

Stockbridge

Bringing People Together



AGENDA WORK SESSION MEETING

TUESDAY MAY 31, 2016 6:00 p.m.

Mayor & City Council

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

Administration

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

I. Call to Order

II. Invocation

III. Pledge of Allegiance

IV. Roll Call

Present

Absent

Councilman Alexander

Councilman Blount

Mayor Pro Tem Ford

Councilwoman Gantt

Councilwoman Robinson

V. Adoption of the Agenda

VI. Review of Minutes for 4/11/2016 and 4/26/2016

PUBLIC COMMENTS

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

CEREMONIAL

Proclamation Presented to Reverend Joy Ray of Stockbridge First United Methodist Church
Presented by: Mayor Pro Tem Ford

OLD BUSINESS

None

NEW BUSINESS

ITEM #1 – Resolution to authorize contract between ZSI/Judicial Alternatives of Georgia, Inc. and the City of Stockbridge for probation services.
Presented by: Anita Gunnoe, Municipal Court Clerk

ITEM #2 – Resolution to approve Events Coordinator Position.
Presented by: Renee Wheeler, Human Resources Manager

ITEM #3 – Resolution to approve Pay and Classification Scale
Presented by: Renee Wheeler, Human Resources Manager

ITEM #4 – Resolution to approve Organizational Chart
Presented by: Renee Wheeler, Human Resources Manager

ITEM #5 – Ordinance – Budget Amendment 20156-008
Presented by: Linda Nabers, Treasurer

ITEM #6 – Resolution of the Mayor and Council of the City of Stockbridge, GA establishing a moratorium on the acceptance of applications for new signs in unzoned areas of the City.
Presented by: Dale Hall, Administration & Community Development Director

ITEM #7 – Ordinance – Amending the Stockbridge Municipal Code to harmonize the Code with the newly amended City Charter.
Presented by: City Attorney

ITEM #8 – Ordinance – Amending the Stockbridge Municipal Code with Respect to Checking Cashing Businesses in the City of Stockbridge
Presented by City Attorney

COUNCIL DISCUSSION

Item #9 – Discussion of Resolution to approve contract with Lamar County for Landfill Services.
Presented by: Michael Harris, City Manager

COUNCIL DISCUSSION - PLANNING & ZONING

Item #10 – DISCUSSION – PUBLIC HEARING TO BE HELD ON JUNE 13, 2016**Planning & Zoning – Rezoning RZ-16-08-S Applicant: Omega Communities****2 Metroplex Drive, Suite 2020 Birmingham, AL 35209****Agent: James Taylor (Same address)****Location: Southeast corner of the intersection of Highway 42 and Brannon Road****Land Lots: 1 & 2 of the 7th District Parcel ID: 070-01-007-012****Request: Rezone from C-2 (General Commercial) to C-1 (Office-Institutional)****Presented by: Dale Hall, Administration & Community Services Director****Item #11 — DISCUSSION - PUBLIC HEARING TO BE HELD ON JUNE 13, 2016****Planning & Zoning – Variance – VR-16-03-S****Applicant: Omega Communities 2 Metroplex Drive, Suite 2020 Birmingham, AL****35209 Agent: James Taylor (Same address)****Location: Proposed Assisted Living/Independent Living on Highway 42 at****Brannon Road Land Lots: 1 & 2 of the 7th District Parcel ID: 070-01-007-012****Request: 1) Reduce the minimum number of independent living parking spaces;****2) Allow cement fiberboard of exterior façade****Presented by: Dale Hall, Administration & Community Services Director****Item #12 - DISCUSSION - PUBLIC HEARING TO BE HELD ON JUNE 13, 2016****Annexation AX16-44- Owner/Applicant: May & Carter Oil Company of Jackson, GA****request an annexation into the City of Stockbridge for property located at 2240****Jodeco Rd. in Land Lot 78 of the 6th District. The property consist of 1.66 acres****Parcel ID No. 053-01016000****Presented by: Dale Hall, Administration & Community Development Director****Item #13 - DISCUSSION - PUBLIC HEARING TO BE HELD ON JUNE 13, 2016****Annexation AX16-45 Owner/Applicant: Minesh Patel of 1448 Tether Lane****McDonough, GA request an annexation into the City of Stockbridge for property****located at 2239 Jodeco Rd. in Land Lot 78 of the 6th District. The property consist****of .59 acres Parcel ID No. 053-01015001.****Presented by: Dale Hall, Administration & Community Development Director****EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Act)**

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

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

CITY MANAGER'S COMMENTS

Michael Harris

COUNCIL'S COMMENTS

Councilman Alexander

Councilman Blount

Councilwoman Gantt

Councilwoman Robinson

MAYOR PRO TEM'S COMMENTS

Anthony S. Ford

ANNOUNCEMENT OF UPCOMING MEETINGS & EVENTS

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

- Food Truck Tasty Tuesdays – 5:30 – 9:00 p.m. EVERY TUESDAY – CITY HALL
- Ethics Board Meeting, Thursday, June 2, 2016 6:30 p.m. City Hall – Patrick Henry Meeting Room
- Main Street Board Meeting, Friday, June 3, 2016 9:00 a.m. City Hall – Levi Meeting Room
- Sounds of Summer Concert, Saturday, June 4th – Stockbridge City Lawn across from City Hall – 6pm – 9:30 pm. Featuring Moses Mo of Mother's Finest & The Upscale Band
- Downtown Development Authority Board Meeting, Monday, June 6, 2016 at 6:00 p.m. – Levi Meeting Room.
- Main Street 2016 Movie Series – Saturday, June 11, 2016 7:30pm City Hall Lawn Featuring: Kung Fu Panda 3.
- City Council Meeting, Monday, June 13, 2016 6 p.m. Council Chamber
- Stockbridge Goodwill Youth Job Fair – Wednesday, June 15, 2016 from 10:00 a.m. to 2:00 pm – Merle Manders Conference Center
- Coffee with a Cop spearheaded by Mayor Pro Tem Ford, Saturday, June 18, 2016 11 a.m. at Silver Bay Seafood Restaurant 5425 N. Henry Blvd. Stockbridge, GA
- Walk, Talk, Love Stockbridge spearheaded by Councilwoman Gantt, Saturday, June 18, 2016 12:00 p.m. location to be announced.
- Building Committee Meeting, Chairperson Mayor Pro Tem Ford, Tuesday, June 21, 2016 at 6:00 p.m. City Hall – Patrick Henry Meeting Room
- City Council Work Session, Tuesday, June 28, 2016 6 p.m. Council Chamber
- Public Works Committee Meeting, Chairperson Councilwoman Robinson, Wednesday, June 29, 2016 at 5:00 p.m. City Hall - Patrick Henry Meeting Room.
- Finance Committee Meeting, Chairperson Councilwoman LaKeisha Gantt, Wednesday, June 29, 2016 at 5:30 p.m. City Hall - Levi Meeting Room
- Community Relations Committee Meeting, Chairperson Councilman John Blount, Thursday, June 30, 2016 at 6:30 p.m. City Hall - Levi Meeting Room

MOTION TO ADJOURN

Stockbridge

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DRAFT MINUTES COUNCIL MEETING

MONDAY APRIL 11, 2016 6:00 p.m.

Mayor & City Council

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

Administration

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

The Meeting was called to order by Mayor Pro-Tem Ford at 6:08pm.

The invocation was provided by Reverend Bishop Bryer.

The 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 and a quorum was confirmed.

Councilwoman Gantt motioned to amend the Agenda to remove item # 12; second by Councilman Blount; the motion passed 5-0.

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.

There were no public comments.

CEREMONIAL

Proclamation to Paint Henry Blue recognizing April as Child Abuse Prevention Month was presented to Robin Jones and Antoinette Sims by Mayor Pro Tem Ford

Proclamation for Manufacturing Industry Week recognizing "Made in Henry" companies was presented to Leah Brown and Charlie Moseley of the Henry County Development Authority. Replicas of the same proclamations were presented to local City of Stockbridge manufactures; Bobby Underwood and Daniel Wilson of Vulcan Materials; EPM Seals President, Rita Whitlock, Millie Batson, Vice President, Mike Connor, Operations Manager and John Tolmer, Sales Manager and USA ReadyMix Company.

Letter of Commendation for Eagle's Landing Christian Academy State Championship will be presented at a later date.

Mayor Pro Tem Ford presented Certificates of Academic Excellence to Henry County STAR Students: Grayson Peterson and Teacher Victor Perez of Dutchtown H.S., Daniella Noronha and teacher Judith Lockhart of Eagle's Landing H.S., Karen Liaw and teacher Dr. Mohan Sadhasivan of Stockbridge H.S., and Erin Abbott and teacher Michael Shook of Woodland High School.

OLD BUSINESS

ITEM #1 – Resolution –To Approve a Contract with Atlanta Food Park.

Presented by: Michael Williams, City Attorney

Attorney Williams presented a Resolution to authorize business with Atlanta Food Park, LLC, who will assist the City with managing the food truck city event. Mr. Williams expressed due to the terms of the contract, Atlanta Food Park will be able to receive 20% of sponsorship generated by Atlanta Food Truck Park, LLC.

Councilwoman Gantt motioned to approve the contract with Atlanta Food Park, LLC; second by Councilwoman Robinson the motion passed 5-0.

PRESENTATIONS

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

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

Mr. David Gill, President and CEO of Henry County Chamber of Commerce and Laura Luker, Director of Tourism presented an annual report to the Council. Ms. Luker noted Stockbridge is approximately 10% of their budget and receives 10% promotional from the Chamber.

PLANNING & ZONING

PUBLIC HEARING

ITEM #3 RZ-15-22-S – Rezoning Request

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

Presented by: Dale Hall, Administration & Community Services Director

Mr. Hall noted Henry County Planning and Zoning Department and the Zoning Advisory Board recommended approval of the rezoning on January 14, 2016 with several conditions. Mr. Hall further noted that as requested by the City Council at the March 29th Work Session, staff has further reviewed the application and recommends approval with the following conditions:

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

Mayor Pro Tem Ford opened the Public Hearing:

SPEAKERS IN FAVOR

Steve Moore – Applicant's representative.

Ray Dean – 883 Fountain Circle Stockbridge, GA

SPEAKERS OPPOSED

Keith Peavy – 90 Bellaire Drive Stockbridge, GA

Pamela Mitchell - 160 Towne Place McDonough (Stockbridge), GA

Councilwoman Gantt motioned to TABLE Item #3 to be brought forward for discussion at the April 26th Work Session and be heard on May 9th at the Council Meeting; second by Councilman Blount; the motion passed 5-0.

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

Kirk and Vanlila Amin (property owners) request at 100% method annexation of Parcel Number 053-1015000 into the City of Stockbridge. Location: Northeast corner of 2153 Jodeco Road, west of Mt. Olive Road, south of Jodeco Road. Lot Size: .53+/- acres. The subject property is zoned C-2 (General Commercial).

Presented by: Dale Hall, Administration & Community Services

Mr. Hall stated the property is currently zoned C-2 and with the annexation, it would come into the City with C-2 zoning.

Councilwoman Gantt motioned to approve the 100% method Annexation of Parcel No. 053-1015000; second by Councilman Alexander; the motion passed 5-0.

ITEM #5 RZ-16-03- Rezoning and Annexation Request

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

Presented by: Dale Hall, Administration & Community Services

Mr. Hall noted this property was reviewed in late 2015 for a DRI; both Henry County Planning and Zoning and the Zoning Advisory Board approved the project with conditions on March 10, 2016. Mr. Hall stated staff recommends approval with two specific conditions:

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

Mayor Pro Tem Ford opened the Public Hearing:

SPEAKERS IN FAVOR

Keith Peavy - 90 Bellaire Dr. Stockbridge, GA
 Mindy Mayers - 1008 Peaks Point McDonough (Stockbridge), GA
 Pamela Mitchell - 160 Towne Place McDonough (Stockbridge), GA
 Pam Burrell - 374 Avian Forest Dr. Stockbridge, GA
 Dawn Gervin Isler - 300 Masters Club Blvd. Hampton, GA
 Zayne Cousins - 205 Acadian Way Stockbridge, GA
 Cheryl Shaw - 154 Surge Stone Lane Stockbridge, GA
 Irvine Bryer - 111 Barrington Stockbridge, GA
 Raquila Meadows - 109 Holly Ridge Rd. Stockbridge, GA
 Michael Williams - 1105 Wilmington Way Stockbridge, GA

SPEAKERS OPPOSED

Edward Toney - 894 Woosley Rd. Hampton, GA
 Josh Johnson - 535 Southmoor Circle Stockbridge, GA
 Billie Evans - Southmoor Circle Stockbridge, GA
 Raymond Leach - 525 Southmoor Circle Stockbridge, GA
 Dan Newcomb - 331 Newcomb Way Stockbridge, GA

GDOT Representative, Dana Lemon explained DOT's involvement and decision making process regarding a four-lane road regarding the proposed project and noted GDOT had not yet approved a four-lane road for this area.

Councilman Alexander motioned to approve the Rezoning and Annexation Request; second by Councilwoman Robinson; the motion passed 5-0.

Councilman Alexander motioned to take a 5 minute recess; second by Councilman Blount; the motion passed 5-0.

NEW BUSINESS

ITEM #6 – Ordinance - Budget Amendment FY2016

Presented by: Linda Nabers, Treasurer

Ms. Nabers stated the budget amendment would be for landscaping and streetscape projects and that accounting would move \$40,000 from the Public Works vehicle line into

government buildings. \$15,000 will be for landscaping, \$10,000 will be for streetscape and \$15,000 for landscaping and plants.

Councilwoman Gantt motioned to approve the Budget Amendment 2016-005 FY2016 in the amount of \$40,000; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #7 – Ordinance - Budget Amendment FY2016

Presented by: Linda Nabers, Treasurer

Ms. Nabers stated the budget amendment would be for Food Truck Tuesdays expenses. Ms. Nabers further stated as discussed in the Finance Committee Meeting, this would be a fund balance that is unrestricted.

Councilwoman Gantt motioned to approve the Budget Amendment 2016-006 FY2016 in the amount of \$21,500; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #8 – Ordinance – Procurement Amendment

Presented by: Michael Harris, City Manager

Mr. Harris noted the difficulties and constraints encountered by staff under the current policy and proposed to increase the procurement in the amount of \$1,000 (one thousand). Mr. Harris stated the Ordinance would change section 3.30.090 of the Code of Ordinances.

Councilwoman Gantt motioned to amend the City of Stockbridge Procurement Policy to increase the procurement limit to \$1,000 (one thousand dollars) reference Section 3.30.090; second by Councilwoman Robinson; the motion passed 5-0.

COUNCIL DISCUSSION

ITEM #9– Public Works Facility – Engineering Recommendation

Presented by: Michael Harris, City Manager

Mr. Harris stated staff has been working the last few months to secure a firm to design the Public Works Facility and has been through the RFQ process and has selected and interviewed the top three firms. Mr. Harris also noted staff came back with a consensus to select Pond and Company. Mr. Harris made a request to Council to move forward and draft a contract with Pond and Company and the City of Stockbridge.

The consensus of the Council was to move forward with preparing a Contract between the City of Stockbridge and Pond & Company.

ITEM #10 –Security Firm- formal recommendation.

Presented by: Michael Harris, City Manager

Mr. Harris stated staff had reached out to several security firms to submit proposals for information regarding security services. Several firms were interviewed by the public Safety Committee who narrowed down the selection to the top three firms.

Mr. Harris noted the Public Safety Committee made a recommendation to select Advanced Protective Services; and asked Council to move forward with preparing a contract.

The consensus of the Council was to move forward with preparing a Contract between the City of Stockbridge and Advanced Protective Services for security services.

Item #11 – Opportunity Zones

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

Mr. Harris noted that he along with Mr. Dale Hall had met with John VanBrunt of the Department of Community Affairs to get an overview of where the process was in regards to Opportunity Zones. Mr. Harris went on to give an overview of the program which includes a \$3500 Tax Credit per employee for business owners included in an Opportunity Zone.

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Act)

Councilwoman Gantt motioned to Convene Executive Session for Items A-F & I; Councilman Alexander provided the second; the motion passed 5-0.

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

Councilwoman Gantt motioned to Reconvene Regular Meeting; Councilman Blount provided the second; the motion passed 5-0.

CITY MANAGER'S COMMENTS

Michael Harris - None

COUNCIL'S COMMENTS

Councilman Alexander thanked citizens for coming out; noted he is pleased the Council passed the annexation for the Jodeco Development; congratulated STAR Students/Teachers; and appreciates a recent news article stating Stockbridge was ranked #7 nationally for best place for African-Americans to live; referenced the importance of freedom of speech; and congratulated Devin Dixon of Eagle's Landing High School for Track & Field records and accomplishments.

Councilman Blount thanked everyone for coming out; noted it was good hearing citizens able to voice their opinions; noted the City is moving in a good direction and is glad to be a part of moving forward.

Councilwoman Gantt thanked everyone for coming out; invited everyone to come out tomorrow for Food Truck Tasty Tuesdays.

Councilwoman Robinson thanked everyone for coming out; noted she is pleased with the passage of the annexation; invited everyone to come out to Food Truck Tuesdays and noted sponsors are needed and asked everyone to continue to support upcoming exciting events.

MAYOR PRO TEM'S COMMENTS

Anthony S. Ford thanked everyone for coming out and congratulated Taylor Jorgensen of Stockbridge as she claimed her first win, as well as made track history as the first female to win a Pro Truck Series race during her truck racing debut March 25th.

Mayor Pro Tem Ford read the following Announcements and Events:

- Food Truck Tasty Tuesdays begins Tuesday, April 12, 2016 – 5:30 p.m. City Hall
- 2nd Annual Non-Profit Expo, Monday, April 18, 2016 at 6:00pm at the Merle Manders Conference Ctr. 111 Davis Rd. Stockbridge, GA Spearheaded by Councilwoman LaKeisha Gantt.
- Food Truck Tasty Tuesdays every Tuesday beginning April 19, 2016 – October 5:30 p.m. to 9:00 p.m. at Clark Park 111 Davis Rd. Stockbridge, GA
- Coffee with a Cop, Spearheaded by Mayor Pro Tem Ford, Saturday, April 23, 2016 from 8:30 am to 10:00 am at Best Breakfast 4961 N Henry Blvd, Stockbridge, GA 30281.
- Walk, Talk, Love Stockbridge, Spearheaded by Councilwoman Gantt, Saturday, April 23, 2016 from 8:30 am at Brentwood Subdivision Walt Stephens Rd, Stockbridge, GA
- Work Session Meeting Tuesday, April 26, 2016 at 6:00 p.m. - City Hall Council Chamber.
- Community Relations Committee Meeting, Chairperson Councilman Blount, Wednesday, April 27, 2016 at 6:30 p.m. in the Levi Meeting Room – City Hall.
- New Sanitation in Stockbridge! May 1, 2016. New Company – Waste Industries
- National Day of Prayer –Spearheaded by Councilman Blount - Thursday, May 5, 2016 City Hall Steps – Time to be determined.

