



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

**Council Meeting
Agenda
September 12, 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, SEPTEMBER 12, 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. Adoption of Minutes for 7/11/2016 and 7/26/2016

Draft Minutes of July 11, 2016

Draft Minutes of July 26, 2016

PUBLIC COMMENTS

All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting. You must sign your name, address, and phone number. You will be able to address the Mayor and Council for three (3) minutes.

CEREMONIAL

Proclamation- Presented to Rev. Dr. Terrance J. Gattis of Mount Olive Baptist Church, Stockbridge, Georgia as the Official City Chaplain. -Presented by: Mayor Pro Tem Ford

Proclamation- Presented to Pastor Spencer O' Neal of Global Impact Christian Ministries, Stockbridge, Georgia- Celebrating 10 years of Community Service - Presented by: Mayor Pro Tem Ford

Proclamation- Presented to Betsy Schroeter of DAR Andrew McBride for National Constitution Weeek -Presented by: Mayor Pro Tem Ford

Proclamation- Presented to GNHHA (Georgia National Hispanic Heritage Association) 2016 National Hispanic Month -Presented by: Mayor Pro Tem Ford

NEW BUSINESS

Item # 1 - Resolution- To authorize Branding Recommendations -Presented by: Kira Harris-Braggs, Main Street Manager

Item # 2 - Ordinance - City Historic Preservation -Presented by: Kira Harris-Braggs, Main Street Manager

Item # 3 - Resolution- To authorize the City of Stockbridge becoming a Partner with Henry County Schools- Partners in Education Program -Presented by: Councilwoman Gantt

Item # 4 - Council Consideration- Request for funds in the amount of \$400 from Governing Body Miscellaneous Funds for expenses for Yoga Fitness Event - Presented by: Councilman Alexander

PLANNING AND ZONING

**Item # 5 - Red Oak Village Amenities Approval
Parcel 050-01002005 & 050-01003004 consisting of 20.1 +/- acres located on the east side of Rock Quarry at Red Oak Drive in Land Lots 29 and 30 of the 12th District.**

Applicant: Toni C. Frey, et al. -Presented by: Dale Hall, Administration & Community Development

PUBLIC HEARING

Item # 6 - RZ-16-20-S Request: City Initiated Reversion from C-2 (General Commercial) to RA (Residential Agricultural) Parcel ID:S24-002-000, S24-01003000 & S24-01002002

**Location: 112, 118 & 124 Old Conyers Rd. Land Lot 68 of the 12th District
Proposed Use/Purpose: Single-Family Residences (two parcels) and Bed & Breakfast (one parcel)**

Lot Size: 10.98 +/- -Presented by: Dale Hall, Administration & Community Development

Item # 7 - RZ-16-19-S Request: Rezoning from C-2 (General Commercial) to C3 (Heavy Commercial) Parcel ID: S24-01-002-00

Location: 112 Old Conyers Rd. Land Lot 38 of the 12th District Proposed Use/Purpose: Bed & Breakfast Lot Size: 3.734 +/- acres

Applicant: Marvin Johnson Agent: Anita Johnson -Presented by: Dale Hall, Administration & Community Development

Item # 8 - VR-16-10-S Variance Request

Parcel ID: S24-01-002-000 Location: 112 Old Conyers Rd. Land Lot 38 of the 12th District Proposed Use/Purpose: Bed & Breakfast

Lot Size: 3.734 +/- acres

Applicant: Anita Johnson/ JS Venue Plus -Presented by: Dale Hall, Administration & Community Development

DISCUSSION

Item # 9 - Hwy.138 Overlay (Discussion) -Presented by: Dale Hall, Administration & Community Development

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

- Public Safety Committee Meeting/Town Hall – Thursday, September 15, 2016 at 6:00 p.m. at Red Oak UMC 3894 Walt Stephens Rd. Stockbridge, GA 30281- Councilman Alexander, Chairperson.

- Free Movie – Friday, September 16, 2016 sponsored by Kiss 104.1 Location: Lawn across from City Hall. Bring your lawn chairs and blankets. Food vendors will be on site.

- Henry County Elections Office Voter's Registration, Monday, September 19, 2016 from 9 a.m. to 2:00 p.m. at City Hall – Patrick Henry Meeting Room

- Downtown Development Authority Meeting, Monday, September 19, 2016 at 6:00 p.m. in the Levi Meeting Room

- Building Committee Meeting, Tuesday, September 20, 2016 at 6:00 p.m. in the Patrick Henry Meeting Room – Mayor Pro Tem Ford, Chairperson

- Henry County Elections Office Voter's Registration, Monday, September 21, 2016 from 12 p.m. to 4:00 p.m. at City Hall – Patrick Henry Meeting Room

- Bridgefest – Saturday, September 24, 2016 on the Lawn Across from City Hall from Noon to 8pm.

- City Council Work Session Meeting – Tuesday, September 27, 2016 at 6:00 p.m.

Motion to Adjourn.

Stockbridge
Bringing People Together



**DRAFT MINUTES
COUNCIL MEETING**

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

Mayor & City Council

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

Administration

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

The Meeting was called to order by Mayor Pro-Tem Ford at 6:02pm. Mayor Pro Tem Ford included "All Lives Matter" and asked the citizens to pray for each other for a Resolution.

The invocation was provided by Pastor Terrance Gattis.

The Pledge of Allegiance was recited in unison.

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

Councilman Blount motioned to amend the Agenda to remove Item #5 for further discussion on a later date; second by Councilwoman. During discussion, Councilman Alexander expressed he would like to discuss item #5 in regards to the library. Councilman Alexander stated he has heard citizens express they would like the library open and he will do everything to make that happen. Mr. Alexander mentioned the library is a valuable asset that needs to be open and calls on all members of Council to listen to those who came to speak.

Councilwoman Gantt noted members of the public would have an opportunity to speak during the Public Comments portion of the meeting and also noted that it has been 5 years since all of Henry County libraries have been closed on weekends; and further stated there was more homework to be done while commending Councilman Alexander for pushing the issue with the libraries.

Councilwoman Robinson expressed agreement with the library hours being extended and also stated there should be further discussion on the subject. Councilwoman Robinson further noted the City has funding for the remainder of the year for Cochran library to be open on the weekends; which could create jobs for the youth.

Councilman Blount stated he feels there is not one person on Council that is against the library being open, but there should be provisions made in the taxes currently being paid by the citizens to the County. Councilman Blount stated he wants to make progress by solving the problem and not band-aiding the issues at hand.

Mayor Pro Tem Ford expressed his concern of funding the \$10,800 from August 1st - December 31st being a short-term problem and that the bigger issue is having funding long term. Mayor Pro Tem Ford further stated Council will start discussion on the 2017 Fiscal Year Budget within the next few months and the responsibility of funding the libraries is the County's issue, not the City's. Mayor Pro Tem Ford encouraged anyone having any issues with the library hours to talk to their County Commissioner. Mayor Pro Tem Ford noted if Council elects to vote on the short term funding tonight, it is not the City's responsibility to fund the library's extended hours long term.

Councilwoman Robinson expressed her concern for the youth and their education and encouraged everyone to go to the County meeting.

The motion passed 3-2 (Councilwoman Robinson and Councilman Alexander opposed).

Councilwoman Gantt motioned to approve the Minutes of 5/9/2016 and 5/31/2016; second by Councilwoman Robinson; the motion passed 4-0-1 (Councilman Alexander abstained).

PUBLIC COMMENTS

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

1. Robin Buschman commended every Council Member for answering a lot of her questions and expressed her concerns for the less fortunate not having access to the library. Ms. Buschman noted as a former Councilmember, he worked the Back to School book bag supply event and noted this City has events going on that other cities don't; Ms. Buschman referenced her son's past use of the library as beneficial and she understands the City has the funding until December 31st. Ms. Buschman suggested to the Council not do a study, but rather to get the statistics and numbers for next year as she does not want to see another vacant building.
2. Darlene Jackson noted she had spoken with City Manager, Michael Harris regarding the County Water Tax included on her Property Tax Statement. Ms. Jackson noted she had also spoken with Mr. Burch (Finance Director of County Water). Ms. Jackson stated she has already paid the City maintenance the fire hydrants and water lines; however, Mr. Burch informed her the tax fee is similar to the school bond that is assessed to all homeowners. Ms. Jackson noted she had also spoken with Lynn Carter from the

Tax Commissioner's Office who stated the County Water Tax on the Property Tax Statement was not for the maintenance of the water lines and hydrants. Ms. Jackson wants to know why she is paying double.

3. Tavares Powell spoke in favor of the library hours being extended and hopes Council takes that into consideration; and also spoke in favor the Feasibility Study on police services.
4. Toye Powell also spoke on the library hours being extended and also doing a feasibility study. Ms. Powell reference the City funding concerts vs. education.
5. Kathryn Gilbert stated she had looked at the numbers and services at library branches; stated she heard the City spent over \$25,000 for Tasty Tuesdays and questioned its effect on children; supports the opportunity to access library resources noting the County needs to step up.
6. Sharemah Barlow supports extending the library hours; expressed her concerns with Councilman Blount's position; stated research shows kids lose some of what they have learned during the summer months.

Mr. Harris updated Council of the area wide power outage.

CEREMONIAL

Georgia Municipal Association Lifetime Service Award

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

Lamar Norton of the Georgia Municipal Association stated that out of the 520 cities and the 31,000 elected officials serving cities; the GMA Board of Directors decided 4 years ago to recognize those who officials worked for a city for 35+ years either as an elected official or employee. Mr. Norton recognized and presented the Lifetime Service Award to former City Clerk, Merle Manders who not only served on the Municipal/Finance Officers Association Board of Directors, but also became a Certified Municipal Clerk, as well as receiving a Government Financial Officers achievement awards from 1999-2008.

Ms. Manders thanked everyone and appreciates GMA for the award noting it was hard work, but she had a lot of fun. Merle Manders served as the Stockbridge City Clerk for thirty-five (35) years.

PRESENTATIONS

ChooseATL Program

Presented by: Terrilyn Simmons, Director of ChooseATL

Ms. Simmons informed the City Council about ChooseATL works. Ms. Simmons stated ChooseATL is a Regional Marketing Initiative that was launched in 2015 and that after conducting research, they found Atlanta was lagging behind when it came to the talent needed to fulfill jobs. Ms. Simmons stated ChooseATL collaborated with several civic and corporate partners last year; and the mission is to attract and retain talent. Ms. Simmons also noted ChooseATL is also funded by their corporate and civic partners to include:

Coca Cola, Henry County, Fayette County, and SunTrust Bank. Ms. Simmons further stated ChooseATL offers corporate sponsors for the citizens who would like more visibility on their website; as well as city-page sponsors seeking visibility on the ChooseATL website.

Councilman Alexander thanked Ms. Simmons for attending and inquired on the cost of a city-page. Ms. Simmons the many different variables and would provide Councilman Alexander information on pricing.

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

Ms. Nabers referenced Budget Amendment #2016-010 that would re-align the SPLOST expenditures in SPLOST III, allocating the funds differently between line items and noted the money is located in the SPLOST balance.

Councilman Alexander requested the figures from the Finance Committee meeting to be cited for the public. Councilwoman Gantt stated there was discussion on the SPLOST II projects being completed and ways to clean up the budget by removing completed projects. Councilwoman Gantt included they were looking in SPLOST III funds to see what other projects could use those funds, since some projects in SPLOST III were completed in SPLOST II.

Councilwoman Gantt motioned to approve Budget Amendment # 2016-010 for SPLOST III; second by Councilman Blount; the motion passed 5-0.

Ms. Nabers stated the next budget amendment is for the court fines and forfeitures and expenses that are included. Ms. Nabers noted the fines were shifted from the City of Stockbridge Municipal Court to the Henry County State Court where \$1,100,583 was estimated for FY2016 prior to these funds moving to Henry County. Councilman Blount noted the County would rather pay the State the funds instead of the funds being paid to the City. Ms. Nabers estimated the loss of revenue for the remainder of the year is and estimated \$665,000 which will **not** be collected; and there will be a reduction from what was anticipated coming in, in the amount of \$508,000.

Councilwoman Gantt motioned to approve Budget Amendment #2016-011; second by Councilman Blount; the motion passed 5-0.

Ms. Nabers referenced Budget Amendment #2016-012 regarding Information Technology. Ms. Nabers stated when it was first budgeted for 2016, the City was under contract with Total Tech, and an RFP was issued to bid on the services. Ms. Nabers noted, after the new company was selected, there was an overlap of services at the beginning of the year and this is for incremental I.T. expenses for the remainder of the year.

Councilwoman Gantt motioned to approve Budget Amendment 2016-012; second by Councilman Blount; the motion passed 5-0.

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PUBLIC HEARING

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 and Bill Johnston, AICP of Strategic Planning Initiatives, LLC.

Mr. Hall noted City Council had adopted the Zoning Codes in 1986, with the city still operating from those codes today. Mr. Hall stated Section 8.36 has been amended several times since then; there has not been a full update, which has presented conflicts and inconsistencies. Mr. Hall noted the City hired Bill Johnston, AICP of Strategic Planning Initiatives, LLC, to assist with preparing the entire zoning code sections, and make the document a Unified Land Development Code. Mr. Hall recommends further discussion at the next Council meeting.

Attorney Williams added this is very complex and it would need another 2 weeks to finish the documents and also recommends a continuance the Public Hearing to be heard at the July 26, 2016 Work Session for a final vote.

Councilman Blount asked that the document be reviewed as quickly as possible due to the all of the variance changes.

Public Hearing

Speakers in favor: None

Speakers opposed: None

Mr. Williams noted this item can be open for the public to make comments at the next meeting.

No action taken.

PLANNING & 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

Mr. Hall noted the applicants have requested to be annexed into the City using the 100% method.

PUBLIC HEARING

Speakers in favor: None

Speakers opposed: None

Councilman Alexander motioned to annex AX16-46 515 Country Club Dr. Stockbridge, GA 30281 into the City limits; second by Councilman Blount; the motion passed 5-0.

ITEM #4 –Resolution to approve Feasibility Study for Police Services**Presented by: Michael Harris, City Manager**

Mr. Harris stated there was detailed discussion at the last meeting on the police services; and it was Council's desire to move forward with a Feasibility Study. Mr. Harris expressed one proposal has been submitted, and asked Council if agreeable, to not let the amount exceed over \$25,000.

Councilman Alexander motioned to accept Mr. Harris's proposal to not exceed over \$25,000; second by Councilwoman Gantt; the motion passed 5-0.

