic counts. The Georgia Department of Transportation (GDOT) performed the most recent traffic counts on roadways within the City of Stockbridge during 2014, 2015, and 2016. For counts performed in 2014 and 2015, GDOT provides estimates for 2016. Traffic counts are illustrated as Average Annual Daily Traffic (AADT), which indicates the average number of vehicles traveling along a roadway on any given day throughout that year.

The following table provides the estimated 2016 Average Annual Daily Traffic (AADT) counts for several locations in the city, as well as an estimated percentage increase for 2017:

Count Location	AADT (Vehicles)	AADT (Trucks)	Estimated 2017 Increase
Hwy. 138/Lake Spivey Pkwy. between Spivey Rd. and N. Mill Rd.	19,900	515	6.03%
Hwy. 138/N. Henry Blvd. east of I-75	31,400	1,010	5.73%
N. Henry Blvd. at Wal-Mart Supercenter	19,500	614	5.64%
N. Henry Blvd. between Bowen St. and McCain Creek Trl.	31,400	894	5.73%
N. Henry Blvd. between Harrell Dr. and S. Lee St.	17,600	565	5.68%
N. Henry Blvd. at Pinehurst/west of Harriett Dr.	24,100	1,057	5.81%
E. Atlanta Rd. north of N. Henry Blvd.	7,770*	213*	5.92%
Rock Quarry Rd. at Mahers Quarry Rd.	9,350	877	5.88%
Rock Quarry Rd. at Piedmont Henry Hospital	20,200*	1,372	5.94%
Eagles Landing Pkwy. west of Business Center Dr.	29,100	2,412	5.84%
I-75 South ramp at Hudson Bridge Rd.	17,000*	N/A	4.71%

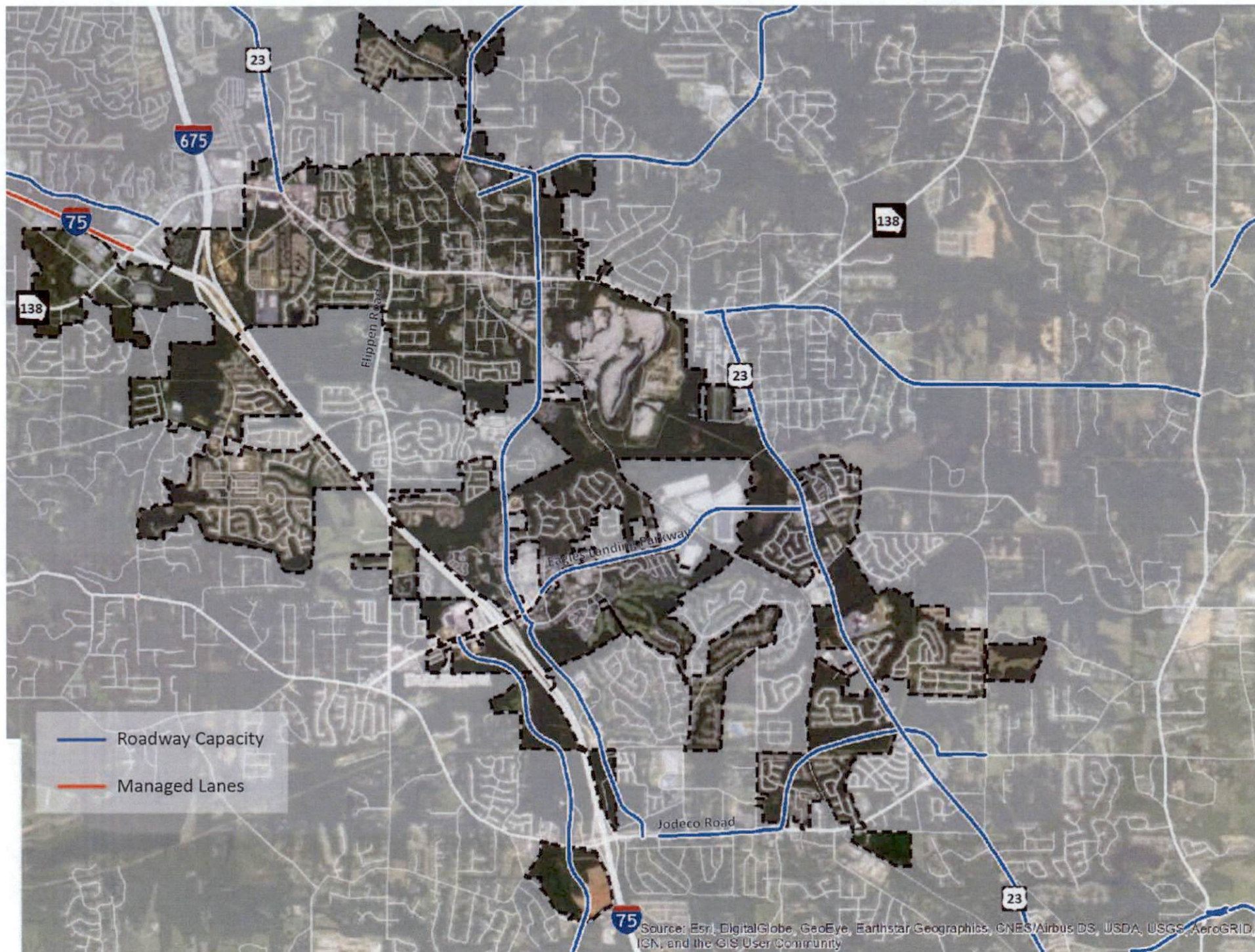
N. Henry Blvd. between Harrell Dr. and S. Lee St.	17,600	565	5.68%
N. Henry Blvd. at Pinehurst/west of Harriette Dr.	24,100	1,057	5.81%
E. Atlanta Rd. north of N. Henry Blvd.	7,770*	213*	5.92%
Rock Quarry Rd. at Mahers Quarry Rd.	9,350	877	5.88%
Rock Quarry Rd. at Piedmont Henry Hospital	20,200*	1,372	5.94%
Eagles Landing Pkwy. west of Business Center Dr.	29,100	2,412	5.84%
I-75 South ramp at Hudson Bridge Rd.	17,000*	N/A	4.71%

S

NEEDS & OPPORTUNITIES

Through the public input process, citizens identified a few key items that they would like to see addressed related to transportation over the life of the 2038 Comprehensive Plan.

- Pursue bicycle and pedestrian improvements along major corridors.
- Improve existing streets.
- Encourage alternative transit options.
- Limit the number of access points along major corridors (North Henry Boulevard and Eagle's Landing Parkway) and implement additional traffic calming and safety measures.



3.0

Community Goals Lay a Road Map for the Future of Stockbridge

OUR GOALS FOR THE FUTURE

The Community Goals are the most important part of the plan, because they identify the community's direction for the future, generating local pride and enthusiasm about the future of the community. The goals outlined in this chapter should inspire citizens and leadership to act to ensure that the plan is implemented.



3.1 OUR VISION FOR THE FUTURE

OVERVIEW

Through a variety of stakeholder discussions and public forums, a consistent theme emerged of a city excited about future potential for growth. This overall vision for Stockbridge was the subject of a “vision statement” exercise facilitated during the first round of community workshops in which we asked participants “What is your vision for the future of the City of Stockbridge?” The responses received encapsulate both a desire to celebrate Stockbridge’s sense of community as well as a desire for retail, services, and amenities that can come with quality economic growth.

This vision, established from the values shared in the first round of public input meetings, helped formulate the goals that are identified within this chapter, and were the basis for the specific adopted policies that will be implemented in future decision-making.

PEOPLE
Stockbridge
CONCERTS shopping sidewalks
Senior community
ARTS Connect
DOWNTOWN
street cultural
VIBRANT citycenter
destination school transportation
Annex companies
VOTECH
together



3.2 COMMUNITY GOALS & POLICIES

OVERVIEW

Implementing our vision for the future requires that our efforts are focused on those goals and policies that will have the most impact in advancing the City of Stockbridge down its envisioned path. This requires moving our vision forward in all elements of the plan in a coordinated fashion. This chapter details our goals and policies that should be adhered to for each of the plan's key elements identified in Section 1.2.