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

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor Pro Tem

Stockbridge

Bringing People Together



DRAFT MINUTES WORK SESSION MEETING

TUESDAY APRIL 26, 2016 6:00 p.m.

Mayor & City Council

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

Administration

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

The meeting was called to order by Mayor Pro Tem Ford at 6:05pm.

Invocation was provided by Pastor Cecilia Green.

The pledge of allegiance was recited in unison.

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

Councilman Blount motioned to amend the Agenda to include a ceremonial item - National Day of Prayer Proclamation; second by Councilwoman Gantt; the motion passed 5-0.

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.

Ms. Dee Moore of Atlanta, Georgia expressed her concerns regarding the proposed Food Truck Ordinance and the affect on small businesses.

CEREMONIAL

Mayor Pro Tem Ford presented a Letter of Commendation presented to Devin Dixon of the Eagle's Landing High School Track & Field Program and also presented Certificates to the Girls 4 x 400 Meter Relay Team (Betty Jackson, Sophie Fabre, Dahlia Ward and Tihzane Brooks) of the ELHS Track & Field Program:.

Mayor Pro Tem Ford read excerpts from the President's National Day of Prayer Proclamation and presented the proclamation to citizens of Stockbridge.

PRESENTATION

ITEM #1 – Annexation Master Plan for the City of Stockbridge was presented by: Dale Hall, Administration and Community Development Director and Paula Sanford, Ph. D, of the Carl Vinson Institute of Government

Mr. Hall noted he had contacted the Carl Vinson Institute regarding an Annexation Master Plan in May of 2015 and introduced Dr. Paula Sanford to present the Annexation Master Plan to the City Council.

Dr. Sanford informed the City Council as to how the Annexation Master Plan was drafted and stated that in May 2015, the City of Stockbridge requested that the Carl Vinson Institute of Government conduct a study of the fiscal impacts of a possible annexation of four areas and the de-annexation of one area. The report presents an analysis of how annexing/deannexing these areas would affect the city's finances. More specifically, we studied whether the estimated municipal revenues derived in the study areas will be greater or lesser than the cost to provide levels of service in the study areas comparable to that currently received by Stockbridge residents and businesses. The study should not be viewed as a statement supporting or discouraging annexation; rather it is an information tool for the elected and appointed officials and the citizens of Stockbridge. Dr. Sanford stated the first thing is to compare estimated revenues and expenditures for 5 study areas. They then develop the best revenue and use 3 different expenditure methodology's to see a range of cost and results. The study consist of a snapshot of a year in time and the question poised is what would the City have collected in revenues and spent in expenditures had the annexation areas been a part of the city.

OLD BUSINESS

None

NEW BUSINESS

ITEM #2 – Resolution to name N. Henry Bridge in honor of M L King, Sr.

Presented by: State Representative Andy Welch

State Representative Andy Welch read the State of Georgia House Resolution No. 1052 of the Georgia General Assembly where he sponsored and was also co-sponsored by State Representative Demetrius Douglas and other members of the Henry County Delegation, to name N. Henry Bridge in honor of Martin Luther King, Sr., a native of Stockbridge, and Rep. Welch then presented the Mayor Pro Tem on behalf of the Henry County Delegation.

ITEM #3 – Resolution to approve Employee Progressive Discipline Policy**Presented by: Renee Wheeler, HR Manager and Michael Harris, City Manager**

Ms. Wheeler noted the Employee Progressive Discipline Policy was a formalized policy that will be placed in the employee handbook outlining how discipline will be administered throughout the City.

Councilman Alexander motioned to approve the Resolution for the Employee Progressive Discipline Policy; second by Councilwoman Gantt; the motion passed 5-0.

ITEM #4 – Resolution to Write-Off 2014 and Prior Probation Fees/Fines 2014 and Prior – Municipal Court in the Amount of \$92,877.00.**Presented by: Anita Gunnoe, Court Clerk and Linda Nabers, Treasurer.**

Ms. Nabers indicated the probation fees referenced expired fees prior to 2015 and further noted the City has not been able to assess the 2015 numbers as of yet, but would like to take these uncollectable fees (new law regarding tolling) back in the 2015 audit in the amount of \$92,877.00. Ms. Nabers noted the next items 5 & 6 are additional amendments for year-end housekeeping.

Councilwoman Gantt motioned to approve the Resolution to write off the 2014 prior uncollectable fees; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #5 – Ordinance – Budget Amendment 2015-005 FYE2015 – Opt. A \$2,537,333.00**Presented by: Linda Nabers, Treasurer.**

Ms. Nabers stated if Council agrees to version B in the amount of \$2,444,456.00, the funds of \$92,877.00 would be included in the 2015 write-off amount for fines.

Councilwoman Gantt motioned to approve the Ordinance Budget Amendment 2015-005 Version B in the amount of \$2,444,456.00; second by Councilman Blount; the motion passed 5-0.

City Clerk informed Ms. Nabers the numbers are different in version B and asked to recite the numbers for the public. Ms. Nabers stated Version B would be taking back to the fund balance which includes the Hotel/Motel Tax, TE, URA Fund, and the Merle Manders Conference Center for a total of \$2,444,456.00.

ITEM #6 – Ordinance – Budget Amendment 2015-006- FYE2015 – \$1,730,362.00**Presented by: Linda Nabers, Treasurer.**

Ms. Nabers requested a 2015 Budget Amendment and stated the Cemetery, Water and Sewer, Storm Water, Sanitation and Ted Strickland Community Center funds were not included in version B, totaling \$1,730,362.00.

Councilwoman Gantt motioned to approve the Ordinance Budget Amendment 2015-006 in the amount of \$1,730,362.00; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #7 – Ordinance – Budget Amendment 2016-007 – FYE2016 - \$75,000.00**Presented by: Linda Nabers, Treasurer.**

Ms. Nabers stated this budget amendment is for the Storm Water fund that was in 2015 budget; however, the equipment was never purchased and that the Public Works Director, Kevin Walter would like to purchase a Kubota Rubber Track Excavator with a trailer which

is located in the Storm Water fund balance.

Councilwoman Gantt motioned to approve the Stormwater fund budget amendment in the amount of \$75,000.00; second by Councilwoman Robinson; the motion passed 4-1 Councilman Alexander opposed.

ITEM #8 – Resolution establishing a policy for City of Stockbridge Volunteers.

Presented by: Michael Williams, City Attorney

Attorney Williams stated there is a draft Resolution for Council to look over without votes at tonight's meeting and noted since the Community Relations Committee will be hosting a few events and will be using volunteers; he suggests Council put in place a policy for volunteers to be screened and to have a background check completed. Attorney Williams also suggested adding to have the volunteers use city vehicles instead of their own personal vehicle. No Action was taken and would be presented on May 9th.

ITEM #9 – Ordinance – Food Trucks in the City of Stockbridge

Presented by: Michael Williams, City Attorney

Attorney Williams noted the proposed Food Truck Ordinance would provide regulation for mobile food vending throughout the City and would break down and define the 3 types of vending platforms: food trucks, food carts and traditional ice cream trucks. Attorney Williams expressed the ordinance states on page 3, food truck vendors must collect sales tax and comply with local codes and keep records when dealing with taxation; it also states vendors can have prepared and pre-packaged food for sale.

Councilwoman Gantt stated she is not ready to vote at tonight's meetings. There are rules and regulations in place already regarding food trucks especially during City Events and expressed her thoughts of those who desire to operate mobile other than food truck Tuesday should have a valid City business license. Mr. Williams responded a provision can be added in a subsection that would prohibit a location within 600 ft. of city events and further noted there are State laws that restrict the City's ability to force vendors to pay taxes if they have paid under a different jurisdiction. No Action - Item to be presented on May 9th.

ITEM #10 – Resolution establishing a policy for proclamations.

Presented by: Michael Williams, City Attorney

Attorney Williams noted to clarify the process, a policy for proclamations has been requested.

Mayor Pro Tem Ford stated he believes whoever signs the Proclamation whether it be the Mayor/Mayor Pro Tem and City Clerk should have direct contact with those individuals requesting the Proclamation and noted the requests should come through the Clerk first and then the Mayor or Mayor Pro Tem would figure out the type of Proclamation to give.

Councilman Blount stated he is for having a procedure set in place for issuing proclamations.

Mayor Pro Tem Ford stated he only thought the Clerk and Mayor or Mayor Pro Tem signs the Proclamations. City Clerk, Vanessa Holiday stated all members of Council sign Letter of Commendation when presented in the Council Chamber and when presented off site, the Councilmember presenting the Letter of Commendation signs the letter.

Councilwoman Robinson inquired of the Clerk if a Proclamation list exists. Mrs. Holiday replied there is a 2015 list of Proclamations that was presented to the Council noting all proclamations that had been issued in the previous year. Mrs. Holiday noted the concern from the Clerk's Office in regards to proclamations is to have the request make sure the requestor included the content and information for the proclamation and allows for enough time to properly prepare the Proclamation. No Action was taken would be presented on May 9th.

ITEM #11 – Resolution to Authorize Hispanic Community Event as a 2016 City Event. Presented by Councilwoman Robinson.

Councilwoman Robinson stated there was a discussion and meeting with Main Street Manager, Kira Harris-Braggs and Rocio Camacho to create a city event showing Main Street featuring the Hispanic community during their National Hispanic celebration months of September through October. Councilwoman Robinson stated they are wanting to combine that event with Bridgefest.

Mayor Pro Tem Ford asked will there be a need to re-adjust funding. Councilwoman Robinson stated no funding would be required.

Councilwoman Robinson motioned to approve the Resolution to authorize the Hispanic Community Event; second by Councilman Alexander.

Mayor Pro Tem Ford noted the Resolution was not in the packet as the details needed to be discussed and directed Attorney Williams to work in conjunction with Councilwoman Robinson with the details and information for the Resolution to be presented at the May 9th meeting..

Councilwoman amended her motion to work in conjunction with Attorney Williams to finalize the Resolution; second by Councilman Alexander; the motion passed 5-0.

ITEM #12 – Stockbridge Campaign Policy Presented by City Attorney, Michael Williams.

Attorney Williams stated this is a policy that deals with political campaigning activities at public facilities or events and noted the policy was presented over a year ago, but never voted on. Attorney Williams stated the policy would direct staff on how to handle candidates attempting to campaign during a city event. The policy is broken up into two sections. Section A references activities that are allowed and Section B is the prohibition of activities section. Attorney Williams recommends Council's approval.

Councilman Blount motioned to approve the Stockbridge Campaign Policy; second by Councilwoman Gantt; the motion passed 4-1. Councilman Alexander opposed.

PLANNING & ZONING

None

COUNCIL DISCUSSION

None

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

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Act)

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

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

Councilwoman Gantt motioned to reconvene into Work Session Meeting; Councilman Blount provided the second; the motion passed 5-0.

CITY MANAGER'S COMMENTS

Michael Harris noted Governor Deal had signed SB 358, SB 359, SB 360 and SB 361.

COUNCIL'S COMMENTS

Councilman Alexander presented a summary of the First Quarter Public Safety Committee.

Councilman Blount presented a summary of the First Quarter Community Relations Committee.

Councilwoman Gantt presented a summary of the First Quarter Finance Committee.

Councilwoman Robinson presented a summary of the First Quarter Public Works Committee.

MAYOR PRO TEM'S COMMENTS

Anthony S. Ford presented a summary of the First Quarter Building Committee.

Mayor Pro Tem Ford read the following announcements:

- Food Truck Tasty Tuesdays – 5:30 – 9:00 p.m. **EVERY TUESDAY – CITY HALL**
- Public Works Committee Meeting, Chairperson Councilwoman Robinson, Wednesday, April 27, 2016 at 5:00 p.m. City Hall - Patrick Henry Meeting Room
- New Sanitation begins May 1, 2016. New Company – Waste Industries – Call (770) 474-9273 for questions and Recycle Sign-Up.
- National Day of Prayer –Spearheaded by Councilman Blount - Thursday, May 5, 2016 City Hall Steps – 7pm.
- City Council Meeting, Monday, May 9, 2016 6 p.m. Council Chamber
- Unity in the Community Exhibition Basketball Game – Spearheaded by Councilwoman Robinson - Friday, May 13, 2016 at 5pm at the J.P. Moseley Recreation Center – Millers Mill Road – Stockbridge, GA
- Public Works Committee Meeting, Chairperson Councilwoman Robinson, Wednesday, May 25, 2016 at 5:00 p.m. City Hall - Patrick Henry Meeting Room
- City Council Work Session, Tuesday, May 31, 2016 6 p.m. Council Chamber
- Coffee with a Cop spearheaded by Mayor Pro Tem Ford, Saturday, May 21, 2016 11 a.m.at Silver Bay Seafood Restaurant 5425 N. Henry Blvd. Stockbridge, GA

CITY CLERK'S COMMENTS

Vanessa Holiday noted Administrative Professional Day on April 27th and thanked everyone in the Clerk's Office, City Hall, MMCC, Court and Public Works.

Mayor Pro Tem Ford also noted Administrative Professional's Day and noted he would be visiting staff with acknowledgements.

Councilwoman Gantt motioned to adjourn the meeting at 9:50pm; second by Councilwoman Robinson; the motion passed 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor Pro Tem

Proclamation



Of the Honorable Stockbridge City Council

Whereas, As Elected Officials of this great City, it is our pleasure and duty to recognize individuals who are doing wonderful things here in the Stockbridge community; and

Whereas, Rev. Dr. Jody Ray has served as the Lead Pastor of the Stockbridge First United Methodist Church, a growing community of faith in Stockbridge, Georgia from June 2011 to June 2016; and

Whereas, Rev. Jody's influence at Stockbridge First UMC has certainly been "Missional" leading the church to go beyond the four walls to serve others; and

Whereas, Rev. Jody Ray is President of an organization that ministers to orphans in the most desperate places in Kenya called Project 82 Kenya; and has travelled on Mission Trips to Guatemala and The Dominican Republic to assist those in need; and

Whereas, One of Rev. Jody Ray's most powerful statements has been that we should "**Love our ZIP Code**". He has inspired the congregation to care for our community with the following outreach programs: **Feed the Team** - providing breakfast to SHS football on game day; **Backpack Buddies** - providing meals to children over the weekends; **The Bridge Dinners** - Once a month meals for families to eat out who otherwise could not afford to; **Saturday Outreach** - feeding the homeless two Saturdays each month; **Freezer Meal Fridays** - preparing large meals to freeze and deliver to others; **Angel Tree** - providing Christmas gifts to children less fortunate; **Helping Hands** - on communion Sundays, donations are left at the altar to assist less fortunate families; **Vacation Bible School** - teaching children to serve others; **Art Reach 180** - art therapy for "at risk" teens; **Foster Care Awareness** - partnered with the United Methodist Children's Home to offer training & education on being a foster parent; and partnered with the **Stephen Ministry** to care for people during difficult times.

The Stockbridge community has been blessed and very fortunate to have Rev. Jody Ray be such a caring and supportive leader in this Zip Code and around the world. We also want to extend our heart-felt thank you to Rev. Ray's wife Shelley, daughters Jennings and Carson and son Robert for sharing Rev. Jody Ray, we appreciate the sacrifice.

Now Therefore, I, Anthony S. Ford, by virtue of authority vested in me as Mayor Pro Tem of the City of Stockbridge, Georgia, and on behalf of Council Members Elton Alexander, John Blount, LaKeisha Gantt, and Neat Robinson, do hereby recognize Rev. Jody Ray for his exceptional dedication to the Stockbridge community and also globally, and we ask that everyone wish Rev. Jody Ray all the best as he continues to make a great difference in the community and the world.

In witness whereof, I have hereunto set my hand on this 31st day of May 2016, and have caused the Official Seal of the great City of Stockbridge, to be affixed hereto:

By: _____

Anthony S. Ford, Mayor Pro Tem

Attested By: _____

Vanessa Holiday, City Clerk

ZSI/JUDICIAL ALTERNATIVES OF GEORGIA, INC.
PROBATION SERVICES AGREEMENT

THIS AGREEMENT (this "Agreement") is entered into this 12 day of May 2016, by and between **ZSI/Judicial Alternatives of Georgia, Inc.**, a Georgia corporation with its principal place of business at 730-B E. Third St., Jackson, Georgia ("ZSI/JAG") and the **Municipal Court of Stockbridge, Georgia** ("the Court"), and is to be approved by the **Governing Authority of City of Stockbridge, State of Georgia**, and is effective January 1, 2016.

WHEREAS, the Court has determined that a present need exists for certain probation services;

WHEREAS, the Court is authorized to enter into this Agreement by Official Code of Georgia Annotated, Sections 42-8-100 through 42-8-109, and by other laws and regulations to which the Court is subject;

WHEREAS, **ZSI/JAG** is qualified and experienced in providing comprehensive professional services regarding probation supervision, fine collections, counseling, and other probation services for persons convicted of certain misdemeanors;

WHEREAS, **ZSI/JAG** is registered as a private provider of probation services with the Georgia Department of Community Supervision, as required by Official Code of Georgia Annotated, Section 42-8-109.3;

WHEREAS, **ZSI/JAG** is willing to provide such services to the Court in compliance with Georgia law, and in compliance with all standards and qualifications of the Georgia Department of Community Supervision; and

WHEREAS, the Court and **ZSI/JAG** agree that the terms and conditions of this Agreement apply to the services to be provided hereunder;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

1. RESPONSIBILITIES OF ZSI/JAG.

In consideration of the obligations of the Court and/or Governing Authority, **ZSI/JAG** shall provide the following services.

- A. Compliance with Statutes and Rules.** **ZSI/JAG** shall comply with Article 6 of Title 42 Chapter 8 of the Official Code of Georgia and all standards, rules and regulations promulgated by the County and Municipal Probation Advisory Council.
- B. Records and confidentiality.** **ZSI/JAG** shall create and maintain individual files for each offender receiving services from **ZSI/JAG** in accordance with this Agreement. **ZSI/JAG** shall maintain the confidentiality of all files, records and papers relative to supervision of probationers under this Agreement. These records, files and papers shall be available only to the judge of the court handling the case, an auditor appointed by the city or county, the Department of Audits and Accounts, the Georgia Department of Community Supervision, the Department of Corrections, the State Board of Pardons and Parole, or the Board of Community Supervision.
- C. Financial Records.** **ZSI/JAG** shall maintain financial records according to generally accepted accounting practices.
- D. Officer Qualifications and Training.** **ZSI/JAG** shall employ competent and able personnel to provide the services to be rendered hereunder and to appropriately administer the caseload. All probation officers shall be at least twenty-one (21) years of age and have the educational qualifications as required by Official Code of Georgia Annotated, Section 42-8-107. All probation officers shall also comply with the orientation and continuing education training required per annum under the same Code Section. No person who has been convicted of a felony will be employed by **ZSI/JAG** as a probation officer.
- E. Criminal History Check.** **ZSI/JAG** shall have a criminal history records check made of all probation officers, as well as all of its owners, operators, directors, agents, or employees who provide services to offenders, who have access to its records, who have face-to-face contact with offenders under supervision, or who have access to offender data, and certify the results to the County and Municipal Probation Advisory Council.

