



City of Stockbridge
Bringing People
Together

STOCKBRIDGE CITY COUNCIL

Mayor Pro Tem

Anthony S. Ford

Councilman Elton Alexander

Councilman John Blount

Councilwoman LaKeisha Gantt

Councilwoman Neat Robinson

CITY MANAGER

Michael Harris

CITY CLERK

Vanessa Holiday

DEPUTY CLERK

Randi Rainey

CITY ATTORNEY

Michael Williams

Work Session
Agenda
July 11, 2016 6:00 PM



Council Chamber 2nd Floor

4640 N. Henry Blvd.

Stockbridge, GA 30281

Website: www.cityofstockbridge.com

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA COUNCIL MEETING CITY OF STOCKBRIDGE

MONDAY, JULY 11, 2016 6:00 PM

Mayor & City Council

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

Administration

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

I. Call to Order

II. Roll Call

Present	Absent
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Mayor Pro Tem Ford	_____	_____
Councilman Alexander	_____	_____
Councilman Blount	_____	_____
Councilwoman Gantt	_____	_____
Councilwoman Robinson	_____	_____

III. Invocation

IV. Pledge of Allegiance

V. Adoption of the Agenda

VI. Approval of Minutes for 5/9/2016 and 5/31/2016

Approval of Minutes for May 9, 2016

Approval of Minutes for May 31, 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.

CEREMONIAL

Georgia Municipal Association Lifetime Service Award

- Presented by: Lamar Norton and Pam Helton of the Georgia Municipal Association

PRESENTATION

ChooseATL Program

- Presented by: Kate Atwood, Metro Atlanta Chamber of Commerce

NEW BUSINESS

Item #1 - Ordinance to Amend FY2016 Operating Budget- SPLOST III Projects #2016-010, Municipal Court #2016-011 and Information Technology #2016-012. -
Presented by: Linda Nabers, Treasurer

Item #2 - Ordinance to adopt the City Initiated Technical Update to Zoning Ordinance Unified Development Code (UDC) of the City of Stockbridge - Presented by: Dale Hall, Administration & Community Development Director

XI. PLANNING AND ZONING

Item #3 -

PUBLIC HEARING

Annexation Request AX16-46 Owner/Applicant: Tony and Cheryl Oglesby request annexation into the City of Stockbridge for property located at of 515 Country Club Dr. Stockbridge, GA 30281 in Land Lot 14 of the 6th District; Parcel ID No. 051-D02008000.

- Presented by: Dale Hall, Administration & Community Development Director

Item #4 - Resolution to approve Feasibility Study for Police Services - Presented by: Michael Harris, City Manager

COUNCIL DISCUSSION

Item #5 - Saturday Library Hours – Cochran Library Stockbridge, GA - Presented by: Councilman Alexander

CITY MANAGER'S COMMENTS

Michael Harris

CITY ATTORNEY'S COMMENTS

Michael Williams

COUNCIL'S COMMENTS

Councilman Alexander

Councilman Blount

Councilwoman Gantt

Councilwoman Robinson

MAYOR'S COMMENTS

Mayor Pro Tem Anthony S. Ford

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

- I. 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}.
- II. 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).
- III. 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),
- IV. 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).

- V.** 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).
- VI.** 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).
- VII.** 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).
- VIII.** 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.}.
- IX.** Staff meeting held for investigative purposes under duties or responsibilities imposed by law as provided by Georgia Code section 50-14-3(a)(1).

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 check the city's website www.cityofstockbridge.com or contact City Hall offices at 770.389-7900 for information.

- Food Truck Tasty Tuesdays – 5:30 – 9:00 p.m. EVERY TUESDAY – CITY HALL
- Sounds of Summer Concert, Saturday, July 16, 2016 on the Stockbridge City Lawn across from City Hall – 6pm – 9:30 pm. Liz Brasher & Drakarr & An Experience
- Downtown Development Authority Board Meeting, Monday, July 18, 2016 at 6:00 p.m. – Levi Meeting Room.
- Town Hall Meeting, spearheaded by Councilman Alexander, Monday, July 21, 2016 at 7pm. Eagle's Landing Baptist Church.
- City Council Work Session, Tuesday, July 26, 2016 6 p.m. Council Chamber
- Annual Back to School Kick-Off spearheaded by Councilman Blount, Saturday, July 30, 2016 10am – 2pm at the Merle Manders Conference Center

Motion to Adjourn.

Stockbridge

Bringing People Together



DRAFT MINUTES COUNCIL MEETING

MONDAY, MAY 9, 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 6:03pm.

Mayor Pro Tem Ford asked everyone to keep Councilman Blount in prayer due to the loss of his son.

The invocation was provided by Anika Potts.

The Pledge of Allegiance was recited in unison.

Deputy Clerk, Randi Rainey was asked to proceed with a verbal roll call. All members of Council were present except Councilman Blount; a quorum was confirmed.

Councilwoman Gantt motioned to approve the Agenda as written; second by Councilwoman Robinson; the motion passed 4-0.

Councilman Alexander motioned to approve the Minutes of 3/8/2016, 3/14/2016 and 3/29/2016 as written; second by Councilwoman Robinson; the motion passed 4-0.

PUBLIC COMMENTS

None

CEREMONIAL

STAR Student Danny Kim was not in attendance to receive his Academic Excellence Certificates.

Mayor Pro Tem Ford read and presented a Proclamation to Mrs. Winner's owners Gary Shelton and Vickey Shelton for their 15- year anniversary serving the Stockbridge community.

Mayor Pro Tem Ford read and presented a Proclamation to all small business owners in the City of Stockbridge in support of Small Business Week.

Mayor Pro Tem Ford read and presented a Proclamation for Teachers Appreciation Week; Councilwoman Robinson accepted on behalf of all teachers in the City of Stockbridge.

Mayor Pro Tem Ford read and presented a Proclamation to Cecilia Greene for recognizing the month of May as Lupus Awareness Month.

OLD BUSINESS

PLANNING & ZONING

ITEM#1- 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.

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 example provided in Exhibit "A", as approved by the City Manager or his or her designee.

Mayor Pro Tem Ford inquired as to whether or not a Public Hearing was required. City Attorney, Michael Williams noted this item was tabled at the last meeting, and therefore a Public Hearing is not required tonight.

Councilwoman Gantt motioned to approve the Rezoning Request; second by Councilwoman Robinson; the motion passed 4-0.

NEW BUSINESS

ITEM #2 – Ordinance – Food Trucks in the City of Stockbridge

Presented by: Michael Williams, City Attorney

Attorney Williams noted the Ordinance before Council has been slightly revised; and during the last meeting, two (2) concerns were raised. The first concern was the location of the food trucks and Attorney Williams referred to page 9, subsection B, subpart 6 and 7 which relates to proximity to schools and City Events was amended from 600 feet from a school or city event to 1,000 feet

Attorney Williams noted the second concern was not really a change, but more of an explanation on the requirements of paying the City of Stockbridge Occupational Tax Fee with food truck and food cart vendors. Attorney Williams read Section 9.90.070 subsection C “No person shall engage in the business or trade of vending without first establishing compliance with Chapter 9.01”. Attorney Williams explained this states vendors must comply with the code; however, staff will need to revisit and determine how mobile vendors of any kind will be taxed.

Attorney Williams stated staff is already in the process of revisiting the Occupational Tax Ordinance due to a number of deficiencies identified with that Ordinance.

Councilman Alexander stated he wants all vendors treated fairly and not being double charged.

Councilwoman Gantt expressed her concerns for the City’s Food Truck Tasty Tuesday event and suggested moving the proximity from 1,000 feet. to 1 or 2 miles.

Mayor Pro Tem Ford inquired if Council passes this, would Council still need to address changing the Occupational Tax fee. Attorney Williams confirmed yes, and noted it would be looked at separate for other reasons and further noted it would require compliance with the Ordinance at any given time.

Mayor Pro Tem Ford inquired when the other Ordinance would be completed for Council to review. Attorney Williams stated by the end of this summer.

Councilman Alexander expressed he is agreeable with 1 mile.

Councilwoman Gantt motioned to approve the Ordinance with the changes to Section 9.90.110- Location (b) (7) from 1,000 feet to 1 mile; second by Councilman Alexander; the motion passed 4-0.

ITEM #3 – Resolution establishing a policy for City of Stockbridge Volunteers.

Presented by: Michael Williams, City Attorney

Attorney Williams noted before Council is a revised Volunteer Policy with the main change being the removal of any authorization of volunteers using their personal vehicles while working as a volunteer. Attorney Williams stated this is for insurance liability purposes.

Attorney Williams also stated all volunteers working with children will be required to complete a background check.

Councilwoman Gantt motioned to approve the Resolution; second by Councilwoman Robinson; the motion passed 4-0.

ITEM #4 – Resolution establishing a policy for proclamations.

Presented by: Michael Williams, City Attorney

Attorney Williams noted at the last meeting there were a number of proclamation policies from different jurisdictions presented to Council for review. Attorney Williams stated Council tasked City Clerk, Vanessa Holiday and himself to consolidate them into one proclamation policy.

Attorney Williams explained to Council the new proclamation policy sets up guidelines on how the City receives proclamations and determines when to and not to issue a proclamation.

Attorney Williams noted the proposed policy states the procedure requires all proclamation request to be submitted in writing 15 business days prior to a regular council meeting and the recommendation is to issue proclamations once a month at the regular council meeting. Attorney Williams also suggested asking the recipients to arrive prior to the meeting for pictures in an effort to save time.

Councilwoman Gantt suggested having council come down to the floor while proclamations are issued out; and believes that process goes faster.

Councilman Alexander stated does not want to exclude outside groups. He has invited several outside businesses to come into the City, seeing how connected the world is now.

Councilwoman Gantt motioned to approve the Resolution; second by Councilman Alexander; the motion passed 4-0.

ITEM #5 – Resolution to Authorize to acquisition of insurance from One Beacon Insurance Company.

Presented by: Michael Harris, City Manager

Mr. Harris stated the City is required every year to reassess and update the City's policy in regards to property insurance. Mr. Harris stated One Beacon offered a rate that is reduced from last year's payment of \$247, 730 to \$227,003 with a \$7,000 reduction.

Councilwoman Gantt motioned to approve the Resolution; second by Councilman Alexander; the motion passed 4-0.

ITEM #6 – Resolution to Authorize Hispanic Community Event as a part of 2016 Bridgefest City Event.

Presented by Councilwoman Robinson.

Councilwoman Robinson motioned to amend the Resolution's language under Section 1-Authorization to reflect the correct language as follows: Section 1.

Authorization – The Mayor and Council of the City of Stockbridge hereby authorizes a Hispanic community event to be held in 2016 as a City event in conjunction with

Bridgefest. The City staff is hereby directed to plan and conduct an appropriate event. Should additional funding be necessary, the staff is hereby directed to bring to the Council for its consideration an appropriate budget amendment for the current fiscal year; second by Councilman Alexander; the motion passed 4-0.

ITEM #7 – Request for Resolution to Authorize Use of the Merle Manders Conference Center for the Youth Job Fair - Wednesday, June 15, 2016.

Presented by: Councilman Alexander

Councilman Alexander noted the success of the first Stockbridge/Goodwill job fair, and would like the City to again partner with Goodwill Industries for a Youth Job Fair during the summer.

Councilman Alexander motioned to use the Merle Manders Conference Center on Wednesday, June 15, 2016 for the Stockbridge youth job fair; second by Councilwoman Robinson; the motion passed 4-0.

CITY MANAGER’S COMMENTS

Michael Harris - None

COUNCIL’S COMMENTS

Councilman Alexander informed citizens there was a lively discussion this past Saturday with the Downtown Development Authority and Council where there was overwhelming support for the downtown re-development. Mr. Alexander noted, citizens could reach out to Council to voice their opinions on what they would like to see in the downtown area. Councilman Alexander also encouraged everyone to come out on Thursday, May 12, 2016 at 5pm to City Hall for the Public Safety Committee Meeting to be held in the Council Chamber to be introduced to the Advanced Protection Services, a private security force. Councilman Alexander committed to the citizens, the Henry County Police Department is not going anywhere, and will still be the primary police force. Advanced Protection Services will help patrol the City by checking doors, and patrolling the parks.

Councilman Blount was not in attendance of the meeting.