3.2.1 POPULATION

An important part of Stockbridge's future is the quality of life it is able to offer its residential population. During the *Shaping Stockbridge Together* process, "quality of life" was broadly used to capture those ideas outside of the key substantive elements that residents believe contribute to their general happiness in day-to-day life. Predominant ideas that were heard include continued dedication to improving our parks, more events, and more places for the Stockbridge community to come together for events, activities, and entertainment – themes that carried throughout the planning process. There is consensus in the community that Stockbridge's location makes it well-suited to better serve the needs of families and aging seniors, while becoming better positioned to attract young professionals that can help contribute to Stockbridge's livelihood.

GOAL

To protect and enhance the city's unique qualities while embracing growth and ensuring that all residents have access to critical services,

safe and attractive neighborhoods, and good work opportunities.

POLICIES

- Maintain a family friendly environment and focus on attracting and retaining young adults.
- Develop programs to provide and maintain a safe environment for all.
- Encourage the development of services to allow the aging population to age in place.

3.2 COMMUNITY GOALS & POLICIES

3.2.2 ECONOMIC DEVELOPMENT

Based on the assets and challenges identified within Stockbridge and the needs of the target business sectors, the recommended policies within this plan reflect decision-making aspirations the City should undertake to mitigate negative perceptions by site-location advisors or companies looking to invest in Stockbridge. Additionally, the recommendations highlight areas where the City should work with others in the region to better leverage Stockbridge's location in the Atlanta metropolitan area.

GOAL

To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.

POLICIES

- Support programs for the retention, expansion, and creation of businesses that complement our vision for our community and local economy.
- Target reinvestment opportunities for declining, vacant or underutilized sites or buildings.
- Market the city as a great place to do business.
- Consider the employment needs and skill sets of our existing population in making decisions on proposed economic development projects.

3.2 COMMUNITY GOALS & POLICIES

3.2.3 HOUSING

The foundation of the city's housing element rests on the idea that all citizens should have housing options available to accommodate their lifestyles, whether they be young professionals looking for low maintenance options, growing families needing space, or empty nesters looking to downsize.

GOAL

To provide a variety of housing choices to suit the changing needs and lifestyles of City residents.

POLICIES

- Provide a mixture of housing options to attract young professionals, singles, and small families.
- Work with housing developers to create appropriate residential types to ensure that seniors can age in place.
- Preserve and enhance older, existing neighborhoods by promoting rehabilitation of existing housing stock and infill of new development to revitalize established neighborhoods.

3.2.4 NATURAL, CULTURAL, AND HISTORIC RESOURCES

GOAL

To promote the efficient use of natural resources and to identify and protect environmentally sensitive and culturally/historically significant areas of the city.

POLICIES

- Identify opportunities to create new trail connections between existing parks, residential areas, and the downtown.
- Reduce the impact of new development through the preservation of greenspace.
- Highlight and preserve the city's history through the designation and promotion of historically significant resources

3.2.5 COMMUNITY SERVICES AND FACILITIES

GOALS

To make available adequate facilities and services to meet the changing needs of all city residents.

POLICIES

- Create an environment to encourage public-private partnerships to create new community facilities such as recreation centers, parks, and trails.
- Ensure community facilities are cost-effective and energy efficient to support the needs of the residents and businesses.
- Ensure that the infrastructure and public facilities serving new development is adequate so that new development does not cause a decline in levels of service for existing residents.

3.2 COMMUNITY GOALS & POLICIES

3.2.6 FUTURE LAND USE & CHARACTER AREAS

The intention of the Land Use Element of a comprehensive plan is to lay out a framework and vision for how a community wants to develop or redevelop its land over the 20-year life of the plan. This vision is often shaped and guided by other plans that may have been created for a community, such as a small area plan, a downtown redevelopment plan, Livable Centers Initiative (LCI) plan, a corridor study, or a transportation plan, among others.

Future land use differs from zoning in that it may or may not reflect what is currently happening on the land. On parcels where change is desired or anticipated by the community and the City, the future land use designation may be different from the actual zoning, indicating that should the owner or a developer apply for a change in zoning or a special use permit, only certain types of uses and developments would be considered or supported by city staff, the planning commission, and mayor and council. Therefore, city planning staff must carefully consider the future land use designation of a property when writing a recommendation for a rezoning or special use permit. Failure to follow the recommendations of the adopted future land use map weakens its significance over time and prevents the community from achieving its desired development pattern.

GOAL

To ensure that new developments promote a better sense of place and preserve valued elements of community character.

POLICIES

- Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- Work with business owners and developers to improve conditions of property and require a consistent look of quality among commercial developments.
- Encourage mixed-use development to promote a live, work, play concept.
- Support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.
- Create a "sense of place" for our community along our major commercial corridors.
- Reduce the number of zoning districts included in the zoning ordinance so they match future land use designations.

FUTURE LAND USE MAP AND DESIGNATIONS

The Future Land Use Map, introduced on the following page, is the most important aspect of ensuring our vision and goals for land use are realized. The pages that follow will provide a detailed description for each of the eleven (11) land use designations within the city.

STOCKBRIDGE FUTURE LAND USE MAP

LEGEND

-  STOCKBRIDGE CITY LIMITS
-  DOWNTOWN DISTRICT
-  LIGHT INDUSTRIAL
-  HEAVY INDUSTRIAL
-  LOW DENSITY VERTICAL MIXED-USE
-  MEDIUM DENSITY VERTICAL MIXED-USE
-  LOW DENSITY RESIDENTIAL (1.25-2 UNITS/ACRE)
-  MEDIUM DENSITY RESIDENTIAL (2-3.6 UNITS/ACRE)
-  HIGH DENSITY RESIDENTIAL (6-16 UNITS/ACRE)
-  PARK/RECREATION/CONSERVATION
-  PUBLIC/INSTITUTIONAL
-  TRANSPORTATION/COMMUNICATION/UTILITIES
-  EXPRESSWAY ATLANTA REGION
-  MAJOR ROADS
-  RAILROADS
-  OTHER ROADS



City of Stockbridge
Comprehensive Plan

POND

26 JUNE 2018



3.2.6 FUTURE LAND USE & CHARACTER AREAS

DOWNTOWN DISTRICT

This designation is intended for the Downtown District, which includes the historic downtown area of the City. The Downtown District should be redeveloped in a pedestrian friendly, walkable manner with attractive streetscapes incorporating sidewalks, landscaping, lighting, and street furniture, as well as vertical mixed-use buildings consisting of restaurants and retail at street level of two to three story buildings, with offices or residential on upper floor(s).

The historic downtown area – bounded by Love Street to the north; Martin Luther King, Sr. Heritage Trail/Norfolk Southern Railroad to the east; Jim Clark Drive to the south; and Burke Street to the west – should become a focal point for city events as well as a day to day destination and gathering place for the community. The buildings along MLK Sr. Heritage Trail should be improved and maintained as single-story buildings, while the Burke Street area should incorporate two to three story, vertical mixed-use new construction buildings with restaurant and retail spaces at street level, and office or residential on upper floors. The recommendations of the plan resulting from the Carl Vinson Institute of Government's Renaissance Strategic Visioning & Planning Process should become a top priority for implementation by the City of Stockbridge to see this area become a viable downtown once again.



Compatible Zoning Districts

MUND, Mixed Use Neighborhood Development District

LIGHT INDUSTRIAL

This designation is intended for business parks, which incorporate offices along with other uses such as warehouses, wholesale, research and development, printing businesses, self-storage units, and light manufacturing operations. Buildings should be constructed of a variety of materials such as brick, hardi-plank siding, and stucco. When located adjacent to residential or mixed-use areas, large, landscaped buffers should be required. High Density Residential developments may also serve as a transition between light industrial, low and medium density residential developments, and mixed-use projects.



Compatible Zoning Districts

M-1, Light Manufacturing

O-I, Office Institutional

C-2, General Commercial

C-3, Heavy Commercial

HEAVY INDUSTRIAL

This designation is intended for large industrial operations such as mining, intense manufacturing, and distribution centers. When located next to lower intensity uses such as residential neighborhoods or mixed-use developments, heavy landscaping and large buffers should be required. High Density Residential developments may also serve as a transition between heavy industrial, low and medium density residential developments, and mixed-use projects.



Compatible Zoning Districts

M-1, Light Manufacturing

M-2, Heavy Manufacturing

C-3, Heavy Commercial

LOW DENSITY VERTICAL MIXED USE

This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.