CITY MANAGER'S COMMENTS

Michael Harris – no comments.

COUNCIL'S COMMENTS

Councilman Alexander thanked everyone for coming out; noted his disappointment of the "No Vote" on the Library Item and the Library item being removed from the Agenda; asked for Council for leadership and to act; referenced the Food Truck Tasty Tuesday budget and noted the expectation of a budget amendment for this event was coming to the Council down the road; commended Councilwoman Robinson for beautification efforts throughout the City; and noted he and all of the other Council Members ran to promote youth and seniors services for the City.

Councilman Blount thanked everyone for coming out and noted the Council must have order; stated leadership is not belittling fellow council members; referenced his support of youth activities; encouraged the Council to act on facts and not emotions; noted each council member has one vote and that everything passed is a collective effort, not I but us.

Councilwoman Gantt thanked everyone for coming out and noted the time for healing of our country and thanked Henry County first responders and was glad to know that there were no such issues like that in Henry County; asked for continued prayers for the Council; stated that she is not going to tear down fellow council members; invited everyone to the next Food Truck Tuesday event, theme is Christmas in July and asked everyone to bring canned goods or donate school supplies.

Councilwoman Robinson thanked everyone for coming out; noted the Council is passionate about their ideas; teambuilding is in progress with more to come; referenced the local clergy meets with her for roundtable discussions on various items involving the City; plans to hold another roundtable soon and the information would be coming soon via the City's webpage and social media.

MAYOR PRO TEM'S COMMENTS

Anthony S. Ford thanked everyone for attending; hats off to Merle Manders for her 35 years of public service and award; noted the country is healing; noted the Council needs to work as a team and no one individual runs the Council but rather the Council operates under a democracy.

Mayor Pro Tem Ford read the following announcements:

ANNOUNCEMENT OF UPCOMING MEETINGS & EVENTS

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- 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

Councilwoman Gantt motioned to convene Executive Session for items 1-6 and 8; second by Councilwoman Robinson; the motion passed 5-0.

EXECUTIVE SESSION –1-6 and 8

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

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

Councilwoman Gantt motioned to approve the subpoenas for Network Solutions and Gmail; second by Councilwoman Robinson; the motion passed 4-0-1. (Alexander abstained).

Motion to approve the designate to the DDA (Downtown Development Authority) powers of the URA (Urban Redevelopment Agency) regarding bonds for City Hall made by Mayor Pro Tem Ford; second by Councilwoman Robinson. Passed 4-1 (Councilman Alexander Opposed stating his objection to turning powers over to the DDA).

Motion to adjourn made by Councilwoman Gantt; second by Councilwoman Robinson. Passed 5-0

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor Pro Tem

Stockbridge

Bringing People Together



DRAFT MINUTES WORK SESSION

MONDAY, JULY 26, 2016 6:00 p.m.

Mayor & City Council

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

Administration

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

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

The invocation was provided by Pastor Cecelia Greene.

The Pledge of Allegiance was recited in unison.

Deputy City Clerk, Randi Rainey was asked to proceed with a verbal roll call. All members of Council were present and a quorum was confirmed.

Councilwoman Robinson motioned to adopt the Agenda as printed; second by Councilman Alexander; the motion passed 5-0.

PUBLIC COMMENTS

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

Leonard Yancey spoke on enforcing the noise nuisance ordinance and how it's time to start writing citations; referenced the Transfer Station smelling bad and inquired about the petition that was signed a few months ago by residents of his subdivision.

OLD BUSINESS

Continuation of Public Hearing

ITEM #1 – 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 and Bill Johnston, AICP of Strategic Planning Initiatives, LLC.

Mr. Hall noted Council had received at the last meeting the Technical Update to Zoning with minor issues in the chart and stated before them is a revised and final copy.

Mr. Hall further stated staff is recommending to have the document enacted as of October 1, 2016; which will allow time for the Planning Board to be formed.

Mayor Pro Tem noted this was an extensive document and he has not had an opportunity to read the document in its entirety, although he had reviewed several sections.

Attorney expressed the hopes are to adopt tonight, but will not go into effect until October 1, 2016. Attorney Williams noted the City is moving forward to adopt its own Zoning Advisory Board, and there are still a few zoning applications pending under the zoning codes that needs to be worked out; which would be cleared under existing codes and everything new will be under the new codes.

Councilman Alexander stated the City has been waiting for a while for the new codes and thinks the City should move forward.

PUBLIC HEARING

Speakers in favor: None

Speakers opposed: None

Councilwoman Gantt motioned to approve the Ordinance to Adopt the City Initiated Technical Update to Zoning Ordinance Unified Development Code (UDC) of the City of Stockbridge to be in effect October 1, 2016; second by Councilman Alexander; the motion passed 5-0.

NEW BUSINESS

ITEM #2 – Resolution to fill vacancies on the Main Street Advisory Board.

Presented by: Kira Harris-Braggs, Main Street Manager

Mrs. Harris-Braggs noted the Main Street Program had received one application from Alison Ramsay to fill the Main Street Advisory Board vacancy. Ms. Ramsay is with the Academy Theatre as an actor and photographer. Mrs. Harris-Braggs noted there was a recent vacancy on the Main Street Advisory Board and the position has been advertised and now is ready to be filled. The appointee will finish the term ending December 31, 2016, and serve a one-year term ending December 31, 2017.

Councilwoman Gantt motioned to appoint Alison Ramsay to complete the term ending December 31, 2016, followed by a one-year term ending December 31, 2017; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #3 – Resolution to request use of the Merle Manders Conference Center for Northside Women’s Imaging Center event to be held on Tuesday, August 16, 2016.

Presented by: Councilwoman Robinson

Councilwoman Robinson referenced City’s recent ribbon cutting for the Imaging Center at Eagles Landing, which brought awareness to women with fibroids. Councilwoman Robinson stated she was amazed at the lack of information she has received and would like to ask Council if she could use the Merle Manders Conference Room on Tuesday, August 16 to host an event and bring awareness to the women. Councilwoman Robinson introduced Diane King; Ms. King informed Council there is a lack of awareness regarding fibroids and the types of procedures that can be done. Ms. King stated that at Northside Radiology, they make it a point to educate women on the opportunities and options they have.

Councilwoman Gantt inquired as to whether or not this initiative was a joint effort amongst Council or if Councilwoman Robinson will sponsor the event on behalf of Council. Councilwoman Robinson explained this would be a Council initiative as well as becoming a partner to provide the information. Councilwoman Robinson stated she also spoke with the City Attorney to make sure this was allowable. Mr. Williams stated he expressed he understood this was a city-initiated healthcare awareness event; asking Northside to come in and provide the information.

Councilman Blount asked if Northside Radiology would be providing the information. Ms. King’s response was yes, they would be on site to provide information and educate women on their options.

Councilman Alexander motioned to approve the Resolution requesting use of the Merle Manders Conference Center for Northside Women’s Imaging Center event to be held on Tuesday, August 16, 2016; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #4 – Resolution to request use of the Merle Manders Conference Center for Pretty in Pink Breast Cancer event to be held on Thursday, October 20, 2016.

Presented by: Councilwoman Robinson

Councilwoman Robinson made a request for use of the Merle Manders Conference Center on Thursday, October 20, 2016 for the Pretty-N-Pink Breast Cancer Awareness Luncheon. Councilwoman Robinson stated she wanted to have a Breast Cancer Walk, but found out the MMCC Manager, Cie Cie McGhee is a breast cancer survivor and instead would like to partner up to do the luncheon and bring awareness. Councilwoman Robinson also mentioned she has spoken with the City Attorney and Mr. Hall, the Director to the MMCC Manager about the event. Mr. Hall stated he has talked to the Ms. McGhee and stated there are some other options to (seeing this is the kick-off of this event and other events have already been scheduled) perhaps see what can be done next year and build on it; whether it is a City Initiative or a Council Initiative.

Councilwoman Gantt inquired as to whether or not a budget had been established. Mr. Hall informed Council there is no budgeted amount established for this event; however,

was advised by Ms. McGhee that there would no cost to the City anything other than providing the facility space.

Mayor Pro tem Ford noted it was his understanding this is going to be a luncheon. Mr. Hall stated he would have to clarify with the Ms. McGhee, as he was also under the impression the city would provide just the facility. Councilwoman Robinson confirmed it is a luncheon, and no city funds will be used.

Councilman Blount motioned to approve a Resolution requesting the use of the Merle Manders Conference Center for Pretty in Pink Breast Cancer event to be held on Thursday, October 20, 2016 for the use of a City facility and no city funds included; second by Councilman Alexander; the motion passed 5-0.

PLANNING & ZONING

ITEM #5 – Conditional Use – CU-16-05 PUBLIC HEARING 8-8-2016

Cobblestock Partners, LP of Dallas, TX requests a conditional use for the property located at 5365 North Henry Blvd, in Land Lot 59 of the 12th District. The property consists of 2.65 +/- acres, and the request is for a church in the C-2 (General Commercial) zoning district.

Presented by: Dale Hall, Administration & Community Development

Mr. Hall stated the property currently exists on N. Henry Blvd. The applicant is asking for a church to operate in the existing facility. Mr. Hall noted there are existing multi-tenants located in the shopping center; the property is currently zoned C-2 (General Commercial) and the Ordinance code (the one being currently used) allows for a church or religious facility to be located in a commercial district subject to a Conditional Use. Mr. Hall further noted, this particular location has been brought before Council and was approved for a Conditional Use Church some years back, but has changed names and owners since then.

Councilman Alexander asked if this was the old Crossroads Christian Church location. Mr. Hall noted the location is across from the warehousing facility on N. Henry Blvd and that this item will be placed on the next meeting Agenda as a Public Hearing item.

NO ACTION. Item to be presented on August 8, 2016 - Public Hearing.

ITEM #6 – Resolution to request approval of the Short-Term Work Program and Capital Improvement Element Annual Update and Adoption and Amendment to the Henry County Comprehensive Plan.

Presented by: Dale Hall, Administration & Community Development

Mr. Hall noted in order for the City to maintain qualified local government status, local governments must approve and adopt a Short-Term Work Program and Capital Improvements Element; which is a key implementation tool that reflects the activities and strategies the government has chosen over a five-year period. Mr. Hall further noted the five-year period the City is reporting is 2016-2020 and consist of major actions to be undertaken by the municipality to implement recommendations such as (e.g. feasibility studies and ordinance updates; include a time-frame for implementing major recommendations, a responsible party for implementing each recommendations and

estimated cost. Mr. Hall stated the Capital Improvements Element is an annual report on the City's impact fees and audit of the processes. Mr. Hall apologized for not having updated copies ready for Council; and asked if they could review it first, then approve at the August 8, 2016 meeting to be sent to the DCA, and will be ready for a final approval at the October 10, 2016 meeting.

NO ACTION. Item to be presented on August 8, 2016

COUNCIL DISCUSSION

ITEM #7 – Willow Springs & Southwinds Pump Station Rehabilitation Update
C & S Project No. S9100.004/RFP #201606-08 Engineer: Martin C. Boyd, P.E.
Carter & Sloope, Inc. Bid Date: July 26, 2016

Presented by: Brad Holtsinger, Waste Water Superintendent

Mr. Holtsinger noted the City's plan to replace or rehab Willow Springs and Southwinds Pump Station, along with replacing three (3) man holes + 1,000 ft. Mr. Holtsinger noted the pump station is over 24 years old and over the years the City has spent monies trying to replace or rehab the pump station. Mr. Holtsinger stated an RFP was put out over 15 months ago to design the pump station, Carter Sloope was selected for the design phase. Mr. Holtsinger also noted the bid was put out for bidders and received 9 of them back today and will have a recommendation at the next council meeting.

Mayor Pro Tem Ford inquired if there was enough time to review with all of the bidders. Mr. Holtsinger replied yes there will be enough time.

NO ACTION. Item to be presented on August 8, 2016

ITEM #8 – Saturday Library Hours – Cochran Library Stockbridge, GA
Presented by: Councilman Alexander

Councilman Alexander stated some members of Council requested to have more time and more information provided to them, and requested Ms. Fuller, Library Director to speak. Councilman Alexander also mentioned there has been discussion on reallocating the 32 hours and the limited resources.

Ms. Fuller expressed when they have a full staff at all of the branches, there are enough staff members, but no depth. Ms. Fuller explained what they did before in the past was take part of the Saturday staff to work one weekend, while the other part of staff worked the other weekend; however, in today's time, there are not enough workers to staff the building.

Councilman Alexander mentioned he attended the County's Millage Rate meeting and stated the City should see additional funding with the Millage Rate and a substantial roll back. Councilman Alexander asked about bring furlough staff back. Ms. Fuller expressed they will indeed use furloughed staff, with the full-time staff working 33 hrs. weekly. Ms. Fuller noted on Sundays, all of the full-time staff members would go to the McDonough location with an Assistant Director working, making sure every staff member gets an additional 4 hours once a month.

Mayor Pro Tem Ford noted the City's FY16 budget has been set and this would be a

short-term fix, further noting the funding of the additional hours is not the City's responsibility, but rather the County's responsibility. Mayor Pro Tem Ford read a synopsis of Ms. Fuller's correspondence letter. Mayor Pro Tem Ford also referenced the election in November and that will have some changes with the County Government and hopes that would be helpful.

Ms. Fuller noted there are cities within the State of Georgia who receive support from County library systems. Ms. Fuller stated the library system receives funding from the Board of Education as well. Mayor Pro Tem Ford stated if approved, there should be an Intergovernmental Agreement.

Councilwoman Robinson expressed she is happy to come to this point and inquired if it was possible to send a letter to someone from the national level to get a better understanding of where the City stands. Mayor Pro Tem Ford responded if it is legal and if Council agrees, he would sign the letter.

Councilwoman Gantt inquired on how the library funds would be allocated per library and asked if there were any other plans for the County to allocate additional funds for the long-term solution.

Ms. Fuller explained everyone gets the same amount for print books, audio books, DVD's and children's programs. Ms. Fuller stated if there is enough community pressure, the County could amend the budget. Ms. Fuller explained the State's dollar amount was cut and the money is coming in differently now, noting there had not been a salary increase in over 10 years, with the exception of this year, having received a 2.85% increase. Ms. Fuller noted the libraries are receiving book money and that has had help in purchasing several electronic resources and noted the State also pays a portion of the internet fees along with e-rate.