Councilwoman Gantt thanked everyone for coming out and also spoke regarding the meeting with the Downtown Development Authority and stated she is excited and there are some great things coming forward. Councilwoman Gantt informed the citizens, if anyone knows of developers or business interested in the downtown area to please inform staff and/or the Council and also invited everyone to attend and support Food Truck Tasty Tuesdays while expressing the importance of sponsors and volunteers.

Councilwoman Robinson thanked everyone for coming and informed the community of the new sanitation service and noted if there are any problems or concerns to contact City Hall or the sanitation department. Councilwoman Robinson noted she would be spearheading a “Unity in the Community” basketball game to be held Friday, May 13th at J.P. Mosely Gym from 5-8pm, and that everyone was invited.

MAYOR PRO TEM'S COMMENTS

Mayor Pro Tem Ford noted his reference to the Council being "teammates" and asked everyone to pray for Councilman Blount with the loss of his son and to keep Council and the City in prayer. Mayor Pro Tem Ford went on to thank everyone for coming out and reminded everyone of the recycling service that will begin this week and noted this service is bi-weekly program.

Councilwoman Gantt motioned to Convene Executive Session for Items A-E (Litigation and Real Estate); second by Councilwoman Robinson; the motion passed 4-0.

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Act)

Councilman Alexander motioned to adjourn Executive Session; second by Councilwoman Robinson; the motion passed 4-0.

Councilwoman Gantt motioned to reconvene the regular meeting; second by Councilman Alexander; the motion passed 4-0.

Councilwoman Robinson motioned to approve the settlement agreement with North Park Medical and Caribou Investments; second by Councilwoman Gantt; the motion passed 4-0.

Councilman Alexander motioned to approve the SDS Law Enforcement Services Agreement with Henty County; second by Councilwoman Gantt; the motion passed 4-0.

Mayor Pro Tem Ford read the following Announcements and Events:

- Food Truck Tasty Tuesdays – 5:30 – 9:00 p.m. **EVERY TUESDAY – CITY HALL**
- Public Safety Committee Meeting, Chairperson Councilman Alexander, Thursday, May 12, 2016 at 5:00 p.m. City Hall – 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
- The First Annual B.O.M.B. Experience (Blessing Of Motorcycles & Bikes) – Spearheaded by Councilman Blount - Sunday, May 15, 2016 at 12pm at Clark Park 111 Davis Rd. Stockbridge, GA
- 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
- Walk, Talk, Love Stockbridge spearheaded by Councilwoman Gantt, Saturday, May 21, 2016 10:30 a.m. location to be announced.
- Public Works Committee Meeting, Chairperson Councilwoman Robinson, Wednesday, May 25, 2016 at 5:00 p.m. City Hall - Patrick Henry Meeting Room

- Memorial Day March – Monday, May 30, 2016 Merle Manders Conference Center
111 Davis Rd. Stockbridge, GA – March begins at 9am
- All City Offices will be closed on Monday, May 30, 2016 in observance of Memorial Day.
- City Council Work Session, Tuesday, May 31, 2016 6 p.m. Council Chamber

Councilwoman Gantt motioned to adjourn the meeting at 8:20pm; second by Councilwoman Robinson; the motion passed 4-0.

Respectfully submitted by:

Randi Rainey, Deputy Clerk

Anthony S. Ford, Mayor Pro Tem

Stockbridge

Bringing People Together



DRAFT MINUTES 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**

The meeting was called to order by Mayor Pro Tem Ford at 6:01pm.

Invocation was provided by Reverend Jody Ray

The pledge of allegiance was recited in unison.

City Clerk, Vanessa Holiday was asked to proceed with the roll call. All members of Council were present, with the exception of Councilwoman Gantt.

Councilman Blount made a motion to amend the Agenda to add a Ceremonial item and two Council Discussion Items #14 and #15; second by Councilman Alexander; the motion passed 4-0.

The Minutes of April 11, 2016 and April 26, 2016 being reviewed for adoption at the next meeting.

PUBLIC COMMENTS

There were no speakers for public comment.

CEREMONIAL

Mayor Pro Tem Ford presented a proclamation to Reverend Joy Ray of Stockbridge First United Methodist Church for his contributions to the Stockbridge community.

City Clerk, Vanessa Holiday informed Mayor Pro Tem Ford of Councilwoman Gantt's arrival.

Mayor Pro Tem Ford presented a proclamation to Principal Bonita Fluker of Stockbridge Elementary School for her dedication to the Stockbridge community.

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

Ms. Gunnoe noted this was a contract that is renewed annually with no cost to the City and no changes to the contract for probation services.

Councilwoman Gantt motioned to approve the Resolution to authorize a contract between ZSI/Judicial Alternatives of Georgia, Inc. and the City of Stockbridge for probation services; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #2 – Resolution to approve Events Coordinator Position.

Presented by: Renee Wheeler, Human Resources Manager

Attorney Williams stated Item # 2-4 are exhibits to Item #5 and can be added together for one vote.

Councilwoman Gantts preferred to discuss Item #4 (Organizational Chart) to clarify the position of Events Coordinator was not reporting to the Conference Center Coordinator Ms. Wheeler confirmed they were not and that this would be a new position assist with the city's events. Ms. Wheeler noted there are currently two full time staff members working on all the events in the city with the addition of a few temps helping out. Ms. Wheeler expressed the new position coordinate the City sponsored events and manage the volunteer program.

Mr. Harris noted initially, the City only had four (4) events in previous years; and the number of events have increased significantly; and the Council should consider developing a Cultural Leisure Events Department that would be able to handle those various events.

Councilman Alexander inquired about the overlapping with the MMCC Coordinator and the Main Street Coordinator, and asked who has more responsibilities. Ms. Wheeler expressed currently at the MMCC is the Conference Center & Events Manager, who also oversees the MMCC, Ted Strickland and all city events. Ms. Wheeler noted the position of Conference Center Coordinator was recently added to oversee phone calls, bookings, showing the facilities and reserving park pavilions. Ms. Wheeler noted Main Street handles events related to developing the Downtown Main Street Area any overlap would be due to working in conjunction with each other and supporting each other's events.

Ms. Wheeler explained the new position will help define events even more, while making sure the volunteer program runs properly.

Councilman Blount inquired about the pay scale. Ms. Wheeler stated it's a pay grade 14 \$30,430.40 - \$49,545.60.

Councilman Alexander inquired on what is important hiring more chiefs or Indians for the department. Mr. Harris stated there have been several conversations about consolidating to have one single person to oversee, monitor and manage all of the events and noted currently, there are several people helping out, and he hopes to have the position work in conjunction with the Community Relations Committee to take an aggressive approach in building up the volunteers. Mr. Harris further noted, the Merle Manders Conference Center is utilizing staffing agencies and would like to have a more permanent staff in place.

Councilman Blount expressed concern the position is a little conflicting and wanted to know who would supersede on different events. Ms. Wheeler stated the position will be a hands on position that will coordinate the city's events.

Councilwoman Robinson inquired as to whether or not the new position could be an assistant to the Executive Assistant to Mayor & Council and suggested decreasing the pay. Mr. Harris stated the importance of having one sole person responsible for the events and the he understands this is the Council's first time officially looking over the position and he hopes if Council has any questions, they will sit down to address them. Mr. Harris stated he does not expect a vote on this item tonight seeing there is a lot to digest.

Ms. Holiday noted a similar discussion last year when the Clerk's office handled events and there was talk of adding the Executive Assistant to Mayor & Council position and noted the increase in the number of events over the last couple of years and noted the clear need for adding that position. Mrs. Holiday further explained the new role would help in assisting the Executive Assistant to Mayor and Council with all of the council initiatives, working in conjunction with the conference center with all events. The new position will understand exactly what and how council wants things and then will coordinate with the events team.

Councilman Alexander inquired if the new position will take over the sponsorship responsibilities. Mr. Harris referenced the city's sponsorship package; and also mentioned a few local stores have partnered up with the City for events. Mr. Harris explained creating the packages is one thing, but going out and trying to obtain sponsors is a different thing.

Councilwoman Gantt stated she has seen all staff participate and be hands on, including some of the Councilmembers. Councilwoman Gantt expressed she is in favor of adding an Events person and she knows the City needs one.

No Action – Included in Item #5 Vote.

ITEM #3 – Resolution to approve Pay and Classification Scale

Presented by: Renee Wheeler, Human Resources Manager

No Action – Included in Item #5 Vote.

ITEM #4 – Resolution to approve Organizational Chart

Presented by: Renee Wheeler, Human Resources Manager

No Action – Included in Item #5 Vote.

ITEM #5 – Ordinance – Budget Amendment 2016-008

Presented by: Linda Nabers, Treasurer

Councilwoman Gantt motioned to place this item on the June 13, Agenda and to include Items #2, #3, and #4; second by Councilman Alexander; the motion passed 5-0.

Mr. Harris stated if Council has any questions prior to the meeting to meet with him or Ms. Wheeler.

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: Michael Williams, City Attorney

Attorney Williams noted Council adopted a moratorium last year and, at the time anticipated the zoning codes rewrite would address the issue. Attorney the moratorium has expired prior to the zoning code rewrite and to be cautious, he suggest re-adopting the moratorium which would expire at the adoption of the zoning code or December 31, 2016. Mr. Williams noted he expects to have the re-write completed before the end of July or early August 2016.

Attorney Williams further noted the Henry County Zoning Advisory Board has already approved the moratorium and noted a provision that establishes a railroad zoning classification that was adopted in an attempt to prevent the building of billboards in the railroad right-of-way. Mr. Williams stated there is a sign ordinance that is not in the zoning codes and recommends adopting the moratorium and will bring it back for discussion in July 2016.

Councilwoman Gantt motioned to approve the Resolution of the Mayor and Council establishing a moratorium on the acceptance of applications for new signs in unzoned areas of the City; second by Councilwoman Robinson; the motion passed 5-0.

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

Presented by: Mike Williams, City Attorney

Attorney Williams stated the Governor has signed all of the remaining Charter amendments statutes at the end of April 2016 and that staff went through the codes to makes sure there are no conflicting provisions relative to Charter changes.

Attorney Williams noted there are three provisions that needed to be addressed:

Section 2.04.011 establishes the Oath of Office both in the Charter and in the code, since the Charter has been updated, there is no need to have it in the code.

Section 2.12.035 lays out the provisions related to the appointing of a City Manager, their qualifications and how they are removed. This was reflected in the old code and not updated with the new Charter amendments the General Assembly approved and would be considered a judgement call for Council to decide.

The last provision deals with Section 3 that amends Section 2.08.060; the

resignation of officials who have qualified for elected office. Attorney Williams explained the new Charter states anyone who has a city- appointed position must resign immediately after qualifying for an elected official's position. The provision of the code had stated if you qualify for an elected official's position, you must resign effective December 31st of that year.

Councilman Alexander asked Attorney Williams if the vote should wait until the Council meets in Executive Session; Attorney Williams stated it would not affect the voting on this item.

Councilwoman Gantt motioned to approve the Ordinance Amending the Stockbridge Municipal Code to harmonize the Code with the newly amended City Charter; second by Councilman Alexander; the motion passed 5-0.

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

Presented by: Mike Williams, City Attorney

Attorney Williams stated this ordinance would regulate businesses whose principle source of income is through check cashing. This would limit the number of check cashing businesses in the city limits based on population, providing one check cashing store per 20,000 residents. This ordinance will also include a distance separation between check cashing businesses having them at least 2,500 ft. apart. Attorney Williams noted, this does not apply to federally chartered banking companies, credit unions, and any business retailer whose primary engagement is in the sales of consumer goods (Wal-Mart, grocery stores). Attorney Williams stated this would help prevent clustering and over saturation in certain neighborhoods.

Mrs. Holiday asked for clarification as to when a business currently operating closes, and what is the affect. Attorney Williams responded, if the business closes, grandfather rights are lost.

Councilwoman Gantt motioned to approve the Ordinance amending the Stockbridge Municipal Code with Respect to Checking Cashing Businesses in the City of Stockbridge; second by Councilman Alexander; the motion passed 5-0.

COUNCIL DISCUSSION

Item #9 – Discussion of Resolution to approve contract with Lamar County for Landfill Services.