Compatible Zoning Districts

MUND, Mixed-Use Neighborhood Development

O-I, Office Institutional

C-1, Neighborhood Commercial

MEDIUM DENSITY VERTICAL MIXED USE

This designation is intended for commercial areas located around major intersections, including Lake Spivey Parkway @ Mount Zion Boulevard/Speer Road; Lake Spivey Parkway @ North Henry Boulevard; the north side of Eagles Landing Parkway @ Village Center Parkway; and Hudson Bridge Road @ I-75. Future development and redevelopment should focus on making these areas more pedestrian oriented. This is characterized by mixed-use developments incorporating mostly commercial uses with some smaller office tenants, and medium density residential uses. This area would allow for two to three story buildings, combining street-level commercial/retail/office uses with second and third stories accommodating office or lofts/apartments/condominiums.



Compatible Zoning Districts

MUND, Mixed-Use Neighborhood Development

O-I, Office Institutional

C-1, Neighborhood Commercial

C-2, General Commercial

LOW DENSITY RESIDENTIAL (1.25—2 UNITS/ACRE)

This designation is intended for typical, large lot residential subdivision developments.



Compatible Zoning Districts

R-A, Residential-Agricultural

R-1, Single Family Residential

R-2, Single Family Residential

MEDIUM DENSITY RESIDENTIAL (2-3.6 UNITS/ACRE)

This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single-family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.



Compatible Zoning Districts

R-2, Single Family Residential

R-3, Single Family Residential

TND Traditional Neighborhood

CD, Conventional Development

RD, Residential Duplex

RM-1, Multifamily Residential—
Apartments

RM-2 Multiple Family Residence—
Townhomes

RMH, Mobile or Manufactured Home

HIGH DENSITY RESIDENTIAL (6-16 UNITS/ACRE)

This designation is intended primarily for residential land uses which include multi-story condominiums and planned town developments. Small commercial or service businesses may be permitted within these developments for the convenience of their residents and visitors only. High Density Residential is an appropriate transition between mixed-use and industrial projects, and low or medium density residential areas.



Compatible Zoning Districts

RM-3, Multiple Family Residence—
Condominiums

PTD, Planned Town Development

CRS, Conservation Residential

PARK / RECREATION / CONSERVATION

This designation includes public parks, recreation areas, and open spaces, as well as areas to be preserved for greenway or land conservation.



Compatible Zoning Districts

PUBLIC / INSTITUTIONAL

This designation is appropriate for schools, colleges, hospitals, city community and recreation centers, public cemeteries, city buildings such as city hall, and post offices.



Compatible Zoning Districts

O-I, Office-Institutional

TRANSPORTATION / COMMUNICATION / UTILITIES

This designation includes landfills, water and wastewater treatment plants, power substations, rail yards, transit facilities, and airports. These uses may be public or private.



Compatible Zoning Districts

M-2, Heavy Manufacturing

X-1, Railroad

3.2 COMMUNITY GOALS & POLICIES

3.2.7 TRANSPORTATION

GOAL

To enhance mobility, accessibility, and environmental quality through the maintenance and expansion of transportation improvements and services.

POLICIES

- Enhance the pedestrian experience by expanding multi-use trail network city-wide
- Improve the safety and functionality of existing roads by maintaining surfaces, widening roadways, re-striping, and enhancing roadway safety features
- Make decisions that encourage walking, biking, carpooling, and other alternative transportation choices
- Design new and reconstructed roadways to accommodate multiple functions, including pedestrian facilities, bicycle routes, as well as local vehicular circulation

IMPLEMENTATION

The City of Stockbridge adopted its Bicycle, Pedestrian, and Trail Plan in January 2017. Created by WLA Studio, this plan includes an extensive list of roadway trail/sidewalk improvements; potential greenway routes; proposed facilities outside of public right-of-way; and MLK Sr. Heritage Trail continuation and connections.

As mentioned in Chapter 3.2 (Natural, Historical, and Cultural Resources) of this comprehensive plan, there are several projects that could be implemented by the city over the next 10 years that would assist in expanding the multi-use trail network citywide, and would encourage walking, biking, and other forms of alternative transportation:

- D-13 Reeves Creek Greenway extension (including trailhead, D-5)
- D-1 Walt Stephens Road (with coordination between Clayton and Henry Counties to reach International Park)
- D-14 Brush Creek Greenway (including tunnel under railroad, D-10)
- D-8 Old Conyers Road (with coordination with Henry County to reach Austin Road Middle School)
- D-15 Rum Creek Greenway

In its Regional Transportation Plan (RTP), the Atlanta Regional Commission (ARC) has approved several roadway projects that will be located in or directly affect Stockbridge's transportation network. In July 2018, ARC announced that it has approved funding to widen Rock Quarry Road from two to four lanes on the 2.6 mile stretch between Eagles Landing Parkway and SR 138/US 23 (North Henry Boulevard). A 10-foot multi-use path will also be included as part of the widening. Right-of-way acquisition will begin in 2020, and construction could begin as early as 2024.

3.2 COMMUNITY GOALS & POLICIES

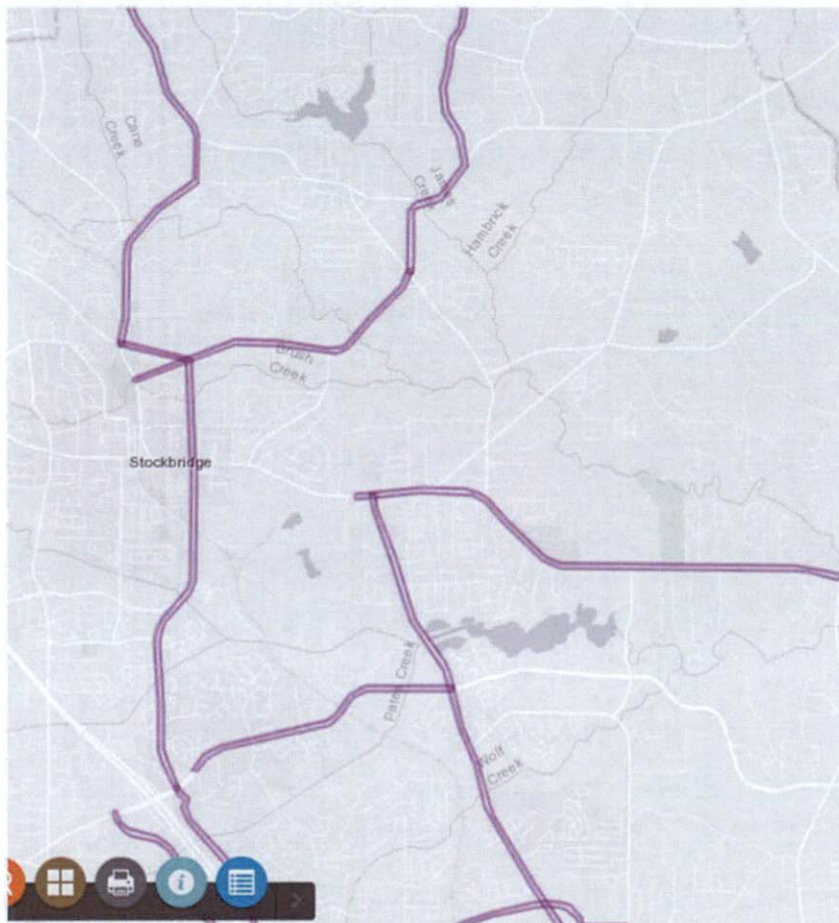
This project is intended to help relieve congestion related to Piedmont Henry Hospital near the I-75 interchange. Other projects in the RTP include the following:

- Rock Quarry Road Extension (two lanes), from SR 138/US 23 (North Henry Boulevard) to the intersection of East Atlanta Road and Valley Hill Road (0.8 miles)
- Old Conyers Road Widening from two to four lanes, from East Atlanta Road to Flat Rock Road (2.5 miles)
- East Atlanta Road Widening from two to four lanes, from East Atlanta Road to Fairview Road; will include a 20 foot raised median, five-foot concrete sidewalk on one side, and 10 foot multi-use path on other side (5.4 miles)
- US 23/SR 42 Widening from two to four lanes, from Downtown McDonough to SR 138 (North Henry Boulevard) (7.3 miles)
- Eagles Landing Parkway Widening from four to six lanes, from Eagles Pointe Parkway to US 23 (North Henry Boulevard) (2.2 miles)
- Jodeco Road Widening (at Meadowbrook Drive to Peach Drive) and Campground Road Extension/Realignment (from Peach Drive to Brannan Road) (3 miles)
- Patrick Henry Parkway Widening from two to four lanes with a 20 foot raised median, from Jodeco Road to Eagles Landing Parkway; urban shoulders will have a five-foot concrete sidewalk and a 10 foot multi-use path on the other side; designed to accommodate a new intersection of a new roadway bridging across I-75 to the west (2 miles)
- New alignment of Western Parallel Connector, from Jonesboro Road to Hudson Bridge Road, which will result in a two-lane paved roadway with plans to improve, upgrade, and create a future four-lane section with a median (3.3 miles)

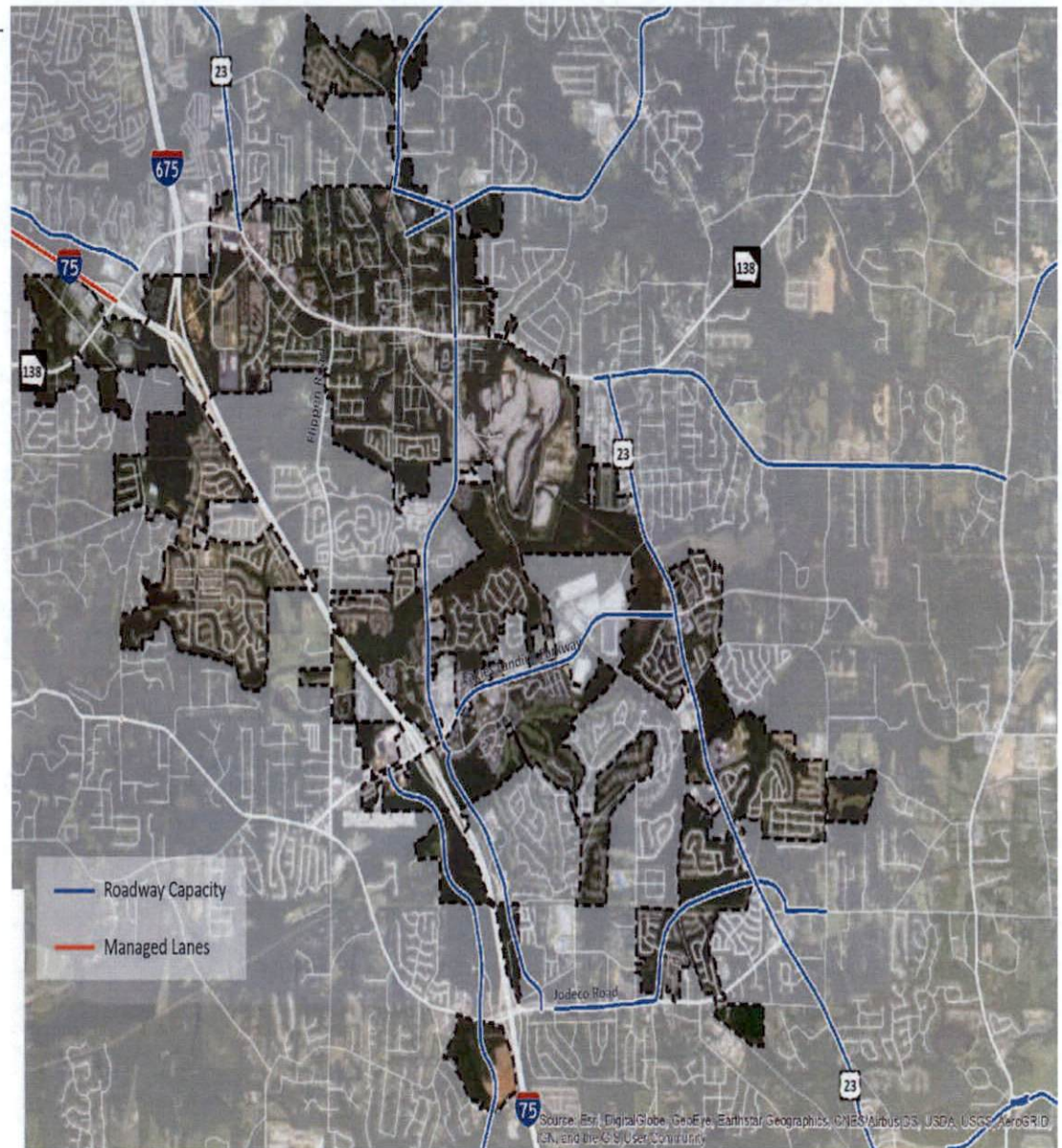
Two of the projects from this list will include a sidewalk and multi-use trail, which will help further advance the community's desire to have the option of alternative modes of transportation to driving. While not included in the RTP, the Jodeco-Atlanta South 160-acre mixed-use development, proposed at Jodeco Road and I-75, would include installation of public roads to provide access to and within the development. These new roads are required by the Georgia Regional Transportation Authority (GRTA) as a result of ARC's Development of Regional Impact (DRI) review process.

The Carl Vinson Institute of Government's Renaissance Strategic Visioning & Planning (RSVP) Process has identified pedestrian improvements to the bridge spanning the rail road tracks, from Stockbridge City Hall to connect to Historic Downtown Stockbridge. Potential, proposed improvement options include adding sidewalks, a multi-use path, or making the bridge accessible to pedestrians only.

Figure X.X ARC Regional Transportation Plan Projects for Stockbridge: 2020 – 2040 (*PLACE HOLDER*)



Two of the projects from this list will include a sidewalk and multi-use trail, which will help further advance the community's desire to have the option of alternative modes of transportation to driving.



3.2 COMMUNITY GOALS & POLICIES

3.2.8 Broadband Services

3.2 COMMUNITY GOALS & POLICIES

3.2.9 INTERGOVERNMENTAL COORDINATION

GOAL

To cooperate with neighboring jurisdictions to address shared needs.

POLICIES

- Continue to seek opportunities to share service and facilities with neighboring jurisdictions.
- Continue to work jointly with neighboring jurisdictions on developing solutions for shared regional issues.
- Provide input to their public entities in our area when they are making decisions likely to have an impact on our community or our plans for future development.



4.0

The Community Work Program outlines specific implementation strategies in a five-year timeframe.

COMMUNITY WORK PROGRAM

This chapter lays out the specific activities the community plans to undertake during the next five years to address the priority Needs and Opportunities and to achieve portions of the Community Goals identified in the previous chapters.

CONSENT AGENDA:

10. To approve the Consent Agenda Items as follows:

1. To approve Georgia Power Surveillance Cameras for Gardner Park & Memorial Park \$41,645.52, Clark Park/Conference Center \$9,133.32, Water Reclamation Facility \$24,263.04 and Maintenance Facility \$12,192.84 – Total Amount \$87,234.72 General Fund Account.
2. To approve Site Engineering to install access road to test well site #2 in the amount of \$31,950.00 SPLOST Funding
3. To move forward with an RFP for Management Services for the Amphitheater.
4. To move forward with a RFI (Request for Information) for a Contract Part-Time Grant Writer.
5. To approve the approve Public Works Policy.

10. Council Consideration to amend the City's Alcohol Ordinance regarding an Open Container District.

Presented by: Camilla Moore, Asst. City Mgr./Community Development Dir.