Councilman Blount noted funding for the library was around \$1.4 million and was raised to 1.8 million, an additional \$400,000; and inquired if they take into consideration the poverty levels and failing schools. Ms. Fuller responded there is a library branch around each failing school. Councilman Blount asked if they found more failing schools in the City of Stockbridge or McDonough, as there is a crisis in the City of Stockbridge and does not understand how funds are allocated when you have failing schools.

Ms. Fuller stated the extra funds they received was to cover rising cost. Councilman Blount also expressed he does not understand how the library system can allow other libraries to fail within the community where the schools are failing as well. Councilman Blount further stated he understands that to increase in a certain area, another area must decrease; and instead of adding more money, it would take less to shift funds.

Ms. Fuller stated she disagrees and believes they serve everyone as equitably as they can. Councilman Blount explained it is difficult for him to add something to a system that does not want to fix itself; and believes there are things that can be fixed within the system.

Councilwoman Robinson stated she posed the same questions as Councilman Blount; but got the understanding the School Board does help with funding and by it being a

public library, funds are distributed equally. Councilwoman Robinson noted there are still more questions on how things should be handled and thinks everyone should sit down to gain a better understanding. Councilwoman Robinson further stated she would like to go to the school board to allow them to speak as well. Councilman Blount stated he is concerned about the Library Board who makes the decision.

Councilwoman Gantt stated the School Board's budget is three times larger than the County and was told the School Board had control over the hours. Councilwoman Gantt stated that perhaps the item may need to be tabled to be able to speak to the School Board and the County as the only feedback she is receiving is from the County.

Councilman Alexander stated based on the ARC statistics, Hampton has the highest poverty rate in the County, and the funding is insufficient to what they are trying to do. As the idea is that he doesn't want to close one library to open up another, he wants all of them open and feels very confident if the City plays their part, the County will join.

Councilman Alexander motioned to approve Saturday Library Hours until December 31, 2016 in the amount of \$10,080 between the hours of 1pm-5pm; second by Councilwoman Robinson; during discussion:

Councilwoman Gantt asked the Treasurer, Linda Nabers, where the funds would come from. Ms. Nabers noted the funds would come from Fund Balance. Councilman Blount noted the Fund Balance is the City's saving account and not the General Fund and further noted the City's Operating Budget has been set for 2016 with procedures that have been put in place and should be followed. Councilman Blount stated he is looking for responsibility and accountability.

Councilwoman Robinson noted Council understands the funds are coming from the City's savings and there was initial talk about opening up the library for 8 hrs.

Councilwoman Robinson wanted to confirm that a 4-hour work day in the amount of \$10,080 instead of an 8-hour day was feasible and further stating she wants the citizens to know, Council is not just spending money, they are sitting down making sure this something that can be done. Councilwoman Robinson stated she thinks they should move forward, the longer the delay, the more the students are being hindered.

Ms. Fuller proposed the hours of either 9am-1pm, 10am-2pm or 1pm-5pm, noting it would be easier to be open from 1pm-5pm, the same time the library is open on Sundays. Mayor Pro Tem Ford noted he is fine with whatever is recommended. Councilwoman Gantt recommended 1pm-5pm, Ms. Fuller agreed. The motion passed 4-1 (Councilman Blount opposed).

ITEM #9 – Code Enforcement

Presented by: Councilman Alexander

Councilman Alexander noted the beautification of the City is important and has noticed after riding through the City a many of the codes are not being enforced. Councilman Alexander stated he noticed a lot of tire shops on major roadways, signs in the right-of-ways which cause clutter in the City and wants it cleaned up and controls put in place and would like the Code Enforcement officers to crack down on businesses.

Mayor Pro Tem Ford read the speaking rules from the Charter.

Mr. Hall stated he noticed from the drive with Councilman Alexander a lot of collection boxes, for which there are no rules or regulations at the moment; and there were concerns about trash in the intersection. Mr. Hall noted the City has two Code Enforcement officers who work a 40-hour week and has just recently started periodic weekend coverage during 4-hour slots. Mr. Hall further noted, Code Enforcement picks up illegal signs in the right-of-way and if there are signs on private property, they can be cited. NO ACTION

ITEM #10 – Downtown Anchor Building/Amphitheatre

Presented by: Councilman Alexander

Councilman Alexander noted the City's recent S.P.L.O.S.T. meeting where the Council has a goal of moving forward with projects. Councilman Alexander noted there was a suggestion of having an amphitheater built behind City Hall with staggered steps on the ball field.

Councilwoman Gantt noted there have been conversations of placing "something" behind City Hall and further noted the many events the City has had over the last year. Councilwoman Gantt also stated she is in favor of getting started with an "anchor building" and would also like to move forward with an amphitheater, pool, splash pad/ice rink, and a Welcome Center for Main Street. NO ACTION

ITEM #11 – Bike Friendly Zone Initiative

Presented by: Councilman Alexander

Councilman Alexander stated he attended a Bike Friendly meeting at GMA and wants to look at widening the sidewalks for pedestrians to fellowship in open spaces. Councilman Alexander stated every time a new building is built, the codes should be updated; and suggests there should be a designated area in the city to share roadways. Mr. Hall noted this will be included in the Bike, Pedestrian Trail Plan and one of the outcomes is to designate a bike friendly path. NO ACTION

ITEM #12 – Renaming North Henry Blvd.

Presented by: Councilman Alexander

Councilman Alexander stated one of the things that Council is attempting to do is revitalize and rebrand North Henry Blvd. Councilman Alexander recommended the renaming of North Henry Blvd. to Barack Obama Way, honoring the achievements and historic events of the current president. Councilman Alexander noted he has reached out to State Representative Sandra Scott who is a member Legislative Delegation to try to move it through the delegation.

Councilman Alexander also stated if N. Henry Blvd. is not chosen, there should a street in Henry County in honor of President Obama. Councilman Alexander further noted there are a few options the City can explore for an official name change, which would change the physical address; reaching out to businesses and making them whole; and an overlay can be done.

Mayor Pro Tem Ford noted that while he is a registered Democrat and voted for President Obama, he feels it is not proper at this point to change the street name of

N. Henry Blvd., and thinks the City is not ready. Mayor Pro Tem Ford also noted there are more important things to do in the city and maybe in about 8 years they could revisit the name changing.

Councilman Blount stated every member of Council has their own personal views which may not be the desire of the whole governing body.

Councilwoman Robinson stated she was in agreement with Councilman Alexander's statement saying it's something the city could use, and also agreed with Mayor Pro Tem Ford on waiting, and suggested maybe renaming a bridge or a new development.

Councilman Alexander noted the City of Stockbridge was recently selected as the #7 favorable city for African-Americans to live.

Councilwoman Robinson stated maybe renaming the bridge on Rock Quarry heading toward the historic district by Eagles Landing. NO ACTION

CITY MANAGER'S COMMENTS

Michael Harris - absent

COUNCIL'S COMMENTS

Councilman Alexander thanked everyone for coming out and also commended Councilwoman Robinson on the Peace Forum; stated he is committed to redeveloping the Downtown area and moving forward; and thanked Carolyn Fuller from the library.

Councilman Blount thanked everyone for attending the meeting; commended Councilwoman Robinson on a job well done on the Peace Forum; invited all citizens out on Thursday, July 28, 2016 to the One Nation Civil Rights Symposium that will be located at 125 Red Oak Rd. at 7:00pm; invited all out to the 2nd annual back to School Kick-Off on July 30, 2016 at the Merle Manders Conference Center at 111 Davis Rd. from 10am-1pm.

Councilwoman Gantt thanked all for coming out; thanked staff on a good job; also wanted the citizens to know they are there for them; she is seeing things get done and sees Main Street starting to bloom and asked for continued support.

Councilwoman Robinson thanked all for coming out and also thanked the clergy and public safety officials who participated in the forum; mentioned putting a youth council together; thanked staff; and is excited about the library being open.

MAYOR PRO TEM'S COMMENTS

Mayor Pro Tem Ford thanked all for coming out and mentioned how successful the Town Hall Meeting was; also asked the community to become involved; invited everyone out to Coffee with a Cop on Saturday, August 6, 2016 at Empson's Café & Deli located at 1445 Rock Quarry Rd. from 8:30am-10am.

Mayor Pro Tem Ford read the following News and Announcements:

ANNOUNCEMENT OF UPCOMING MEETINGS & EVENTS

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

- Food Truck Tasty Tuesdays – 5:30 – 9:00 p.m. EVERY TUESDAY – CITY HALL
- GDOT Open House – SR42 Widening from SR138 to I-675, Thursday, July 28, 2016 from 5-7pm at the Ted Strickland Community Center 130 ML King, Sr. Heritage Trail (formerly N. Berry St.) Stockbridge, GA 30281
- One Nation Civil Rights Symposium spearheaded by Councilman Blount, Thursday, July 28, 2016 at 7:00 p.m. at Global Impact Christian Ministries 125 Red Oak Rd. Stockbridge, GA
- 2nd Annual Back to School Kick-Off spearheaded by Councilman Blount, Saturday, July 30, 2016 10am – 2pm at the Merle Manders Conference Center
- Council Meeting Monday, August 8, 2016 at 6:00 p.m. Council Chamber.

Councilwoman Gantt motioned to convene Executive Session at 8:04pm to hear Items A-F & H; second by Councilwoman Robinson; the motion passed 5-0.

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Act)

Councilwoman Robinson motioned to adjourn Executive Session at 10:22pm; second by Councilwoman Gantt; the motion passed 5-0.

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

Mayor Pro Tem Ford motioned to approve the Development Agreement for Jodeco/Atlanta South LLC with the additional changes as recommended by legal counsel; second by Councilman Alexander; the motion passed 5-0.

Councilwoman Gantt motioned to adjourn the Work Session Meeting at 10:23pm; second by Councilman Blount; the motion passed 5-0.

Respectfully submitted by:

Randi Rainey, Deputy City Clerk

Anthony S. Ford, Mayor Pro Tem

Proclamation

Of the Honorable Stockbridge City Council

Reverend Dr. Terrance Jerome Gattis

City Chaplain

WHEREAS, on August 8, 2016, the Stockbridge City Council approved a Resolution to unanimously appoint Reverend Dr. Terrance J. Gattis of Mount Olive Baptist Church, Stockbridge, Georgia to the position of City Chaplain for the City Council; and

WHEREAS, Reverend Dr. Terrance J. Gattis holds a Bachelor of Science degree in Computer Science from Livingstone College, a Master of Divinity degree from the Emory University Candler School of Theology, and a Doctor of Ministry degree from the Morehouse School of Religion at the interdenominational Theological Center; and

WHEREAS, Reverend Dr. Terrance J. Gattis was licensed as a Minister of the Gospel on March 24, 2004 and was ordained on March 26, 2006; and

WHEREAS, the Chaplain, Reverend Dr. Terrance J. Gattis shall be available to the City Council to provide spiritual guidance and counsel on an as-needed basis whenever the circumstances shall require; and

WHEREAS, the Chaplain, Reverend Dr. Terrance J. Gattis shall be responsible for providing comfort to the City of Stockbridge during times of grief or discord within the community.

NOW, THEREFORE, I, Anthony S. Ford, Mayor Pro-Tem of Stockbridge, by virtue of the authority vested in me by the laws of Stockbridge and Georgia, along with Council Members Elton Alexander, John Blount, LaKeisha Gantt, and Neat Robinson, welcome this appointment and congratulate Reverend Dr. Terrance J. Gattis for being appointed the first City Chaplain for the City of Stockbridge, Georgia.

IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of August, in the year of our Lord, two thousand sixteen, in the City of Stockbridge, Georgia.

Anthony S. Ford, Mayor Pro Tem

Vanessa Holiday, City Clerk

Proclamation

Celebrating 10 years of a Divine Dynasty

WHEREAS, August marks the 10th Year Anniversary Celebration of Global Impact Christian Ministries; and

WHEREAS, we give pause, honor and praise this day for the deep and abiding commitment of the leaders of this ministry who have given so unselfishly during their many years to help their church grow and thrive by providing valuable services to the community; and

WHEREAS, the entire community has benefited from the influence and guidance of Pastor Spencer O'Neal and Leading Lady Coylitia O'Neal, as well as the many facets of their outreach and assistance to the community; and

WHEREAS, it is a pleasure to extend this expression of the City's esteem and best wishes to the members of this congregation on such a memorable occasion .

NOW, THEREFORE, I, Anthony S. Ford, Mayor Pro-Tem of Stockbridge, by virtue of the authority vested in me by the laws of Stockbridge and Georgia, along with Council Members Elton Alexander, John Blount, LaKeisha Gantt, and Neat Robinson, issue a proclamation of congratulations in honor of Global Impact Christian Ministries 10th Year Anniversary Celebration. May God continue to bless you and this wonderful congregation for many more years to come.

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of August, in the year of our Lord, two thousand sixteen, in the City of Stockbridge, Georgia.

Anthony S. Ford, Mayor Pro Tem

Vanessa Holiday, City Clerk



GLOBAL IMPACT
CHRISTIAN MINISTRIES



PROCLAMATION

Constitution Week 2016



Whereas, September 17, 2016 marks the two hundred and twenty-ninth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

Whereas, it is fitting and proper to officially recognize this magnificent document and the anniversary of its creation; and

Whereas, it is fitting and proper to officially recognize the patriotic celebrations which will commemorate the occasion; and

Whereas, public law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as constitution week;

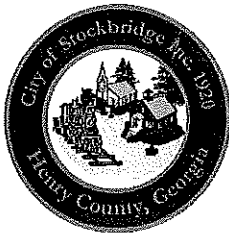
NOW, THEREFORE I, Anthony S. Ford, Mayor Pro-Tem of Stockbridge, by virtue of the authority vested in me by the laws of Stockbridge and Georgia, along with Council Members Elton Alexander, John Blount, LaKeisha Gantt, and Neat Robinson, do hereby proclaim September 17 through 23, 2016 to be

CONSTITUTION WEEK

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of September, in the year of our Lord, two thousand sixteen, in the City of Stockbridge, Georgia.

Anthony S. Ford, Mayor Pro-Tem

Vanessa Holiday, City Clerk



City of Stockbridge

To: Mayor and City Council

Meeting Date:

September 27, 2017

Staff Recommendation:

Attachments/Exhibits for Agenda Item:

N/A

☒ Action requested by City Council

☐ For informational purposes only

ITEM: #1 – Resolution to Authorize Branding Recommendations.

Presenter:

Kira Harris-Braggs

It is staff's recommendation to move forward with a City Branding initiative. This would entail creating and distributing an RFP to solicit the services of qualified marketing firms. The budget for the initial phase of this project should not exceed \$25,000. A budget amendment will be required for this action with monies being moved from the current hotel/motel tax account to the appropriate account for these marketing services.