Presented by: Michael Harris, City Manager

Mr. Harris stated the City takes the trash to the Transfer Station which is owned by the City, but has a contract with Lamar County to manage the Transfer Station; who uses a third party (Waste Management) to also manage the Transfer Station.

Mr. Harris noted conversations of a new contract and extending landfill services for a number of years and expressed there are couple of key components they would like to see with the new contract as he knows the tipping fees runs between \$35-55 per ton;

and after speaking with a few agencies to see what their rates are, anything \$35 and less is good. Mr. Harris stated the City has a good deal now, but knows the rates will increase

over the years and would like to start negotiations now.

Mr. Harris indicated what was proposed to Council was a rate of \$33-35 per month with proposed incremental increases from the current rate of \$20 this year, to \$21 next year, then to \$24, then to \$27 the following year until it gets to \$35. Mr. Harris noted Lamar County charges Waste Management \$33 per ton; Lamar County will make the payments to Waste Management once the city gets to \$33. Once the rates hits \$33, then Council will need to renegotiate the terms.

No Action Taken

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

Dale Hall, Administration & Community Services Director stated item #10 coincides with #11. Mr. Hall indicated the applicant is requesting to rezone the 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. Mr. Hall also mentioned the proposed development will share access to the existing church and Christian academy campus, with a variance request running concurrently with the rezoning request regarding parking and façade requirements.

Mr. Hall mentioned this went before the ZAB (Zoning Advisory Board) back in May with staff recommending approval with 9 conditions. Those conditions are as followed:

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, stucco, stone, 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 Hwy 42 North is required to be preserved all along the subject property's frontage along Hwy 42 North.
6. No direct access shall be permitted to Hwy 42 or Brannan Rd. 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 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.

Mr. Hall inquired with the City Attorney if he could include item #11. Mr. Williams agreed.

Mr. Hall also included the Variance item which asks for two items; a reduction to the numbers of required spaces for the independent units from two (2) parking spaces per unit to one (1) parking space per unit; and the ability to use hardy plank on the building's exterior façade.

Mr. Hall express the ZAB recommends denial of the Variance.

Councilman Blount inquired on why the ZAB recommend denial. Mr. Hall stated there are multiple reasons, one of them is there is no specific reason for it being approved because of the landform on any circumstances of the property to allow for those things. Mr. Hall also stated there were no other items presented in the application that justifies them being recommend for approval.

Councilman Alexander stated he noticed hardy plank being requested and inquired if stone, stucco and brick were the current requirements. Mr. Hall responded that was recommended by the ZAB and also the staff recommendation from the Henry County Planning and Zoning. Councilman Blount requested to see the accessibility that will remain for the cemetery.

NO ACTION – ITEM TO BE HEARD DURING A PUBLIC HEARING JUNE 13, 2016

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

NO ACTION- INCLUDED IN ITEM #10– ITEM TO BE HEARD DURING A PUBLIC HEARING JUNE 13, 2016

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

Mr. Williams reminded Council of the ongoing litigation with Henry County regarding properties adjacent to this which the City has previously annexed in. Mr. Williams expressed there are certain aspects of annexation that has a bearing on them and it may be appropriate to ask certain questions in Executive Session for both items # 12 and 13.

Dale Hall, Administration & Community Services Director stated this is a piece of property north of Jodeco Rd. west of I-75. Both applicants May and Carter and Minesh Patel has both asked to be annexed into the City.

Mr. Harris reminded Council this was for discussion purposes only and will be heard as a public hearing on June 13th.

NO ACTION – ITEM TO BE HEARD DURING A PUBLIC HEARING JUNE 13, 2016

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

This item was included with item #12.

NO ACTION – ITEM TO BE HEARD DURING A PUBLIC HEARING JUNE 13, 2016

Item #14 – DISCUSSION – To allow alcohol at City Events.

Presented by: Michael Harris, City Manager

Mr. Harris noted this item was for discussion purposes and noted information was sent to

the Council recently in regards to alcohol sales during City Events. Mr. Harris noted the Ordinance allows for alcohol; however, he feels alcohol should not be served where young children are in attendance, such as *Movie Night* and Food Truck Tuesdays and asked Council for direction on how staff should proceed.

Councilman Alexander noted he does not support alcohol at Movie Night, and further noted if the City chooses to eliminate alcohol from the food truck event, it will eliminate potential growth.

Mayor Pro Tem Ford stated he is not in favor of alcohol being served at family events; and does not totally agree with Councilman Alexander with serving alcohol at the food truck event.

Councilwoman Robinson stated she agrees with alcohol at the food truck events with a consumption limit.

Councilman Blount suggested a written policy with parameters

After some discussion, Councilwoman Gantt motioned to prohibit alcohol at City Movie events; second by Councilman Alexander; the motion passed 5-0.

Item #15 – Discussion – Public Safety for the City of Stockbridge

Presented by: Michael Harris, City Manager

Mr. Harris stated Councilman Alexander requested to have a discussion on what the next steps should be with regard to the Henry County Police Department. Mr. Harris expressed there have been Town Hall Meetings with great feedback from the community.

Councilman Blount stated there has been conversations with Chief Nichols and Captain Gray on promoting diplomacy in what they do with the County. Councilman Blount also stated he spoke with Commissioner Blake Prince on his concerns for the security company coming to the City. Mr. Blount believes the security agency has not provided security for a city in this magnitude; also, they would have to be trained and will need supervising in areas they have never supervised before. Mr. Blount stated he wants to put the security company on hold and continue talking with the County to see what they could come up with.

Councilman Alexander noted the process will play itself out the way it was supposed to be and stated representatives for the City sat down as a committee and tried to formulate something they thought could work for the City. Councilman Alexander also noted confusion regarding Henry County Police leaving the city, which were false reports and stated those concerns were addressed to the public. Councilman Alexander further noted, the City Council heard citizens indicate the desire for the City to have its own police department and stated discussions have been in the works to determine the next steps. Councilman Alexander stated his assessment regarding the police services issue was not with the police department, but rather with the commissioners by calling for an end to police services without giving notice to the city and imposing taxes on the City of Stockbridge residents and he where he could not sit in good faith and let that happen as that would be unfair to the citizens.

Mr. Harris stated as per Council's direction, he has been in contact with the County Manager and the next step is to come back with options, and if Council agrees, he will take it back to the County for reconsideration.

Consensus of the Council was for the City Manager to resume negotiations with Henry County for Police Services.

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

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

CITY MANAGER'S COMMENTS

Michael Harris noted the City of Stockbridge was partnering with Bight from the Start to provide free meals to select students during the summer at Clark Park; and also noted the City was working on Informational Marquee Signs to be placed in front of City Hall.

COUNCIL'S COMMENTS

Councilman Alexander thanked everyone for attending and tuning in and wants to step up efforts to open the library on the weekend.

Councilman Blount thanked everyone for attending the meeting.

Councilwoman Gantt thanked everyone for attending the meeting.

Councilwoman Robinson thanked everyone for attending and thanked Rev. Jody Ray and Principal Bonita Fluker for their contributions to the Stockbridge community.

MAYOR PRO TEM'S COMMENTS

Anthony S. Ford thanked everyone for participating in the Memorial Day March (Kickoff to the summer) and thanked everyone for coming out.

Mayor Pro Tem Ford read the following news and announcements:

- 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*

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

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor Pro Tem

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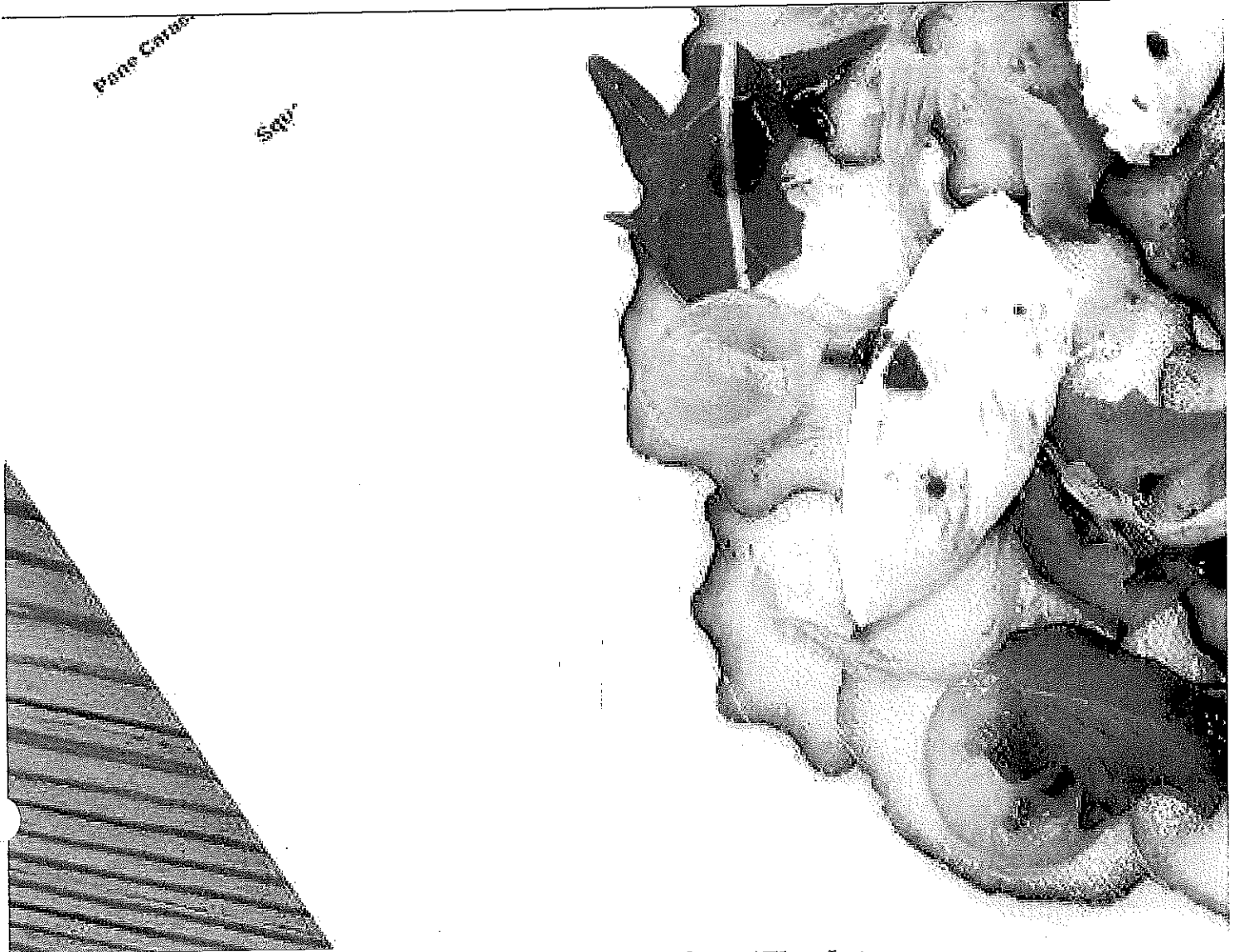
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Instagram.



All About That ATL

allaboutthat_atl If I close my eyes I may as well be eating seaside in the Amalfi Coast (and not just c in Buckhead ☺). Either way, I'm thrilled to be eating this deliciousness. - - You MUST visit @storicofr dine-in and take-out food are the .com and you want to get in on the action. - - We got the zucc (pictured) and the Ceci panini and I'm coming back for a repeat. - -  ATL #atleats #eeeeeeats #se #livetoeat #atlantaeats #allaboutthatatl #weloveatl #foodie #foodjunkie #foodporn #yum #foodpic: #f52grams #zagat #coolatlanta #eater #atlantaontherise #nom #buzzfeedfood #infatuation #nytfo #whyiloveatl

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CITY OF STOCKBRIDGE

BUDGET AMENDMENT

NUMBER 2016 - 010

DATE 07/11/2016

ACCOUNT	PROJECT	DESCRIPTION	Increases	Decreases
346-00000-389040		From SPLOST III Reserves	427,481	
346-15650-541308		Land Acquisition		186,358
346-15650-541318		Multiplex Bldg / Renovation	6,961	
346-15650-541404		City Hall & Court Drainage	150,000	
346-15650-541301		TSCC Building Capital Expenses	50,000	
346-15650-541435		MMCC Building Capital Expenses	100,000	
346-42200-541404		Sidewalks	200,000	
346-42200-542500		Equipment		211,000
346-43300-541486		WWTP Head Works Phase II		82,309
346-44200-541308		Wells Land Acquisition		240,025
346-44200-541440		Wells Exploration		3,750
		Totals	934,442	934,442

This amendment is to realign SPLOST III projects.