CITY OF STOCKBRIDGE

BUDGET AMENDMENT

NUMBER 2018-005

DATE 8/13/2018

ACCOUNT	PROJECT	DESCRIPTION	Increases	Decreases
100-15650-521200		Professional Fees - TSW		50,000
353-15650-521200		Professional Fees	50,000	
		Totals	50,000	50,000

Move Funds designated for TSW from Fund 100 to Fund 353

Entered

Approved

General Fund

Revenues

Permitting Development

Account Number	Account Description	FY 2018 AMENDED BUDGET
100-00000-322200	BSD - Building Permit Fees - Commercial	-\$150,000.00
100-00000-322201	BSD - Mech, Elec, Plumbing Permit - Commer	-\$10,000.00
100-00000-322203	BSD - Other Permit Fees - Commercial	-\$5,000.00
100-00000-322204	BSD - Building Permit Fees - Residential	-\$105,500.00
100-00000-322205	BSD - Mech, Elec, Plumbing Permit - Resident	-\$5,000.00
100-00000-322207	BSD - Other Permit Fees - Residential	-\$25,000.00
100-00000-341300	BSD - Plan Check Fees - Commercial	-\$20,000.00
100-00000-341301	BSD - Plan Check Fees - Residential	-\$60,000.00
100-00000-323101	ENG - Permits	-\$11,000.00
100-00000-323901	ENG - Hourly	-\$5,000.00
100-00000-323902	ENG - Plan Review	-\$5,000.00
		-\$401,500.00

Expenses

Permitting Development

Account Number	Account Description	FY 2018 AMENDED BUDGET
100-72000-521202	Consulting Services - BSD	\$300,000.00
100-72000-521203	Consulting Services - Engineering	\$100,000.00
100-72000-531140	Supplies & Materials	\$1,500.00
		\$401,500.00

General Fund

Fund 353

Citywide Projects Fund

		FY 2018 AMENDED BUDGET
Account Number	Account Description	
353-15650-54100	PROFESSIONAL FEES	\$0.00
		<u>\$0.00</u>



Urban League of
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Housing Wealth – Wealth Building and Community Development
Financial Empowerment Center (FEC)

Home Buyer Education - Monthly: The Home Buyer Education Workshop offers 8 modules that address the home buying process. The program is designed to ensure that clients fully understand the home purchase process and understand how to utilize the resources they are introduced to during the workshop.

Presentations are made to potential homeowners in 6-8 hour classroom settings after which each client receives a certificate which makes them eligible for down payment assistance. The Pre-purchase education focuses on ensuring that home buyers understand the home buying process, resources that offer resolution to barriers that can encompass the process, home repair and upkeep, as well as maintaining the home.

The educational classes include financing the home, financial management/budgeting, credit scores and credit repair, mortgage products, down payment assistance, fair housing, predatory lending, real estate contracts, home inspections, and the closing process.

Super Saturday Home Buyer Expo: This event is structured as an expo workshop. The presentation will be in a panel format. The deliverables are same as above.

Wealth Building Seminars: Industry professionals educate participants on the ins and outs of building a Healthy portfolio, understanding risk and determining client's investor profile. The topics are a very broad range from understanding investing conservatively (seeking lower investment risk) to aggressively (able to tolerate greater investment risk). They will also incorporate all of their specialty products (insurance, real estate, retirement and tax planning) for the new or savvy investment consumer.

Lunch & Learn Seminars: The Urban League of Greater Atlanta will extend an offer to provide a mini intro "Home Buyer Education Workshop" to employees of partnering agencies at their work place. Date & Time – TBD per community partner).

Financial Literacy Education: Financial experts will educate individuals on becoming self-sufficient, so that they can achieve financial stability. Topics of discussion shall include but are not limited to - managing personal finances in an efficient manner, such as credit building and/or restoration, budgeting, investing, insurance, real estate, paying for college, estate planning, retirement and tax planning.

Bankwork\$: BankWork\$ trains young adults from low income and minority communities for lasting careers in the financial services industry. BankWork\$ classes are free for participants. The classes convene for eight weeks and provide training in the skills needed for jobs as tellers, customer service representatives and personal bankers. BankWork\$ also offers job interview practice, job placement assistance and ongoing coaching and mentoring to help with career advancement.



HOUSING - WEALTH BUILDING & COMMUNITY DEVELOPMENT COUNSELING PROGRAM

Building Better Communities!

The Housing - Wealth Building & Community Development Program at the Urban League of Greater Atlanta provides education and counseling for first time homebuyers and foreclosure prevention for homeowners, helping to sustain and build stable and healthy communities!

Visit the Urban League of Greater Atlanta for the following programs and counseling services offered:

- Homebuyer Education Courses
- Homebuyer Counseling and Loan Document review: To identify and prepare for the best opportunities
- Credit and budget counseling
- Financial Literacy and Wealth Building Seminars
- Rental Counseling
- Foreclosure Prevention and Loan Modification counseling: Find out which options are best for you.

TO REGISTER FOR A CLASS VISIT ULGATL.ORG

For more information, contact: Johnette Brown, Director, Housing - Wealth Building and Community Development (404) 659-6584, jbrown@ulgatl.org



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IT'S THAT TIME AGAIN!

THE URBAN LEAGUE OF GREATER ATLANTA INVITES YOU TO THE
2018 SUPER SATURDAY
HOMEBUYER EDUCATION WORKSHOP AND RESOURCE FAIR

SATURDAY, JUNE 30, 2018
8:30 AM - 4:30 PM

**REGISTER
TO ATTEND**

**FREE LUNCH AND PARKING
AVAILABLE or BE SMARTER
AND CATCH MARTA!!**

**MEET AND SPEAK WITH
REPRESENTATIVES FROM:**

- Mortgage Lenders
- HUD approved housing counseling agencies
- Down Payment Assistance Specialist
- Fulton and DeKalb County Down Payment Assistance and NSP Programs
- Home Inspectors
- Closing Attorneys
- Invest Atlanta, Neighborhood Stabilization Programs (NSP)
- First Time Homebuyer Industry Groups
- HUD, Realtors and NSP Property Specialists
- Resource Representatives
- Homeowners Insurance Providers

The Urban League of Greater Atlanta is an HUD
Approved, Housing Counseling Agency.

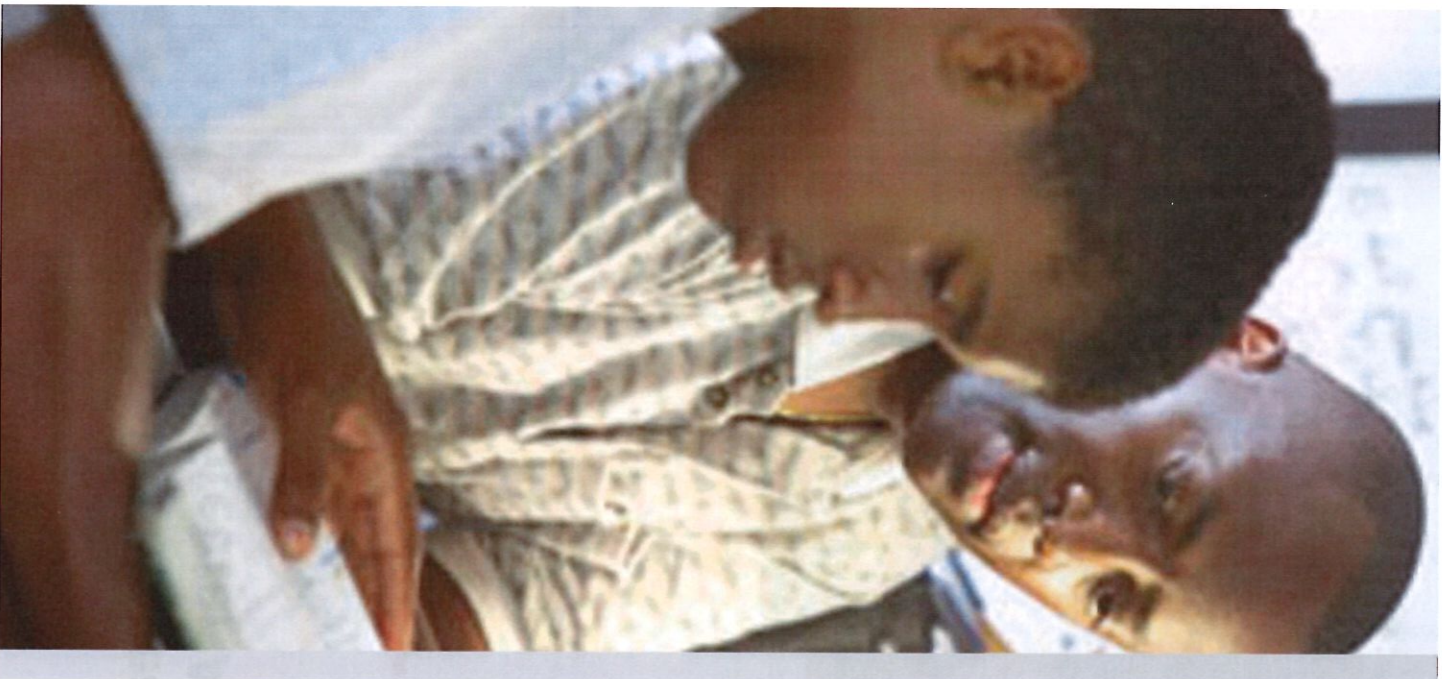
REGISTER ONLINE AT ULGATL.ORG

For more information, contact: Johnette Brown, Director, Housing - Wealth Building and
Community Development (404) 659-6584, jbrown@ulgatl.org