City Manager

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS TO PROVIDE FOR BRANDING SERVICES FOR THE CITY OF STOCKBRIDGE; PROVIDING FOR SEVERABILITY, REPEALING INCONSISTENT RESOLUTIONS, PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

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

WHEREAS, Section 1.12(b)(3) of the City Charter provides that the City may make appropriations for the support of the government of the City; authorize the expenditure of money for any purposes authorized by the Charter and for any purpose for which a municipality is authorized by the laws of the State of Georgia; and provide for the payment of expenses of the City;

WHEREAS, Section 1.12(b)(7) of the City Charter provides that the City may enter into contracts and agreements with other governments and entities and with private persons, firms, and corporations;

WHEREAS, the City is interested in retaining the services of a firm to provide for branding for the City;

WHEREAS, it is the express intent of the City Council to provide for a competitive selection process in order to obtain the highest quality branding services at the most advantageous cost to the City;

WHEREAS, the City Council finds that a resolution authorizing the initiation of a Request for Proposals for branding services is necessary and beneficial to its citizens and to the proper use of City funds.

NOW THEREFORE, THE COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY RESOLVES AS FOLLOWS;

Section 1. Authorization of Request for Proposals for Branding Services. – The City Staff is hereby authorized to issue a Request for Proposals for the provision of branding services for the City in accordance with the City's established policies and procedures.

Section 2. Approval of Execution - The Mayor is hereby authorized to sign all documents and to perform all other acts necessary to effectuate this Resolution on behalf of the City of Stockbridge. The City Clerk is authorized to execute, attest to, and seal any document which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney.

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

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

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

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

CITY OF STOCKBRIDGE, GEORGIA

ANTHONY S. FORD, MAYOR PRO TEM

ATTEST:

VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:

MICHAEL WILLIAMS, CITY ATTORNEY



City of Stockbridge

To: Mayor and City Council

Meeting Date:

September 27, 2017

Staff Recommendation:

Attachments/Exhibits for Agenda Item:

See Ordinance.

☒ *Action requested by City Council*

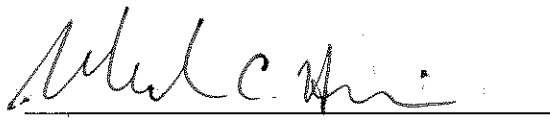
☐ *For informational purposes only*

ITEM: #2 – Ordinance - City Historic Preservation

Presenter:

Kira Harris-Braggs

It is staff's recommendation for the City to approve a Historic Preservation Ordinance. This will serve as a positive step in the furtherance of Main Street Program objectives with regard to establishing a Historic Preservation ethic in the City of Stockbridge and obtaining Certified Local Government status. This, in turn, will place the City in better position when applying for both federal and state historic preservation funding, receiving technical assistance, and establishing a historic district.


City Manager

STATE OF GEORGIA

CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO PROVIDE FOR HISTORIC PRESERVATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

WHEREAS, the governing authority of the City of Stockbridge, Georgia desires to establish a historic preservation ordinance the City of Stockbridge; and,

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

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

Section 1. That Title 8 of the Stockbridge Municipal Code is hereby amended by adding a new Chapter 8.37 attached hereto as Exhibit A.

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

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

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

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

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

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

Section 6. The effective date of this Ordinance shall be November 1, 2016.

ORDAINED this _____ day of _____, 2016.

CITY OF STOCKBRIDGE, GEORGIA

Anthony S. Ford, Mayor Pro Tem

ATTEST:

Vanessa Holiday, City Clerk

APPROVED AS TO FORM:

Michael Williams, City Attorney

Date Presented to Mayor: _____

Date Received from Mayor: _____

EXHIBIT "A"

Chapter 8.37 Historic Preservation Ordinance

Section 8.37.010 Purpose

In support and furtherance of its findings and determination that the historical, cultural and aesthetic heritage of the City of Stockbridge is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity and general welfare of the people;

In order to stimulate revitalization of the business districts and historic neighborhoods and to protect and enhance local historic and aesthetic attractions to tourists and thereby promote and stimulate business;

In order to enhance the opportunities for federal or state tax benefits under relevant provisions of federal or state law; and

In order to provide for the designation, protection, preservation and rehabilitation of historic properties and historic districts and to participate in federal or state programs to do the same;

The Stockbridge City Council hereby declare it to be the purpose and intent of this Ordinance to establish a uniform procedure for use in providing for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, objects, and landscape features having a special historical, cultural or aesthetic interest or value, in accordance with the provisions of the Ordinance.

Section 8.37.020 Definitions

- A. "Building" – A building is a structure created to shelter any form of human activity, such as a house, barn, church, hotel or similar structure. Building may refer to a historically related complex such as a courthouse and jail or a house and barn.
- B. "Certificate of Appropriateness" – Means a document evidencing approval by the Historic Preservation Commission of an application to make a material change in the appearance of a designated historic property or of a property located within a designated historic district.
- C. "Exterior Architectural Features" – Means the architectural style, general design and general arrangement of the exterior of a building, structure or object, including but not limited to the kind or texture of the building material and the type and style of all windows, doors, signs and other appurtenant architectural fixtures, features, details or elements relative to the forgoing.

- D. "Exterior Environmental Features" – Means all those aspects of the landscape or the development of a site which affect the historic character of the property.
- E. "Historic District" – Means a geographically definable area, possessing a significant concentration, linkage, or continuity of sites, buildings, structures or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history. A Historic District shall further mean an area designated by the Stockbridge City Council as a Historic District pursuant to the criteria established in Section 8.37.040 B of this Ordinance.
- F. "Historic Property" – Means an individual building, structure, site, or object including the adjacent area necessary for the proper appreciation thereof designated by the Stockbridge City Council as a historic property pursuant to the criteria established in Section 8.37.040 C of this Ordinance.
- G. "Material Change in Appearance" – Means a change that will affect either the exterior architectural or environmental features of a historic property or any building, structure, site, object, or landscape feature within a historic district, such as:
1. A reconstruction or alteration of the size, shape or façade of a historic property, including relocation of any doors or windows or removal or alteration of any architectural features, details or elements;
 2. Demolition or relocation of a historic structure;
 3. Commencement of excavation for construction purposes;
 4. A change in the location of advertising visible from the public right-of-way; or
 5. The erection, alteration, restoration or removal of any buildings or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features, except exterior paint alterations.
- H. "Object" – An object is a material thing of functional, aesthetic, cultural, historical or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.
- I. "Site" – A site is the location of a significant event, a prehistoric or historical occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing structure.

- J. "Structure" – A structure is a work made up of interdependent and inter-related parts in a definite pattern of organization. Constructed by man, it is often an engineering project large in scale.

Section 8.37.030 Creation of a Historic Preservation Commission

A. Creation of the Commission:

There is hereby created a commission whose title shall be "Stockbridge Historic Preservation Commission}" (hereinafter "Commission")

B. Commission Position within the City Government:

The Commission shall be part of the planning functions of the City of Stockbridge

C. Commission Members: Number, Appointment, Terms and Compensation:

The Commission shall consist of five (5) members appointed by the Mayor and ratified by the City Council. All members shall be residents of Stockbridge and shall be persons who have demonstrated special interest, experience or education in history, architecture or the preservation of historic resources. To the extent available in the City, at least three (3) members shall be appointed from among professionals in the disciplines of architecture, history, architectural history, planning, archaeology or related professions.

Members shall serve three-year terms. Members may not serve more than two (2) consecutive terms. In order to achieve staggered terms, initial appointments shall be: one (1) member for one (1) year; two (2) members for two (2) years; and two (2) members for three (3) years. Members shall not receive a salary, although they may be reimbursed for expenses.

D. Statement of Commission's Power:

1. The Preservation Commission shall be authorized to:

a. Prepare and maintain an inventory of all property within the City of Stockbridge having the potential for designation as historic property;

b. Recommend to the Stockbridge City Council specific districts, sites, buildings, structures, or objects to be designated by ordinance as historic properties or historic districts;

c. Review application for Certificates of Appropriateness, and grant or deny same in accordance with the provisions of this Ordinance;

d. Recommend to the Stockbridge City Council that the designation of any district, site, building, structure or object as a historic property or as a historic district be revoked or removed;

- e. Restore or preserve any historic properties acquired by the City of Stockbridge;
- f. Promote the acquisition by the City of Stockbridge of façade easements and conservation easements, as appropriate, in accordance with the provisions of the *Georgia Uniform Conservation Easement Act of 1992* (O.C.G.A., Section 44-10.1 through 5)
- g. Conduct educational programs on historic properties located within the City and on general historic preservation activities;
- h. Make such investigation and studies of matters relating to historic preservation, including consultation with historic preservation experts, the Stockbridge City Council or the Commission itself may, from time to time, deem necessary or appropriate for the purposes of preserving historic resources;
- i. Seek out local, state, federal or private funds for historic preservation, and make recommendations to the Stockbridge City Council concerning the most appropriate uses of any funds acquired;
- j. Submit to the Historic Preservation Division of the Department of Natural Resources a list of historic properties of historic districts designated;
- k. Perform historic preservation activities as the official agency of the Stockbridge historic preservation program;
- l. Employ persons, if necessary, to carry out the responsibilities of the Commission;
- m. Receive donations, grants, funds, or gifts of historic property and acquire and sell historic properties. The Preservation Commission shall not obligate the City of Stockbridge without prior consent.
- n. Review and make comments to the Historic Preservation Division of the Department of Natural Resources concerning the nomination of properties within its jurisdiction to the National Register of Historic Places; and
- o. Participate in private, state and federal historic preservation programs and with the consent of the Stockbridge City Council, enter into agreements to do the same.

E. Commission's Power to Adopt Rules and Standards:

- 1. The Preservation Commission shall adopt rules and standards for the transaction of its business and for consideration of application for designation of Certificates of Appropriateness, such as by-laws, removal of membership provision, and design guidelines and criteria. The Preservation Commission shall have the flexibility to adopt rules and standards without amendment to this Ordinance. The Commission

shall provide for the time and place of regular meetings and a method for the calling of special meetings. The Commission shall select such officers as it deems appropriate from among its members. A quorum shall consist of a majority of the members.

F. Conflict of Interest:

1. The Commission shall be subject to all conflict of interest laws set forth in Georgia Statutes and in the City of Stockbridge Charters.

G. Commission's Authority to Receive Funding from Various Sources:

1. The Commission shall have the authority to accept donations and shall ensure that these funds do not displace appropriated governmental funds.

H. Records of Commission Meetings:

A public record shall be kept of the Commission resolution, proceedings and actions.

Section 8.37.040 Recommendation and Designation of Historic Districts and Properties

A. Preliminary Research by the Commission:

1. Commission's Mandate to Conduct a Survey of Local Historical Resources: the Commission shall compile and collect information and conduct surveys of historic resources within the City of Stockbridge.
2. Commission's Power to Recommend Districts and Buildings to the Stockbridge City Council for Designation: The Commission shall present to the Stockbridge City Council recommendations for historic districts and properties.
3. Commission's Documentation of Proposed Designation: Prior to the Commission's recommendation of a historic district or historic property to the Stockbridge City Council for designation, the Commission shall prepare a Report for Nomination consisting of:
 - a. a physical description;
 - b. a statement of the historical, cultural, architectural and/or aesthetic significance;
 - c. a map showing district boundaries and classification {i.e. *contributing, non-contributing OR historic, non-historic, vacant, intrusive*} of individual properties therein, or showing boundaries of individual historic properties; and
 - d. representative photographs.

B. Designation of a Historic District:

1. Criteria for selection of historic districts: A historic district is a geographically definable area, which contains buildings, structures, sites, objects, and landscape features or a combination thereof, which:
 - a. has special character or special historic/aesthetic value or interest;
 - b. represents one or more periods, styles or types of architecture typical of one or more eras in the history of the municipality, county, state or region; and
 - c. causes such area, by reason of such factors, to constitute a visibly perceptible section of the municipality or county.
2. Boundaries of a Historic District: Boundaries of a Historic District shall be included in the separate ordinances designating such districts and shall be shown on the Official Zoning Map of the City of Stockbridge, or in the absence of zoning, on an official map designated as a public record.
3. Evaluation of properties within Historic Districts: Individual properties within historic districts shall be classified as:
 - a. Contributing (contributes to the district);
 - b. Non-contributing (does not contribute to the district, as provided for in B.1.)

--OR--

- a. Historic (more than 50 years old);
- b. Non-Historic (less than 50 years old, yet possessing architectural character);
- c. Intrusion (structure less than 50 years old which do not contribute to the character of the district);
- d. Vacant.

C. Designation of a Historic Property:

1. Criteria for selection of Historic Properties: A historic property is a building, structure, site, or object; including the adjacent area necessary for the proper appreciation or use thereof, deemed worthy of preservation by reason of value to the City of Stockbridge, the region or the State of Georgia for one of the following reasons:
 - a. it is an outstanding example of a structure representative of its era;
 - b. it is one of the few remaining examples of a past architectural style;

- c. it is a place or structure associated with an event or persons of historic or cultural significance to the City of Stockbridge, State of Georgia, or the region; or
- d. it is the site of natural or aesthetic interest that is continuing to contribute to the cultural or historical development and heritage of the municipality, county, state or region.

D. Requirements for Adopting an Ordinance for the Designation of Historic Districts and Historic Properties:

1. Application for Designation of Historic Districts of Property: Designations may be proposed by the Stockbridge City Council, the Commission, or:
 - a. for historic districts – a historical society, neighborhood association or group of property owners may apply to the Commission for designation;
 - b. for historic properties – a historical society, neighborhood association or property owner may apply to the Commission for designation.
2. Required Components of a Designation Ordinance: Any ordinance designating any property or district as historic shall:
 - a. list each property in a proposed historic district or describe the proposed individual historic property;
 - b. set forth the name(s) of the owner(s) of the designated property or properties;
 - c. require that a Certificate of Appropriateness be obtained from the Commission prior to any material change in appearance of the designated property; and
 - d. require that the property or district be shown on the Official Zoning Map of the City of Stockbridge and be kept as a public record to provide notice of such designation.
3. Require Public Hearings: The Commission or the Stockbridge City Council shall hold a public hearing on any proposed ordinance for the designation of any historic district or property. Notice of the hearing shall be published in at least three (3) consecutive issues in the principle newspaper of local circulation, and written notice of the hearing shall be mailed by the Commission to all owners and occupants of such properties. All such notices shall be published or mailed not less than ten (10) nor more than twenty (20) days prior to the date set for the public hearing. A notice sent via the United States mail to the last-known owner of the property shown on the City tax digest and a notice sent via attention of the occupant shall constitute legal notification to the owner and occupant under this ordinance.
4. Notification of Historic Preservation Division: No less than thirty (30) days prior to making a recommendation on any ordinance designating a property or district as

historic, the Commission must submit the report, required in Section 8.37.040 A.3, to the Historic Preservation Division of the Department of Natural Resources.