- F. **Frequency of Contacts/Officer per Probationer Ratio.** ZSI/JAG shall manage caseload limits so as not to exceed 300 probationers per probation officer for low level supervision, 250 probationers per probation officer for standard level supervision, and 150 probationers per probation officer for maximum/high level supervision. Low level supervision includes probationers required to have one face-to-face contact per month with a probation officer, but will be required to make weekly or bi-monthly payments to an accounting clerk. Standard level supervision includes probationers required to have face-to-face contact bi-monthly with a probation officer, and could be required to make weekly payments to an accounting clerk. Maximum/high level supervision includes those probationers who are required to have face-to-face contact with a probation officer on a weekly basis, and required to submit to random drug screens.
- G. **Location.** ZSI/JAG shall provide a reporting location within the city limits of Stockbridge, GA for meeting with probationers.

2. SCOPE OF SERVICES BY ZSI/JAG TO PROBATIONERS.

ZSI/JAG shall provide the following services, as appropriate to each case, to probationers referred by the Court.

- A. **Court Attendance and Probationer Case History.** During all court sessions, ZSI/JAG shall have a probation officer attend and interview each offender to complete a case and personal history and to provide orientation and instruction regarding compliance with the Court's ordered conditions of probation. At the initial meeting, the probation officer will also provide a record of all court cost and fees to be paid by the probationer.
- B. **Supervision.** ZSI/JAG shall monitor and supervise probationers to ensure compliance with the Court's order of probation. ZSI/JAG shall make a supervision assessment of the offender and determine the probationer's reporting schedule. Offenders determined by the court to be indigent shall be supervised at no cost to the probationer or the Court or Governing Body.
- C. **Restitution/Fine/Fee Collection.** ZSI/JAG shall collect restitution, fines, court costs and fees, program fees, and probation fees as ordered by the Court. ZSI/JAG shall provide an itemized bill prepared in accordance with accepted accounting practices for each month for each probationer.

- D. **Community Service.** ZSI/JAG shall coordinate, monitor, and ensure compliance with community service by each probationer as ordered by the Court. ZSI/JAG will maintain records of service participation.
- E. **Employment Assistance.** ZSI/JAG shall prepare referrals and lend reasonable assistance to probationers either to the extent ordered by the Court or to the extent available for probationers desiring employment assistance or counseling.
- F. **Drug/Alcohol Screening.** ZSI/JAG shall coordinate with local authorities and facilities, for evaluation and assessment of probationers for drug/alcohol rehabilitation, mental health or psychological counseling, or educational programs mandated by the Court and shall require probationers' compliance. ZSI/JAG shall conduct drug and alcohol screens as determined necessary by the Court. Probationers shall be responsible for the costs of all drug or alcohol screens and testing.
- G. **Cognitive Based Programs.** ZSI/JAG shall provide the following intervention, rehabilitation or educational programs: Domestic Violence, Anger Management, and Responsible Behavior. ZSI/JAG may charge probationers for these programs in accordance with the Fee Schedule attached hereto as Exhibit "A," and incorporated by reference herein. A copy of Exhibit "A" shall be provided to probationers at orientation or at a time as soon as possible following the Court's order of attendance.
- H. **Electronic Monitoring.** ZSI/JAG, when so ordered, shall provide and operate a system of electronic monitoring. ZSI/JAG may charge probationers for monitoring in accordance with the Fee Schedule attached hereto as Exhibit "A," and incorporated by reference herein.
- I. **Reports of Probation Violations.** ZSI/JAG shall recommend revocation of probation whenever the probationer has failed to substantially comply with the terms and conditions of probation. The Court shall provide ZSI/JAG with direction of what constitutes a substantial failure to comply with probation terms and conditions. ZSI/JAG shall prepare probation violation warrants and orders for submission to the Court. ZSI/JAG shall have probation officers available to testify at probation revocation hearings, sentencing hearings and such other hearings as deemed reasonable and necessary by the Court. Minor violations of probation although not cause for revocation shall be included in the regular reports made to the Court under this Agreement. This Court shall provide ZSI/JAG direction as to what curative measures should be taken in the case of minor violations.

3. REPORTS TO COURT.

ZSI/JAG shall provide written reports monthly to the Court listing the services rendered and provide such other reports as may be requested by the Court during the period of this Agreement which may include but are not limited to statistical reports, caseload data, and other records documenting the identity of the probationer, the status of each probationer's case, the services provided, and the monies collected. Monthly reports will be delivered to the Court on or before the 10(th) day of the following month. **ZSI/JAG** shall provide personal history, employment data, and location information to Court and law enforcement as necessary in tracking probation violators.

4. TENDER OF COLLECTIONS.

ZSI/JAG shall tender to the Clerk of the Court a report of collections and all fines, fees, and costs collected during the month from probationers by 10(th) day of the following month. Restitution shall be paid to the victim by the 10(th) day of the month following collection unless the Court orders payment to the clerk of court, and then it shall be paid as such other collections are paid to the Clerk. In the event **ZSI/JAG** cannot locate the victim, payment shall be made to the Clerk of Court. **ZSI/JAG** shall credit payments of funds in the following order of priority: 1) restitution, 2) fines, 3) program costs, 4) probation fees, and 5) public defender application fees. **ZSI/JAG** shall not retain or profit from any fines, restitution, fees or cost collected from probationers except the probation fee authorized by this Agreement.

5. ACCESS TO ZSI/JAG RECORDS.

Upon fifteen (15) business days written notice **ZSI/JAG** shall provide to the Court access to all books, records, correspondence, receipts, vouchers, memoranda, and financial information (excluding computer software) pertaining to the services rendered under this Agreement for any purpose including but not limited to a conducting or reviewing a complete fiscal or program audit for any fiscal or calendar year. Additionally, records shall be available for inspection in accordance with Official Code of Georgia Annotated, Section 42-8-103(b).

6. GOOD BUSINESS PRACTICES.

ZSI/JAG shall not engage in any other employment, business or activity that interferes or conflicts with the duties and responsibilities under this Agreement and shall not allow its employees to do so. Furthermore, neither **ZSI/JAG** nor any of its officers, employees or agents shall lend any monies nor have personal business dealings with a probationer under the supervision of **ZSI/JAG**.

7. OBLIGATIONS OF THE COURT AND/OR GOVERNING AUTHORITY.

In consideration for the services of **ZSI/JAG**, the Court and/or Governing Authority shall provide the following services:

- A. Take appropriate steps to insure that this Agreement shall be attached as an exhibit to the approval by the governing authority of City of Stockbridge, Georgia to privatize probation services.
- B. Refer appropriate cases to **ZSI/JAG** for probation supervision.
- C. Utilize pre-trial supervision program, electronic house arrest program, and other programs and services if and when appropriate.

8. FEES.

Fees for the **ZSI/JAG's** supervision services shall be as set forth on the Fee Schedule which is attached hereto as Exhibit A, and which is expressly incorporated herein by this reference.

9. PAYMENT.

Supervision services shall be paid for by the Clients which are the subject of such Services. Clients shall pay the cost of supervision services and the equipment associated with such services, as well as such additional amounts which the Court may instruct **ZSI/JAG** to collect (such as restitution, court fines and fees). As used herein, "Client" shall mean any person being supervised, participating in a class, wearing an electronic transmitter, or directly using any other **ZSI/JAG** service or equipment, in conjunction with court ordered probation or supervision.

10. FINANCIAL OBLIGATION.

This agreement does not provide for any financial obligation from the Court or the Governing Authority of City of Stockbridge, Georgia to **ZSI/JAG**.

11. TERM.

The term of this Agreement shall commence on May 1, 2016, and shall continue until December 31, 2016.

12. TERMINATION.

- A. **With Cause.** Either party may terminate this Agreement at any time for failure by the other party to perform or adhere to any material obligation undertaken pursuant to this Agreement after giving the other party thirty (30) days' prior written notice within which to cure such default. If such default is not cured within the thirty (30) day period, the party which gave the notice may terminate the Agreement at any time thereafter upon written notice to the other party.
- B. **Without Cause.** Either party may terminate this Agreement upon six (6) months written notice to the other party.
- C. **Bankruptcy/Insolvency.** Either party may terminate this Agreement immediately by written notice to the other party if the other party ceases to trade or function in the ordinary course of business, becomes insolvent, or becomes subject to any assignment for the benefit of creditors, winding-up, dissolution, insolvency, bankruptcy, receivership or any similar proceeding.
- D. **Possession of Records after Termination.** In the event of termination of this Agreement, with or without cause, ZSI/JAG shall turn over all records and files of Clients which ZSI/JAG has in its possession pursuant to this Agreement. ZSI/JAG agrees to surrender peacefully the assigned records and files within fifteen (15) working days of the notice of termination.
- E. **Transfer of funds after termination.** ZSI/JAG shall turn over to the Clerk of Court any monies collected or received less supervision fees validly incurred and duly owing to ZSI/JAG through the termination date. Any fines, costs, fees or restitution received by ZSI/JAG from probationers of this Court after termination of this Agreement shall be forwarded to the Clerk of Court, other than fees earned by ZSI/JAG. The Court shall provide ZSI/JAG a receipt for all property surrendered under this provision.

13. FORCE MAJEURE.

ZSI/JAG shall not be liable for any delay in performance or nonperformance which is due to causes beyond ZSI/JAG's control, including, but not limited to, war, fire, floods, sabotage, civil unrest, strikes, embargoes or other transportation delays, acts of God, acts of third parties, acts of governmental authority or any agent or commission thereof, accident, breakdown of equipment, differences with employees or similar or dissimilar causes beyond ZSI/JAG's reasonable control.

14. LIMITATION OF LIABILITY.

ZSI/JAG's entire liability and the Court's exclusive remedy for damages from any cause whatsoever, and regardless of the form of action, whether in contract, warranty or tort (including negligence), shall be limited to the specific amounts received by ZSI/JAG hereunder that are the subject matter of or are directly related to the cause of action.

15. INSURANCE.

ZSI/JAG shall maintain comprehensive general liability insurance, including acts, errors or omissions and contractual liability insurance, in an amount not less than \$1,000,000. ZSI/JAG shall furnish continuous proof of insurance coverage as required hereunder, as well as proof of maintaining employee bonds in an amount of \$100,000 per employee.

16. NOTICES.

Any notices or communications given or required in connection with this Agreement shall be in writing and shall be deemed to have been given when sent by U.S. regular mail, postage prepaid, to the other party at the address stated herein and directed to the attention of the person signing this Agreement, his successor, other designee or officer of the party. Notice sent by other means, including by facsimile, shall be deemed effective upon receipt. A change in the address or facsimile number of either party may be made in the same manner as for giving of any other notice. Notices shall be addressed as follows:

ZSI/JAG Probation
Attn: Craig Taylor
730-B E. Third St.
Jackson, Georgia 30233
Facsimile: (770) 504-0196

Municipal Court of Stockbridge
Honorable Matthew McCord
4602 North Henry Blvd.
Stockbridge, Georgia 30281
Facsimile No. (770) 389-7912

17. MISCELLANEOUS.

- A. Time of Essence.** All time limits stated herein are of the essence of this Agreement.
- B. Entire Agreement.** This Agreement, including all exhibits attached hereto and incorporated herein by reference, constitutes the entire agreement between the parties hereto and supersedes any and all agreements, whether written or oral, that may exist between the parties regarding the same. No representations, inducements, promises, or agreements between the parties not embodied herein shall be of any force and effect. No amendment or modification to this Agreement or any waiver of any provision hereto shall be effective unless in writing and signed by both parties.

- C. **No Assignments.** Without prior written consent from the Court, **ZSI/JAG** shall not assign or transfer this Agreement.
- D. **Successors.** This agreement shall not be binding upon any successor to the undersigned Judge of the Municipal Court of Stockbridge, Georgia, unless ratified by the successor in office. If a successor attains the position of undersigned Judge, and this Agreement is not ratified by such successor, then **ZSI/JAG** shall be permitted a reasonable time period, not less than ninety (90) days, in which to wind up its activities. The Court will not be deemed to have ratified the Agreement unless the Court gives written notice of ratification within thirty (30) days of taking the oath of office.
- E. **Captions.** The captions set forth herein are for convenience only and shall not define or limit any of the terms hereof.
- F. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia, without regard to its Conflicts of law provisions. The parties herein agree that venue is agreed to be in Henry County, Georgia for any legal action arising out of this contract.

THIS AGREEMENT SHALL NOT BE EFFECTIVE UNTIL EXECUTED BY THE COURT AND ACCEPTED BY AN AUTHORIZED REPRESENTATIVE OF ZSI/JUDICIAL ALTERNATIVES OF GEORGIA, INC., AND APPROVED BY THE GOVERNING AUTHORITY OF CITY OF STOCKBRIDGE, GEORGIA.

By execution hereof, the signer hereby certifies that signer is duly authorized to execute this Agreement on behalf of the Court.

ZSI/Judicial Alternatives of Georgia, Inc.

COURT:

Municipal Court of Stockbridge, GA.



Craig Taylor, CEO

Honorable Matthew McCord, Chief Judge

City of Stockbridge, Authorized Official

EXHIBIT A

FEE SCHEDULE

The following are fees paid by the offender to ZSI/Judicial Alternatives of Georgia, Inc.

<u>SERVICE</u>	<u>COST OF SERVICE</u>
Regular Probation Supervision	\$35.00 per month, per offender
Intensive Supervision (Requires minimum of 2 weekly contacts)	\$50.00 per month, per offender
Pre-Trial Supervision	\$35.00 per month, per offender

<u>PROGRAM SERVICES</u>	<u>COST OF SERVICE</u>
Drug Screens (Screens for 8 controlled substances)	\$25.00 per screen
Electronic Monitoring	\$10.00 per day, per offender \$25.00 installation fee
Anger Management Program	\$150.00 (9 weekly sessions)
"Responsible Behavior"	\$145.00 (8 hour session)

Job Title: Events Coordinator

Job Summary: The Events Coordinator is responsible for assisting in the smooth operation of city-sponsored events for the designated location they are assigned to. This position will work seamlessly with the Conference Center Manager to deliver first-class customer service throughout the event process.

Class Characteristics: This is a full-time non-exempt classification level requiring evening and some weekend work.

Major Duties:

- Responsible for opening and closing the centers for scheduled events with assigned staff.
- Assists in executing City-sponsored or sanctioned events and programs as directed;
- Assists with the preparation of marketing events and developing announcements, flyers, informational bulletins, coordinate news releases, electronic and other related communications for City-sponsored or sanctioned events and programs;
- Provide concierge service during meetings and events when requested;
- Recruits volunteers for events and event-planning committees; organizes and conducts informational and training meetings.
- Reviews event proposals to ensure they are in compliance with co-sponsorship activities.
- Secures/reserves city property used for events.
- Arranges external sponsorship for events; oversees activities, ensures consistent funding levels are maintained.
- Oversees traffic coordination, set up, clean-up and dismantling of events.
- Assist the department in advance preparation of events;
- Assist in enforcing public use policies during events;
- Assists in other ways as directed by Conference Center/Event Manager.
- Develops and maintains necessary records for each event/activity.
- Provide administrative assistance to the Center Manager by aiding in the organization of events;
- Evenings and weekend time will be required;
- Performs other duties as assigned.

Knowledge Required by the Position:

- Ability to communicate clearly and in a pleasant manner with the general public, elected officials and other City employees.

- Ability to comprehend and make inferences from material written in the English language such as laws, rules, ordinances, regulations, and procedures governing public procurement;

Job Title: Special Events Coordinator (continued)

- Ability to work cooperatively with other City employees and the public.
- Ability to work safely without presenting a direct threat to self or others;
- Ability to work independently and in a high-pressure, multi-tasked environment amid frequent interruptions and to redirect focus of attention to tasks.
- Ability to coordinate the logistics of event planning
- Ability to provide excellent customer service;
- Ability to coordinate and set up audio/visual equipment;
- Ability to solve problems and make decisions using independent judgment;
- Ability to prioritize and handle multiple tasks in an effective, efficient manner.
- Ability to operate a motor vehicle;
- Ability to establish and maintain effective working relationships with City officials, coworkers, vendors and the public
- Excellent written and verbal communication skills;
- Ability to maintain records within filing systems (file management)
- Knowledge of City ordinances, policies and procedures;
- Knowledge of modern office procedures and equipment;
- Proficient in using a variety of computer software programs for administrative/event planning functions;
- Knowledge of laws and regulations pertaining to public assembly facilities, public safety rules and regulations and building regulations;

Supervisory Controls: The work of this position is performed under the general supervision of the Conference Center and Events Manager.

Guidelines: Guidelines include City and departmental manuals, policies and procedures.

Complexity: The work consists of interpersonal, administrative and clerical duties, and time management skills.

Personal Contacts: Contacts are typically with co-workers, business and community leaders, vendors, and the public.

Purpose of Contacts: Contacts typically occur to give and exchange information and to market the City's conference and community centers and multiplex facility.

Job Title: Special Events Coordinator (continued)

Physical Demands: This work is generally performed indoors in an office setting and involves light to moderate lifting, standing, bending, crouching, carrying, pulling, kneeling, stooping and walking through City facilities for extended periods of time. Able to lift a minimum of 20lbs.

Work Environment: This work is generally performed and outdoors/indoors in an office and in City facilities.

Supervisory and Management Responsibility: None.

Minimum Qualifications: Associate's degree or Bachelor's degree in Marketing, Public Relations, Hospitality Management, Event Planning plus two (2) years of college or technical coursework required supplemented by three (3) years of experience performing administrative and event planning support; or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for this job; must have a valid State of Georgia Driver's License. The Events Coordinator must be energetic, imaginative, well organized, and capable of performing effectively in an independent situation. Excellent verbal and written communication skills are essential in this position. Must be able to work a flexible schedule, which will include weekends and evening hours.