Programs & Services





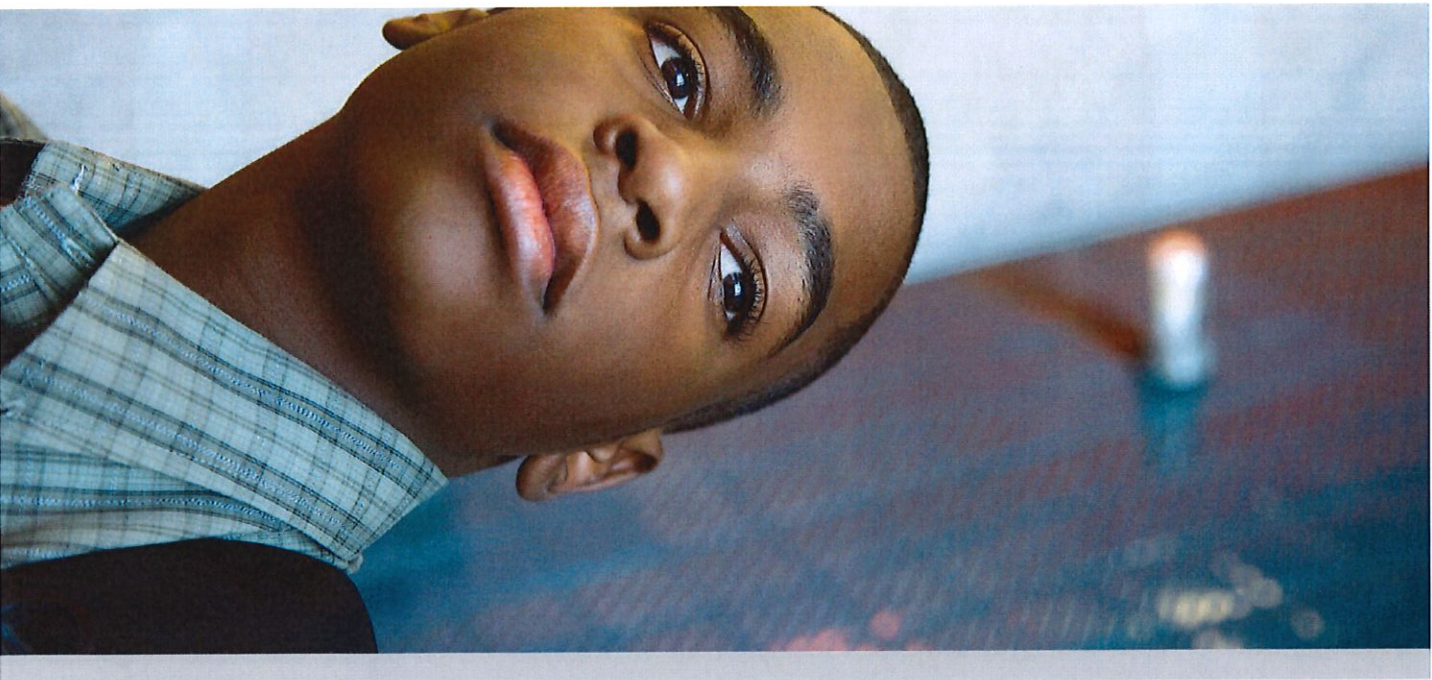
Challenges Facing Greater Atlanta and OUR Community

“Where There is CRISIS.... There is Opportunity”

The primary factors that drive our Work at the Urban League are:

- **The State of Georgia has the 3rd highest poverty rate in the nation** and is rated as one of the hardest states to move out of poverty in the nation.
- **The State of Georgia ranks among the highest fifteen states in unemployment** in the nation at 5.6 percent as of November 2015. The unemployment rate for African Americans is estimated at twice that rate or higher.
- **Georgia graduates 72% percent of its high school students** as of 2014. This is compared to 58-60 percent of Black and Hispanic students who graduate in Georgia within four years. **Only 49% of Black males graduate from high school in Georgia.**
- **Georgia has a “skills gap”** in our workforce. Georgia has thousands of unfilled jobs because companies cannot find workers with the needed skill sets
- **Georgia incarcerates more people per capita than 44 other states and the majority of them are African American.** Of the men incarcerated in Georgia in 2013, 61 percent were African American, while blacks constitute 31 percent of Georgia’s population.





Our Mission, Vision and Program Areas of Focus

Our Mission is to enable and empower African Americans and others in underserved communities to achieve their highest human potential and secure economic self-reliance, parity, power and civil rights. **Our Vision** is for all youth, adults and families in Georgia to have the skills, tools and access to be economically empowered to earn a middle class wage or better and move up the economic ladder toward success.

The **six core focus areas** are:

1. Education and Job Skills Training
2. Employment, Careers and Entrepreneurship
3. Housing and Community Development
4. Wealth Building
5. Youth Development
6. Civic Engagement and Leadership

We Meet People Where They Are...And Support Them to Get Where They Want to Go!



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ULGA Focused on Solutions

Our Approach

The Urban League strategy is to tackle the challenges in three ways:

- **Prevention:** Our high school **Project Ready Program** supports students “at risk/at promise” to complete high school on time ready for college, careers and life.
- **Intervention:** Our **Urban Youth Empowerment Program (UYEP)** supports out of school and unemployed young adults 18-24 to earn secondary and post-secondary education credentials and explore and identify high demand career pathways; **Neighborhood College** supports youth in juvenile detention centers or on probation ages 14-21 to complete high school, modify behavior, choose careers and earn credentials. **Youth Build** supports high school dropouts to earn GED credentials and a Construction Worker Certificate and go on to earn stackable credentials in welding, carpentry, HVAC, plumbing, painting and apprenticeships.
- **Reintegration:** Our **Pathways 2 Empowerment, Training 2 Work Adult Reentry** and **New Beginnings** programs equip the long-term unemployed, professionals that have been laid off, people with barriers to employment and those returning from incarceration to gain job skills and enter or re-enter the workforce “job ready” and in pursuit of high demand careers.



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Empowering

Youth, Adults/Parents and Families

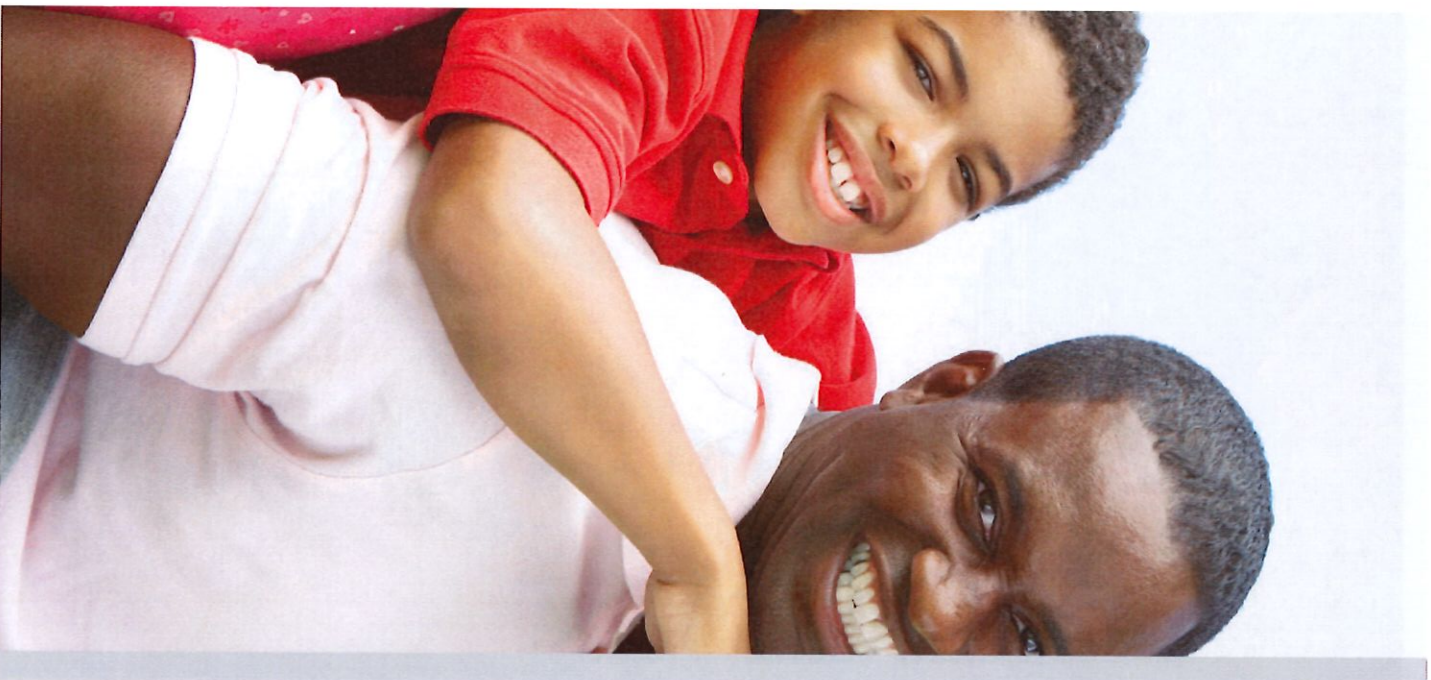
The Urban League strategy is to turn “challenges” into “opportunities” in three ways:

- **Adult Empowerment:** Our **Pathways to Empowerment Program**, supports adults/parents to connect with education, careers/employment, occupational training, homeownership, adult reentry, supportive services and entrepreneurship. We meet people where they are and help them set goals, connect with opportunities and resources and move up the economic ladder. **Outcomes:** GED Attainment, Credentialing, Employment, Skills building & Career Pathways, Volunteering
- **Youth Development & Empowerment:** Our Urban Youth Empowerment Programs support high school and out of school and unemployed/under employed “Opportunity” youth/young adults 14-24 to earn secondary and post-secondary education credentials and explore and identify high demand career pathways and go on to post-secondary education and earn stackable credentials in high demand fields. **Outcomes:** GED Attainment, Credentialing, Employment, Skills building & Career Pathways, Community Service, College Readiness – COMPASS passage, Parenting, Family Counseling
- **Building Wealth, Homeownership & Entrepreneurship:** Our goal is to support Black families to become sustainably financially secure. We provides these services through our Financial Literacy Program, Center for Homeownership and Entrepreneurship Center programs. Outcomes: Better Financial Management, Homeownership/Affordable Housing, Small Business Ownership and Job Creation.



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Our ULGA Services for Adults/Parents

“Pathways to Empowerment”

Gain Ability to Secure Employment and Earn a Middle Class+ Income

- Supports adults/parents **to connect with career and employment opportunities** and identify high demand career pathways. It also supports adults to **“go back to school”** to earn stackable credentials that will position them to earn high salaries and wages and move up the economic ladder. This is how the program works:
 - Attend an Orientation and Complete Assessments
 - Attend Classes to build knowledge and skills in job readiness
 - Explore and choose a high demand Career Pathway that aligns with their passion, purpose and talents
 - Job/Career Coaching/Computer Skills Classes
 - Support to Earn Secondary and Post Secondary Credentials
 - Secure full and part-time employment
 - Get Connected with supportive services
 - Access to other ULGA services: entrepreneurship homeownership and credit repair
 - Supported by caring professionals via ULGA Empowerment Advocates and Mentors
 - Referrals to the Accelerated Business Professionals Program
 - Partnership with Atlanta Housing Authority



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Our ULGA Services for

Adult Reentry

The State of Georgia incarcerates **more people than 44 other states** and disproportionately the state's inmates are Black and male. Mass

incarceration is wreaking havoc on families and our state budgets taking resources from our educational system and other needed services. This is why the Urban League is focused on supporting adults to return home with access to the resources, education, training, housing and supportive services they need to have a second chance to reunify with their children and families, avoid recidivism and lead meaningful lives. **ULGA offers:**

- **Training 2 Work:** Supporting 250 adults over 3 years to prepare for release, explore and choose a high demand career pathway, earn industry recognized stackable credentials, secure employment and have a second chance for success. Funded by the US Department of Labor, T2W is the only program of its kind in the state of Georgia. Please click this link: <http://www.ioomag.com/magazine/impact-magazine-november-issue/0320339001444750866?short> for a link to a GA Dept. of Corrections article that highlights our Transportation/Logistics Career Pathway.

- **New Beginnings:** Supports unemployed and under-employed adults with barriers to employment (criminal record, limited work history and skills, no secondary (HS diploma or GED) or post-secondary credentials) to have a second chance to earn a GED, get job ready, explore and embark on a high demand career pathway, secure employment, counseling and referrals to supportive services. NB is a partnership with the US DOJ and US Attorney's Office.



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Our ULGA Services for Opportunity Youth

Youth are our Future....and too many are in CRISIS, which is why the Urban League of Greater Atlanta is focused on supporting our “opportunity” youth to get the support they need to achieve their highest human potential and achieve their dreams. **Target Population**: 14 – 24 year olds

ULGA Youth Programs:

1. **Project Ready**: supports high school students to graduate on time ready for college, careers and life. **Where**: Benjamin E Mays H. S. and in 2016 Washington High School
 2. **Youth Build**: supports out of school 16 – 24 year olds to earn a GED, Construction Certificate, secure employment and life skills.
 3. **Neighborhood College**: supports youth connected to the juvenile justice system to earn secondary and post-secondary credentials, secure employment, leadership development and careers.
 4. **Urban Youth Empowerment Program: RISE**: supports out of school youth connected to the juvenile system to gain credentials, secure employment and life skills.
- All youth engage in community service and mentoring activities.



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Our ULGA Services for Building Wealth, Homeownership & Entrepreneurship

Building Wealth – to build wealth, you need an understanding of how to manage money, save, invest, maintain a solid credit score and manage risk. The ULGA offers financial literacy workshops to support youth and adults to obtain these skills and knowledge.

Homeownership – one of the ways to build wealth is to own a home. The ULGA is a HUD Certified Housing Agency that offers:

- First Time Homebuyer Workshops Monthly
- Pre and Post Home Purchase Counseling
- Foreclosure Intervention Counseling
- Affordable and Transitional Housing Assistance & Referrals

Entrepreneurship – Every adult has two ways to generate income: 1) working for an employer 2) owning a business. ULGA operates The Entrepreneurship Center to support aspiring entrepreneurs to launch and existing business owners to grow their small business through:

- Small Business Development Workshops
- Small Business Coaching with a focus on:
 - Access to Contracts
 - Access to Capital



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Advocacy, Health, Volunteering & Civic Engagement

The ULGA serves as an advocate for education, health, volunteering and civic engagement. We support these platforms through the following initiatives:

Volunteers: The ULGA utilizes volunteers in all of our programs to engage the community, support our programs, serve as mentors, coaches and voter registrants. We also support our partners by serving as volunteers for civil rights and community organizations through our staff, board and auxiliaries. Visit our website to register: www.ulgatl.org

Education Equity: The ULGA partners with the Georgia Coalition for the Peoples Agenda, the NAACP Atlanta Branch Education Committee and other partners to be advocates for equity in education relative to legislative & policy issues, parent engagement and support and teacher and student advocacy.

Civic Engagement: ULGA is an advocate for civic engagement and engages in voter registration and, voter education activities. We also support our civil rights partners in their civic engagement activities.

Community Outreach: ULGA engages in a variety of activities to connect the community with ULGA programs and services.

Project Wellness Young Mothers & Fathers To Be: ULGA sponsors a program to support young mothers and fathers to be to understand pre and post natal care, parenting skills, job readiness and life skills.

ULGA Auxiliaries – Get Involved

The Urban League and our communities are supported by two ULGA auxiliaries made up of dedicated volunteers who believe in the mission and work of the League.



- The Urban League of Greater Atlanta Young Professionals (ULGA-YP) is comprised of young professionals across metro Atlanta who are dedicated to supporting the work of the Urban League of Greater Atlanta and serving their local communities through social and community activism. ULGA-YP engages in voter registration, voter education, fundraising and volunteerism for the ULGA, community projects, professional and social development activities. For more information about membership please visit the website: www.ulga-yp.org.