5. Recommendations on Proposed Designations: A recommendation to affirm, modify or withdraw the proposed ordinance for designation shall be made by the Commission within fifteen (15) days following the Public Hearing and shall be in the form of a resolution to the Stockbridge City Council.
6. The Stockbridge City Council Actions on the Commission's Recommendation: Following receipt of the Commission recommendation, the Stockbridge City Council may adopt the ordinance as proposed, may adopt the ordinance with any amendments they deem necessary, or reject the ordinance.
7. Notification of Adoption of Ordinance for Designation: Within thirty (30) days following the adoption of the ordinance for designation by the Stockbridge City Council, the owners and occupants of each designated historic property, and the owners and occupants of each structure, site or work of art located within a designated historic district, shall be given written notification of such designation by the Stockbridge City Council, which notice shall apprise said owners and occupants of the necessity of obtaining a Certificate of Appropriateness prior to undertaking any material change in appearance of the historic property designated or within the historic district designated. A notice sent via the United States mail to the last-known owner of the property shown on the City tax digest and a notice sent via United States Mail shall constitute legal notification to the owner and occupant under this ordinance.
8. Notification of Other Agencies Regarding Designation: The Commission shall notify all necessary agencies within the City of Stockbridge of the ordinance for designation.
9. Moratorium on Applications for Alteration or Demolition while Ordinance for Designation is Pending: If an ordinance for designation is being considered, the Commission shall have the power to freeze the status of the involved property.

Section 8.37.050 Application to Preservation Commission for Certificate of Appropriateness

A. Approval of Material Change in Appearance in Historic Districts or Involving Historic Properties:

After the designation by ordinance of a historic property of a historic district, no material change in the appearance of such historic property, or of a contributing or non-contributing building, structure, site or object within such historic district, shall be made or be permitted to be made by the owner or occupant thereof, unless or until the application for a Certificate of Appropriateness has been submitted to and approved by

the Commission. A Building Permit shall not be issued without a Certificate of Appropriateness.

B. Submission of Plans to Commission:

An Application for a Certificate of Appropriateness shall be accompanied by such drawings, photographs, plans and documentation as may be required by the Commission.

C. Interior Alterations:

In its review of applications for Certificates of Appropriateness, the Commission shall not consider interior arrangement or use having no effect on exterior architectural features.

D. Technical Advice:

The Commission shall have the power to seek technical advice from outside its members on any application.

E. Public Hearings on Applications for Certificates of Appropriateness, Notices, and Right to Be Heard:

The Commission shall hold a public hearing at which each proposed Certificate of Appropriateness is discussed. Notice of the hearing shall be published in the principal newspaper of local circulation in the city and written notice of the hearing shall be mailed by the Commission to all owners and occupants of the subject property. The written and published notice shall be provided in the same manner and time frame as notices are provided before a Public Hearing for Rezoning.

The Commission shall give the property owner and/or applicant an opportunity to be heard at the Certificate of Appropriateness hearing.

F. Acceptable Commission Reaction to Applications for Certificate of Appropriateness:

Commission Action: The commission may approve the Certificate of Appropriateness as proposed, approve the Certificate of Appropriateness with any modifications it deems necessary, or reject it.

1. The Commission shall approve the application and issue a Certificate of Appropriateness if it finds that the proposed material change(s) in the appearance would not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic property or the historic district. In making this determination, the Commission shall consider, in addition to any other pertinent factors, the following criteria for each of the following acts:

- a. Reconstruction, Alteration, New Construction or Renovation:

The Commission shall issue Certificates of Appropriateness for the above proposed actions if those actions conform in design, scale, building materials, setback and site features, and to the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

- b. Relocation: A Decision by the Commission approving or denying a Certificate of Appropriateness for the relocation of a building, structure, or object shall be guided by:
 - 1. the historic character and aesthetic interest the building, structure or object contributes to its present setting.
 - 2. whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be.
 - 3. whether the building, structure or object can be moved without significant damage to its physical integrity.
 - 4. whether the proposed relocation area is compatible with the historical and architectural character of the building, structure, site or object.
- c. Demolition: A decision by the Commission approving or denying a Certificate of Appropriateness for the demolition of buildings, structures, sites, trees judged to be 50 years old or older, or objects shall be guided by:
 - 1. the historic, scenic or architectural significance of the building, structure, site, tree or object.
 - 2. the importance of the building, structure, site, tree, or object to the ambiance of a district.
 - 3. the difficulty or the impossibility of reproducing such a building, structure, site, tree, or object because of its design, texture, material, detail, or unique location.
 - 4. whether the building, structure, site, tree, or object is one of the last remaining examples of its kind in the neighborhood or the city.
 - 5. whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be.
 - 6. whether reasonable measures can be taken to save the building, structure, site, tree, or object from collapse.

7. whether the building, structure, site, tree, or object is capable of earning reasonable economic return on its value.

G. Undue Hardship:

When, by reason of unusual circumstances, the strict application of any provision of this Ordinance would result in the exceptional practical difficulty or undue economic hardship upon any owner of a specific property, the Commission, in passing upon applications, shall have the power to vary or modify strict provisions, so as to relieve such difficulty or hardship; provided such variances, modifications interpretations shall remain in harmony with the general purpose and intent of said provisions, so that the architectural or historical integrity, or character of the property, shall be conserved and substantial justice done. In granting variances, the commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of this Ordinance. An undue hardship shall not be a situation of the person's own making.

H. Deadline for Approval or Rejection of Application for Certificate of Appropriateness:

1. The Commission shall approve or reject an application for a Certificate of Appropriateness within forty-five (45) days after the filing thereof by the owner or occupant of a historic property, or of a building structure, site, or object located within a historic district. Evidence of approval shall be by a Certificate of Appropriateness issued by the Commission. Notice of the issuance or denial of a Certificate of Appropriateness shall be sent by United States mail to the applicant and all other persons who have requested such notice in writing filed with the Commission.
2. Failure of the Commission to act within said forty-five (45) days shall constitute approval, and no other evidence of approval shall be needed.

I. Necessary Action to be Taken by Commission upon Rejection of Application for Certificate of Appropriateness:

1. In the event the Commission rejects an application, it shall state its reasons for doing so, and shall transmit a record of such actions and reasons, in writing, to the applicant. The commission may suggest alternative courses of action it thinks proper if it disapproves of the application submitted. The applicant, if he or she so desires, may make modifications to the plans and may resubmit the application at any time after doing so.
2. In cases where the application covers a material change in the appearance of a structure which would require the issuance of a building permit, the rejection of the application for a Certificate of Appropriateness by the Commission shall be binding upon the building inspector or other administrative officer charged with issuing building permits and, in such a case, no building permit shall be issued.

J. Requirement of Conformance with Certificate of Appropriateness:

1. All work performed pursuant to an issued Certificate of Appropriateness shall conform to the requirements of such certificate. In the event work is performed not in accordance with such certificate, the Commission shall issue a cease and desist order and all work shall cease.
2. The Commission and the Stockbridge City Council shall be authorized to institute any appropriate action or proceeding in a court of competent jurisdiction to prevent any material change in appearance of a designated historic property or historic district, except those changes made in compliance with the provisions of this ordinance or to prevent any illegal act or conduct with respect to such historic property or historic district.

K. Certificate of Appropriateness Void if Construction not Commenced:

A Certificate of Appropriateness shall become void unless construction is commenced within six (6) months of date of issuance. A Certificate of Appropriateness shall be issued for a period of eighteen (18) months and is renewable.

L. Recording an Application for Certificate of Appropriateness:

The Commission shall keep a public record of all applications for Certificates of Appropriateness, and or all the Commission's proceedings in connection with said application.

M. Acquisition of Property:

The Commission may, where such action is authorized by the Stockbridge City Council and is reasonably necessary or appropriate for the preservation of a unique historic property, enter into negotiations with the owner for the acquisition by gift, purchase, exchange, or otherwise, to the property or any interest therein.

N. Appeals:

Any person adversely affected by any determination made by the Commission relative to the issuance or denial of a Certificate of Appropriateness may appeal such determination to the Stockbridge City Council. Any such appeal must be filed with the Stockbridge City Council within fifteen (15) days after the issuance of the determination pursuant to Section 8.37.050 (H1) of this Ordinance or, in the case of a failure of the Commission to act, within fifteen (15) days of the expiration of the forty-five (45) day period allowed for the Commission action, Section 8.37.050 (H2) of this Ordinance. Appeals for properties within the City of Stockbridge shall be made to the Stockbridge City Council. The Stockbridge City Council may approve, modify, or reject the determination made by the Commission, if the governing body finds that the Commission abused its discretion in reaching its decision. Appeals from decisions of the Stockbridge City Council may be

taken to the Superior Court of Henry County in the manner provided by law for appeals from conviction for the City of Stockbridge ordinance violations.

Section 8.37.060 Maintenance of Historic Properties and Building and Zoning Code Provisions

A. Ordinary Maintenance or Repair:

Ordinary Maintenance or repair of any exterior architectural or environmental feature in or on a historic property to correct deterioration, decay, or to sustain the existing form, and that does not involve a material change in design, material or outer appearance thereof, does not require a Certificate of Appropriateness.

B. Failure to Provide Ordinary Maintenance or Repair:

Property owners of historic properties or properties within historic districts shall not allow their buildings to deteriorate by failing to provide ordinary maintenance or repair. The Commission shall be charged with the following responsibilities regarding deterioration by neglect.

1. The Commission shall monitor the condition of historic properties and existing buildings in historic districts to determine if they are being allowed to deteriorate by neglect. Such conditions as broken windows, doors and exterior openings which allow the elements and vermin to enter, or the deterioration of a buildings structural system shall constitute failure to provide ordinary maintenance or repair.
2. In the event the Commission determines a failure to provide ordinary maintenance or repair, the Commission will notify the owner of the property and set forth the steps which need to be taken to remedy the situation. The owner of such property will have thirty (30) days in which to do this.
3. In the event that the condition is not remedied in thirty (30) days, the owner shall be punished as provided under the penalties provisions of the Stockbridge Municipal Code and, at the direction of the Stockbridge City Council, the Commission may perform such maintenance or repair as is necessary to prevent deterioration by neglect. The owner of the property shall be liable for the cost of such maintenance and repair performed by the Commission.

C. Affirmation of Existing Building and Zoning Codes:

Nothing in this Ordinance shall be constructed as to exempt property owners from complying with existing City building and zoning codes, nor prevent any property owner from making any use of this property not prohibited by other statutes, ordinances or regulations.

STATE OF GEORGIA
COUNTY OF HENRY
CITY OF STOCKBRIDGE

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A FITNESS EVENT

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

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

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

WHEREAS, the City desires to conduct a fitness event for people who are residents of the City of Stockbridge;

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

WHEREAS, the Mayor and Council believe that the fitness event is in the best interest of the City and its citizens;

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

Section 1. **Authorization** -- The Mayor and Council of the City of Stockbridge hereby authorize a fitness event initiated by Councilman Alexander. Up to \$400 is hereby authorized to be utilized in support of the job fair.

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

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

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

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

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

CITY OF STOCKBRIDGE, GEORGIA

ANTHONY S. FORD, MAYOR PRO TEM

ATTEST:

VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:

MICHAEL WILLIAMS, CITY ATTORNEY



MEMORANDUM

TO: Michael C. Harris, City Manager
FROM: Dale A. Hall, Administration & Community Services Director
DATE: September 6, 2016
SUBJECT: Red Oak Village Development Update

Attached you will find the list of development conditions (Attachment #1), proposed amenities (Attachment #2) and the site plan (Attachment #3) for the Red Oak Village project.

According to OR15-370 as approved on June 8th, 2015, the proposed amenities shall be presented to the City Council during the site plan approval process. Staff has reviewed the development plans and determined that the amenities included on the site plan meet the conditions of zoning and recommends approval.

Please let me know if you have any questions pertaining to this matter.



City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281

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

June 9, 2015

Toni C. Frey, et. al
1720 Peachtree Street
Atlanta, GA 30309

Re: Parcels 050-01002005 & 050-01003004 consisting of 20.1 +/- acres located on the east side of Rock Quarry Road at Red Oak Drive in Land Lots 29 and 30 of the 12th District

Dear Ms. Frey,

This letter is to advise you that the Stockbridge City Council **approved** the annexation and rezoning from the County designation of M-1 (Light Manufacturing) to the City of Stockbridge designation of RM-1 (Multi-Family Residence) and M-1 (Light Manufacturing) for the above listed parcels on June 8, 2015 with the following conditions:

1. The RM-1 portion of the subject property shall be developed as a sixty-two (62) and older community meeting the requirements of the Fair Housing Act. A restrictive covenant shall be recorded for the RM-1 portion of the subject property accomplishing the sixty-two (62) and older limitation and including a civil penalty provision benefiting the City of Stockbridge with a copy provided to the City of Stockbridge.
2. The RM-1 portion of the subject property shall be limited to no more than ten (10) acres. There shall be no more than seventy-two (72) dwelling units on the RM-1 portion of the subject property.
3. A minimum of fifty feet (50') of additional right-of-way shall be preserved all along the site's frontage along Rock Quarry Road. The required setbacks will be oriented from the preserved right-of-way line (i.e. measured from the preserved right-of-way line which will be no less than 50' for the current right-of-way line from Rock Quarry Road as of June 1st, 2015).
4. Access to the RM-1 portion of the site will be limited to one (1) driveway.
5. The developer shall work with the HCDOT/HCSPLST to align the entrance to the RM-1 portion of the property with the anticipated location of the intersection of Red Oak Road with Rock Quarry Road.
6. The applicant shall design and construct a deceleration lane/acceleration taper to HCDOT standards.