City of Stockbridge 2016 Pay Scale

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

City of Stockbridge 2016 Pay Scale

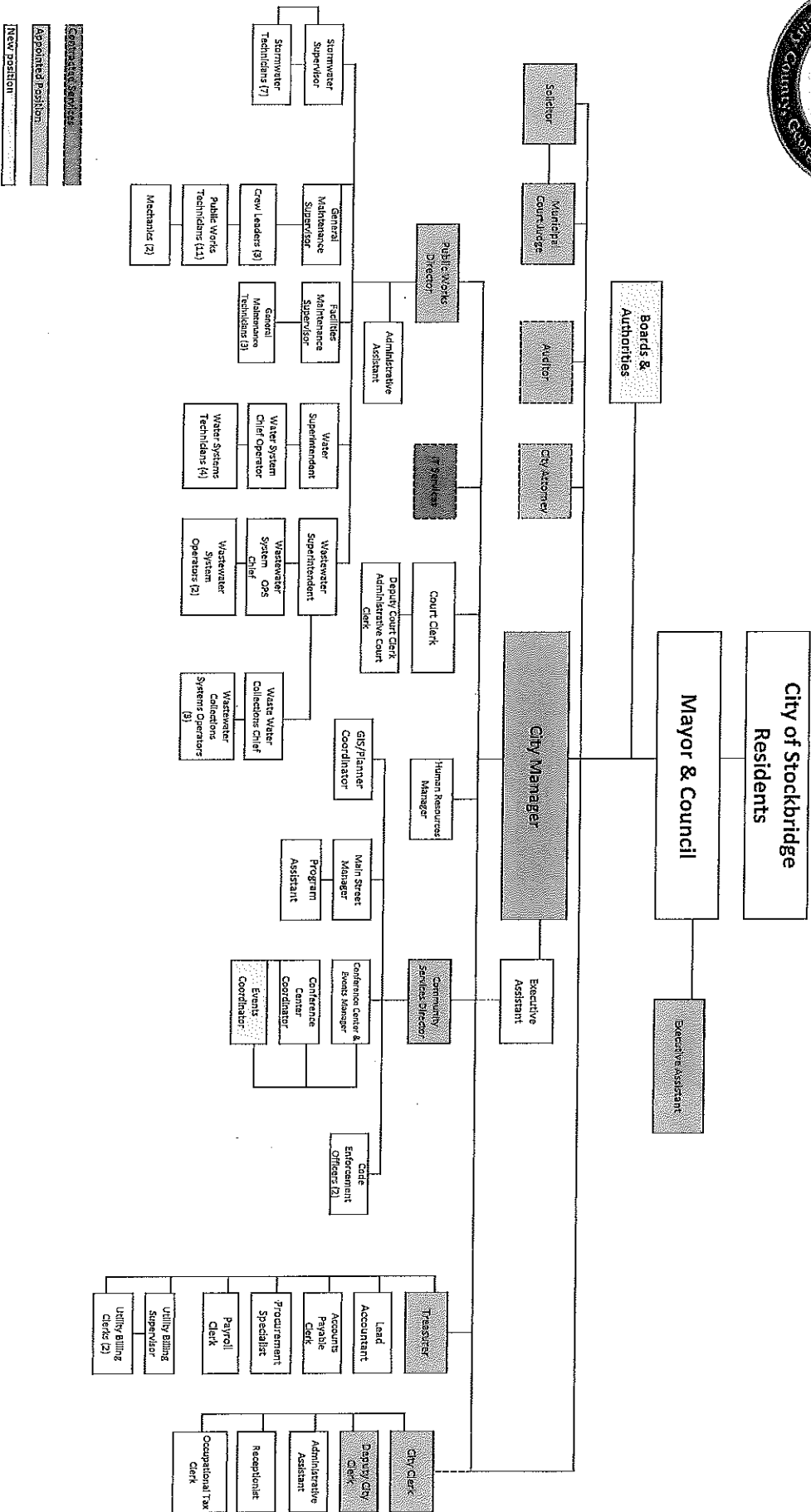
Job Title	Billing Department	Reports To	Pay Grade	Minimum	Maximum	Minimum	Maximum
Water Systems Technician II	Water	Water Superintendent	13	\$ 14.00	\$ 20.69	\$ 29,120.00	\$ 43,035.20
Administrative Assistant	Administration	City Clerk	14	\$ 14.63	\$ 21.61	\$ 30,430.40	\$ 44,948.80
Administrative Assistant	Public Works	Public Works Director	14	\$ 14.63	\$ 21.61	\$ 30,430.40	\$ 44,948.80
Deputy Court Clerk	Municipal Court	Court Clerk	14	\$ 14.63	\$ 23.82	\$ 30,430.40	\$ 49,545.60
Events Coordinator	Administration	Conference Center & Events Manager	14	\$ 14.63	\$ 23.82	\$ 30,430.40	\$ 49,545.60
Conference Center Coordinator	Administration	Conference Center & Events Manager	14	\$ 14.63	\$ 21.61	\$ 30,430.40	\$ 44,948.80
Accounts Payable Clerk	Administration	Treasurer	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Crew Leader	Public Works	General Maintenance Supervisor	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Crew Leader	Sanitation	General Maintenance Supervisor	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Occupational Tax Clerk	Administration	City Clerk	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Payroll Clerk	Administration	Treasurer	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Purchasing Clerk	Administration	Treasurer	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Stormwater Supervisor	Stormwater	General Maintenance Supervisor	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40

City of Stockbridge 2016 Pay Scale

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

City of Stockbridge 2016 Pay Scale

Job Title	Billing Department	Reports To	Pay Grade	Minimum	Maximum	Minimum	Maximum
Main Street Manager	Administration	Administration & Community Services Director	21	\$ 20.58	\$ 30.40	\$ 42,806.40	\$ 63,232.00
Human Resources Manager	Administration	City Manager	22	\$ 21.61	\$ 31.93	\$ 44,948.80	\$ 66,414.40
Lead Accountant	Administration	Treasurer	22	\$ 21.61	\$ 31.93	\$ 44,948.80	\$ 66,414.40
General Maintenance Supervisor	Public Works	Public Works Director	25	\$ 25.01	\$ 36.96	\$ 52,020.80	\$ 76,876.80
Wastewater Reclamation Plant Superintendent	Sewer	Public Works Director	25	\$ 25.01	\$ 36.96	\$ 52,020.80	\$ 76,876.80
Water Superintendent	Water	Public Works Director	25	\$ 25.01	\$ 36.96	\$ 52,020.80	\$ 76,876.80
Public Works Director	Public Works	City Manager	27	\$ 27.58	\$ 40.67	\$ 57,366.40	\$ 84,593.60
City Clerk	Executive	Mayor & Council	28	\$ 28.96	\$ 42.80	\$ 60,236.80	\$ 89,024.00
Treasurer	Executive	City Manager	28	\$ 28.96	\$ 42.80	\$ 60,236.80	\$ 89,024.00
Administration & Community Services Director	Administration	City Manager	34	\$ 39.54	\$ 55.15	\$ 82,243.20	\$ 114,712.00
City Manager	Executive	Mayor & Council	36	\$ 42.78	\$ 63.22	\$ 88,982.40	\$ 131,497.60



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY BUDGET FOR FISCAL YEAR 2016 FOR THE CITY OF STOCKBRIDGE TO CREATE THE POSITION OF EVENTS COORDINATOR; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WITNESSETH:

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

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

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

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

WHEREAS, having complied with all necessary legal requirements, the City Council wishes to amend the 2016 budget to establish the full-time position of Events Coordinator;

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

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

- (a) a numbered budget amendment which indicates the budget line item where funding for the position of Events Coordinator is to be located within the budget and establishing the amount of funds within that line item allocated for the position of Events Coordinator;
- (b) a restated organizational chart indicating the position of Events Coordinator; and
- (c) a job description and salary range for the position of Events Coordinator is incorporated herein by reference and is hereby adopted as an amendment to the Budget for Fiscal Year 2016 for the City of Stockbridge, Georgia.

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

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

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

SECTION 5. Codification and Severability.

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

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

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

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

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

SO ORDAINED this _____ day of _____, 2016.

ANTHONY S. FORD, MAYOR PRO TEM

ATTEST:

VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:

MICHAEL WILLIAMS, CITY ATTORNEY

Date Presented to Mayor: _____

Date Received from Mayor: _____

CITY OF STOCKBRIDGE

BUDGET AMENDMENT

NUMBER 2016 - 008

DATE 05/31/2016

ACCOUNT	PROJECT	DESCRIPTION	Increases	Decreases
100-61900-511100		Regular Employee Salaries	26,250	
100-61900-512100		Group Insurance Medical and Dental	10,620	
100-61900-512110		Group Insurance Life	290	
100-61900-512111		Group Insurance Vision	585	
100-61900-512200		Medicare	380	
100-61900-512400		Pension	4,725	
100-61900-512600		Unemployment Insurance	585	
100-61900-512700		Workers Compensation	145	
100-61900-512851		HRA Deductible	1,000	
100-61900-523245		Telecommunications	585	
100-61900-523500		Travel	290	
100-61900-523700		Education & Training	290	
100-61900-531110		Computer Expense	12,600	
100-61900-531750		Uniforms	100	
100-00000-389040		From Reserves		58,445
		Totals	58,445	58,445

This amendment is to add the Events Coordinator Position to the 2016 Budget.
Seven months June - December 2016

Entered _____

Approved _____

EXHIBIT A
PAGE A OF C



Job Title: Events Coordinator

Job Summary: The Events Coordinator is responsible for assisting in the smooth operation of city-sponsored events for the designated location they are assigned to. This position will work seamlessly with the Conference Center Manager to deliver first-class customer service throughout the event process.

Class Characteristics: This is a full-time non-exempt classification level requiring evening and some weekend work.

Major Duties:

- Responsible for opening and closing the centers for scheduled events with assigned staff.
- Assists in executing City-sponsored or sanctioned events and programs as directed;
- Assists with the preparation of marketing events and developing announcements, flyers, informational bulletins, coordinate news releases, electronic and other related communications for City-sponsored or sanctioned events and programs;
- Provide concierge service during meetings and events when requested;
- Recruits volunteers for events and event-planning committees; organizes and conducts informational and training meetings.
- Reviews event proposals to ensure they are in compliance with co-sponsorship activities.
- Secures/reserves city property used for events.
- Arranges external sponsorship for events; oversees activities, ensures consistent funding levels are maintained.
- Oversees traffic coordination, set up, clean-up and dismantling of events.
- Assist the department in advance preparation of events;
- Assist in enforcing public use policies during events;
- Assists in other ways as directed by Conference Center/Event Manager.
- Develops and maintains necessary records for each event/activity.
- Provide administrative assistance to the Center Manager by aiding in the organization of events;
- Evenings and weekend time will be required;
- Performs other duties as assigned.

Knowledge Required by the Position:

- Ability to communicate clearly and in a pleasant manner with the general public, elected officials and other City employees.

EXHIBIT "A"
PAGE C OF C

- Ability to comprehend and make inferences from material written in the English language such as laws, rules, ordinances, regulations, and procedures governing public procurement;

Job Title: Special Events Coordinator (continued)

- Ability to work cooperatively with other City employees and the public.
- Ability to work safely without presenting a direct threat to self or others;
- Ability to work independently and in a high-pressure, multi-tasked environment amid frequent interruptions and to redirect focus of attention to tasks.
- Ability to coordinate the logistics of event planning
- Ability to provide excellent customer service;
- Ability to coordinate and set up audio/visual equipment;
- Ability to solve problems and make decisions using independent judgment;
- Ability to prioritize and handle multiple tasks in an effective, efficient manner.
- Ability to operate a motor vehicle;
- Ability to establish and maintain effective working relationships with City officials, coworkers, vendors and the public
- Excellent written and verbal communication skills;
- Ability to maintain records within filing systems (file management)
- Knowledge of City ordinances, policies and procedures;
- Knowledge of modern office procedures and equipment;
- Proficient in using a variety of computer software programs for administrative/event planning functions;
- Knowledge of laws and regulations pertaining to public assembly facilities, public safety rules and regulations and building regulations;

Supervisory Controls: The work of this position is performed under the general supervision of the Conference Center and Events Manager.

Guidelines: Guidelines include City and departmental manuals, policies and procedures.

Complexity: The work consists of interpersonal, administrative and clerical duties, and time management skills.

Personal Contacts: Contacts are typically with co-workers, business and community leaders, vendors, and the public.

Purpose of Contacts: Contacts typically occur to give and exchange information and to market the City's conference and community centers and multiplex facility.

Job Title: Special Events Coordinator (continued)

Physical Demands: This work is generally performed indoors in an office setting and involves light to moderate lifting, standing, bending, crouching, carrying, pulling, kneeling, stooping and walking through City facilities for extended periods of time. Able to lift a minimum of 20lbs.

Work Environment: This work is generally performed and outdoors/indoors in an office and in City facilities.

Supervisory and Management Responsibility: None.

Minimum Qualifications: Associate's degree or Bachelor's degree in Marketing, Public Relations, Hospitality Management, Event Planning plus two (2) years of college or technical coursework required supplemented by three (3) years of experience performing administrative and event planning support; or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for this job; must have a valid State of Georgia Driver's License. The Events Coordinator must be energetic, imaginative, well organized, and capable of performing effectively in an independent situation. Excellent verbal and written communication skills are essential in this position. Must be able to work a flexible schedule, which will include weekends and evening hours.

CITY OF STOCKBRIDGE

STATE OF GEORGIA

RESOLUTION NO.

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA ESTABLISHING A MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR NEW SIGNS IN UNZONED AREAS OF THE CITY; TO REPEAL CONFLICTING RESOLUTIONS; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN ADOPTION DATE AND EFFECTIVE DATE; TO PROVIDE A PENALTY; AND FOR OTHER PURPOSES.

WHEREAS, the City of Stockbridge has been vested with substantial powers, rights and functions to generally regulate the practice, conduct or use of property for the purposes of maintaining health, morals, safety, security, peace, and the general welfare of the City of Stockbridge; and

WHEREAS, Georgia law recognizes that local governments may impose moratoria on zoning decisions, building permits, and other development approvals where exigent circumstances warrant the same, pursuant to case law found at *City of Roswell et al v. Outdoor Systems, Inc.*, 274 Ga. 130, 549 S.E.2d 90 (2001); *Lawson v. Macon*, 214 Ga. 278, 104 S.E.2d 425 (1958); *Taylor v. Shetzen*, 212 Ga. 101, 90 S.E.2d 572 (1955); and

WHEREAS, the Courts take judicial notice of a local government's inherent ability to impose moratoria on an emergency basis; and

WHEREAS, the Georgia Supreme Court, in the case of *DeKalb County v. Townsend*, 243 Ga. 80 (1979), held that, "To justify a moratorium, it must appear first, that the interests of the public generally, as distinguished from those of a particular class, require such interference; and second, that the means are reasonably necessary for the accomplishment of the purpose, and not unduly oppressive upon individuals." The City of Stockbridge has found that the interests of the public necessitate the enactment of a moratorium for health, safety, morals and general welfare purposes by means which are reasonable and not unduly oppressive; and

WHEREAS, the Mayor and Council of the City of Stockbridge have, as a part of planning, zoning and growth management, been in review of the City's Zoning Ordinances and have been studying the City's best estimates and projections of the type of development which could be anticipated within the City of Stockbridge; and

WHEREAS, the Mayor and Council deem it important to develop a comprehensive plan which integrates all of these concerns and therefore considers this moratorium a proper exercise of its police powers; and

WHEREAS, the Mayor and Council therefore consider it paramount that land use regulation continue in the most orderly and predictable fashion with the least amount of disturbance to landowners and to the citizens of the City of Stockbridge. The Mayor and Council have always had a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics and the general welfare of the community; and in particular the lessening of congestion on City streets, security of the public from crime and other dangers, promotion of health and general welfare of its citizens, protection

of the aesthetic qualities of the City including access to air and light, and facilitation of the adequate provision of transportation and other public requirements; and

WHEREAS, it is the belief of the Mayor and Council of the City of Stockbridge that the concept of "public welfare" is broad and inclusive; that the values it represents are spiritual as well as physical, aesthetic as well as monetary; and that it is within the power of the City "to determine that a community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled," *Berman v. Parker*, 348 U.S. 26, 75 S.Ct. 98 (1954); *Kelo v. City of New London*, 545 U.S. 469, 125 S. Ct. 2655, 162 L. Ed. 2d 439 (2005). It is also the opinion of the City that "general welfare" includes the valid public objectives of aesthetics, conservation of the value of existing lands and buildings within the City, making the most appropriate use of resources, preserving neighborhood characteristics, enhancing and protecting the economic well-being of the community, facilitating adequate provision of public services, and the preservation of the resources of the City; and

WHEREAS, the Mayor and Council are, and have been interested in, developing a cohesive and coherent policy regarding certain uses in the City, and have intended to promote community development through stability, predictability and balanced growth which will further the prosperity of the City as a whole; and

NOW THEREFORE be it resolved by the Mayor and Council of the City of Stockbridge and by the authority of the same:

SECTION I.

FINDINGS OF FACT

The Mayor and Council of the City of Stockbridge hereby make the following findings of fact:

(a) It appears that the City's development ordinances, Zoning Ordinance and/or Comprehensive Land Use Plan require an additional review by the City of Stockbridge as they relate to certain signs;

(b) Substantial disorder, detriment and irreparable harm would result to the citizens, businesses and City of Stockbridge if the current land use regulation scheme in and for the above described use in the City were to be utilized by property owners prior to a more thorough review;

(c) The City's ongoing revision of its code, comprehensive plan and zoning ordinances requires that a limited cessation of development and building permits, occupation tax permits, and other licenses, permits or variances, with respect to the above described use, be enacted;

(d) It is necessary and in the public interest to delay, for a reasonable period of time, the processing of any applications for such developments, to ensure that the design, development and location of the same are consistent with the long-term planning objectives of the City; and

(e) That the Georgia Supreme Court has ruled that limited moratoria are reasonable and do not constitute land use when such moratoria are applied throughout the City under *City of Roswell et al v. Outdoor Systems Inc.*, 274 Ga. 130, 549 S.E.2d 90 (2001)

SECTION II.