Entered

Approved

CITY OF STOCKBRIDGE

BUDGET AMENDMENT

NUMBER 2016 - 011

DATE 07/11/2016

ACCOUNT	PROJECT	DESCRIPTION	Increases	Decreases
100-00000-351140		Fines and Forfeitures	665,000	
100-25000-511140		Judge		24,000
100-25000-511141		Solicitor		16,800
100-25000-521221		Legal - Indigent		15,000
100-25000-521310		Court Software		17,000
100-25000-523860		PO Salaries - Extra Duty	35,000	
100-25000-573001		Brain & Spinal Injury		1,200
100-25000-573003		Fines 10% Jail		24,000
100-25000-573004		Victims Assistance Fund		11,500
100-25000-573005		Bond Refund		
100-25000-573007		County Drug Abuse Train and Edu		6,000
100-25000-573008		PO A&B Fund		17,500
100-25000-573009		PO Training Fund		25,000
100-25000-573010		Indigent Defense Fund		26,000
100-25000-573011		Drivers Ed/Training Fund		8,000
100-00000-389040				508,000
		Totals	700,000	700,000

This amendment is to estimate the losses for the Courts for 2016.

Entered _____

Approved _____

CITY OF STOCKBRIDGE

BUDGET AMENDMENT

NUMBER 2016 - 012

DATE 07/11/2016

ACCOUNT	PROJECT	DESCRIPTION	Increases	Decreases
100-15350-521211		IT Services for Governing Body	3,600	
100-15350-521212		IT Services for Executive	1,900	
100-15350-521213		IT Services for Administration	9,500	
100-15350-521214		IT Services for Government Buildings	725	
100-15350-521215		IT Services for Courts	1,815	
100-15350-521216		IT Services for Public Works	1,815	
100-15350-521217		IT Services for Code Enforcement	400	
100-15350-521218		IT Services for Main Street	1,275	
100-00000-389040		From Reserves		28,310
505-43300-521222		IT Services for Sewer	1,900	
505-44200-521222		IT Services for Water	2,315	
505-00000-389040		From Reserves		4,215
510-42500-521222		IT Services for Stormwater	2,000	
510-00000-389040		From Reserves		2,000
555-15650-521222		IT Services for MMCC	375	
555-00000-389040		From Reserves		375
560-15650-521222		IT Services for TSCC	185	
560-00000-389040		From Reserves		185
		Totals	35,085	35,085

This amendment is to estimate additional costs for Information Technology for 2016.
This amendment includes a \$6,000 estimate for Disaster Recovery Plan - Phase II.

Entered _____

Approved _____

City of Stockbridge

EXECUTIVE SUMMARY

CITY COUNCIL MEETING

Meeting Date:

July 11, 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 Ad
3. May 12, 2016 ZAB minutes (Draft)
4. Staff Report
5. Unified Development Code (Draft)

Presenter:

City Staff

City Initiated Technical Update to Zoning Ordinance

Agenda Item:

Unified Development Code of the City of Stockbridge (UDC)

Background:

See attached staff report.

Recommendation:

The Zoning Advisory Board heard the rezoning request on May 12, 2016, and recommended approval of the request with the staff recommendations (listed in the staff report).

SUMMARY MINUTES

HENRY COUNTY ZONING ADVISORY BOARD

The Henry County Zoning Advisory Board held a Public Meeting with a Work Session at 6:00 p.m. and a Public Hearing at 7:30 p.m. on Thursday, **May 12, 2016**, in the Henry County Administration Building, 140 Henry Parkway, McDonough, Georgia, 30253. Notice of this meeting was posted in the entrance foyer of the County Administration Building and posted in the Henry Daily Herald Newspaper.

Those present were:

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

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

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

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

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

INVOCATION AND PLEDGE

Jim Risher led the invocation and the Pledge of Allegiance.

CALL TO ORDER

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

ACCEPTANCE OF THE AGENDA

Ms. Nesbit made a motion to approve the agenda. **Mr. Head** seconded the motion. Motion carried. (6-0)

APPROVAL OF MINUTES

Mr. Bailey made a motion to approve the minutes for March 10, 2016 as submitted. **Mr. Babb** seconded the motion. The motion to approve was unanimous. (6-0)

PLANNING STAFF COMMENTS

Mr. Gibbs officially welcomed Edward Morrow to the Planning and Zoning Department.

Chairman Consiglio asked staff to call the first case.

CONDITIONAL USE

CU-16-01

Nickeyoto Moore of Riverdale, GA requests a conditional use for the property located at 10 Andrew Drive in Land 44 of the 6th District. The property consists of 2.164+/- acres, and the request is for a sports/recreation facility in the M-1 (Light Manufacturing) zoning district. **District 2**

(TO BE TRANSCRIBED)

UNIFIED LAND DEVELOPMENT CODE

CITY OF STOCKBRIDGE UNIFIED DEVELOPMENT CODE (UDC):

Notice is hereby given that a public hearing will be held to make a recommendation regarding a proposed City of Stockbridge Unified Development Cod (UDC). Copies of draft documents will be made available at the Planning and Zoning Department, Henry County Administration Building, 140 Henry Parkway, McDonough, GA 30253.

Daunte Gibbs called the case. **Josephine Medina** presented the case.

Ms. Medina stated the Unified Development Code (UDC) is a technical update of the city of Stockbridge zoning ordinance. Currently the zoning ordinance uses Chapter 8.36 of the City of Stockbridge ordinance as well as the old code of Henry County Chapter 3-7. Staff has gone through all the chapter and tried to indicate certain errors and things that have not been amended. Stockbridge did this to attempt to mirror some of the aspects of Henry County ULDC but have it more appropriate for the city of Stockbridge. Staff have made recommendations for the approval of the adoption of the Unified Development Code of the City of Stockbridge. Chapter 3: Protection of Natural Features and Resources & Chapter 8: Infrastructure Improvements were not provided as part of the Unified Development Code document.

Staff recommends the addition of these chapters to the UDC or keeping these chapters as "Reserved". Staff also recommends a Master Definition section to be included to define words not defined in particular sections.

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

Chairman Consiglio called the applicant forward. **Daunte Gibbs** stated there were no further comments from Stockbridge.

Chairman Consiglio called for those wishing to speak in favor of the case. There were none.

Chairman Consiglio called for those wishing to speak in opposition of the case. There were none.

Chairman Consiglio ask staff to call the case.

Ms. Robinson-Green made a motion to approve the case with staff recommendations. **Mr. Risher** seconded. Motion to approve carried (6-0).

VARIANCE

VR-16-02

Shining Light Ministries of McDonough, GA requests a variance from development regulations for the property located at 772-782 Racetrack Road in Land Lot 168 of the 7th District. The property consists of 4.887 +/- acres, and the request is for a residential treatment facility for drug and alcohol dependency.

District 1

Daunte Gibbs called the case. **Stacey Jordan** presented the case.

Mr. Jordan stated the property is located at 772-782 Racetrack Road in Land Lot 168 of the 7th District. Due to the projection being dim Stacey goes into detail description for the location of the Shining Light Ministries. Today Shining Light Ministries consist of two land lots which are intended to be turned into one. Currently, the subject property is being operated as group home which includes transitional housing. The intention is to rezone the subject property to Office-Institutional to allow the use of the subject house for a halfway house or drug rehabilitation and other treatment for alcohol and drug dependence. If this is approved, then the subject property will need to be retrofitted to accommodate this non-residential type use under Office-Institutional. Therefore, certain variances will be required in order for the subject property to be able to be retrofitted in the manner that is proposed.

Staff recommends **denial** of all (6) variances because staff looked over the benefits and drawbacks; there was no evidence of undue hardship.

Chairman Consiglio called for questions from the Board for staff. **Chairman Consiglio** ask about the shed mentioned in variance two well not if the shed is nonconforming. **Stacey Jordan-Rudeseal** stated is so nonconforming.

Chairman Consiglio called the applicant forward. The founder of Shining Light Ministries **Teresa Bestwick** come forward. **Ms. Bestwick** had questions about the other proposals that she made and what shed **Ms. Nesbit** and **Mr. Jordan** was talking about. **Ms. Bestwick** wanted the give the Board additional information about the history of Shining Light Ministries. Then, **Stacey Jordan-Rudeseal** goes back over the need for the variances and explain that some of the variances are available to receive an administrative waiver. **Chairman Consiglio** stated "I'm not going to beat the shed to death but it's just that's it was a variance request and she had not seen whether not if it was conforming or not. Also **Chairman Consiglio** asked whether if it was Shining Light request of the driveway and **Stacy Jordan-Rudeseal** mentioned that all the meetings were about the variances. **Mr. Head** asked if the applicant could explain what exactly she is trying to do. The applicant asked whether she come she the Board her pamphlet. The Board allowed her to come up can talk. The applicant states that the first house is where the ladies stay for the first 6 months and the second home is for transitioning ladies. **Chairman Consiglio** stated she did not know that the second home was zoned for a lockdown house. **Stacey Jordan-Rudeseal** that is zoned for group home not a halfway. **Mr. Risher** asked a question about the conditional use of the property. **Stacey Jordan-Rudeseal** stated that he was not preview to the condition of the property. The applicant stated that they were asked to bring 782 up to code and they did so. **Chairman Consiglio** had a question about the use of the homes. **Stacey Jordan-Rudeseal** stated that these administrative approvals in 2012 allowed the applicant to use these homes. **Chairman Consiglio** questioned whether not the applicant knew they was wrong and now are asking for forgiveness. **Daunte Gibbs** stated that the applicant is only doing that the administrative approvals that they were given. **Mr. Head** wanted to know is the applicant would need to ask for another administrative waiver. **Stacey Jordan-Rudeseal** stated that a condition use would not allow the applicant to run a halfway they would need to do zoning to OI. **Chairman Consiglio** asked what the definition of a halfway house is. The applicant stated that they have limitations and are watched 24hrs.

Chairman Consiglio called for those wishing to speak in favor of the case. **Don Dunlap** he is the Chairman of Board of Directors at Shining Light. He mentioned how great of a service the ministries does to the community. As well as explaining that Shining Light Ministries is more than willing to work with the Planning and Zoning Department to make sure everything is right. **Terry Hunt** stated that he is a financial supporter, friend and a founder of Shining Light Ministries. He mentions that Shining Light Ministries is real and truly needed. Also, he welcomes the ladies into his life and home. He asks the Board to please concern this. **Rocky Davis** serves on the Board of Director and Foundation for Shining Light Ministries. He discussed the true definition of halfway house and how Shining Light Ministries is one of its kind on the Southside of Atlanta. He also mentioned they are willing to work with planning and zoning and they have people that have talked about putting in a sewer system for Shining Light. **Rocky Davis** states they the parking is an issue and he believes that it is a personal issue. Along with this he mentioned that the neighbor doesn't want to share the driveway but would like to use Shining Light Land. **Blank** stated that if it wasn't for Shining Light Ministries her daughter would be dead.

Chairman Consiglio called for those wishing to speak in opposition of the case. **Michelle Harris** is the neighbor. She has no problem with the work of Shining Light Ministries. Her problem is they have only helped one African American. She states that she is the perfect example of why they variances are needed. She mentioned because of the easement she had the right of the driveway. She mentioned that the applicant began to mess with her things. For example, letting out her dogs. **Michelle** mentioned at the beginning the applicant asked if it was okay to open a nursing and **Michelle** was okay with that. Now that the applicant is trying to expand it was not good for **Michelle** granddaughter. She does want her granddaughter to be exposed to that. **Michelle** also states that Shining Light has no permission to expand. **Oliver Blank** states that Shining Light Ministries is a great program but it's just not in the right area. Especially because the plans told to the neighbors by the applicant are no longer what is going on.

Chairman Consiglio called for questions from the Board for staff and applicant. **Mr. BLANK** asked the applicant do she have anything to say after hearing the public comments. The applicant is disappointed because what they said isn't true. She states that they being supervised and how the ladies have tight schedules. Also, she mentioned that the neighbor was outside causing trouble and she had to call the police. The applicant is defending why Shining Light needs this expansion and how there is only been a few incidents that the ladies has been in trouble.