- The Urban League of Greater Atlanta Guild was organized as an auxiliary to serve as a volunteer core to assist with the fundraising, civic engagement and programs of the League. The Guild continues to support the League financially through its fundraising events; community service projects, as well as other programs as defined by the affiliate. For more information visit the website: www.ulgaguild.org.





ULGA Partners

Partnerships and collaboration are key to ULGA's success. The ULGA forges partnerships with a cross section of stakeholders in the public and private sectors:

Education Partners

- GED Prep Providers: Youth Enhancement Services/Atlanta Public Schools Adult Education/Atlanta Technical College/Georgia Piedmont Technical College/Georgia State University/Atlanta University Center/Vocational Training Institutions/Atlanta Public Schools/Trade Unions

Civil Rights & Community Partners

- Community Based Organizations/Workforce Investment Boards/Child Care Providers/Civil Rights Organizations/Elected Officials/The King Center for Nonviolent Social Change/The United Way/Mentoring Organizations

Government Agencies

- Department of Human Services/Atlanta and DeKalb Housing Authorities/US and Georgia Departments of Labor/US Housing & Urban Development/US Small Business Administration/Department of Justice/Dept. of Education

Employers

- Home Depot, State Farm, UPS, MARTA, Atlanta Hartsfield Jackson International Airport, Grainger Logistics, Walter's Cold Storage, Comcast, Au Bon Pain

Criminal Justice Partners

- US and County District Attorneys Offices/Municipal and County Courts/Department of Juvenile Justice/Georgia Department of Corrections



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ULGA is Committed to Supporting Youth, Adults/Parents and Families to be Strong

Despite the challenges we face in our communities we are optimistic and excited about the future. But we must act more aggressively NOW.

Here's our strategy:

- **Help parents gain the skills, education, credentials and opportunities to earn a sustainable and livable salary/wage.** At the Urban League, we understand that parents and youth having the ability to “**EARN**” is one of the most important things to keeping families strong. This is why the focus of our work is supporting job seekers and entrepreneurs to not just get a job or start a business but to THRIVE because they have the education, skills, know-how and access to opportunities that will enable their income to grow and support the family's needs and have quality of life.
- **Having access to affordable and safe housing/homeownership.** The League operates a HUD certified Housing Agency that helps families access transitional and affordable housing as well as prepare to be sustainable homeowners.
- **Advocate for and educate for strong parenting, equity in education and parental involvement in our children's schools.** The League works with other stakeholder organizations to advocate for equity in education, build parenting skills, keep parents informed of changes in education policy, connect parents to resources for their child/children, connect parents with opportunities for engagement in their child's school and to advocate for their child's education.
- **Advocate for Civic Engagement.** The Urban League's work helps parents understand the importance of voting and works collaboratively for voter registration, education and voter engagement.

Our ULGA Staff Team & Auxiliary Contact Information

Workforce, Education & Training Programs

- Nancy Flake Johnson, President/CEO
njohnson@ulgatl.org
404-659-6575
- Angela Marshall, Director of Adult Reentry
amarshall@ulgatl.org
404-549-6586
- Sheree Knowles, Professional Coach – Accelerated Business Professionals Program
sknowles@ulgatl.org
404-659-6587

Youth Development Services

- Tracey Mosley, Director – Youth Services (UYEP, Neighborhood College, Project Ready
tmosley@ulgatl.org
404-546-3652
- Charles Walker, Director – YouthBuild
cwalker@ulgatl.org
404-659-6470

The Entrepreneurship Center

- Marc Parham, Director – The Entrepreneurship Center
mparham@ulgatl.org
404-659-6593

Advocacy & Volunteers

- Deborah McClary – Director of Advocacy & Volunteers/Human Resources
dmccclary@ulgatl.org
404-659-8478

Housing & Homeownership

- Johnette Brown, Director, Housing & Wealth Building & Community Development
jbrown@ulgatl.org
404-659-6584

ULGA Guild

- Pamela Heglar, President
pheglar6@gmail.com
404-659-1150

ULGA Young Professionals

- Tereance Puryear, President
president@ulga-yp.org
404-659-1150



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Contact Us:

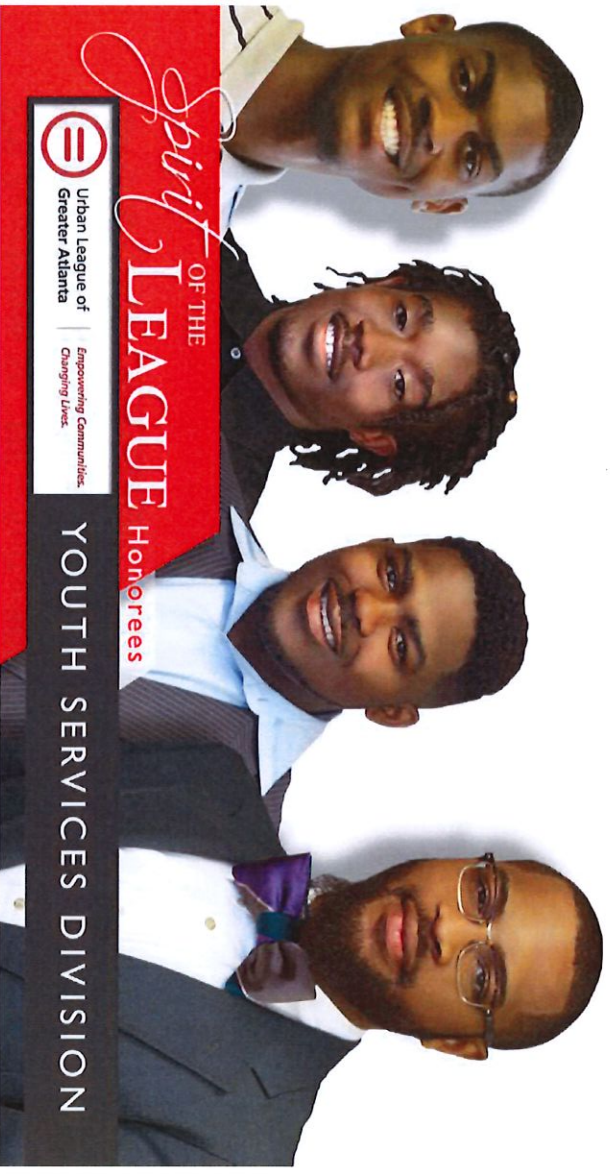
Urban League of Greater Atlanta
Peachtree Center – International Tower
229 Peachtree St., NE – Suite 300
Atlanta, Georgia 30303
404-659-1150 www.ulgatl.org



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UYEP Achievers



<http://youtu.be/ISjntvnnYBs>



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Q&A

Thank You for the
Opportunity to Share our
Work and Resources for
our Community!



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CITY OF STOCKBRIDGE PROPOSED 2019

PAVILION/GAZEBO RENTAL FEES

	CURRENT FEE	PROPOSED FEE		CURRENT FEE	PROPOSED FEE
	RESIDENT	RESIDENT		NON-RESIDENT	NON-RESIDENT
PAVILION RENTAL					
APR - SEP HALF DAY	\$ 75.00	\$ 100.00		\$ 100.00	\$ 150.00
APR - SEP FULL DAY	\$ 100.00	\$ 150.00		\$ 150.00	\$ 200.00
GAZEBO RENTAL					
APR - SEP HALF DAY	\$ 60.00	\$ 85.00		\$ 75.00	\$ 100.00
APR - SEP FULL DAY	\$ 75.00	\$ 100.00		\$ 100.00	\$ 125.00
PAVILION RENTAL					
OCT - MAR	\$ 100.00	\$ 150.00		\$ 150.00	\$ 200.00
FULL DAY ONLY/NO HALF DAY					
GAZEBO RENTAL					
OCT - MAR	\$ 75.00	\$ 100.00		\$ 100.00	\$ 125.00
FULL DAY ONLY/NO HALF DAY					

14. Council Consideration to fill a vacancy on the Planning Commission
Presented by: Camilla Moore, Asst. City Mgr./Community Development Dir.

16. Council Discussion of Moratoriums for certain businesses in the city.
Presented by: Michael Williams, City Attorney