IMPOSITION OF MORATORIUM

(1) There is hereby extended a moratorium on the installation of new signs (including pylon or pole signs, interstate signs, billboards or similar large signs) in all un-zoned areas of the City, including the railroad right-of-way, and the acceptance by the staff of the City of Stockbridge of applications for any new pylon or pole signs, interstate signs, billboards or similar large signs;

(2) The duration of this extended moratorium shall be until the City adopts a revision of the City Code of the City of Stockbridge related to the above referenced use or until December 31, 2016, whichever first occurs;

(3) This moratorium shall be effective as of the date of adoption of this Resolution;

(4) This moratorium shall have no effect upon approvals or permits previously issued or as to development plans previously approved by the City. The provisions of this Resolution shall not affect the issuance of permits or site plan reviews that have received preliminary or final approval by the City on or before the effective date of this Resolution;

(5) As of the effective date of this Resolution, no applications for development or permits for the above described use will be accepted by any agent, employee or officer of the City with respect to any property in the City of Stockbridge, and any permit so accepted for filing will be deemed in error, null and void and of no effect whatsoever and shall constitute no assurance whatsoever of any right to engage in any act, and any action in reliance on any such permit shall be unreasonable;

(6) The following procedures shall be put in place immediately. Under *Cannon v. Clayton County*, 255 Ga. 63, 335 S.E.2d 294 (1985); *Meeks v. City of Buford*, 275 Ga. 585, 571 S.E.2d 369 (2002); *City of Duluth v. Riverbroke Props.*, 233 Ga. App. 46, 502 S.E.2d 806 (1998), the Supreme Court stated, "Where a landowner makes a substantial change in position by expenditures and reliance on the probability of the issuance of a building permit, based upon an existing zoning ordinance and the assurances of zoning officials, he acquires vested rights and is entitled to have the permit issued despite a change in the zoning ordinance which would otherwise preclude the issuance of a permit." Pursuant to this case, the City of Stockbridge recognizes that, unknown to the City, de facto vesting may have occurred. The following procedures are established to provide exemptions from the moratorium where vesting has occurred:

A written application, including verified supporting data, documents and facts, may be made requesting a review by the Mayor and Council at a scheduled meeting of any facts or circumstances which the applicant feels substantiates a claim for vesting and the grant of an exemption.

SECTION III.

EXEMPTION

(1) During the term of this moratorium, any person may file an application for exemption from this moratorium with the Mayor and Council. The Mayor and Council may grant such exemption where the proposed establishment(s) is/are deemed to be in conformity with the proposed development ordinances, proposed Zoning Ordinance and/or the proposed Comprehensive Land Use Plan that are to be considered during the term of this moratorium. The

Mayor and Council shall consider the general terms of the proposed development, the proposed use, the proposed development plans, the benefits of the proposed development to the City, and the comprehensive land use plan for the City in deciding upon a requested exemption.

(2) Should the Mayor and Council grant such exemption, the staff of the City of Stockbridge may an application for the proposed use. However, the grant of an exemption from this moratorium in no way confers any rights upon the applicant or the exempted plans, applications or requests.

(3) Any exemption granted by the Mayor and Council shall not constitute final approval of such plans or requests by the City. Any granted exemption shall merely grant the City staff the ability to accept and process the subject application in accordance with all City laws.

SECTION IV.

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

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

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

SECTION V.

All Resolutions or parts of Resolutions in conflict with this Resolution are, to the extent of such conflict, hereby repealed.

SECTION VI.

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

[SIGNATURES ON FOLLOWING PAGE]

ORDAINED this 31st day of May, 2016.

CITY OF STOCKBRIDGE, GEORGIA

Anthony S. Ford, Mayor Pro Tem

ATTEST:

Vanessa Holiday, City Clerk

APPROVED AS TO FORM:

Michael Williams, City Attorney

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE STOCKBRIDGE MUNICIPAL CODE TO HARMONIZE THE CODE WITH THE NEWLY AMENDED CITY CHARTER; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WITNESSETH:

THE COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY ORDAINS:

SECTION 1. That Section 2.04.011 of the Stockbridge Municipal Code is hereby amended by deleting said section in its entirety and replacing it with the following:

"2.04.011 - Reserved."

SECTION 2. That Section 2.12.035 of the Stockbridge Municipal Code is hereby amended by deleting said section in its entirety and replacing it with the following:

"2.12.035 – Additional Duties of City Manager."

All references in the Stockbridge Municipal code to "city manager," "city administrator" or similar terms shall be deemed to be references to the "City Manager" as established in the City Charter unless the context clearly suggests otherwise. In addition to the duties prescribed in the City Charter, the City Manager shall have the following powers and duties:

- 1. Act as a liaison between the mayor/city council and the public by responding to inquiries and resolving conflicts;*
- 2. Represent the mayor and city council at various meetings and social functions as directed;*
- 3. Develop materials for meetings of the city council; attend all council meetings, unless excused therefrom; attend committee meetings when requested; make recommendations to the city council as needed; and implement decisions made by the council. The city manager shall be given notice of all regular and special meetings of the council;*
- 4. Administer policies and programs as approved by the city council by directing departments in the procedures necessary for implementation;*
- 5. Keep the council advised of the financial and administrative affairs affecting the city; prepare progress reports; submit to the city council and the mayor and make available to the public a complete report on the finances and administrative activities of the city as*

of the end of each fiscal year; and make such recommendations as may be deemed desirable;

6. Develop short and long-term plans for city operations and act as the city's principal liaison on economic development activities;

7. Recommend to the governing body (from time to time) adoption of such measures as may be deemed necessary or expedient for the health, safety, or welfare of the community or for the improvement of administrative services;

8. Investigate the affairs of the city or any department or division thereof; investigate all complaints in relation to matters concerning the administration of the government of the city and with regard to services maintained by the public utilities in the city; and see that all franchises, permits, and privileges granted by the city are faithfully observed; and

9. Provide reports and information to the media as requested; upon approval of the mayor and council."

SECTION 3. That Section 2.08.060 of the Stockbridge Municipal Code is hereby amended by deleting said section in its entirety and replacing it with the following:

"2.08.060 - Reserved."

SECTION 4. Intention of the Governing Body. It is the intention of the governing body, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of the City of Stockbridge, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

SECTION 5. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Ordinance.

SECTION 6. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 7. Codification and Severability.

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

(b) It is hereby declared to be the intention of the City Council that to the greatest extent allowed by law each and every section, paragraph, sentence, clause or phrase of this ordinance is severable from every other section, paragraph, sentence, clause or phrase of this ordinance. It is hereby further declared to be the intention of the City Council that to the greatest extent allowed by law

no section, paragraph, sentence, clause or phrase of this ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this ordinance.

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

SECTION 8. Repeal of Conflicting Provisions. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 9. Effective Date. This ordinance shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stockbridge as provided in the City Charter.

SO ORDAINED this _____ day of _____, 2016.

Anthony S. Ford, Mayor Pro-Tem

ATTEST:

(SEAL)
VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:

MICHAEL WILLIAMS, CITY ATTORNEY

Date Presented to Mayor: _____

Date Received from Mayor: _____

ORDINANCE NO. _____

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

WITNESSETH:

THE COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY ORDAINS:

SECTION 1. That Title 9 of the Stockbridge Municipal Code is hereby amended by adding Exhibit A, attached hereto and made a part hereof, as a new Chapter 9.90.

SECTION 2. Intention of the Governing Body. It is the intention of the governing body, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of the City of Stockbridge, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

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

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

SECTION 5. Codification and Severability.

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

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

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

greatest extent allowed by law all remaining Sections, paragraphs, sentences, clauses, or phrases of the ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

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

SECTION 7. Effective Date. This ordinance shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stockbridge as provided in the City Charter.

SO ORDAINED this _____ day of _____, 2016.

Mayor or Mayor Pro-Tem

ATTEST:

(SEAL)
VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:

MICHAEL WILLIAMS, CITY ATTORNEY

Date Presented to Mayor: _____

Date Received from Mayor: _____

EXHIBIT A

Chapter 9.90 - Limitation on Check Cashing Businesses

Section 9.90.010 - Purpose. The regulations of this section are established to regulate the number and location of check cashing businesses for the purpose of protecting neighborhoods from negative secondary effects created by the concentration or clustering of such businesses. Furthermore, the regulations are established to guard against market saturation which may lead to increased rates to consumers as an offset for lower business volume.

Section 9.90.020 - Definition. Check cashing business shall mean: any establishment offering check cashing services pursuant to a license issued pursuant to Article 4A of Chapter 7 of the Official Code of Georgia. The following establishments shall not be considered check cashing businesses: (a) any state or federally chartered bank, trust company, credit union, savings and loan association, or savings bank with deposits that are federally insured and (b) any business retail seller engaged primarily in the business of selling consumer goods, or that cashes checks as a service to its customers that is incidental to its main purpose or business (where check cashing fees represent less than 5 percent of its business revenue).

Section 9.90.030 - Spacing. No check cashing business shall be established on a lot or lots within 2,500 feet of another lot or lots containing an existing check-cashing business. No two check cashing businesses shall be located in the same building or on the same lot.

Section 9.90.040 - Maximum Number. There shall be no more than one check cashing business located within the City of Stockbridge for each 20,000 persons residing in the City as recorded in the most recent decennial U.S. Census. No additional check cashing businesses shall be established if the current number of check cashing businesses exceeds the maximum number permitted.

Section 9.90.050 - Exception. This section shall not apply to any check cashing business as defined above currently in operation prior to passage of this section.

RESOLUTION

A RESOLUTION AUTHORIZING THE ENTERING INTO A CONTRACT WITH LAMAR COUNTY WITH RESPECT TO THE WASTE TRANSFER STATION; AUTHORIZING THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE CITY, AS NECESSARY; REPEALING INCONSISTENT RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

WHEREAS, the City finds it necessary and desirable to enter into a contract with Lamar County with respect to the City's waste transfer station;

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

1. **Approval of Execution.** The City Council hereby approves the contract with Lamar County, attached hereto as Exhibit A and the Mayor or Mayor Pro Tem is hereby authorized to execute said contract with such changes as are recommended by the City Attorney.
2. **Documents.** The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate the amendment, subject to approval as to form by the City Attorney.
3. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable or non-binding, that shall not affect the remaining portions of this Resolution.
4. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
5. **Effective Date.** This Resolution shall be effective on the date of its approval by the City Council and Mayor as provided in the City Charter.

SO BE IT RESOLVED this _____ day of _____ 2016.

Mayor or Mayor Pro Tem

ATTEST:

VANESSA HOLIDAY, City Clerk

(SEAL)

APPROVED AS TO FORM:

MICHAEL WILLIAMS, City Attorney

EXHIBIT A

CONTRACT

City of Stockbridge

EXECUTIVE SUMMARY

CITY COUNCIL MEETING

Meeting Date:

June 13, 2016

Department Requesting Agenda Item:

Planning & Zoning

Action Type:

☒

Action requested by City Council

☐

For informational purposes only

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Legal Ads
3. Draft ZAB Minutes
4. Sign Photo
5. Staff Reports
6. Applications
7. Letter of Intent

Presenter:

City Staff

Applicant:

Omega Communities

Case Number: RZ-16-08-S & VR-16-03-S

Agenda Item:

Omega Communities of Birmingham, AL requests a rezoning from C-2 (General Commercial) to OI (Office/Institutional) and variance from development regulations for the property located on the southeast quadrant of Highway 42 at Brannan Road in Land Lots 1 and 2 of the 7th District. The property consists of 10.0+/- acres, and the request is for assisted/independent living.

Background:

See attached staff reports.

Recommendation:

The Zoning Advisory Board heard the rezoning request on May 12, 2016, and recommended Approval of the request with the staff recommended conditions (listed in the staff report). Staff recommended Denial of the variance.



Rezoning Evaluation Report
Henry County Zoning Advisory Board

Henry County Planning & Zoning

RZ-16-08-S

City of Stockbridge

ZAB Member: Quaneisha Robinson-Green, (678) 429-9935

Report Prepared by: Stacey Jordan-Rudeseal, Planner II

Applicant: Omega Communities
2 Metroplex Drive, Suite 202
Birmingham, AL 35209
1 (205) 871-2883

Agent: James Taylor
2 Metroplex Drive, Suite 202
Birmingham, AL 35209
1 (205) 706-6743

Location: Southeast corner of the intersection of Highway 42 North and Brannan Road
Land Lot 1 & 2 of the 7th District

Request: Rezoning from C-2 (General Commercial) to OI (Office-Institutional)

Parcel ID: 070-01-007-012

Proposed Use
/Purpose: Senior Apartment Development

Current Land Use: Vacant

Future Land Use: Public Institutional

Sign Posted: April 26, 2016

ZAB Meeting: May 12, 2016

Lot Size: 10.0 +/- acres

Road Access: Shared Private Drive from Brannan Road (minor arterial)

Zoning History:

The subject property is zoned C-2 (General Commercial) according to the City of Stockbridge Official Zoning Map, adopted on December 10, 2012. No rezoning file was found for the subject property. The subject property is 10.0 +/- acres of the larger 64.689 +/- acres that received a conditional use permit for church related activities from the City of Stockbridge on March 9, 2015, with the following conditions.

1. All buildings shall be constructed of brick, stone, stucco, glass or any combination thereof, allowing a uniform design with the existing church campus.
2. Any dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of a material consistent with the structures on the existing church campus and shall be a minimum of eight (8') feet in height.

3. Sixty feet (60') of right-of-way from the centerline of Highway 42 North is required to be preserved all along the subject property's frontage along Highway 42 North.
4. Any curb cuts are to be located so that the minimum intersection site distance and spacing requirements are met per the road's posted speed limit as determined by the Henry County Department of Transportation. All curb cuts shall include a deceleration lane/acceleration taper designed and constructed to meet HCDOT requirements.
5. Georgia Department of Transportation (GDOT) requirements shall be used to determine if left turn lanes are warranted along Brannan Road. Should left turn lanes be warranted, the applicant/developer shall design and construct the left turn lane and related improvements to meet HCDOT requirements. This may require the acquisition of additional easement or right-of-way by the applicant/developer, as well as possible relocation of utilities.
6. Should the uses that take access from the curb cuts add daycare facilities, school expansion facilities, or other traffic generators at a later date, the applicant/developer will be required to coordinate with HCDOT at that time regarding designing and constructing left turn lanes to meet HCDOT and/or GDOT standards, as warranted. This may require the acquisition of additional easement or right-of-way by the applicant/developer, as well as possible relocation of utilities.
7. The applicant/developer shall provide inter-parcel automobile and pedestrian access to the existing church campus (Parcel ID# 070-01-007-012) consisting of a minimum of one (1) travel lane in each direction providing a continuous connection to existing roadways. The applicant/developer shall present a sidewalk plan to the Mayor and Council for approval prior to submittal of building plans.
8. In order to provide for consistent signage throughout the Eagles Landing development area, the property owner shall be allowed to submit a master sign plan for approval utilizing signage standards currently approved for other properties within the Eagles Landing development.
9. A lighting plan is required to be presented for approval with development plans. Lighting for parking, recreational uses, and otherwise shall be downcast and of moderate brightness. No lighting other than that approved for parking shall be on past 10:00 pm. No lighting shall be allowed to illuminate or otherwise glare on any portion of adjacent parcels of land or onto any county or state road. Lighting screens/guards or the discontinuation of the use of the offending lighting may be required to accomplish this provision.
10. No outdoor amplification of sound shall be permitted before 10:00 am and after 10:00 pm, provided that no outdoor amplification is allowed to constitute a nuisance.
11. Notwithstanding anything to the contrary herein, no zoning conditions imposed herein shall be interpreted or applied in such a manner so as to require any violation of any existing building, development, stormwater and/or any other applicable codes.
12. The 0.25 acre cemetery site (shown on the survey for Eagles Landing First Baptist Church, Inc. by Houston Engineering dated November 15, 2014) shall be secured with a decorative fence constructed of metal (no chain link), at least four feet (4') in height, but not more than eight feet (8') in height, with at least one (1) gate large enough to allow landscape maintenance equipment to easily pass.
13. The 0.25 acre cemetery site (shown on the survey for Eagles Landing First Baptist Church, Inc. by Houston Engineering dated November 15, 2014) shall be surrounded by a twenty-five foot (25') undisturbed buffer.
14. The 0.25 acre cemetery site (shown on the survey for Eagles Landing First Baptist Church, Inc. by Houston Engineering dated November 15, 2014) shall be shown on all future development plans.

Table 1.0 illustrates the current zoning and land uses of surrounding properties.

Table 1.0 Current Zoning and Land Uses of Adjacent Properties

	Current Zoning	Current Land Use
North	C-2 (General Commercial) OI (Office-Institutional) RM (Multiple-Family Residence)	Retail Center/Funeral Home Church Single-Family Residences
East	R-3 (Single-Family Residence)	Single-Family Residences
South	C-2 (General Commercial)	Vacant
West	C-2 (General Commercial) M-1 (Light Manufacturing) M-2 (Heavy Manufacturing)	Vacant Warehouse - Distribution

Source: City of Stockbridge Official Zoning Map

Executive Summary:

The applicant is requesting to rezone the subject property from C-2 (General Commercial) to OI (Office/Institutional) for a senior living development of between 100-200 units, consisting of approximately 120 independent living units, 32 assisted living units, and 32 memory care units. The proposed development will share access the existing church and Christian academy campus. A variance request is running concurrently with the rezoning request regarding parking and façade requirements.

Development Regulations Relevant to Request:

- City of Stockbridge Code of Ordinances.
- Henry County/Cities Joint 2030 Comprehensive Plan.
- All other City and County Code sections regarding site development standards and requirements.

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

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

The proposed change in zoning should not have a negative effect on the character of the existing neighborhood as the subject property is secluded from adjoining properties.

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

The proposed development is proposed to meet all of the minimum development regulations of the OI (Office/Institutional) zoning district. The proposed institutional living enterprise meets the intent of the district, which is "...to encourage development of suitable business and professional enterprise, hospitals, medical and dental facilities of a character and density compatible with the primary purpose of this district" as stated in Section 3-7-151 of the Henry County Zoning Code which was adopted by reference. Table 2.0 lists the requirements of the OI zoning district.

Table 2.0 Ordinance Requirements for OI Zoning District

ORDINANCE REQUIREMENTS		PROPOSED	COMPLIANCE
Minimum Lot Width	100 feet	100+ feet	Yes
Minimum Front Yard Setback	50 feet	50+ feet	Yes
Minimum Side Yard Setback	15 feet	15+ feet	Yes
Minimum Rear Yard Setback	20 feet	20+ feet	Yes

Sources: Section 3-7-151, Applicant's Site Plan

Criteria Point 3: Consistency with land use plan.

The request to rezone the subject property for age-restricted multi-family, assisted living, and memory care land uses is consistent with the 2030 Land Use Plan adopted by the Stockbridge City Council on August 11, 2008, which designates the property for Public/Institutional land uses.

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

Water and Wastewater Treatment – A letter from the Henry County Water Authority (HCWA), dated March 31, 2016, indicates that adequate water and sewer services are available to the subject property. Sewer service may require an off-site line extension at the developer's expense which may require the acquisition of easements.

Streets and Sidewalks – No sidewalks currently exist at the site's frontage along Highway 42 or Brannan Road. The applicant's preliminary site plan does not depict sidewalks either along Highway 42, Brannan Road, or within the development. Highway 42 is included within the Joint Henry County/Cities Comprehensive Transportation Plan (CTP) and the Atlanta Regional Commission's Regional Transportation Plan (RTP) as a future widening candidate. The developer should preserve sixty feet (60') of right-of-way from the centerline of Highway 42 North along the site's frontage along Highway 42 North. The applicant proposes to share access with the existing campus. No direct access to the subject property from Highway 42 North or Brannan Road should be permitted.