Chairman Consiglio ask staff to call the case.

Blank made a motion to denial the case with staff recommendations. **Mr. Bailey** seconded. Motion to approve carried (6-0).

COMPREHENSIVE PLAN AMENDMENT

COMP-AM-16-02

Shining Light Ministries of McDonough, GA requests a comprehensive plan amendment for the property located at 772-782 Racetrack Road in Land Lot 168 of the 7th District in Land Lot 168 of the 7th District. The property consists of 4.887 +/- acres, and the request is to amend the Future Land Use Map designation from Medium-Density Residential to Office Institutional. **District 1**

Daunte Gibbs called the case. **Stacey Jordan- Rudeseal** presented the case.

Stacey Jordan- Rudeseal presented a map of the location to be discussed. The Future Land Use map indicates medium-density residential in this location and the surrounding properties on either side, and on the south side of Racetrack Road. Across Racetrack Road and to the West of Travis Road, the Future Land Use map indicates high-density residential, which allows a mixture of uses. Across to the West of Travis Road, the Future Land Use map indicates medium-high density residential. A mixture of land uses are possible, and the map needs to be updated for the public to reflect current development.

A variance was approved for 772 Racetrack Road on December 18, 2008, reducing the minimum lot size for a care home from three (3.0) acres to 2.467 acres, and reducing the front yard setback from fifty feet (50') to 36.66 feet.

A conditional use application was received for 782 Racetrack Road on January 19, 2012, for a group home which was subsequently withdrawn.

The applicant is requesting to rezone the subject property from RA (Residential-Agricultural) to OI (Office/Institutional) which would support the applicants request for rezoning. This is needed for the applicant to continue to operate and continue to expand operations. The OI land use designation is less intense than a

commercial designation, although Commercial designation is appropriate in this area. A comprehensive plan amendment is running concurrently with the rezoning request to change the Future Land Use Map designation from Medium Density Residential to Office Institutional to support the rezoning request for OI. A variance request is running concurrently with the rezoning request regarding buffers, setbacks, façade materials, minimum driveway sight distance, and deceleration lane requirements.

Staff does recommend **approval** of the applicant's request.

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

Chairman Consiglio called the applicant forward. Teresa Bestwick represents Shining Light Ministries. The applicant had nothing else to add to the proposal. **Chairman Consiglio** asked if the Board had any questions for the case. There were none.

Chairman Consiglio called for those wishing to speak in favor of the case. **Don Dunlap** stated that he was in total agreement with the P&Z recommendation. **Ms. Gilmore** is a graduate from Shining Light Ministries and spoke in favor of the recommendation, and spoke on her positive background with Shining Light Ministries. **Lindsey Rodgers** is a graduate from Shining Light Ministries and spoke in favor of the recommendation, and spoke on her positive background with Shining Light Ministries.

Chairman Consiglio called for those wishing to speak in opposition of the case. **Ms. Blank** stated she had no problem with Shining Light Ministries, her problem is with Teresa and the people that visit the property. She opposes the change to the Comprehensive Plan which she believes will change the community. She stated it is not right to make massive changes for small organizations; concerned that businesses can change the Future Land Use for one business' benefit. **Mr. Murray** states that a board member mentioned the secluded environment of the location and the application supports that statement. He mentioned in 2008 the Board's minutes said the Shining Light Home would be a 5-8 person home only. He claims that it is disrespectful to the plan to make casual amendments, in reference to this application. **Stacey Jordan-Rudeseal** stated that **Mr. Murray** submitted a statement of opposition that he wishes to be included in the record. **Mr. Harris** stated that Shining Light Ministries has had their property line surveyed, and that they are in the planning stages to expand by 20 beds. That they need their own driveway to accommodate increased staff, friends, family, and volunteers.

Chairman Consiglio asked the board if they had any questions for the applicant. **Board-member Man** asked if the applicant was willing to fix the drive-way problem. **The Applicant** said they didn't know, they were in shock. **Rocky Davis** of Shining Light Ministries' board said they want the driveway fixed to look professional, and that they will fix it. The construction advisor (also a member of their board) was absent from this meeting. He stated they are very willing to work out an agreement. They want to make it wide enough for two cars to pass, and add necessary traffic measures.

Chairman Consiglio ask staff to call the case.

Mr. Head made a motion to **approve** the case with staff recommendations. **Ms. Nesbitt** seconded. Motion to approve carried (6-0).

REZONING

RZ-16-11

Shining Light Recovery Home for Women/Shining Light Ministries, Inc. of McDonough, GA requests a rezoning from RA (Residential-Agricultural) to OI (Office Institutional) for the property located at 772

and 782 Racetrack Road in Land Lot 168 of the 7th District. The property consists of 4.842 +/- acres, and the request is for a residential treatment facility. **District 1**

Daunte Gibbs called the case. **Stacey Jordan-Rudeseal** presented the case.

Stacey Jordan-Rudeseal addressed the zoning map (exhibit map) in reference to the case, and it's location in reference to Racetrack Road and Highway 81. He states the applicant's request to rezone from RA to OI is inconsistent with the Future Land Use map. The Zoning Advisory Board recommended to change the Future Land Use map to OI.

Staff does recommend **approval** of the applicant's request with five (5) conditions that are meant to mitigate as many impacts and concerns that could be considered. **Stacey Jordan-Rudeseal** addressed condition one (1) specifically, third sentence. He clarifies that it will not be a walk-in drug treatment facility, only the residents who may need such assistance can utilize that function. A separate motion would be needed from the Board if their intent was to make the facility a walk-in drug and treatment facility.

Chairman Consiglio called for questions from the Board for staff. **Mr. Risher** asked for the status of the sewer service study on this property. **Stacey Jordan-Rudeseal** stated he had only heard from the applicant and the applicant's agent; and that the property will require a sewer line extension, and that they intend to extend the sewer to the property.

Chairman Consiglio called the Applicant forward. **Teresa Bestwick** represents Shining Light Ministries. The applicant had nothing else to add to the proposal. **Chairman Consiglio** asked if the Board had any questions for the case. **BOARD MEMBER MAN** asked if the Applicant had a problem with Stacey's staff recommendation amendment, she said thank you and that they will move through the requirements as requested.

Chairman Consiglio called for those wishing to speak in favor of the case. **Rocky Davis** wanted to make assurances. He said there will be visitors, and that unless there is a 2 lane driveway it will be tough to make it work, so they plan to meet demands in regards to that. He also said they have been working on connecting to City sewer for a while, as well as addressing code concerns. He stated he wants to meet all specifications. **Don Dunlap** is chairman of Shining Light Ministries Board of Directors. He states that they have always been willing to make any changes and abide by any requirements while working with Henry County. He said they want to do the right thing, and if they did something out of compliance it was not known. **Terry Hunt** stated he was thankful for the recommendation of approval. He said Shining Light Ministries has done nothing but improve, and that he is in support of them and their application. **Teresa Bestwick** stated she has a ministry that goes to the jail to give out bibles and speak to the women, and that she often meets with the neighbor. She stated that she gets 30-60 calls a month from women asking for help; she needs to reduce costs so she needs more beds, and can therefore help more women.

Chairman Consiglio called for those wishing to speak in opposition of the case. **Ms. Paris** stated her concern for her 3 years old child. People block the driveway and she cannot leave her home to take her child to the doctor, an example she gave. She was concerned that there is not enough leadership or help at the center to really be able to help these women. She mentioned that the owner does not have a business license to run this organization. **MS. BLANK** has a video and pictures to share of the Applicant's car and others who park in her driveway, and use her yard as a turn around. She states it is not her responsibility as a neighbor to provide access to someone else's property. She said she feels disrespected. She does not believe business needs to be so close to residential property. She also states there is a lot of

traffic already, and that it will only get worse with more people. She states that they have outgrown their facility, and need to be in a more appropriate location. **Oliver Murray** said Shining Light came into a residential community, agreeing to operate a small residential care facility. He states they have been told there will be increased noise and light, and asks why they should be allowed to change a whole community just because they are doing good work? He states in 2008 there was less protest because it was going to be a small facility. **Stacey Jordan-Rudeseal** stated that **Mr. Murray** submitted a statement of opposition that he wishes to be included in the record.

Chairman Consiglio asked the board if they had any questions for the applicant. **Chairman Consiglio** asked about the additional parking required by the code due to their eventual size, which may alleviate parking issues. The Chairman asked the Applicant how she addressed issues such as neighbors complaining that their driveways are blocked or people from Shining Light are parked outside their homes. **The Applicant** stated in 2008 there were 8 beds, and when she bought the second home at 782 Racetrack Road there were 10. She said she had the property surveyed and that they put out flags showing where they could go and where the neighbors could go. She plans to put additional parking in-between the two homes to form a 'campus'. **Chairman Consiglio** said they must take into consideration the neighbors' opinions, and those that lived there before the business. That those who bought property to live in an agricultural-residential area, have that right. **Mr. Risher** asked if they should or should not have a more complete and safe plan, in regards to the rendering they were given. He asked the board members if they thought they might need more information. **MS. BOARD MEMBER** asked staff if they could show on the site map, the two Shining Light Locations and the neighbor's property in relation to one another. **Stacey Jordan-Rudeseal** explained the map. He noted the neighbor's property, 762, is not shown on the map but where it would be if it were. He stated it truly is a shared driveway. **MR. BOARD MEMBER** asked **Stacey Jordan-Rudeseal** if this is approved, how this will affect the zoning. **Stacey Jordan-Rudeseal** said the first condition as mentioned earlier, is meant to address this. He said that it can never be an office park, a hospital, or a church. It can be a residential treatment facility which includes group homes, residential treatment, convalescence center, and nursing homes etc... only residential institutions. **MS. BOARD MEMBER** asked where the fence would go that is mentioned in condition 3. **Stacey Jordan-Rudeseal** said it could go down the shared property line, but it was never intended to cut off access to the shared driveway. He suggested the condition should say that explicitly. **MS. BOARD MEMBER** said a fence between the two houses would eliminate access to 772 and the shared driveway. **MS. BOARD MEMBER** asked if there was adequate room for a 20 bed expansion including parking. **Stacey Jordan-Rudeseal** said for 772 with the 12 bedrooms and 5 employees, it will require 17 parking spaces. He said it seems there is an area between the two houses that could accommodate both house with parking. There is room for adequate parking without a Variance. **Chairman Consiglio** asked the Applicant which property was meant to expand. **The Applicant** said 772, which is now the transitional, but will be the lockdown home in the future. She said the lockdown house will be closest to the neighbors' homes.

Chairman Consiglio ask staff to call the case.

Mr. Head made a motion to approve the case with staff recommendations, along with 2 more recommendations. Only the residents who live on this property will receive treatment, and the fence will not eliminate access to the driveway. **Ms. Nesbitt** seconded. Motion to approve carried (6-0).

(TO BE TRANSCRIBED)

RZ-16-06

Papagayo Partners, LLC of McDonough, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residential) for the property located on Mount Bethel Road near the intersection of Mount Bethel Road and Stroud Road, in Land Lot 151 of the 8th District. The property consists of 4.026+/- acres, and the request is for a single-family residential development. **District 1**

Daunte Gibbs called the case. **Josephine Medina** presented the case.

Ms. Medina stated the property comprised of 4.026 +/- acres is being requested for rezoning for five (5) lots from RA to R-2. The conceptual site plan/survey depicts a neighboring 1.134 +/- acre lot, where the existing home is located to the east of the subject property which will remain RA. The current zoning around the property is RA. The minimum lot size is proposed as 0.70 +/- acres. The total density of the proposed R-2 lots is 1.25 units per acre, with an average proposed lot size of 0.79 +/- acres. **Josephine** discusses the Future Land Use Map Designation of the subject property as Low-Density Residential (1.0-2.0 dwelling units per acre). The proposed subdivision will be considered a minor subdivision per Section 4.04.02(B): **Minor subdivisions are lot divisions that meet one (1) of the following situations: 1. the subdivision does not require the installation of streets, utilities, or other public improvements and infrastructure. 2. The subdivision is a replat, lot line adjustment, or rearrangement of lots in an existing subdivision without creating additional lots.** Due to the size and the scale of the proposed rezoning staff believes it would be a minimum change to the character of the area. About two day ago, staff was told by the neighboring properties and the previous owners of they subject property that there did exist some things that can hinder the development, specifically alleged civil war-era graves.