7. A left turn lane on Rock Quarry Road into the RM-1 portion of the property may be required by HCDOT if it is determined that it is warranted by GDOT-equivalent standards. However the requirement for the left turn lane may be waived so long as all necessary construction funding for the Rock Quarry Road widening project has been secured and the Construction phase is programmed to begin within three (3) years of the issuance of the Land Disturbance Permit for the full build-out of the RM-1 portion of the site.
8. Amenities shall be centrally located to all residential units where feasible and designed for those residents sixty-two (62) older. Amenities shall be approved by the mayor and city council during site plan approval and shall be consistent with the number of amenities required for RM-1 based on the density of the development. In lieu of the required amenities listed under the RM-1 zoning provisions, the developer may substitute the following:
 - Clubhouse and/or community room with a minimum of one thousand three-hundred (1,300) square feet of heated space;
 - Senior recreational sized pool with approximate dimensions of 14'x30' at 4' depth with a deck approximately 35'x54';
 - A children's play area.The mayor and city council may consider the following amenities in addition to those additional required amenities listed under the RM-1 zoning provisions of the ordinance:
 - Covered pavilion with picnic/barbeque facilities;
 - Community garden area;
 - Furnished and equipped library of at least two hundred and fifty (250) square feet of heated space with computer center that incorporates broadband internet service;
 - Furnished and equipped wellness/fitness center;
 - Furnished interior gathering areas of at least two hundred and fifty (250) square feet of heated space;
 - Any other amenity similar in nature and size to those listed above that is acceptable and approved by the city council at the time of site plan review.
9. The one (1) bedroom units shall not be less than 700 heated square feet and two (2) bedroom units less than 900 heated square feet. No units with three bedrooms or more will be permitted.
10. Attached residential parking garages will not be required but may be added as an amenity selected by the developer.

If you have any questions regarding the annexation/rezoning approval, please do not hesitate to contact my office at 770-389-7900.

Sincerely,



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

cc: Mr. Jason Maddox, Manager; Red Oak Village of Stockbridge, L.P.

Red Oak Village

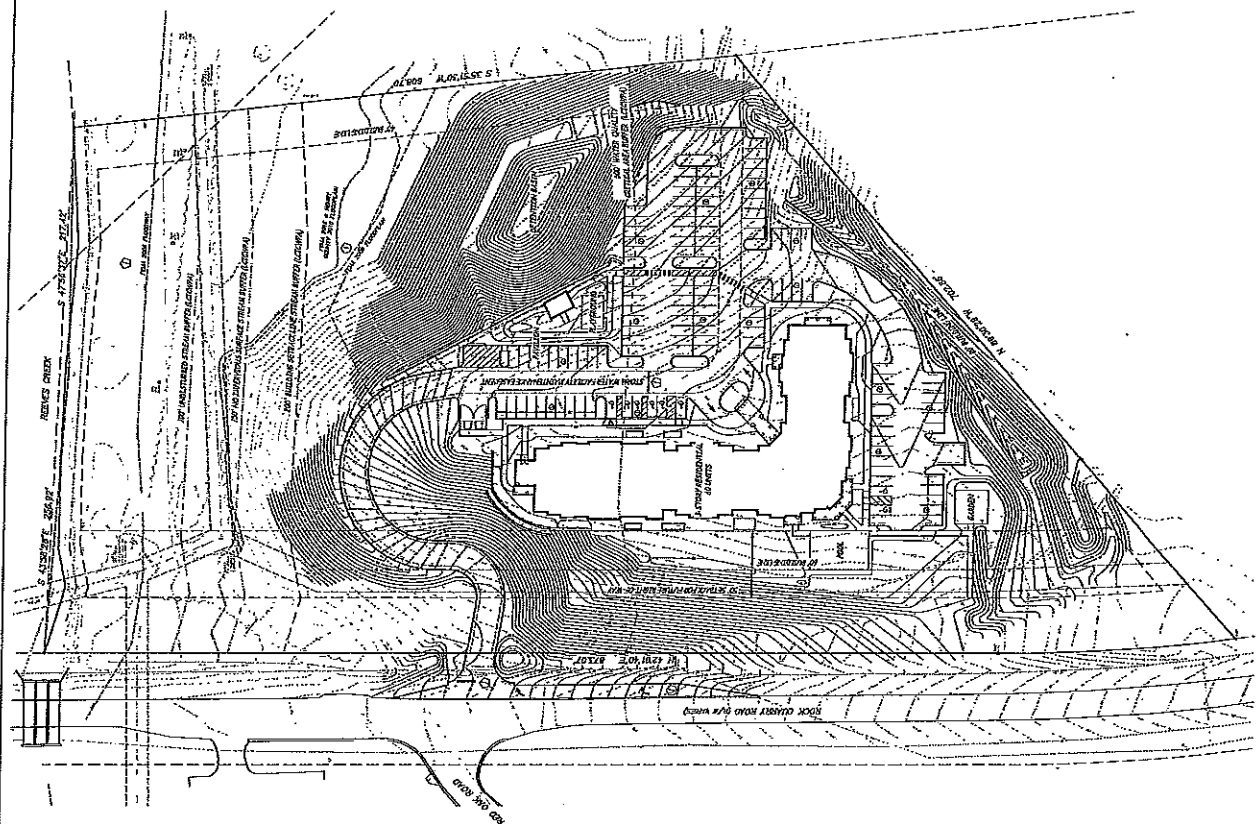
To: Dale Hall, City of Stockbridge, GA
From: Jason Maddox, Red Oak Village of Stockbridge, L.P.
Date: 8/11/2016
Re: Development Amenities per City of Stockbridge RM-1 Zoning Provisions

Please find the following required site amenities reflected in the plans of the proposed multi-family development, Red Oak Village:

- Community room and gathering area (1,578 SF heated space)
- Equipped Computer center/Library (295 SF heated space)
- Equipped fitness center (533 SF heated space)
- Senior recreational sized pool (14' x 30') at 4' depth
 - o Pool deck (35' x 54')
- Community garden area
- Equipped playground (20' x 30')
- Covered pavilion with picnic/BBQ facilities
- Off-street parking (112 standard spaces, 8 accessible spaces)
- On-site management

The aforementioned list of development amenities are permitted and meet the provisions of the related City of Stockbridge RM-1 zoning designation.

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ADJUSTMENTS PROVIDED

- 1. CLARIFICATION FROM THE 1978 SET OF PLANNED SPACE
- 2. DESIGN ACCORDING TO THE 1978 SET
- 3. DESIGN ACCORDING TO THE 1978 SET
- 4. DESIGN ACCORDING TO THE 1978 SET
- 5. DESIGN ACCORDING TO THE 1978 SET
- 6. DESIGN ACCORDING TO THE 1978 SET
- 7. DESIGN ACCORDING TO THE 1978 SET

PARKING NOTE

DESIGNED PARKING
60 SPACES x 2 SPACED - 120 SPACES
TOTAL PROVIDED - 120 SPACES

Engineering Services and Services
1115 E. 10th Street, Suite 100
Tulsa, Oklahoma 74103
Phone: (918) 438-1111
Fax: (918) 438-1112
www.esscoinc.com

RED OAK VILLAGE
ROCK QUARRY ROAD AND RED OAK ROAD
STOCKBRIDGE, HENRY COUNTY, GEORGIA



Professional Engineer
No. 10000
Date: 10/1/00

DATE: 10/1/00
PROJECT: 10000
SHEET: 10000

CI.01
Sheet

City of Stockbridge

EXECUTIVE SUMMARY

CITY COUNCIL MEETING

Meeting Date:

August 8, 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. Draft ZAB Minutes, July 28, 2016
4. Sign Photo
5. Staff Report
6. Application

Presenter:

City Staff

Applicant:

City Initiated Reversion

Number: RZ-16-20-S

Agenda Item:

At the request of the City of Stockbridge, pursuant to zoning code Section 3-17-318, three parcels are proposed for reversion. The three (3) parcels proposed for reversion are known now or formerly as 112 Old Conyers Road, 118 Old Conyers Road, and 124 Old Conyers Road, located in Land Lot 68 of the 12th District. The property consists of 10.98+/- acres, and the proposal is to revert to a previous or otherwise appropriate zoning.

Background:

See attached staff report.

Recommendation:

The Zoning Advisory Board recommended **Approval** with the staff recommended conditions.

B6 • SATURDAY, AUGUST 20, 2016

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classifieds

SATURDAY, AUGUST 20, 2016



PUBLIC HEARINGS

PUBLIC HEARING NOTICE Stockbridge City Council

Date: Monday,
September 12, 2016
Location:
Stockbridge City Hall
4640 North Henry Bou-
levard, Stockbridge, GA
30281
Public Hearing: 6:00 P.M.

REZONING: RZ-16-19-S

Marvin Johnson of Stock-
bridge, GA requests a rezon-
ing from C-2 (General Com-
mercial) to C-3 (Highway
Commercial) for the property
located at 112 Old Conyers
Road, in Land Lot 68 of the
12th District. The property
consists of 3.734 +/- acres
and the request is for a bed
and breakfast as a type of ho-
tel. City of Stockbridge

RZ-16-20-S

The City of Stockbridge pro-
poses a reversion from C-2
(General Commercial) to RA
(Residential-Agricultural), or
to an otherwise appropriate
zoning district, for the prop-
erties located at 112, 118,
and 124 Old Conyers Road,
in Land Lot 68 of the 12th
District. The property con-
sists of 10.98 +/- acres. City
of Stockbridge

VARIANCE: VR-16-10-S

Anita Johnson of Morrow, GA
requests a variance from de-
velopment standards for the
property located at 112 Old
Conyers Road, in Land Lot
68 of the 12th District. The
property consists of 3.734
+/- acres, and the request is
for a bed and breakfast as a
type of hotel. City of Stock-
bridge
928-438135, 8/20

SUMMARY MINUTES

HENRY COUNTY ZONING ADVISORY BOARD

The Henry County Zoning Advisory Board held a Public Hearing at 6:30 p.m. on Thursday, **July 28, 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
Sandy Nesbit, District II
Jim Risher, District III
Delander Nelson, District V
Warren Bailey, City of Hampton
Quaneisha Robinson-Green, City of Stockbridge

Also attending were Daunte' Gibbs, Planning and Zoning Director; Juli Yoder, Planning and Zoning Specialist; Stacey Jordan-Rudeseal, Planner II; and 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.]

INVOCATION AND PLEDGE

Mr. Nelson led the invocation and the Pledge of Allegiance.

CALL TO ORDER

Chairman Consiglio called the meeting to order at 6:30 pm.

ACCEPTANCE OF THE AGENDA

Mr. Nelson made a motion to revise the agenda. "The City of Stockbridge asked that we would hear case RZ-16-20 first, and case RZ-16-19 second." **Mr. Nelson** also asked to remove at the request of the applicants, RZ-16-17, RZ-16-18, COMP-AM-16-03 and COMP-AM-16-04. **Ms. Nesbit** seconded the motion. Motion carried. (7-0)

REZONING

RZ-16-20-S

*At the request of the City of Stockbridge, pursuant to the zoning code Section 3-17-318, three parcels are proposed for reversion. The three (3) parcels proposed for reversion are known now or formerly as 112 Old Conyers Road, 118 Old Conyers Road, and 124 Old Conyers Road, located in Land Lot 68 of the 12th District. The property consists of 10.98+/- acres, and the proposal is to revert to a previous or otherwise appropriate zoning. **City of Stockbridge***

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

Mr. Jordan-Rudeseal stated the property was very close to the corner of East Atlanta Road and Old Conyers Road near the Publix shopping center. This property was rezoned by Stockbridge City Council in 2007 from Residential-Agricultural to General Commercial; however, it had not developed and had maintained its previous use. The Stockbridge City Code said a property could be reverted back after twelve months of no change in use. The City recommended the reversion of the three parcels that make up this property. The third parcel that fronted on Old Conyers Road was coming before the Zoning Advisory Board in this meeting to request a separate rezoning (C-3) for their specific use. Staff wanted to change their recommendation, and requested that all three parcels be reverted back to Residential-Agricultural, so that they all had a "clean-slate" and then go from there with additional rezonings.

Staff recommended **Reversion** of 112, 118 and 124 Old Conyers Road from C-2 to RA.

Should the City Council rezone 112 Old Conyers Road to C-3, Staff recommends that the reversion of this property should be declined. Should the City Council deny C-3 for 112 Old Conyers Road, Staff recommends **Reversion**.

Chairman Consiglio called for questions from the Board for staff.

Ms. Green asked what the significance of having the "clean-slate" for all three properties was.

Mr. Jordan-Rudeseal said staff determined that it was better having a "clean-slate", so all three parcels could be treated the same.

Mr. Nelson asked how this affects 112 Old Conyers Road if the other two properties were converted back, did the use remain the same. **Mr. Jordan-Rudeseal** said it was his understanding that these properties were currently all single-family residences at this time. He also believed there was a development agreement which regulated the development of the properties. If any were taken away, the remaining would not be able to fulfill the development agreement by themselves.

Chairman Consiglio asked if all were changed to RA, and one was to be rezoned after, how that would affect the properties. **Mr. Jordan-Rudeseal** said it would not affect the current use because they were currently being used as single-family residences, legal non-conforming. He said going back to RA would likely benefit the property owners. **Chairman Consiglio** then

asked if there was shared access between 112 and 118, and **Mr. Jordan-Rudeseal** said there was, and that if 112 was developed 118 would still have access.

Mr. Nelson asked if the applicant would have to come back and request C-3 for 118 and 124.

Mr. Jordan-Rudeseal said the next hearing was just for 112; for 118 and 124, if they were reverted and chose to develop in the future, they would have to rezone to the appropriate district.

Mr. Nelson then said that we knew they were requesting a reversion from C-2 to C-3, so to be used as a C-3, the applicant would have to come back for 118 and 124. **Mr. Jordan-Rudeseal** said he became involved in this request when the applicant wished to be approved for a bed and breakfast using the existing home at 112. Number 112, with 118 and 124 were bound with a development agreement. So the City of Stockbridge requested a reversion for all three parcels to remove the development agreement, and then be able to rezone 112 only as C-3.

Ms. Green asked if going back to RA voided the development agreement, and **Mr. Jordan-Rudeseal** said it was his understanding that it did. He said at any time, if it was discovered that this was not the case, it must be treated separately.

Chairman Consiglio called the applicant forward.

Dale Hall, the Administration and Community Services Director of Stockbridge, represented the City of Stockbridge. He stated this came to light when the applicant in the next case came forward and requested the specific use for the front parcel, and to keep the rear parcels residential and allow people to live there. He found that the development agreement did not fit with the situation.

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

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 called the applicant forward.

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

Chairman Consiglio asked staff to call the case.

Daunte Gibbs called the case.

Ms. Green made a motion to **approve** the case with staff conditions including 112 Old Conyers Road, **Mr. Head** seconded. Motion to approve carried (7-0).