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

The subject property is currently vacant. Possible impacts upon adjacent property owners, should the property be developed as proposed, include an increase in vehicular traffic, and an increase in light and noise pollution. Negative impacts can be mitigated by appropriate zoning conditions.

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

The subject property can be developed as it is currently zoned C-2 with a conditional use for religious activities (including religious academy) meeting all development standards and regulations outlined in the Stockbridge Zoning Code.

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

The subject property is vacant at the current time. Issues regarding buffering, topography, drainage, access, size and shape of the property will be addressed through the development plan review phase. The site should be subdivided from the larger C-2 parent parcel. Development of the site will require an environmental study, three phase erosion control, and either regional detention or detention within the property limits. A centralized mailbox facility will be required.

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

According to the applicant's letter of intent, the owner of the subject property intends for the church campus to develop as a ministry village which would include a sanctuary, counseling center, pregnancy resource center, foster/adoption ministry, private school, and age-restricted independent living facility/assisted living/memory care facility.

Recommendation:

Staff recommends **Approval** of the applicant's request with the following conditions.

1. The allowable uses of the subject property for residents shall include assisted living facility. Any assisted living facility shall be a state-licensed use in which domiciliary care is provided to adults who are provided with food, shelter, and personal services within independent living units which could include kitchen facilities in which residents have the option of preparing and serving some or all of their own meals. Other uses may include hospital, convalescent center, nursing home, hospice, clinic, or similar institution devoted primarily to the diagnosis and treatment of the sick or injured. In no case shall a multi-family dwelling be permitted. Non-residential uses permitted in the OI zoning district shall be allowed.
2. The number of independent living units shall be limited to 120.
3. The City of Stockbridge shall have architectural control over the development of the subject property. All buildings shall be constructed of brick, stone, stucco, glass or any combination thereof, allowing a uniform design with the existing church campus.
4. Any dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of a material consistent with the structures on the existing church campus and shall be a minimum of eight feet (8') in height.
5. Sixty feet (60') of right-of-way from the centerline of Highway 42 North is required to be preserved all along the subject property's frontage along Highway 42 North.
6. No direct access shall be permitted to Highway 42 or Brannan Road. Access to the subject property shall be limited to the private driveway shared with the existing campus. If the subject property is owned by a different owner than the owner of the existing campus, an access easement shall be recorded at the Henry County courthouse with a copy provided to the City of Stockbridge.
7. Required buffers shall remain undisturbed. In places where the City of Stockbridge may determine that vegetation within the buffers are inadequate, buffers may be required to be enhanced. Landscaping shall exceed the minimum required by the landscaping ordinance.
8. In order to provide for consistent signage throughout the Eagles Landing development area, the property owner shall be allowed to submit a master sign plan for approval utilizing signage standards currently approved for other properties under the jurisdiction of the Eagles Landing property owners association.
9. Any independent living unit shall meet or exceed the requirements (or its equivalent) for multi-family accessible dwelling units of the Georgia Accessibility Code (120-3-20-.54) as amended.

Attachments:

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

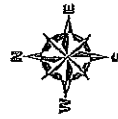
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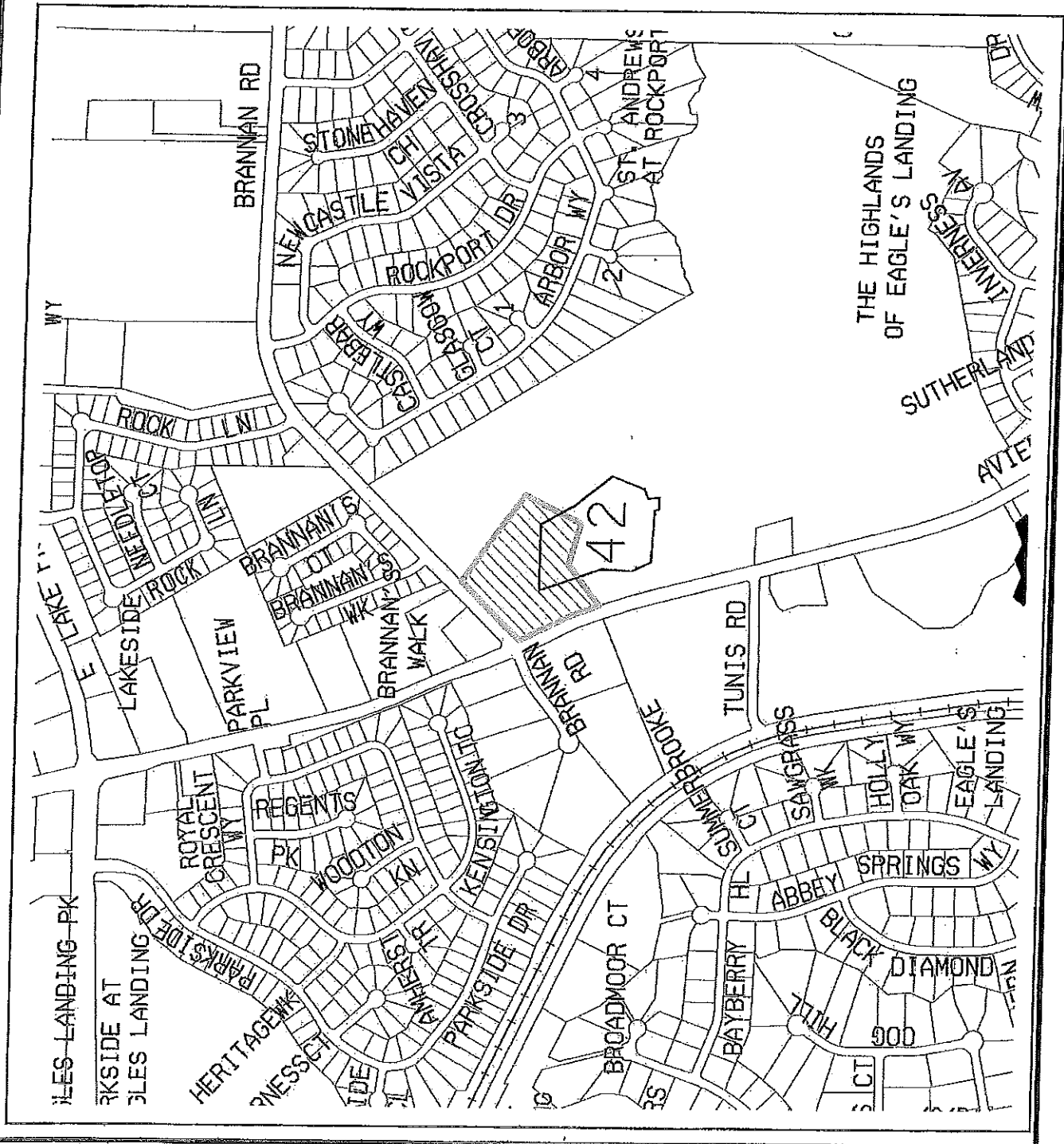
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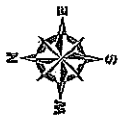
TAX MAP

Scale: 1" = 800'



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





Legend

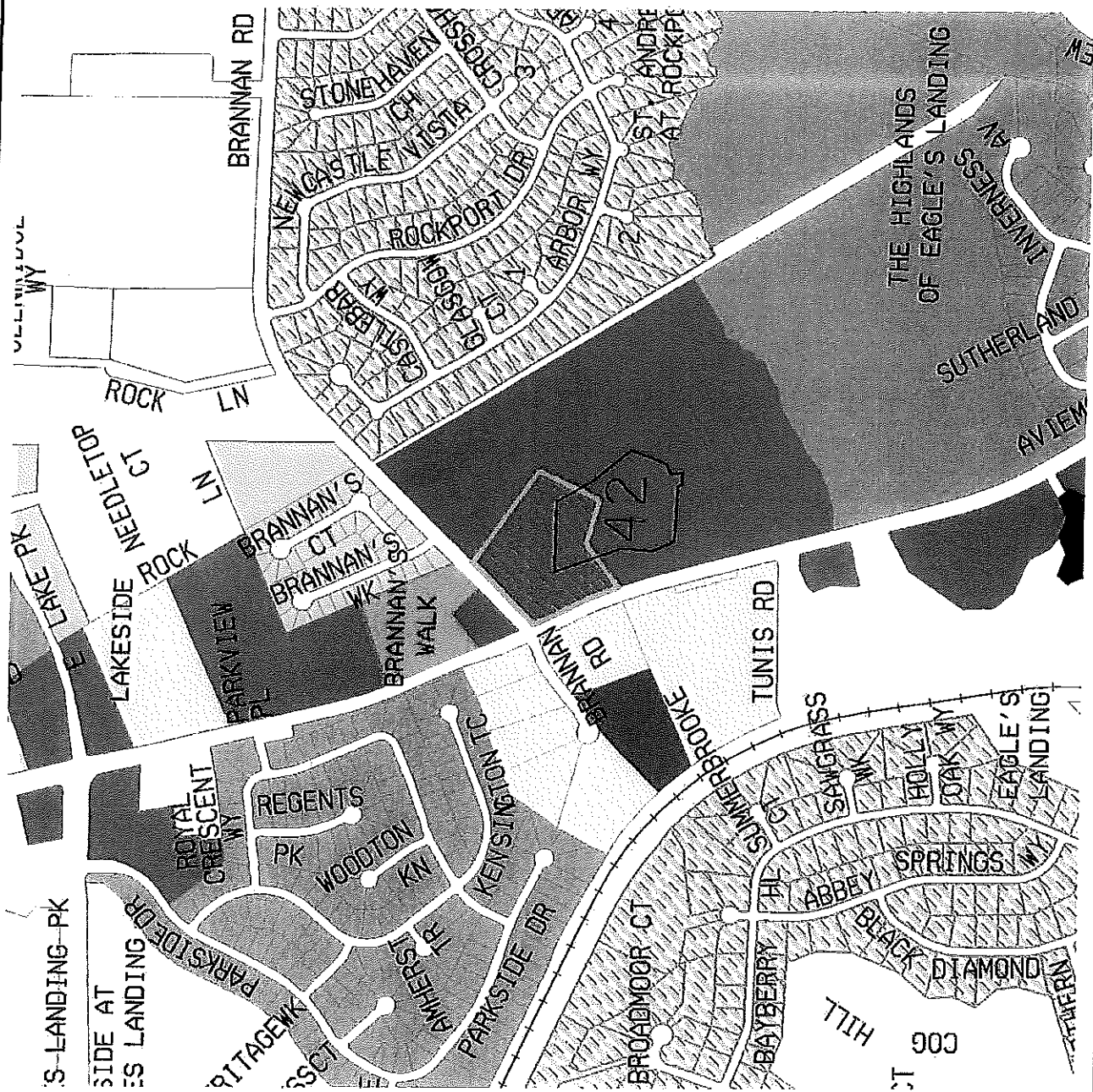
Request

	RZ-16-08-S
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	R-1
	R-2
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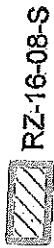
Current Zoning Map

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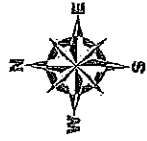
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Request

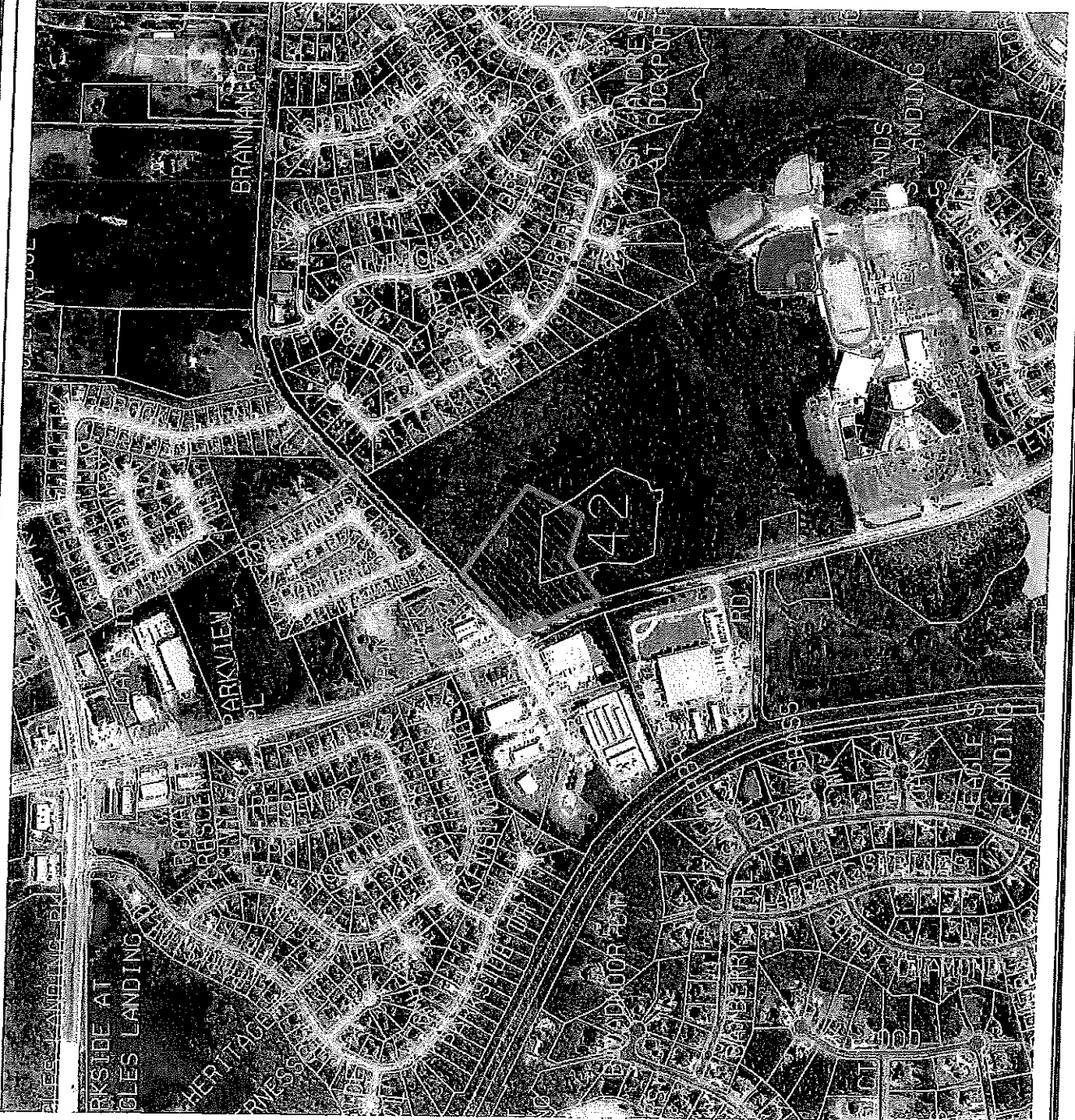


AERIAL MAP

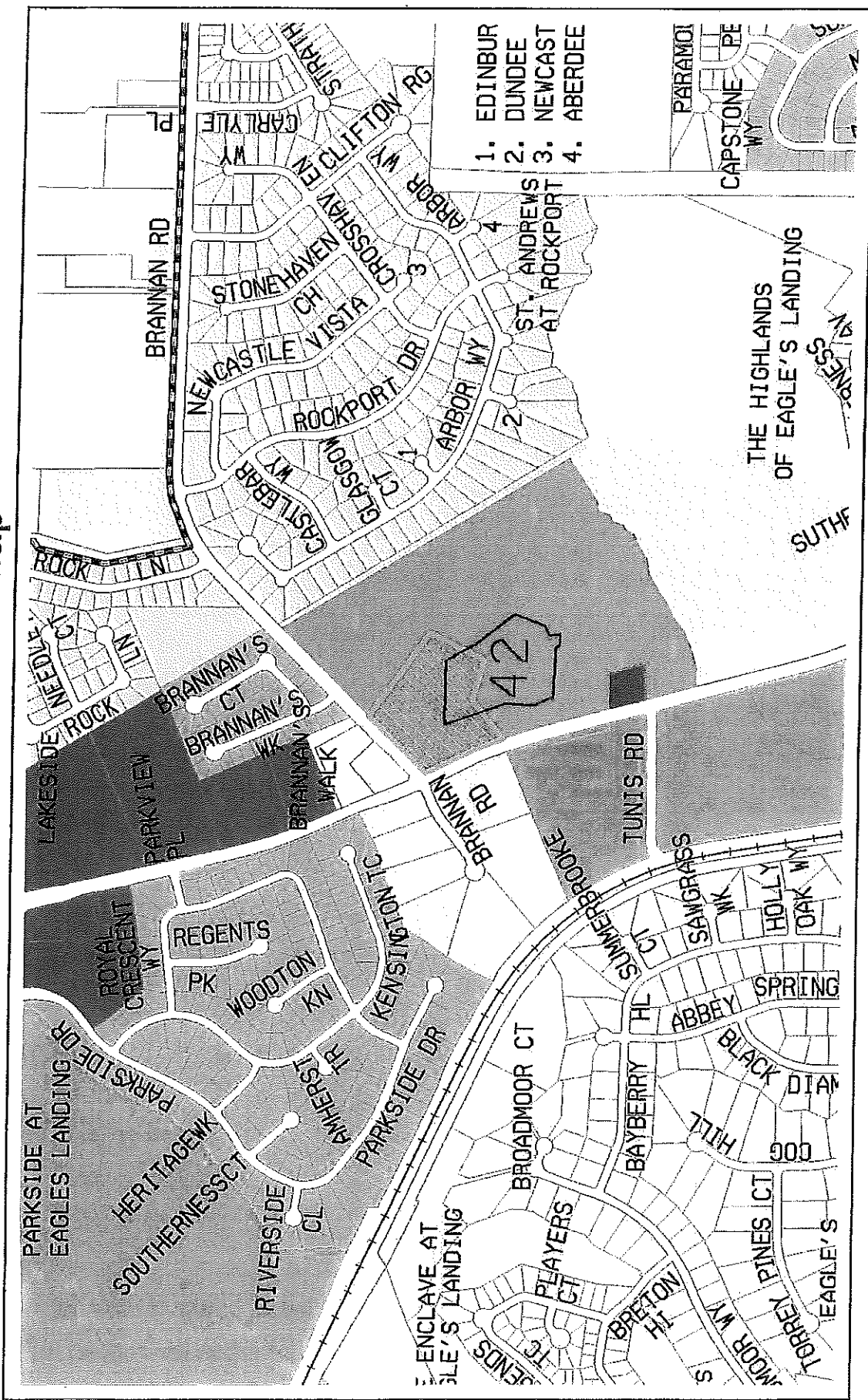
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This map is for graphical representation only. It is not a legal document.