Staff does recommend approval with these (6) conditions.

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

Chairman Consiglio called the applicant forward. **Royce Sprint** he represent Papagayo Partners. The applicant had nothing else to add to the proposal. **Mr. Head** had a question for the applicant about the grave site and how would it affect the size of the lots. **Mr. Royce** isn't for sure but he know they will figure something out. **Ms. Consiglio** also had questions about how the buffer world work with the grave site on the lot.

Chairman Consiglio called for those wishing to speak in favor of the case. There were none.

Chairman Consiglio called for those wishing to speak in opposition of the case. There were none.

Chairman Consiglio ask staff to call the case.

Mr. Head made a motion to approve the case with staff recommendations. **Mr. Babb** seconded. Motion to approve carried (6-0).

RZ-16-08-S

Omega Communities of Birmingham, AL requests a rezoning from C-2 (General Commercial) to O-I (Office-Institutional) for the property located on Hwy 42 North near the intersection of Hwy 42 and Brannan

Road, in Land Lots 1 and 2 of the 7th District. The property consists of 10.0 +/- acres and the request is for a continuing care retirement community. **City of Stockbridge**

Daunte Gibbs called the case. **Stacey Jordan** presented the case.

Mr. Jordan states the property is located on Hwy 42 North near the intersection of Hwy 42 and Brannan Road, in Land Lots 1 and 2 of the 7th District. The subject area does have condition use for a church and Christian school. 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. Variance will go directly to the city council.

The staff does **approval** the request with **(9)** conditions.

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

Chairman Consiglio called the applicant forward. **James Taylor** gave the description of the company and what they are turning to accomplish. **Ms. Consiglio** called for question from the Board for the applicant. **Ms. Green** asked would this necessarily be a retire center and **Mr. Taylor** said no it is a continuous living. Her second question was about how would the shared parking work and **Mr. Taylor** insured her that the church and themselves have would out an agreement to give 40% of profits. **Ms. Consiglio** asked is there monitory on how many assistant living communities Stockbridge could have and **Mr. Taylor** said they are aware of what's around them.

Chairman Consiglio called for those wishing to speak in favor of the case. **Tim Dowey** speak about how Omega Communities is such a great partnership for the church.

Chairman Consiglio called for those wishing to speak in opposition of the case. There were none.

Chairman Consiglio ask staff to call the case.

Ms. Consiglio made a motion to **approve** the case with staff recommendations. **Mr. Babb** seconded. Motion to approve carried (6-0).

ADJOURNMENT

Meeting was adjourned at 9:13 pm.

Vikki Consiglio, Chairman

Daunte' Gibbs, Secretary

Gewel Richardson, Transcriber

Henry County

EXECUTIVE SUMMARY

ZONING ADVOSIRY BOARD MEETING

Meeting Date:

May 12, 2016

Applicant:

City of Stockbridge

Action Type:

☒

Recommendation requested by ZAB

☐

For informational purposes only

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Legal Ad
3. Unified Development Code
(provided as a separate document)

Presenter:

Josephine Medina, Planner I

Agenda Item:

Unified Development Code of the City of Stockbridge (UDC)

Background/Summary:

The Unified Development Code (UDC) is a unified document with a workable structure that is used to carry out the goals, policies, and strategies of the Henry County Joint Comprehensive Plan. The following is the breakdown of the UDC Chapters provided by the City of Stockbridge for recommendation:

Chapter 1: General Provisions

Chapter 2: Zoning Districts

Chapter 4: Site Design Standards

Chapter 5: Landscaping, Buffers and Tree Protection

Chapter 6: Alternative Site Design Standards

Chapter 7: Standards for Accessory and Temporary Uses

Chapter 9: Activity Centers

Chapter 10: Boards and Agencies

Chapter 11: Variations

Chapter 12: Administrative Procedures

The adoption of the Unified Development Code (UDC) is a technical update to Chapter 8.36 of the City of Stockbridge Code of Ordinances, which includes the adoption of the zoning ordinance of Henry County, Georgia, adopted by the Henry County board of commissioners on June 3, 1986, as amended through June 20, 1995, which has been codified by Henry County in Chapter 3-7 of the Code of Henry County.

Recommendation:

Planning staff recommends approval of the adoption of the Unified Development Code of the City of Stockbridge. Staff review found Chapter 3: Protection of Natural Features and Resources & Chapter 8: Infrastructure Improvements were not provided as part of the Unified

Recommendation:

Development Code document. Staff recommends the addition of these Chapters to the UDC or keeping these chapters as reserved. Staff also recommends a Master Definition to be included to define words not defined in particular sections.

PUBLIC HEARING NOTICE
 Henry County Zoning
 Advisory Board (ZAB)
 Date: Thursday, May 10,
 2016
 Location: Henry County
 Administration Building
 140 Henry Parkway
 McDonough, Georgia 30253
 Work Session: 6:00 P.M.
 Public Meeting: 7:30 P.M.
 Community Meeting Room

REZONING:
 RZ-16-07
 Southport Financial Real
 Estate, LLC of Tampa, FL
 requests a rezoning from C-2
 (General Commercial) to RM
 (Single-Family Residential) for
 the property located at 2120
 Jonesboro Road, in Land
 Lot 109 of the 6th District.
 The property consists of 7.5
 +/- acres, and the request is
 for a single-family residential
 development. District 2

RZ-16-08
 Halpern Enterprises, Inc. of
 Atlanta, GA requests a rezon-
 ing from RA (Residential
 Agricultural) to C-2 (General
 Commercial) for the property
 located at 88 East Lake Road,
 in Land Lot 27 of the 7th
 District. The property con-
 sists of 4.662 +/- acres, and
 the request is for a shopping
 center. District 3

RZ-16-10
 Henry County Board of
 Commissioners requests a
 rezoning from C-2 (General
 Commercial) to C-3 (High-
 way Commercial) for the
 property located at 6670 East
 Lake Parkway, in Land
 Lot 27 of the 7th District. The
 property consists of 0.95 +/-
 acres, and the request is for
 an automotive repair shop.
 District 3

CONDITIONAL USE:
 CU-16-03
 Shady Towers, LLC of Tam-
 pa, FL requests a conditional
 use for the property located
 at 701 Elliot Road, in Land
 Lot 67 of the 7th District. The
 property consists of 10.00
 +/- acres, and the request is
 for a new wireless communica-
 tions facility. District 3

VARIANCE:
 VR-16-05
 Halpern Enterprises, Inc.
 of Atlanta, GA requests a
 variance from development
 regulations for the property
 located at 88 East Lake Road,
 in Land Lot 27 of the 7th
 District. The property con-
 sists of 4.662 +/- acres, and
 the request is to allow the
 development of a shopping
 center. District 3

VR-16-04
 Brightwood Place, LLC of
 Atlanta, GA requests a var-
 iance from development
 regulations for the property
 located on Turner Church
 Road near the intersection
 of Atlanta Road, known as
 Brightwood on the Lake (for-
 merly known as Brightwood
 Place), in Land Lots 68 and
 107 of the 7th District. The
 property consists of 42.76
 +/- acres and the request is
 to allow the development
 of several single-family resi-
 dences. District 3

**COMPREHENSIVE PLAN
 AMENDMENT:**
 COMP-16-01
 Southport Financial Real
 Estate, LLC of Tampa, FL re-
 quests a comprehensive plan
 amendment for the property
 located at 2120 Jonesboro
 Road, in Land Lot 109 of the
 6th District. The property
 consists of 7.5 +/- acres, and
 the request is to amend the
 Future Land Use Map desig-
 nation from Commercial
 to High-Density Residential.
 District 2
 928-413153, 4120

PUBLIC HEARING NOTICE
 Henry County Zoning
 Advisory Board (ZAB)
 Date: Thursday, May 12,
 2016
 Location: Henry County
 Administration Building
 140 Henry Parkway
 McDonough, Georgia 30253
 Work Session: 6:00 P.M.
 Public Meeting: 7:30 P.M.
 Community Meeting Room

REZONING:
 RZ-16-09
 Inagaya Partners, LLC of
 McDonough, GA requests a
 rezoning from RA (Resi-
 dental-Agricultural) to R-2
 (Single-Family Residential)
 for the property located on
 Mount Bethel Road near the
 intersection of Mount Bethel
 Road and Stone Road, in
 Land Lot 161 of the 6th Dis-
 trict. The property consists
 of 4.026 +/- acres, and the
 request is for a single-fam-
 ily residential development.
 District 1

RZ-16-06-S
 Omega Communities of
 Birmingham, AL requests a
 rezoning from C-2 (General
 Commercial) to C-3 (High-
 way Commercial) for the prop-
 erty located on Hwy 42 North
 near the intersection of Hwy
 42 and Blount Road, in
 Land Lots 1 and 2 of the 7th
 District. The property con-
 sists of 16.04 +/- acres and the
 request is for a continuing
 care retirement community.
 City of Frankford

CONDITIONAL USE:
 CU-16-01
 Hakeyco, Moore of Rich-
 mond, VA requests a condi-
 tional use for the property
 located at 40 Andrew Drive
 in Land Lot 44 of the 6th Dis-
 trict. The property consists
 of 2.164 +/- acres, and the
 request is for a sports/leis-
 ure facility in the A-1
 (Light Manufacturing) zoning
 District 2

VARIANCE:
 VR-16-02
 Shining Light Ministries of
 McDonough, GA requests a
 variance from development
 regulations for the property
 located at 772-782 Hecetuck
 Road in Land Lot 166 of the
 7th District. The property
 consists of 4.887 +/- acres,
 and the request is for a
 residential treatment facility
 for drug and alcohol depen-
 dency. District 1

**COMPREHENSIVE PLAN
 AMENDMENT:**
 COMP-16-02
 Shining Light Ministries of
 McDonough, GA requests a
 comprehensive plan amend-
 ment for the property located
 at 772-782 Hecetuck Road
 in Land Lot 166 of the 7th
 District. The property
 consists of 4.887 +/- acres
 and the request is to amend
 the Future Land Use Map
 designation from Medium-
 Density Residential to Office
 Institutional. District 1

**CITY OF STOCKBRIDGE UN-
 IFIED DEVELOPMENT CODE
 UDC:**
 Motion is hereby given that
 a public hearing will be held
 to make a recommendation

Regarding a Proposed City of
 Stockbridge Unified Develop-
 ment Code (UDC). Copies
 of draft documents will be
 made available at the Plan-
 ning & Zoning Department,
 Henry County Administration
 Building, 140 Henry Parkway,
 McDonough, GA 30253.
 928-413146, 4120

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PUBLIC HEARING NOTICE
 Henry County Board
 of Commissioners
 Date: Tuesday, May 17, 2016
 Location: Henry County
 Administration Building
 140 Henry Parkway
 McDonough, Georgia 30253
 Public Meeting: 6:30 P.M.
 Community Meeting Room

**MODIFICATION TO ZONING
 CONDITIONS:**
 MC-16-02
 Brightwood Place, LLC of
 Atlanta, GA requests a mod-
 ification to zoning conditions
 for the property located on
 Turner Church Road near the
 intersection of Atlanta Road
 known as Brightwood on
 the Lake (formerly known as
 Brightwood Place), in Land
 Lots 88 and 107 of the 7th
 District. The property con-
 sists of 42.76 +/- acres, and
 the requested modification is
 regarding development regu-
 lations. District 3
 928-413153, 4120



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

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

Annexation No: AX16-46 Date: 5/31/2016
Received by: Tamara Holiday

TYPE OF ANNEXATION

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

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

Property Address: 515 Country Club Dr. Stockbridge, GA 30281

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

LAND USE AND ZONING

County: HENRY County Zoning Classification: R3
Present Land Use: R-3 (for surrounding COS Properties) Requested Zoning Classification: RM

PROPERTY OWNER

Name: Tony Oglesby
Mailing Address: 515 Country Club Dr. Stockbridge, GA 30281
Telephone: (678) 367-5130 Email: tonyoglesby@hotmail.com
Signature: [Signature] Date: _____

* 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: Same
Mailing Address: _____
Telephone: (____) _____ Email: _____
Signature: _____ Date: _____

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

Signature: [Signature] Date: 06/02/2016



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

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

Name:

Tony B. Oglesby

Property Address: 515 Country Club Dr. Stockbridge, GA. 30281

Telephone: (678) 367-5130

Email: tonyoglesby@hotmail.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:

Tony B. Oglesby

Date:

05/16/2016

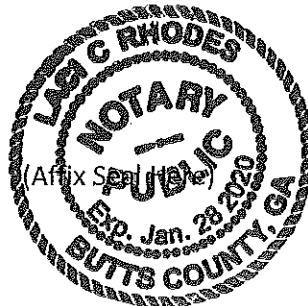
Personally appeared before me

Tony B Oglesby 002087687

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

Laci C Rhodes
Notary Public

May 16, 2016
Date



APPLICATION FOR ANNEXATION UNDER
THE ONE HUNDRED PERCENT (100%) METHOD

Date of Submission: 6/3/2016

To the Mayor and city Council of the City of Stockbridge, Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the City Council annex this territory to the City of Stockbridge, Georgia, and extend the City boundaries to include the same.
2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Stockbridge, Georgia, and the description of such territory is hereto attached as Exhibit A.