RZ-16-19-S

Marvin Johnson of Stockbridge, GA requests a rezoning from C-2 (General Commercial) to C-3 (Highway Commercial) for the property located at 112 Old Conyers Road, in Land Lot 68 of the 12th District. The property consists of 3.734+/- acres, and the request is for a bed and breakfast.
City of Stockbridge

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

Mr. Jordan-Rudeseal stated that the property in question was the front parcel (of the three parcels discussed in the previous hearing) located at 112 Old Conyers Road, and the request was to rezone to C-3. He said the applicant stated that they did not wish to change the property in any substantial way. The City of Stockbridge zoning code however, did not directly address the use of a bed and breakfast, so it had to be considered a hotel and therefore be zoned to C-3, as this was a type of hotel. **Mr. Jordan-Rudeseal** stated he wanted to limit the impact of this rezoning (on the City) as much as possible. He drew the board's attention to Condition One (1) that states the only C-3 use that would be allowed on this property would be a bed and breakfast.

Staff recommended **Approval** of C-3 request, with the following conditions:

1. The only allowable C-3 use of the subject property shall be limited to bed and breakfast, which has been determined to be a type of hotel.
2. The number of bedrooms shall be limited to six (6).
3. Use of the subject property for recreational activities and weddings shall be permitted.
4. Sixty feet (60') of right-of-way from the centerline of Old Conyers Road is required to be preserved to the site's side along the subject property's frontage. Any new facilities shall have a building setback line based upon the preserved right-of-way line location.
5. Any new development on the site will require improvements to, or replacement of the existing driveway. Any new or relocated curb cut onto Old Conyers Road shall be located such that any required buffer is preserved and that the minimum intersection sight distance is met per the road's posted speed limit. The developer/owner shall coordinate with City of Stockbridge and HCDOT concerning requirements related to the relocation of the driveway and any additional requirements that may be required along with relocation of driveway, including but not limited to providing a buffer, constructing an acceleration taper/deceleration lane, etc.
6. For any commercial development of the site aside from the bed and breakfast, there may be additional access related requirements imposed by the City of Stockbridge and/or Henry County.

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

Chairman Consiglio called the applicant forward.

The applicant was Anita Johnson, of 170 Palisade Drive, Ellenwood, GA. The applicant stated she was not the owner of the property, but that she wanted to lease the property for her business. She read her business' purpose for the property, as a bed and breakfast, owner occupied, offering an alternative option to hotels. Residents at the bed and breakfast would also have recreational and leisure services available at this location.

Chairman Consiglio called for questions from the Board for the applicant.

Ms. Green asked what the secondary uses of the property would be. The applicant stated by 'primary' use as a bed and breakfast, she meant there would be other uses available to residents such as recreational activities and social events. **Ms. Green** asked if she read that there may be use of the property for wedding ceremonies and receptions, and if there were size limitations. The applicant said yes, and the size would be no more than 150 guests. The applicant said these 'guests' would only be on the property two to three hours. **Ms. Green** asked if there would be parking challenges, or if people would be bussed in. The applicant said that was correct, people would be bussed in and dropped off to walk to the back portion of the property for the ceremony, and bussed back to their other business location in Morrow for the reception. **Chairman Consiglio** asked about the servicing of alcohol at this facility. The applicant said no alcohol would be available at this facility.

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 called the applicant forward.

Chairman Consiglio called for questions from the Board for the applicant.

Chairman Consiglio asked the applicant if everyone would meet at the Morrow location, and would be bussed to this location, and then bussed back. The applicant said yes, for weddings.

Chairman Consiglio then asked if there was enough parking for residents of the bed and breakfast. The applicant said the property had 4 bedrooms and 5 parking spaces, paved.

Chairman Consiglio then asked staff if they would be required to have a handicapped space, she then asked the applicant. The applicant said they could designate a parking space. **Chairman**

Consiglio asked the applicant if the bed and breakfast was handicapped accessible and the applicant said they believed it was. **Mr. Jordan-Rudescal** then said the facility would be considered a commercial location, and would need to meet all of those standards, including handicapped accessibility and handicapped parking spaces, as well as ADA requirements.

Subject to the City's zoning code, there may be an ability to approve a shared parking arrangement. **Mr. Nelson** asked the applicant if she had checked with the city to make sure they met all the requirements for C-3. The applicant said she had met extensively with **Mr. Hall** and **Mr. Stacey**, however confusion came from the development conditions in place.

Chairman Consiglio asked staff to call the case.

Daunte Gibbs called the case.

Ms. Green made a motion to approve the case with staff recommendations. **Mr. Risher** seconded. Motion to approve carried (7-0).



**VARIANCE
REZONING**

CITY OF STOCKBRIDGE PUBLIC HEARING
RE: C-2 to C-3
DATE: Sept. 12, 2016
TIME: 6:00 pm
LOCATION: Stockbridge City Hall
4640 North Henry Blvd., Stockbridge, GA
FOR MORE INFO:
770-288-7526 / www.hcpz.org

REZONING

CITY OF STOCKBRIDGE PUBLIC HEARING
RE: Reversion
DATE: Sept. 12, 2016
TIME: 6:00pm
LOCATION: Stockbridge City Hall
4640 North Henry Blvd., Stockbridge, GA
FOR MORE INFO:
770-288-7526 / www.hcpz.org

08/26/2016



Rezoning Evaluation Report
Henry County Zoning Advisory Board

Henry County Planning & Zoning

RZ-16-20-S

City of Stockbridge

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

Report Prepared by: Stacey Jordan-Rudeseal, Planner II

Action: City initiated reversion

Location: 112, 118, & 124 Old Conyers Road
Land Lot 68 of the 12th District

Request: Reversion from C-2 (General Commercial) to RA (Residential Agricultural)

Parcel ID: S24-01-002-000, S24-01003000, & S24-01002002

Proposed Use /Purpose: Single-Family Residences (two parcels) and Bed & Breakfast (one parcel)

Current Land Use: Single-Family Residences

Future Land Use: Commercial and Low-Density Residential (1.0-2.0 du/acre)

Sign Posted: July 12, 2016

ZAB Meeting: **July 28, 2016**

Lot Size: 10.98+/- acres

Road Access: Old Conyers Road (major arterial)

Zoning History:

The subject property is zoned C-2 (General Commercial) according to the City of Stockbridge Official Zoning Map, adopted on December 10, 2012. There is a file (85-10) that indicates that a portion of the subject property was rezoned from RA-200 (Residential Agricultural) to R-125 (Single-Family Residence) on December 9, 1985. The subject property was rezoned on January 8, 2007, from RA (Residential Agricultural) to C-2 subject to a development agreement with the following conditions.

- Limited Uses of Property
 - Social Events
 - Family Reunions
 - Birthday Parties
 - Anniversaries
 - Weddings, Wedding Receptions
 - Bachelor/Bachelorette Parties
 - Engagement Parties
 - Banquets
 - Theme Parties
 - Class Reunions
 - Fashion Shows
 - High School Proms
 - Special Occasion Events (Valentine's Day, Halloween, Christmas, New Year's)

- Small Business Meetings
 - Breakfast Meetings
 - Year-in-Review Sessions
 - Business Luncheon Roundtables
 - Corporate Conferences
 - Corporate Seminars
 - Corporate Affairs (general)
- Religious Events
 - Spiritual Retreats
 - Denominational Conferences
 - Church Anniversaries
 - Bar/Bat Mitzvahs
 - Cultural Events
- Military/Government
 - Squadron/Unit Reunions
 - Military Formals
 - Armed Forces Functions
- Educational Events
 - Seminars
 - Training Workshops
 - School Programs
 - Graduations
 - Award Banquets
 - Job Fairs
 - Trade Shows
 - Grounds (School Pictures)
 - Continuing Education Classes
 - Ballroom Dancing Classes
- Club and Organization Events
 - Charity Benefits
 - Fundraising Awareness/Recognition Ceremonies
 - Sports Team Functions and Fundraisers
- Conditions
 1. Each side of all buildings shall be residential in appearance and consist of brick, stone, stucco, wood siding, glass, or any combination thereof.
 2. Primary ground signage shall consist of a monument-based sign that is consistent in design with structures on the site, consisting of brick, stone, stucco, or any combination thereof, and shall not exceed eight feet (8') in height.
 3. Dumpster(s) shall be placed on a concrete pad and enclosed on three sides. The enclosure shall be constructed of brick, stone, stucco, or any combination thereof, provided it is consistent with the design features of structures on the site, and shall not exceed eight feet (8') in height.
 4. An exterior lighting plan shall require all lighting to be of moderate brightness and consist of downcast lighting.
 5. A decorative brick or stone privacy fence shall be constructed along all property lines that directly abut residential land uses, which fence shall be no less than six feet (6') in height but no more than eight feet (8') in height.
 6. The development shall design and construct an acceleration taper/deceleration lane, which shall be constructed to Henry County Department of Transportation standards, at each entrance and exit.
 7. Each entrance, exit, and driveway shall meet minimum intersection site distance per the posted speed limit of Old Conyers Road and Collier Road.
 8. Any entrances to the site shall be located a minimum of 250 feet from Collier Road and 125 feet from Stapleton Drive. An entrance may be aligned with Stapleton Drive.

9. Developer shall install sidewalks along the site's frontage on Old Conyers Road and Collier Road, having a minimum width of five feet (5').
 10. The applicant agrees to donate right-of-way to the City to achieve an 80 foot right-of-way for Old Conyers Road and a 60 foot right-of-way for Collier Road.
- **Development and Landscaping Plans**
 - [A maximum of] 8,000 square feet (includes inside banquet kitchen, ballroom, banquet room for 600 sit-down [guests]/800 capacity auditorium, conference rooms, new wedding chapel.
 - Grounds to include: podium, pavilion, softball field, other family-related activities, manicured grounds.
 - Renovation [of] house on Old Conyers Road for Office Center Facilities.

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

Table 1.0 Current Zoning and Land Uses of Adjacent Properties

	Current Zoning	Current Land Use
North	C-2 (General Commercial)	Single-Family Residence
East	C-2 (General Commercial)	Single-Family Residence
South	OI (Office-Institutional) & R-2 (Single-Family Residence)	Church Single-Family Residences
West	C-2 (General Commercial)	Shopping Center

Source: City of Stockbridge Official Zoning Map

Executive Summary:

The City of Stockbridge has initiated a reversion of the subject property from C-2 (General Commercial) to RA (Residential Agricultural) in accordance with *Section 3-7-318*. The subject property is comprised of three parcels which had been intended to be combined for use as an event center. The subject property was rezoned for this purpose on January 8, 2007, with a development agreement. No progress has been made toward combining the three parcels and developing an event center. In the meantime, one of the parcels has been brought in for rezoning for a bed and breakfast. Because the proposed bed and breakfast property is bound by a development agreement with the remainder of the subject property, which would not be able to satisfy the development agreement without the proposed bed and breakfast property, reversion proceedings would revert the zoning of the subject property from C-2 back to RA (Residential-Agricultural). Should the City Council wish to allow the subject property to be developed as a bed and breakfast, the reversion of the bed and breakfast property should be declined.

Development Regulations Relevant to Request:

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

Analysis of Request:

The property at 112 Old Conyers Road (Parcel ID# S24-01002000) has requested a rezoning from C-2 (General Commercial) to C-3 (Heavy Commercial) to allow the development of a bed and breakfast as a type of hotel. The Future Land Use Map designates Commercial for the western portion of 112 Old Conyers Road. The remainder of the subject property is designated Low-Density Residential.

The proposed development as proposed should comply with all of the minimum development regulations of the RA (Residential Agricultural) zoning district. The subject property does seem to comply, especially since no development has taken place on the subject property since it was rezoned on January 8, 2007. In part, the intent of the RA zoning district is as follows: "...to preserve the mixed agricultural and residential character of land which presently serves as a transition between rural land and land which is becoming urban in character." as stated in *Section 3-7-154*. Table 2.0 lists the requirements of the RA zoning district.

Table 2.0 Ordinance Requirements for RA Zoning District

ORDINANCE REQUIREMENTS		PROPOSED	COMPLIANCE
Minimum Lot Area	1 acre	1+ acres	Yes
Minimum Lot Width	100 feet	100+ feet	Yes
Minimum Frontage	30 feet	(1 parcel landlocked)	No
Minimum Front Yard Setback	75 feet	75+ feet (from Old Conyers)	Yes
Minimum Side Yard Setback	20 feet	20+ feet	Yes
Minimum Rear Yard Setback	40 feet	40+ feet	Yes

Source: Section 3-7-143

The property at 118 Old Conyers Road (Parcel ID# S24-01003000) is a landlocked piece of property. The City Council considered an exemption from the minimum road frontage requirement on November 10, 1986. The property at 124 Old Conyers Road (Parcel ID# S24-01002002) is located at least 75 feet from Old Conyers Road, but it is unclear if the frontage on Old Conyers Road is meant to be the front. If Collier Road is the front, the existing house appears to be 20-25 feet away from the right-of-way and would not comply with the front yard setback.

Should the City Council wish to approve a rezoning to C-3 for the proposed bed and breakfast property at 112 Old Conyers Road, the reversion of the proposed bed and breakfast property should be declined. Should the City Council wish to deny a rezoning to C-3 for the proposed bed and breakfast property, the reversion to RA (Residential Agricultural) should be approved.

Recommendation:

Staff recommends **Reversion** of 118 and 124 Old Conyers Road from C-2 to RA.

Should the City Council rezone 112 Old Conyers Road to C-3, Staff recommends that the reversion of this property should be declined. Should the City Council deny C-3 for 112 Old Conyers Road, Staff recommends **Reversion**.

Attachments:

- Survey/Site Plan
- Site Photos
- Exhibit Maps

Edwin A. Caldwell, RLS
 9327 Hedden Gate Lane
 Alpharetta, Georgia 30005
 Tel: 770-478-2675
 Fax: 7-888-476-4348

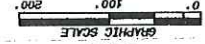
TOUCH OF ELEGANCE EVENT FACILITY
 OLD COUNTRY ROAD
 BROCKWORTH, GA 30081
 LOCATED IN
 DISTRICT 69
 HENRY COUNTY, GEORGIA

SHEET 1 OF 1
 DATE: 8-01-2006
 DRAWN BY: BAC
 JOB# 0400005112

THE FIELD DATA DATED 8-01-2006
 UPON WHICH THIS PLAN IS BASED HAS A CLOSURE
 PRECISION OF ONE FOOT IN 35,822 FEET AND AN
 ANGULAR ERROR OF 2 SECONDS PER ANGLE.
 AND WAS ADJUSTED USING THE COMPOUND
 THIS PLAN HAS BEEN CALCULATED FOR CLOSURE
 AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
 IN 35,822 FEET. TOPCON GTS-3005 USED FOR
 ANGULAR AND LINEAR MEASUREMENTS.