Future Land Use Map



Request **FLU**

RZ-16-08-S

LD - Low Density Residential

RR - Rural Residential

MD - Medium Density Residential

HD - Medium-High Density Residential

VHD - High Density Residential

COM - Commercial

INDUS - Industrial

PI - Public/Institutional

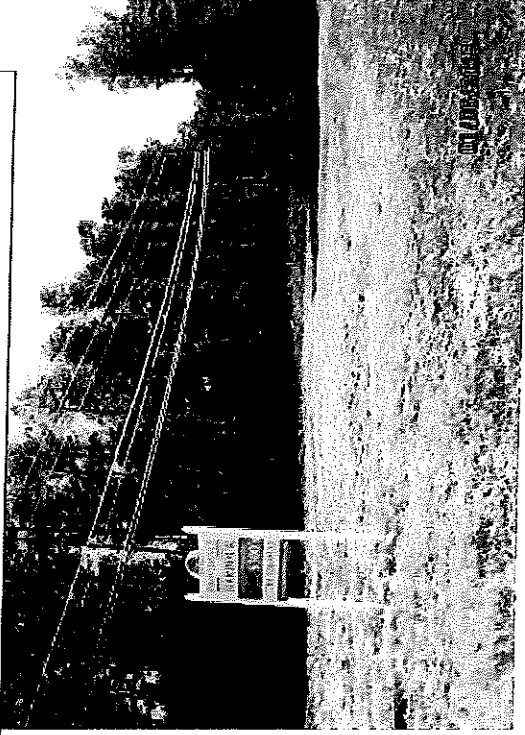
PRC - Park/Recreation/Conservation

TCU - Transportation/Communication/Utilities

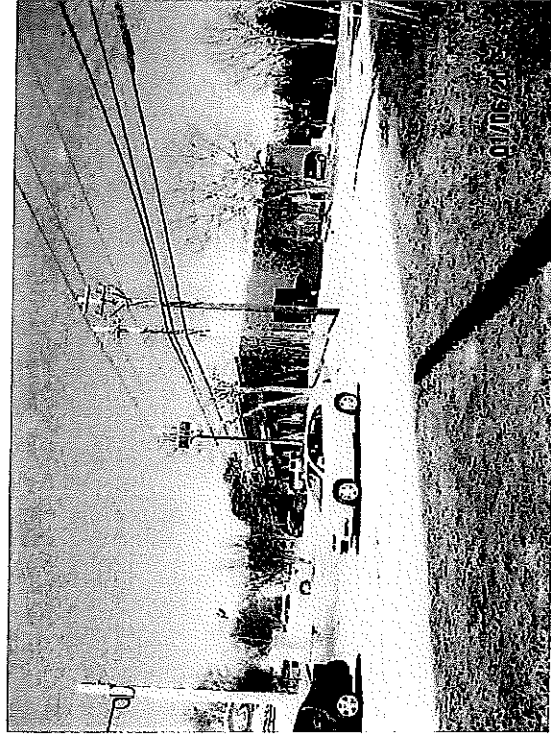
Eagles Landing First Baptist, Highway 42 North/Brannan Road, CU-14-18-S



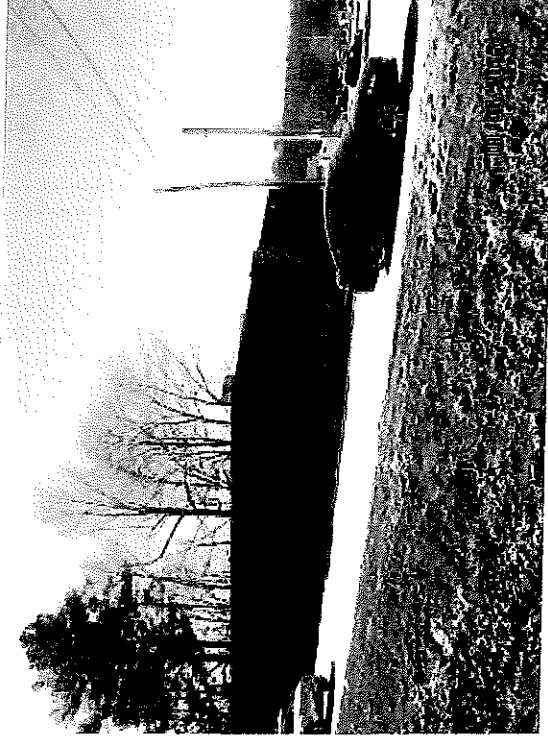
View to the East along Brannan Road



Subject Property



Across Brannan Road



Across Highway 42 North

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

Name of Applicant: Omega Communities Phone: (205) 871-2883 Date: _____
Address Applicant: 2 Metropolis Drive, Suite 202 Fax: (205) 870-8209 Pager/Cell #: (205) 706-6743
City: Birmingham State: AL Zip: 35209 E-mail: jtaylor@omegacapitalllc.com
Name of Agent: James Taylor Phone: _____ Date: _____
Address Agent: same as above Fax: _____ Pager/Cell #: _____
City: _____ State: _____ Zip: _____ E-mail: _____

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

Request from C-2 (Present Zoning) to O I (Requested Zoning)

For the Purpose of constructing a continuing care retirement community
(Type of Development)

Address of Property: TBD (Street Address) Nearest intersection to the property: Highway 42 North & Brown Road

Size of Tract: 10 acre(s), Land Lot Number(s): 1 & 2, District(s): 7th

Gross Density: _____ units per acre

Net Density: _____ units per acre

Property Tax Parcel Number: 070-0100-7012 (Required)

Witness' Signature

Signature of Applicant/s

Printed Name of Witness

Printed Name of Applicant/s

Notary

Signature of Agent

My Commission Expires:
October 17, 2019

NOTARY STAMP:

(For Office Use Only)

Total Amount Paid \$6,500 Cash _____ Check # 130 Received by: APR (FEES ARE NON-REFUNDABLE)

Application checked by: APR Date: 4-5-16 Map Number(s): 70

Pre-application meeting: APR Date: 3-29-16

Recommendation of Zoning Advisory Board: _____

BOC Decision: _____

Planning Director's Signature: _____ Date: _____

Henry County Planning & Zoning
Proposed Development Letter of Intent

The applicant, Omega Communities LLC, proposes to rezone a 10-acre parcel for purposes of constructing a continuing care retirement community (CCRC) in the City of Stockbridge. An engineered survey is attached herein for reference. The development will consist of approximately 150-200 units, in 3 to 4 stories, and will have an estimated cost of \$45-55 million. Facilities will include housing for independent seniors, units for assisted living and for residents needing memory care services. Providing these different options will allow for residents to "age in place", so they do not have to leave the community for increased care needs. A full complement of amenities will be developed in conjunction with the housing units, and will include dining, recreational and care-based facilities. The CCRC will be located adjacent to Eagle's Landing First Baptist Church. The new development is part of the church's plan to create a "ministry village" on its property, which will include the Pregnancy Resource Center of Henry County, Eagle's Landing Christian Counseling Center, and Uniting Hope for Children, a foster and adoption ministry. Construction on the project is scheduled to begin in the fourth quarter of this year, and will take roughly 15 months to complete.

Additionally, the Applicant is submitting for a variance to run concurrently for the following items:

- 1) A reduction in the number of required parking spaces for independent living units from two per unit to one per unit.
- 2) Ability to use Hardi-Plank on the building exterior façade.

Vanessa Holiday

From: Stacey Jordan <sjordan@co.henry.ga.us>
Sent: Wednesday, May 18, 2016 12:35 PM
To: Vanessa Holiday
Cc: Dale Hall; Justin Kilgore
Subject: Zoning Case, 6-13-16, Omega Rezoning
Attachments: 20160518123230176.pdf

Good Afternoon,

Please find attached the information for case number RZ-16-08-S, Omega Communities to be heard by the Council on June 13.

I do not yet have the legal ad or the sign photo or the draft ZAB minutes.

The associated variance request is following.

Thanks,

Stacey

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

From: pnz@co.henry.ga.us [mailto:pnz@co.henry.ga.us]
Sent: Wednesday, May 18, 2016 12:33 PM
To: Stacey Jordan
Subject: Message from "RNP0026737BE32E"

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

Scan Date: 05.18.2016 12:32:30 (-0400)

Queries to: pnz@co.henry.ga.us

City of Stockbridge

EXECUTIVE SUMMARY

CITY COUNCIL MEETING

Meeting Date:

June 13, 2016

Department Requesting Agenda Item:

Planning & Zoning

Action Type:

☒

Action requested by City Council

☐

For informational purposes only

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Legal Ads
3. Draft ZAB Minutes
4. Sign Photo
5. Staff Reports
6. Applications
7. Letter of Intent

Presenter:

City Staff

Applicant:

Omega Communities

Case Number: RZ-16-08-S & VR-16-03-S

Agenda Item:

Omega Communities of Birmingham, AL requests a rezoning from C-2 (General Commercial) to OI (Office/Institutional) and variance from development regulations for the property located on the southeast quadrant of Highway 42 at Brannan Road in Land Lots 1 and 2 of the 7th District. The property consists of 10.0+/- acres, and the request is for assisted/independent living.

Background:

See attached staff reports.

Recommendation:

The Zoning Advisory Board heard the rezoning request on May 12, 2016, and recommended Approval of the request with the staff recommended conditions (listed in the staff report). Staff recommended Denial of the variance.



HENRY COUNTY PLANNING & ZONING

Variance Evaluation Report Stockbridge City Council

VR-16-03-S

City of Stockbridge:

Staff Report Prepared by: Stacey Jordan-Rudeseal, Planner II

Applicant: Omega Communities
2 Metroplex Drive, Suite 202
Birmingham, AL 35209
(205) 871-2883

Agent: James Taylor
2 Metroplex Drive, Suite 202
Birmingham, AL 35209
(205) 706-6743

Location: Proposed assisted/independent living on Highway 42 at Brannan Road
Land Lots 1 & 2 of the 7th District

Parcel ID: 070-01-007-012

Request: 1) Reduce the minimum number of independent living parking spaces;
2) Allow cement fiberboard of exterior façade

**Proposed Use
/Purpose:** Assisted Living/Independent Living

Current Land Use: Vacant

Future Land Use: Public Institutional

Sign Posted: May 27, 2016

City Meeting: **June 13, 2016**

Lot Size: 10.0 +/- acres

Road Access: Shared Private Drive from Brannan Road (minor arterial)

Zoning History:

The subject property is zoned C-2 (General Commercial) according to the City of Stockbridge Official Zoning Map, adopted on December 10, 2012. No rezoning file was found for the subject property. The subject property is 10.0 +/- acres of the larger 64.689 +/- acres that received a conditional use permit for church related activities from the City of Stockbridge on March 9, 2015, with the following conditions.

1. All buildings shall be constructed of brick, stone, stucco, glass or any combination thereof, allowing a uniform design with the existing church campus.
2. Any dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of a material consistent with the structures on the existing church campus and shall be a minimum of eight (8') feet in height.

3. Sixty feet (60') of right-of-way from the centerline of Highway 42 North is required to be preserved all along the subject property's frontage along Highway 42 North.
4. Any curb cuts are to be located so that the minimum intersection site distance and spacing requirements are met per the road's posted speed limit as determined by the Henry County Department of Transportation. All curb cuts shall include a deceleration lane/acceleration taper designed and constructed to meet HCDOT requirements.
5. Georgia Department of Transportation (GDOT) requirements shall be used to determine if left turn lanes are warranted along Brannan Road. Should left turn lanes be warranted, the applicant/developer shall design and construct the left turn lane and related improvements to meet HCDOT requirements. This may require the acquisition of additional easement or right-of-way by the applicant/developer, as well as possible relocation of utilities.
6. Should the uses that take access from the curb cuts add daycare facilities, school expansion facilities, or other traffic generators at a later date, the applicant/developer will be required to coordinate with HCDOT at that time regarding designing and constructing left turn lanes to meet HCDOT and/or GDOT standards, as warranted. This may require the acquisition of additional easement or right-of-way by the applicant/developer, as well as possible relocation of utilities.
7. The applicant/developer shall provide inter-parcel automobile and pedestrian access to the existing church campus (Parcel ID# 070-01-007-012) consisting of a minimum of one (1) travel lane in each direction providing a continuous connection to existing roadways. The applicant/developer shall present a sidewalk plan to the Mayor and Council for approval prior to submittal of building plans.
8. In order to provide for consistent signage throughout the Eagles Landing development area, the property owner shall be allowed to submit a master sign plan for approval utilizing signage standards currently approved for other properties within the Eagles Landing development.
9. A lighting plan is required to be presented for approval with development plans. Lighting for parking, recreational uses, and otherwise shall be downcast and of moderate brightness. No lighting other than that approved for parking shall be on past 10:00 pm. No lighting shall be allowed to illuminate or otherwise glare on any portion of adjacent parcels of land or onto any county or state road. Lighting screens/guards or the discontinuation of the use of the offending lighting may be required to accomplish this provision.
10. No outdoor amplification of sound shall be permitted before 10:00 am and after 10:00 pm, provided that no outdoor amplification is allowed to constitute a nuisance.
11. Notwithstanding anything to the contrary herein, no zoning conditions imposed herein shall be interpreted or applied in such a manner so as to require any violation of any existing building, development, stormwater and/or any other applicable codes.
12. The 0.25 acre cemetery site (shown on the survey for Eagles Landing First Baptist Church, Inc. by Houston Engineering dated November 15, 2014) shall be secured with a decorative fence constructed of metal (no chain link), at least four feet (4') in height, but not more than eight feet (8') in height, with at least one (1) gate large enough to allow landscape maintenance equipment to easily pass.
13. The 0.25 acre cemetery site (shown on the survey for Eagles Landing First Baptist Church, Inc. by Houston Engineering dated November 15, 2014) shall be surrounded by a twenty-five foot (25') undisturbed buffer.
14. The 0.25 acre cemetery site (shown on the survey for Eagles Landing First Baptist Church, Inc. by Houston Engineering dated November 15, 2014) shall be shown on all future development plans.

Table 1.0 illustrates the current zoning and land uses of surrounding properties.

Table 1.0 Current Zoning and Land Uses of Adjacent Properties

Current Zoning		Current Land Use
North	C-2 (General Commercial)	Retail Center/Funeral Home
	OI (Office-Institutional)	Church
	RM (Multiple-Family Residence)	Single-Family Residences
East	R-3 (Single-Family Residence)	Single-Family Residences
South	C-2 (General Commercial)	Vacant
West	C-2 (General Commercial)	Vacant
	M-1 (Light Manufacturing)	Warehouse - Distribution
	M-2 (Heavy Manufacturing)	

Source: City of Stockbridge Official Zoning Map

Executive Summary:

The applicant is requesting to rezone the subject property from C-2 (General Commercial) to OI (Office/Institutional) for a senior living development of between 100-200 units, consisting of approximately 120 independent living units, 32 assisted living units, and 32 memory care units. The proposed development will share access the existing church and Christian academy campus. A variance request is running concurrently with the rezoning request regarding parking and façade requirements.

Development Regulations Relevant to Request:

- City of Stockbridge Code of Ordinances.
- Henry County/Cities Joint 2030 Comprehensive Plan.
- All other City and County Code sections regarding site development standards and requirements.

Criteria for Granting a Variance per Section 3-7-273:

Criteria 1: There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.

There are no extraordinary or exceptional conditions pertaining to the subject property with regard to size, shape, or topography that would seem to justify the requested variances.

Criteria 2: A literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties of the district.

A literal interpretation of the chapter would not deprive the applicant of rights commonly enjoyed by other properties in the district.

Criteria 3: Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

Granting the variances as requested would confer upon the property of the applicant special privileges denied to other properties within the district; however, other property owners may also request a variance.

Criteria 4: The requested variance will be in harmony with the purpose and intent of this chapter and will not be injurious to the neighborhood or to the general public.

The requested variances are in harmony with the intent of the chapter. However, reducing the required number of parking spaces may cause problems with residents and guests, particularly on holidays and other times when family and friends gather. A situation where drivers are forced to park along Rock Quarry Road and in other non-parking areas should be avoided.

Allowing cement fiberboard is not expected to be injurious to the neighborhood or to the general public as it gives the appearance of wood and is expected to be better resistant to decay.

Criteria 5: *The special circumstances are not the result of the actions of the applicant.*

The special circumstances are the result of the actions of the applicant.

Criteria 6: *The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.*

The requested variances are not the minimum necessary to make possible the legal use of the property.

Criteria 7: *The variance is not a request to permit a use of land, buildings, or structures, which is not permitted by right in the district involved.*

The variance requested is not intended to permit a use of land, buildings, or structures, which is not permitted by right in the requested district.

Recommendation:

Planning staff recommends **Denial** of the request.