Owners Name: Mr. Tony B. Oglesby

Owners Name: Mrs. Cheryl S. Oglesby

Property Location: 515 Country Club Drive

Stockbridge, GA 30281

Land Lot: _____

District: _____

Acreage: _____

Map Code No: 051D02008000

Zoning Classification: _____

Signatures: [Signature] Date _____

[Signature] Date _____

Date

Date

2nd

BOOK 5320 PAGE 239

DOC# 047167
FILED IN OFFICE
10/01/2002
11:43:29AM
BK:05320 PG:0239
JUDITH A. LEWIS
CLERK OF
SUPERIOR COURT
HENRY COUNTY, GA

REAL ESTATE TRANSFER TAX
HENRY COUNTY
SUPERIOR COURT

OCT 01 2002

PAID \$ 354.50
[Signature]
CLERK OF SUPERIOR COURT

Prepared by:
Brochstein & Bantley, P.C.
825 Fairways Court, Suite 100
Stockbridge, Georgia 30281
a. smith
File No. 2020914497

WARRANTY DEED

STATE OF Georgia COUNTY OF Henry

THIS INDENTURE, Made the 23rd day of September, in the year
Two Thousand Two, between
W.G. Holdings, Inc.

of the County of Henry, and State of Georgia, as party or parties of the
first part, hereinafter called Grantor, and

Tony B. Oglesby and Cheryl S. Oglesby

AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS DEFINED AND CREATED
BY GEORGIA LAWS 1976, P. 1438 AND 1439 (O.C.G.A. SECTION 44-6-190)
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 that: Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)
DOLLARS 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,

All that tract or parcel of land lying and being in Land Lot 14 of the 6th
District, Henry County, Georgia, being Lot 8, Block A, of Windsong Plantation
at Eagles Landing, as per plat recorded in Plat Book 19, Page 16, Henry County
Records, which plat is incorporated herein by this reference and made a part
of this description.

This conveyance is made subject to all easements, covenants and restrictions of record.

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 whomsoever.

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

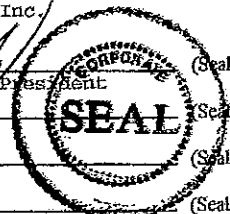
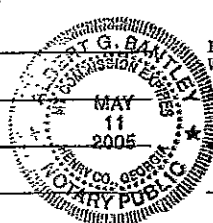
Signed, sealed and delivered in presence of:

W.G. Holdings, Inc.

WITNESS

NOTARY PUBLIC

By: *[Signature]*
William Gregg, President



TONY B OGLESBY, CHERYL S OGLESBY
515 COUNTRY CLUB DR
STOCKBRIDGE, GA 30281

Doc ID: 015080470001 Type: CANG
Recorded: 09/08/2011 at 10:00:42 AM
Fee Amt: \$12.00 Page 1 of 1
Henry, GA Clerk of Superior Court
Barbara Harrison Clerk of Court
BK **12222** PG **102**
Cancelled of Record

UID: 5aaf6944-5a0d-47f8-9f75-641329cbcc8
DOCID_0008717072602005N



SATISFACTION OF MORTGAGE
(Cancellation to Security Deed)

STATE OF GEORGIA, COUNTY OF HENRY
The indebtedness referred to in that certain Deed to Secure Debt
From: TONY B OGLESBY, CHERYL S OGLESBY
To: BANK OF AMERICA, N.A.
Dated 09/23/2002, and recorded on 10/01/2002, in Deed Book 05320, Page 0240, in the office of the
HENRY COUNTY CLERK OF THE SUPERIOR COURT of HENRY County, Georgia, having been
paid in full and the undersigned being the original grantee or the heir, assign, transferee or devisee of the
original grantee, the clerk of such superior court is authorized and directed to cancel that deed of record as
provided in Code Section 44-14-4 of the O.C.G.A for other mortgage cancellations.

In witness whereof, the undersigned has set his hand this 31 DAY OF AUGUST, 2011.

Bank of America, N.A.

By:

Icela Lopez, Vice President

Susan Ballard, Assistant Secretary

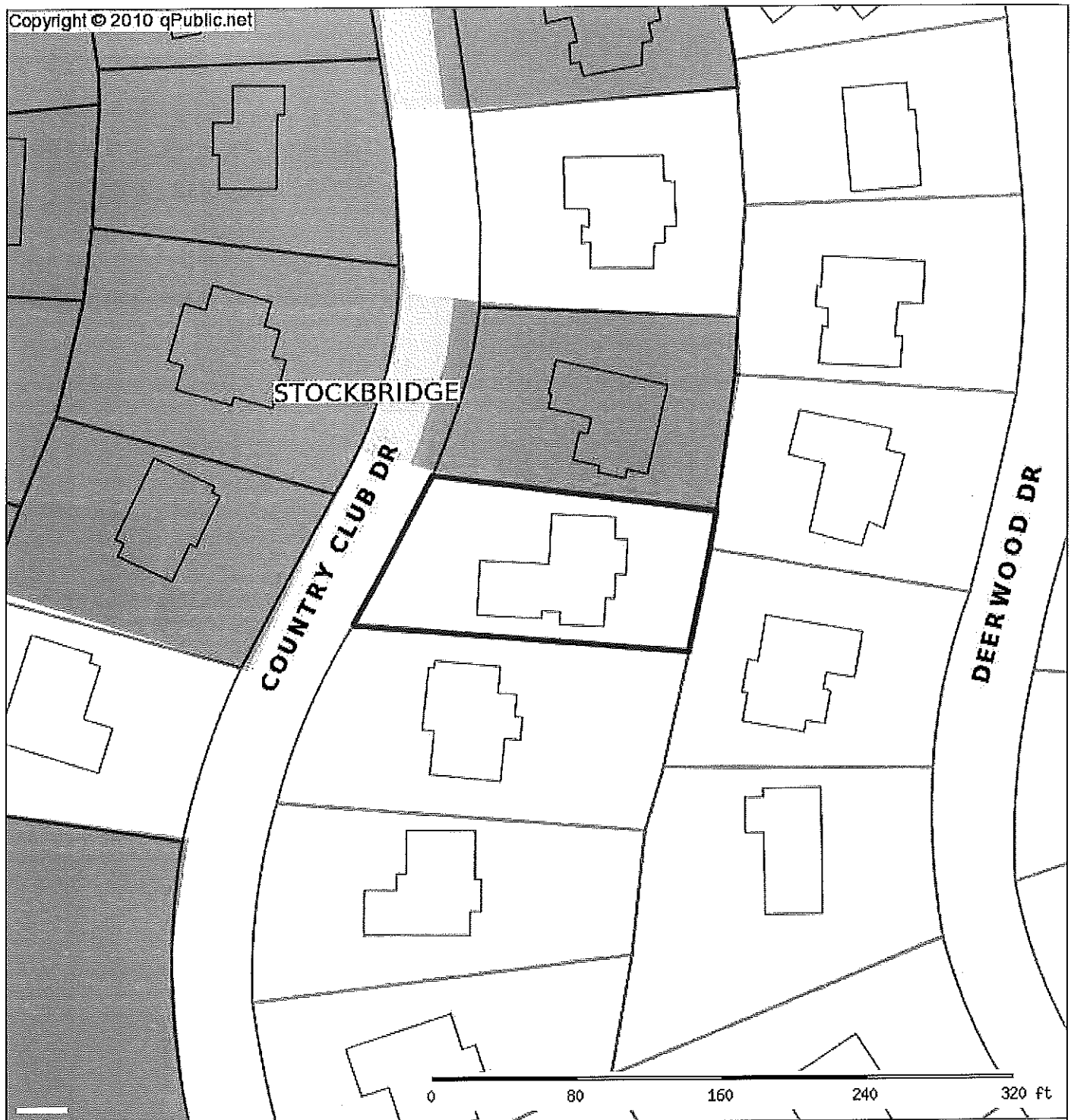
Luz Quinones, Witness

STATE OF ARIZONA,
COUNTY OF MARICOPA

On 8/31/11, before me, Jill Lamb, Notary Public, personally appeared Icela Lopez, Vice President
of Bank of America, N.A., whose identity was proven to me on the basis of satisfactory evidence to be the
person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged
to me that he (she) executed the same in his (her) authorized capacity, and that by his (her) signature on the
instrument the person, or entity upon behalf of which the person acted, executed the instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last
written.

Jill Lamb, Notary Public

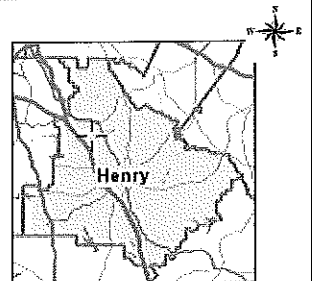




Henry County Assessor

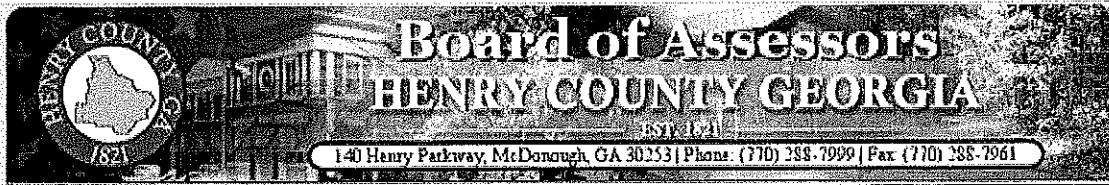
Parcel: 051D02008000 Acres: 0

Name:	OGLESBY TONY B & CHERYL S	Land Value:	\$20,000.00
Site:	515 COUNTRY CLUB DR	Building Value:	\$230,600.00
Sale:	\$0 on 09-2002 Reason=QC Qual=U	Misc Value:	\$0.00
Mail:	515 COUNTRY CLUB DRIVE STOCKBRIDGE, GA 30281	Total Value:	\$250,600.00



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

Date printed: 06/02/16 : 16:28:14



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Owner and Parcel Information

Owner Name	OGLESBY TONY B & CHERYL S	Today's	June 2, 2016
Mailing Address	515 COUNTRY CLUB DRIVE STOCKBRIDGE, GA 30281	Parcel Number	051D02008000
		Millage Group	0001 (County/UnIncorp)
		Total Millage	
Location Address	515 COUNTRY CLUB DR	Property Usage	S F RESIDENTIAL (0100)
		Total Acres	0
Landlot / District	13,14 / 6,12	Parcel Map	Show Parcel Map
Subdivision Name	WINDSONG PLANTATION Phase: Unit:	Subdivision Lot/Block	8/
Plat Book	19	Plat Page	16

January 1, 2016 Value Information

[2016 Assessment Notice](#)

Land Value	Building Value	Misc Value	Total Value	Exemptions
20,000	230,600	0	250,600	L1

Land Information

Land Use	Number of Units	Unit Type
SF LOT IMP (000100)	1	LOTS

Building Data

Building #	Type	Effective Area	Heated Area	Bed Rooms	Baths	Wall Height	Actual Year Built	Building Sketch
1	SGL FAM	4,056	2,757	4	4.5		2001	Show Building Sketch

Miscellaneous Data

Description	Length	Width	Units	Year Built
No records associated with this parcel.				