Attachments

- Survey
- Site Plan
- Sign Photo
- Tax Map

4040 N. Central Expy	Drake, Texas	214.559.6090	214.559.6990
June 200	75204	Telephone	Facsimile

Lake Vista at
Eagle's Landing
PRIVATE ROAD
STOCKBRIDGE, GEORGIA

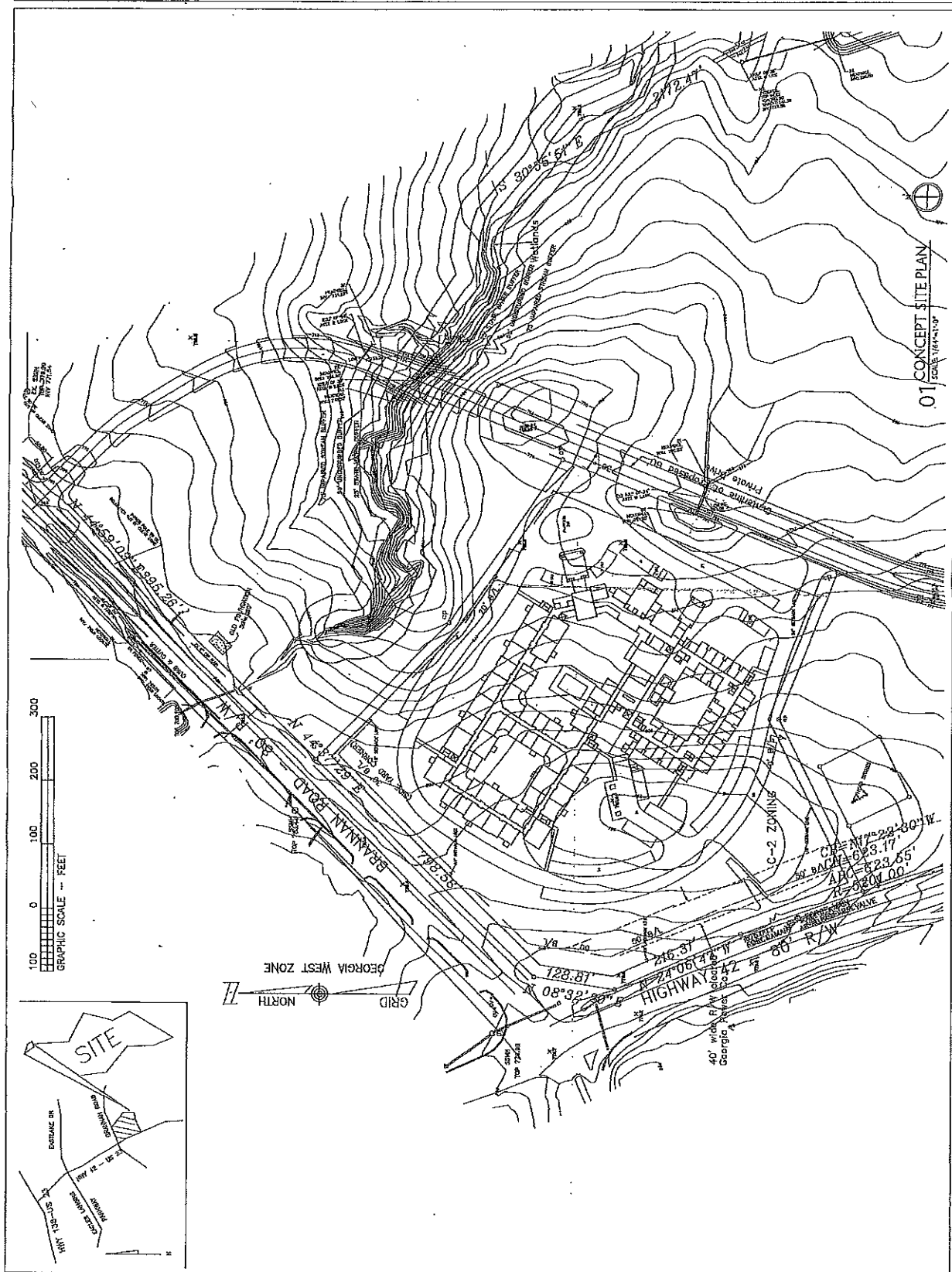
PROJECT (No.) 16003
DATE: MARCH 30, 2016

EAGLE'S LANDING
FIRST BAPTIST

TABLE 4	CONCEPT
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CONCEPT SITE PLAN

A1.00



Request

RZ-16-08-S



TAX MAP

Scale: 1" = 800'



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



Vanessa Holiday

From: Stacey Jordan <sjordan@co.henry.ga.us>
Sent: Wednesday, May 18, 2016 12:36 PM
To: Vanessa Holiday
Cc: Dale Hall; Justin Kilgore
Subject: Zoning Case for 6-13-16, Omega Variance
Attachments: 20160518123313112.pdf

Good Afternoon,

Please find attached the zoning information for case number VR-16-03-S, Omega variance.

I do not yet have the legal ad, sign photo or draft ZAB minutes.

Thanks,

Stacey

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

From: pnz@co.henry.ga.us [mailto:pnz@co.henry.ga.us]
Sent: Wednesday, May 18, 2016 12:33 PM
To: Stacey Jordan
Subject: Message from "RNP0026737BE32E"

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

Scan Date: 05.18.2016 12:33:13 (-0400)
Queries to: pnz@co.henry.ga.us



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

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

Annexation No: AX-44

Date: 5-12-2016

Received by: Carson Holiday

RECEIVED

TYPE OF ANNEXATION

MAY 12 2016

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

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

Property Address: 2240 Jodeco Rd.

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

LAND USE AND ZONING

County: Henry

County Zoning Classification: C3

Present Land Use: GOOF EASEMENT

Requested Zoning Classification: None

PROPERTY OWNER

Name: MAY + Carter Oil Company

Mailing Address: P.O. Box 949

Telephone: (770) 775-3277

Email: _____

Signature: [Signature]

Date: 1/28/2016

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

APPLICANT

Name: MAY + Carter Oil Company

Mailing Address: P.O. Box 949

Telephone: (770) 775-3277

Email: _____

Signature: [Signature]

Date: 1/28/2016

PLEASE DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Signature: [Signature]

Date: 5/23/16



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

RECEIVED

MAY 12 2016

City Clerk's Office
City of Stockbridge

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

Name:

May & Carter Oil Company

Property Address:

2240 Jodeco Rd.

Telephone: (770) 775-3277

Email:

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

Signature:

John L. Carter

Date:

1-28-16

Personally appeared before me

John L. Carter

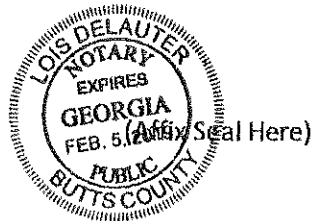
Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Lois Delauter

Notary Public

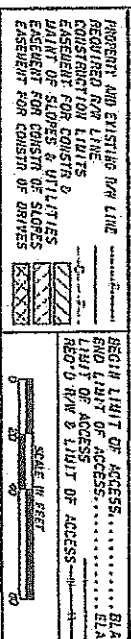
1-28-16

Date



Print

MATCHLINE STA 38+50
SEE DRAWING SH-12



ANY CONTAMINATED SOIL EXCAVATED DURING
CONSTRUCTION ACTIVITIES AT PARELS 8 & 9
MUST BE DISPOSED OF AT A PERMITTED LINED
MUNICIPAL SOLID WASTE LANDFILL.

MATCHLINE STA. 35+50
SEE DRAWING SH-08

NOTE: ALL STAFF/OFFICERS REFERENCED TO
JODECO RD CONST & UNLESS OTHERWISE NOTED

DATE	REVIEWS	DATE	REVIEWS	DEPARTMENT OF DEFENSE SECRETARY'S OFFICE IN CHARGE OF WAF-AAP
2/1/00	PROJECT 3 REVIEW & RECOMMEND REE. 2. SSAT FOR COSIN OF C.A.G. AND FULLER FOR BOTE	5/17/00	REV. RECD. LA SR. 25-50 TO JTRC. 55 AT A COLLE-SIDE	PROJECT 413, 411/10-0075-02 (213)
10/2/00	LAO COMPLETED 2001 BOTE		REV. RECD. 9	PROJECT 413, 411/10-0075-02 (213)
11/15/00	PROJECTS 7, 9 & 45 COMED			LAO 101/10-0075-02 (213)
2/10/01	PROJECT 3 REV. RECD. LA SR. 25-50 TO JTRC. 55 AT A COLLE-SIDE			LAO 101/10-0075-02 (213)
	REV. RECD. 10/10/01			LAO 101/10-0075-02 (213)

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO. WMD-005-02 (215)
COUNTY: MONTGOMERY
LAND LOT: 161.73
LAND DISTRICT: 6TH
GND: 486
DATE: 05/19/2008. SH 10 DE T1

MAY 12 2016

**City Clerk's Office
City of Stockbridge**

STATE	40	20-5400-001115	21	13	TOTAL SHEETS
DATE		WORK SHEET:			

MAY & CARTER OIL COMPANY
SEE SH-08, 10 & 12

[illegible]

DATE	STATION	ALTIMETER
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		L 77.11
		22-61
K082359	JODECO RD	35+40.00 E
		L 77.57
		20-53
K082357	JODECO RD	31+40.32 W
		L 77.29
		24-79
K082356	JODECO RD	31+45.00 W
		L 77.22
		185-05
K082358	JODECO RD	35+40.00 W
		L 77.11
		22-61
NEED ELEVATION AREA		

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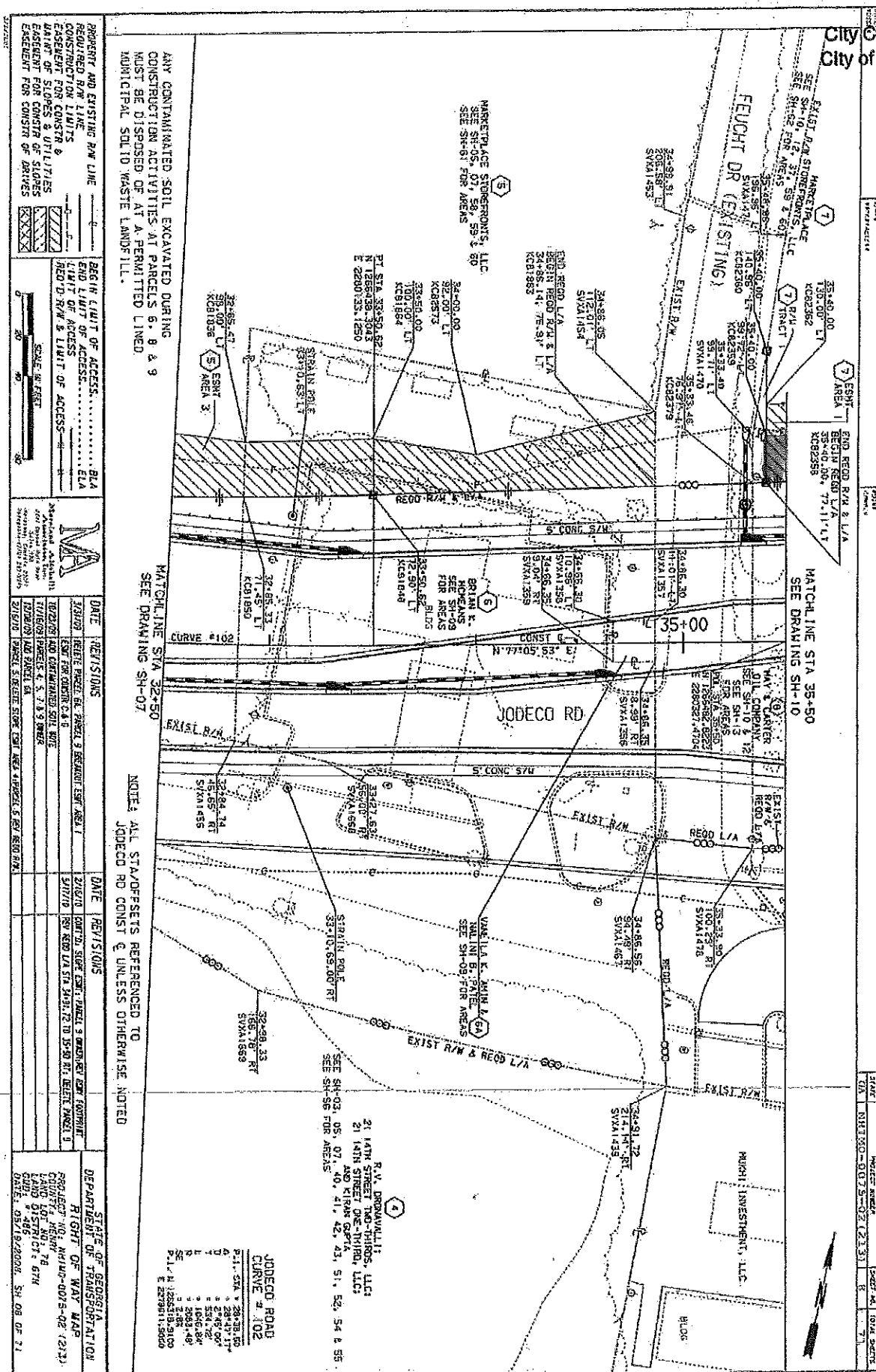
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THE UNIVERSITY OF CHICAGO

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City Clerk's Office
City of Stockbridge





City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281

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

May 23, 2016

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

Re: Notification of Annexation for 2240 Jodeco Road, Tax Map 053-01016000

Dear Mr. Bonner,

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

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

The City Council will consider annexation of the property by ordinance at a regular meeting in June.

Sincerely,

Dale A. Hall, PLA, AICP

Administration & Community Services Director

Enclosures

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



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

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

Annexation No: AX 45 Date: 5-12-2016

Received by: Tanesa Holiday

RECEIVED

TYPE OF ANNEXATION

MAY 12 2016

☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, ^{City Clerk's Office} and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

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

Property Address: 2239 Jodeco Road McDonough, GA 30253

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

LAND USE AND ZONING

County: Henry

County Zoning Classification: C-2

Present Land Use: _____

Requested Zoning Classification: _____

PROPERTY OWNER

Name: Minesh Patel

Mailing Address: 1448 Tether Ln. McDonough, GA 30253

Telephone: (678) 432-1230

Email: shima1213@gmail.com

Signature: Minesh Patel

Date: May 3, 2016

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

APPLICANT

Name: Minesh Patel

Mailing Address: 1448 Tether Ln. McDonough, GA 30253

Telephone: (678) 432-1230

Email: shima1213@gmail.com

Signature: Minesh Patel

Date: May 3, 2016

PLEASE DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Signature: [Signature]

Date: 5/23/16



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

RECEIVED

MAY 12 2016

City Clerk's Office
City of Stockbridge

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

Name:

Minesh Patel

Property Address: 2239 Sodexo Rd, McDonough GA 30253

Telephone: (678) 432-1230

Email: shimca123@gmail.com

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

Signature: Minesh Patel

Date: 5-3-2016

Personally appeared before me

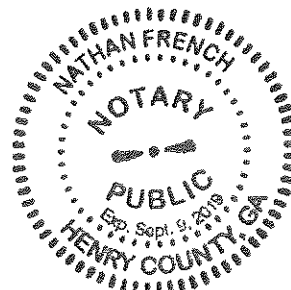
Minesh Patel

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

[Signature]
Notary Public

5-3-2016
Date

(Affix Seal Here)



Print

RECEIVED

MAY 12 2016

City Clerk's Office
City of Stockbridge

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053-01017000

053-01016000

FEUCHT RD

JODECO RD

MOUNT OLIVE RD

053-01015001

053-01015000

053-01018000

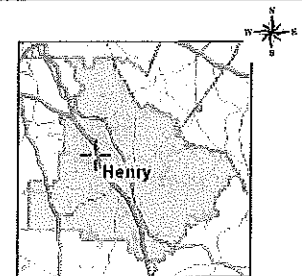
-  2015+ Parcel Sales
-  2014 Parcel Sales
-  2013 Parcel Sales

0 78 156 234 312 Ft

Henry County Assessor

Parcel: 053-01015001 Acres: 0.59

Name:	MUKHI INVESTMENT LLC	Land Value:	\$257,000.00
Site:	2239 JODECO RD	Building Value:	\$435,700.00
Sale:	\$950,000 on 02-2005 Reason=WD Qual=U	Misc Value:	\$25,500.00
	1448 TETHER LN	Total Value:	\$718,200.00
Mail:	MCDONOUGH, GA 30253		



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

Date printed: 05/03/16 : 14:39:50

RECEIVED

MAY 12 2016

City Clerk's Office
City of Stockbridge

BOOK PAGE
007833 0304

DOCH# 006792
FILED IN OFFICE
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BK:7833 PG:304-306
JUDITH A LEWIS
CLERK OF SUPERIOR COURT
HENRY COUNTY

Judith A. Lewis
REAL ESTATE TRANSFER TAX
PAID: \$950.00
PT61075 2005 1495

STATE OF GEORGIA

COUNTY OF COBB

Upon recording, please return to:
H. Dennis Panter, Esq.
1827 Powers Ferry Road
Building 10, Suite 200
Atlanta, Georgia 30339

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 4th day of February, in the year two thousand five, between MOTI ENTERPRISES, INC., A GEORGIA CORPORATION, as party or parties of the first part, hereinafter called Grantor, and MUKHI INVESTMENT LLC, A GEORGIA LIMITED LIABILITY COMPANY, whose tax mailing address is 4619 Pine Shadow Court, Lilburn, Georgia 30047, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of Ten and No/100ths (\$10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF ("PROPERTY")

Together with all of Grantor's right, title and interest in the buildings and improvements located on the Property, if any, and public roads and streets adjoining the Property.

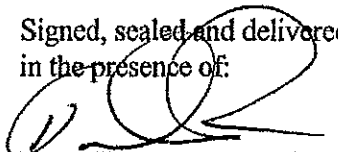
BOOK PAGE
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TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described Property unto the said Grantee against the claims of all persons claiming by, through or under Grantor.

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

Signed, sealed and delivered
in the presence of:



Witness

MOTI ENTERPRISES, INC., A GEORGIA
CORPORATION

BY:


Bhavin M. Patel

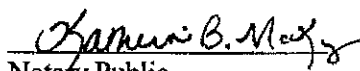
ITS: President

[CORP SEAL]

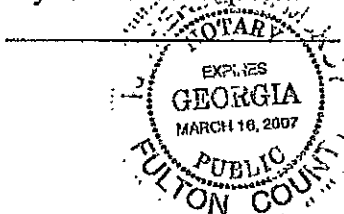
RECEIVED

MAY 12 2016

City Clerk's Office
City of Stockbridge


Notary Public

My commission expires:



c:\hdp\Horizon\Henry Jodeco Rd Mukhi.lwd

SEAL AFFIXED

RECEIVED

MAY 12 2016

City Clerk's Office
City of Stockbridge

BOOK PAGE
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EXHIBIT "A"

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

BEGINNING at an iron pin located at the corner formed by the intersection of the southerly right-of-way line of Jodeco Road (65 from the centerline) with the southwesterly right-of-way line of Mount Olive Road (a variable width right-of-way); thence southeasterly, along the southwesterly right-of-way line of Mount Olive Road along an arc of a curve to the left, which arc is subtended by a chord bearing and distance of South 39 degrees 59 minutes 16 seconds east, 68.92 feet, an arc distance of 70.73 feet to an iron pin; thence South 62 degrees 32 minutes 07 seconds west, 24.59 feet to an iron pin; thence South 02 degrees 15 minutes 42 seconds east, 90.00 feet to an iron pin; thence South 87 degrees 44 minutes 13 seconds west, 170.00 feet to an iron pin; thence North 02 degrees 10 minutes 02 seconds west, 149.95 feet to an iron pin located on the southerly right-of-way line of Jodeco Road; thence easterly, along the southerly right-of-way line of Jodeco Road along an arc of a curve to the left, which arc is subtended by a chord bearing and distance of North 85 degrees 48 minutes 50 seconds east, 149.92 feet, an arc distance of 149.96 feet to an iron pin and THE POINT OF BEGINNING; said tract containing 0.589 acres of land as shown and delineated on that certain plat of survey prepared for Guruom, Inc., Moti Enterprises, Inc., Horizon Bank and First American Title Insurance Company dated November 25, 1996, last revised March 27, 2003.

c:\hdp\Horizon\Henry Jodeco Rd Mukhi.legal



City of Stockbridge

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

May 23, 2016

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County Manager, Henry County
140 Henry Parkway
McDonough, Georgia 30253

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Sincerely,

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

Enclosures

C: Michael Harris, City Manager
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