Sale Information

Sale Date	Deed Book	Price	Instrument	Reason	Grantor	Grantee
09-23-2002	5320-239	\$354,500	WARRANTY DEED		W G HOLDINGS INC	OGLESBY TONY B & CHERYL S
09-23-2002	5320-238	\$0	QUIT CLAIM		WILLIAM GREGG CUSTOM HOMES INC	W G HOLDINGS INC
06-19-2001	4299-165	\$70,000	WARRANTY DEED		KILLEARN PROPERTIES INC	WILLIAM GREGG CUSTOM HOMES INC

The Henry County Board Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: May 17, 2016

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City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281

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

June 3, 2016

VIA CERTIFIED MAIL

Mr. Lyndon Bonner, County Manager
Henry County Board of Commissioners
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia 30253

Re: Notification of Annexation Request
515 Country Club Drive 051-D02008000

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., has received an annexation request from Tony and Cheryl Oglesby for their property located at 515 Country Club Drive, Stockbridge, GA 30281.

Attached please the owner's annexation application, authorization, warranty deed and property legal description.

The above referenced annexation item will be heard by the Stockbridge City Council on Monday, July 11, 2016 at 6 p.m.

If you have any questions regarding this matter, please let me know.

Sincerely,

Vanessa Holiday, CMC
City Clerk

Encl.

cc: Dale Hall, Administration & Community Services Director
Daunte Gibb, Henry County Planning & Zoning Director

2015

Stockbridge Law Enforcement Options



Proposal for Services

CITY OF STOCKBRIDGE
LAW ENFORCEMENT ORGANIZATIONAL OPTIONS STUDY

May, 2015

A PROPOSAL TO IDENTIFY OPTIONS FOR ORGANIZING LAW ENFORCEMENT IN THE CITY OF STOCKBRIDGE

The Carl Vinson Institute of Government proposes to provide the City of Stockbridge with an analysis of the options for providing and organizing law enforcement in the City. This analysis will identify the advantages, disadvantages and potential costs and benefits, including transition costs of providing law enforcement services via a contractual arrangement or other option.

Background

Currently Henry County provides law enforcement services to a special services district comprised of the incorporated area of the City of Stockbridge. The services are provided through the operation of a county police department, Henry County Police Department (HCPD).

The residents of the City of Stockbridge support the cost of law enforcement services through their tax payments as citizens of the County (e.g., through their county property taxes). However, the City through an intergovernmental service delivery agreement also pays Henry County an additional fee for the provision of a higher level of police service. It is recognized that the creation of an independent, in-house City police department would result in the reopening of this Service Delivery Agreement and as well as a potential need to address tax equity between the City and the County.

The City is interested in identifying options that may result in a reduction in the cost of and/or an improvement in the delivering of law enforcement services. There is some expectation that if the City were to assume responsibility for its own law enforcement, its residents would receive some tax equity-related relief on their county taxes that would off-set the additional cost of the City's provision of law enforcement services.

Overall Goals

The Institute of Government's goals for this study will be to:

1. Analyze and describe to the degree possible the nature of the current service components, the current level of these service components (e.g., amount of service, responsiveness of service, professionalization, and service capacity), and associated costs of providing the services in their current configuration.
2. Assess the advantages and disadvantages of bringing law enforcement services into the City administration.
3. Provide a rough estimate of the transition costs of moving to alternative provision of law enforcement services.
4. Identify potential mechanisms by which the City may be able to obtain greater control and flexibility with regard to the current organizational arrangement for the provision of law enforcement service and, relatedly, identify the key elements of a model service contract for the provision of law enforcement services.

5. Describe the capabilities of the general City government to provide indirect support services (e.g., finance, accounting, purchasing, HR, IT, etc.) to a newly formed City police department.

The proposed study will not recommend a specific course of action with regard to changing the provision of police services. Decisions concerning how best to organize police services will be made by local officials. The Carl Vinson Institute of Government will, however, provide some organizational change and/or contracting options and related advantages/disadvantages of each option.

Depth and Scope

The proposed Institute of Government study is designed to provide decision makers with a broad assessment of the advantages and disadvantages of alternative service provision arrangement (e.g., default county provision versus in-house versus contractual provision) as well as an inventory and guide to effective and efficient provisioning of such services. The Institute of Government will rely in part on earlier studies of law enforcement efficiency, organization, and provision (e.g., Albany-Dougherty, Savannah, St. Mary's, Laurens County).

With regard to the proposed study, it should be recognized that Institute faculty will be dependent on the cooperation of the current service provider as well as any potential alternative service provider to be investigated (e.g., Henry County Police Department). In this regard, the Institute's ability to produce a timely and actionable study will require time and effort on the part of these organizations. Institute of Government faculty will coordinate with county officials to ensure the development of these relationships.

Data Gathering and other Project Activities

Institute faculty where appropriate will employ the following data gathering techniques:

1. An examination of HCPD budgets, program descriptions, staffing, and cost accounting documents. These documents should enable an accounting of the capital (land and facilities) and major equipment contributions to the cost of the law enforcement services and programs. It is also expected that these documents will enable the tracking of operational costs of these services.
2. Interviews with HCPD program managers, police chiefs in cities of a similar size as the City and those in organizations that could be potential alternative service providers.
3. Review of the literature and of earlier studies related to law enforcement service contracting.

Local Government Responsibilities

It is expected that the County will respond to data and interview requests in a timely manner (e.g., within 3-4 business days) and will facilitate data collection and interview scheduling with program managers in potential alternative service providing organizations.

If response times are not feasible because of higher priorities associated with the day to day operation of the local governments, the timetable for completion of the study may be changed.

Expected Time Frame

Contract Initiation: Once the scope of work has been approved, it typically takes two weeks on the University side to complete a legal and administrative review of the contract and to have the contract offer in the hands of local government officials.

Interviews and other Data Gathering: Completed 3 months from Contract Initiation.

Analysis and Report Writing: Completed in the fourth month from Contract Initiation.

Final Report and Presentation: Completed at the end of the fourth month from Contract Initiation.

Deliverables

The Institute of Government will:

1. Provide a .pdf file of a final report that can be downloaded from the Institute of Government web site and used to print additional copies of the report.
2. Institute of Government faculty will be available to provide consultation on the results of the study to City officials.

Project Budget

The Institute of Government will provide the services outlined in this proposal for a total fee, covering all personnel services, operating supplies, equipment, software, and expenses, computer time, travel, and indirect costs, of \$19,500.

Project Staff

The study group will include:

John. O'Looney

Senior Public Service Associate

Carl Vinson Institute of Government

Strategic Operations and Planning Assistance



706.542.6210

gio@uga.edu

John O'Looney is a local government specialist in such areas as fiscal analysis, information systems design and management, service delivery, program evaluation, organizational structure, and operational efficiency. He is a trained mediator and has published extensively in the areas of human services and information systems design, contracting, and conflict resolution. He has also contributed to numerous studies related to taxation and funding equity, governmental reorganization, departmental efficiency, public safety, growth impacts, consolidation and incorporation.

Education: B.A. Yale University, Ph.D., Ed.D. M.A., University of Georgia

Malik Watkins

Public Service Associate

Strategic Operations and Planning Assistance



706.201.2296

Malik@uga.edu

Malik Watkins provides assistance and research to state and local governments in the areas of program development and evaluation, organization and operations, and project management. He formerly served as director of the Survey Research Center at Savannah State University, where he applied survey research to citizen and client satisfaction studies for governmental agencies. He also served as a faculty member within a public administration/urban studies program, providing graduate-level instruction on strategies of systematic inquiry, quantitative analysis, geographic information systems, housing, and

community development. He regularly contributes to socioeconomic research on diverse populations.

Education: Ph.D., Ohio State University

Harry Hayes

Senior Public Service Associate

Strategic Operations and Planning Assistance



706.542.6215

[**hwhayes@uga.edu**](mailto:hwhayes@uga.edu)

Drawing on 20 years of management experience in Georgia local government, Mr. Hayes provides technical assistance and applied research on a wide range of operational and structural issues, including consolidation and issues related to intergovernmental service delivery arrangements such as those required under The Service Delivery Strategy Act (HB 489). He is a graduate of the Local Government Management Development Program and the Association County Commissioners of Georgia Leadership Academy and has conducted classes in the GMA and ACCG newly elected training programs.

Education: Master of City Planning (M.C.P.), Georgia Institute of Technology

Saturday Library Information from:

Carolyn T. Fuller, Director
Henry County Library System
1001 Florence McGarity Blvd.
McDonough, GA 30262

- 1) What is the cost to keep the libraries open through Saturdays? To open one branch library for an eight hour day is about \$56,000 for a year.
 - a. What does that cost cover overall? The main cost to open a library branch is the cost of the staff. Since we must keep the building cooled or heated at all times to keep the books and computers safe, the increased cost of utilities is not a large increase.
 - b. How many hours of operation on Saturdays will that cost cover? 8 hours
 - c. How many Saturdays will that cost cover for the remainder of the year? Approximately 50
- 2) Has there already been any type of funding to help resolve this issue? It has been in the budget request to the Board of Commissioners to increase days and hours in all branches from four days a week to six days a every year since 2010.
- 3) Are there any other funding options/ possible grants that can be considered to help resolve this issue? We have received grants for many projects every year but we have found no grantor that is willing to cover costs for operations such as paying staff. This is considered to be a local issue and most grantors won't cover costs that they feel should be covered by the county. Typically, library grant money is for projects "above and beyond" normal library operations.
- 4) Are the Henry County Commissioners making any type of financial contribution to help resolve this issue? They fund the library system as a whole but have not been willing to restore funding to the necessary amount to increase days and hours of operation.
- 5) Once funding is sought and provided to resolve this issue, how long will it take for the libraries to actually be back open on Saturdays? The first step would be to eliminate full-time staff furlough days. This could be accomplished very quickly. Then some of the part-time staff could be given more hours. More staff would have to be hired and that would take the longest amount of time. Given these steps, we feel that we could be in operation within 4-6 weeks. The new staff would have to be trained on all the software and equipment so that the library patrons could have excellent library services.

If there is any additional feedback you'd like to provide or if you have any questions, then please, do not hesitate to contact us. The Library System budget was cut almost a million dollars at the same time we were opening the new Fortson Library in Hampton. We had requested \$2.4 million to operate 4-15,000sq.ft & 1-28,000 sq. ft. buildings. The budget was cut to \$1,475,000 and remained at that amount from 2010 until 2015 when the budget was raised to \$1,800,000. This increase merely helped us maintain status quo but did not allow us to increase hours.

Additional questions:

- Will the libraries also be open on Fridays, along with the Saturdays?
- Is this on your fiscal year, ending in June or December?

\$56,000 would cover one-eight hour day for one branch for a year—could be Friday or Saturday but not both for that amount of money.

Our fiscal year is July 1-June 30.

Here are the figures that I have and how I arrived at the total.

\$56,000 would fund 8 hours days for 50 weeks.

The cost per week for 8 hours would be \$1,120.

The cost per week for 4 hours would be \$560.

The cost for 4 hours for 18 weeks (August 6—December 31) would then be \$10,080.

Because we are in the middle of Summer Reading Program, it would not be possible to rearrange schedules before August 1. However August 1 would be a great time to add hours at the beginning of the new school year.

Please let me know if you have other questions. If not, I look forward to attending the Council meeting on Monday, June 13.

Thank you for working with us to add more hours to our service. Having Cochran open of Saturdays would add greatly to the service that we could offer in the northern part of the county.

Carolyn T. Fuller, Director
Henry County Library System
1001 Florence McGarity Blvd.
McDonough, GA 30262
Telephone 678-432-5116
Fax 678-432-6153

CITY OF STOCKBRIDGE

BUDGET AMENDMENT

NUMBER 2016 - 009

DATE 07/11/2016

ACCOUNT	PROJECT	DESCRIPTION	Increases	Decreases
100-15100-572065		Transfers to Henry County Library	10,080	
100-00000-389040		From Fund Balance		10,080
		Totals	10,080	10,080

This amendment is to supplement Henry County Library for four hours on Saturday's through December 31, 2016.

Entered _____

Approved _____