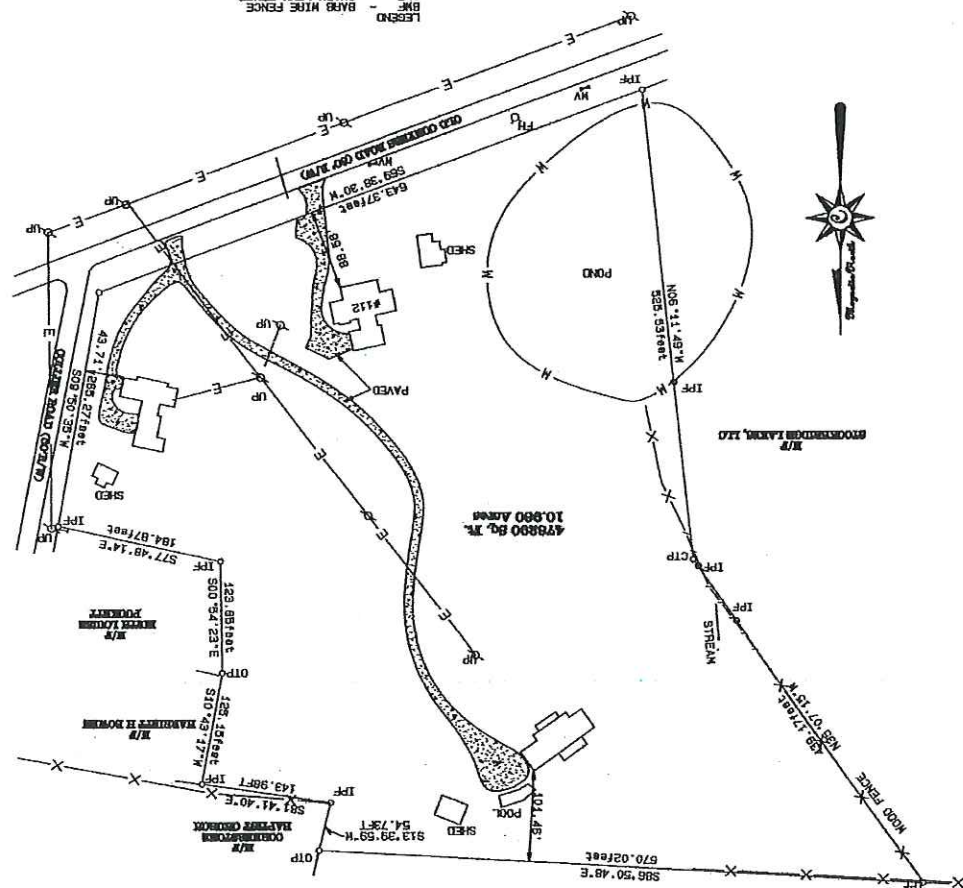
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE
 COMMITMENT POLICY. THEREFORE EXCEPTION IS MADE HEREIN TO ANY
 OF RECORD WHICH MAY EXIST. UTILITIES ARE VISIBLE AND ABOVE
 GROUND. NO SUBSURFACE INVESTIGATION WAS PERFORMED.
 REF. 1. SURVEY FOR CHARLES E. & JANE M. MCQUIRE BY JOE ROMAN JR.
 3-10-1987.
 2. DEEDBOOK 1183 PG 111 HENRY COUNTY RECORDS
 4. SURVEY FOR HENRYMAN D. NANCESS 1-23-1995 BY JOE ROMAN JR.
 THIS PLAN IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE
 IN BLACK INK OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

NOTES: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA
 AS PER FLOOD INSURANCE RATE MAP 13045B-0060B AND 13010B-0001A DATED
 8-15-1983 FOR HENRY COUNTY, GEORGIA



- LEGEND**
- BWF BARE WIRE FENCE
 - CLF CHAIN LINK FENCE
 - CMF CONCRETE MONUMENT FOUND
 - DB PG DRAINAGE PILE
 - EL ELECTRIC LINE
 - FI FIRE HYDRANT
 - GN GUY WIRE
 - IPF IRON PIN FOUND
 - IPF IRON PIN SET (1/2"x8")
 - LI LAND LOT
 - N/C NON ON FORMERLY
 - OP OPEN TOP PIPE
 - PP PROPERTY LINE
 - POB POINT OF BEGINNING
 - REAR RIGHT OF WAY
 - R/W RIGHT OF WAY
 - WV WATER VALVE
 - WM WATER METER
 - WMF WATER METER

- SYMBOLS**
- Q FIRE HYDRANT
 - O UTILITY POLE
 - O MANHOLE
 - D WATER METER
 - Δ TRAVERSE POINT
 - I WATER VALVE
 - ⊙ UNDERGROUND UTILITY



DESIGNED BY TONY McKENLEY	TONY McKENLEY
DRAWN BY TONY McKENLEY	TONY McKENLEY
CHECKED BY DAVID McKENLEY	DAVID McKENLEY
DATE AUG. 02, 2006	FILE NAME TIM
SHEET C	OF 1



PROPOSED SITE PLAN



Legend

Request

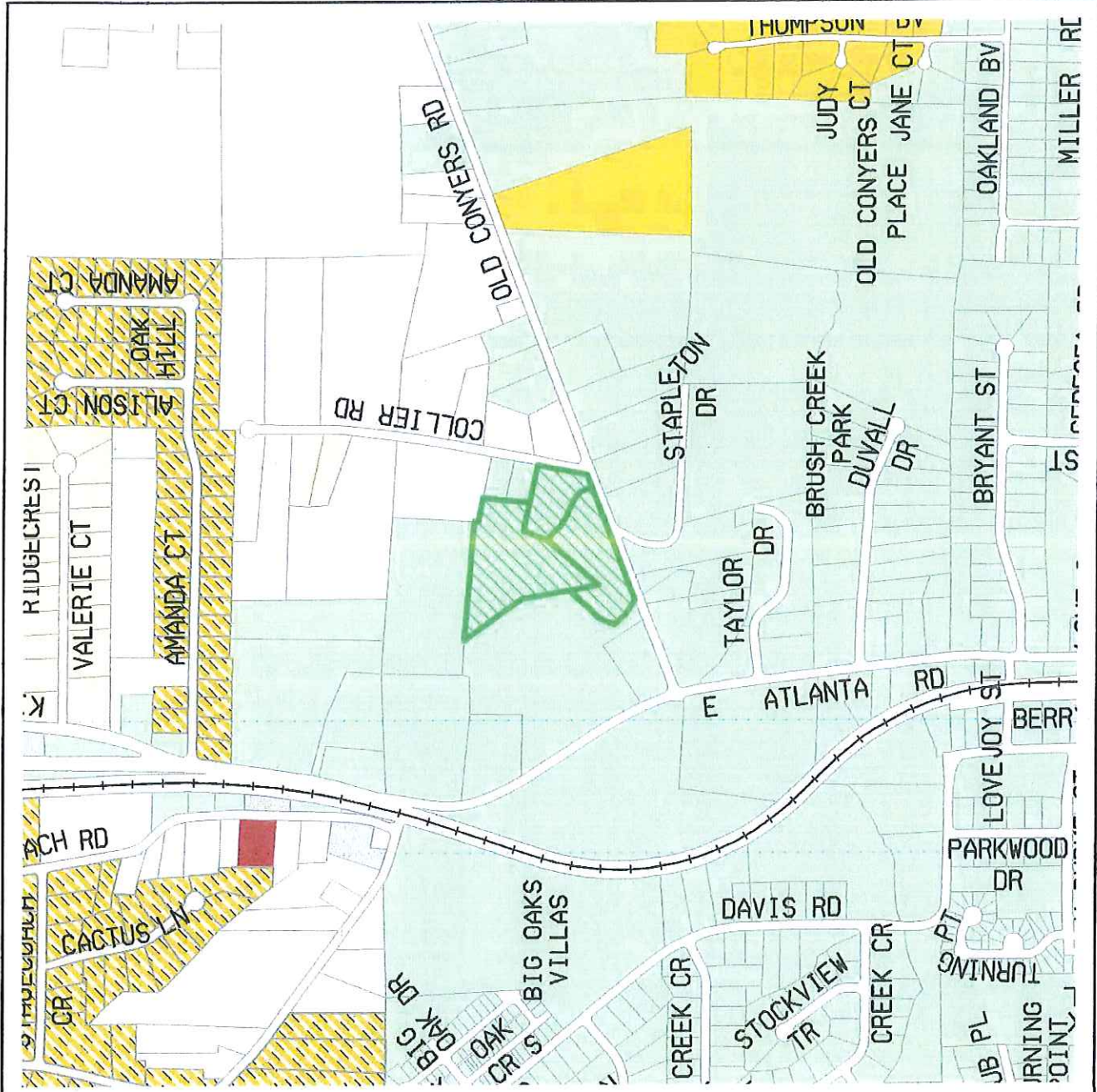
RZ-16-20-S

	RA	R-1	R-2	R-3	R-4	RD	RM	RMH	OI	C-1	C-2	C-3	M-1	M-2	PD	CITY
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Scale: 1"= 800'

Current Zoning Map

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





Legend

Request

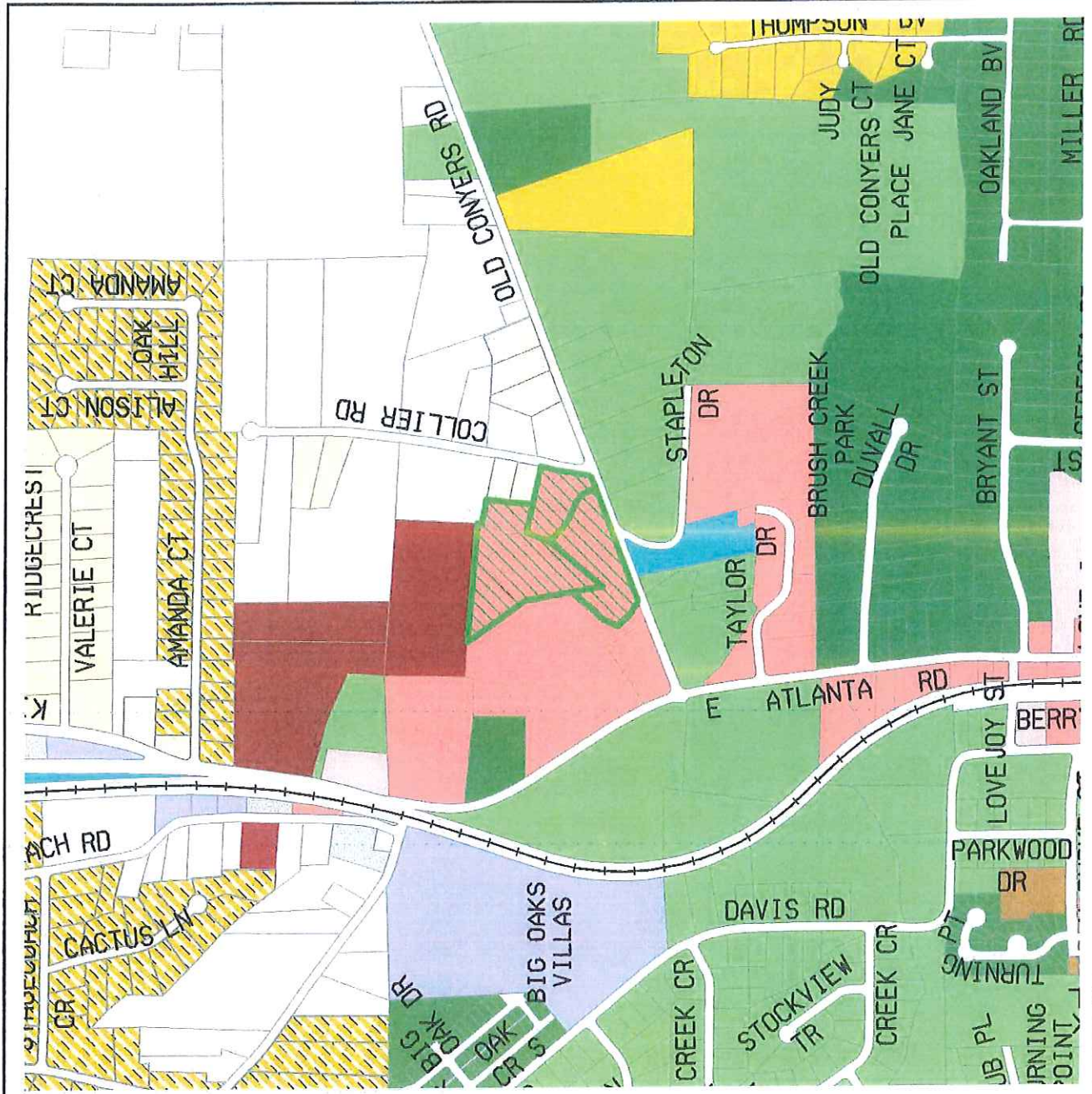
RZ-16-20-S

- C1
- C2
- C3
- M1
- M2
- OI
- PD
- R2
- R3
- R3RM
- RA
- RD
- RM
- RM2
- RM3
- RMH

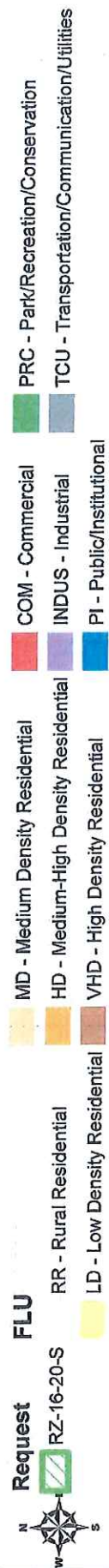
Scale: 1"= 800'

Current Zoning Map

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



This is a detailed street map of a residential area in Dallas, Texas. The map is oriented with North at the top. Key streets include E. Atlanta Rd, Collier Rd, Old Conyers Rd, and Davis Rd. A large blue lake is located in the upper right quadrant. A green area, likely a park, is situated in the lower right quadrant. A red area is visible in the center. The map also shows several smaller parks and green spaces. The streets are labeled with their names, and the map includes a scale bar and a north arrow.



Legend

Request

RZ-16-20-S

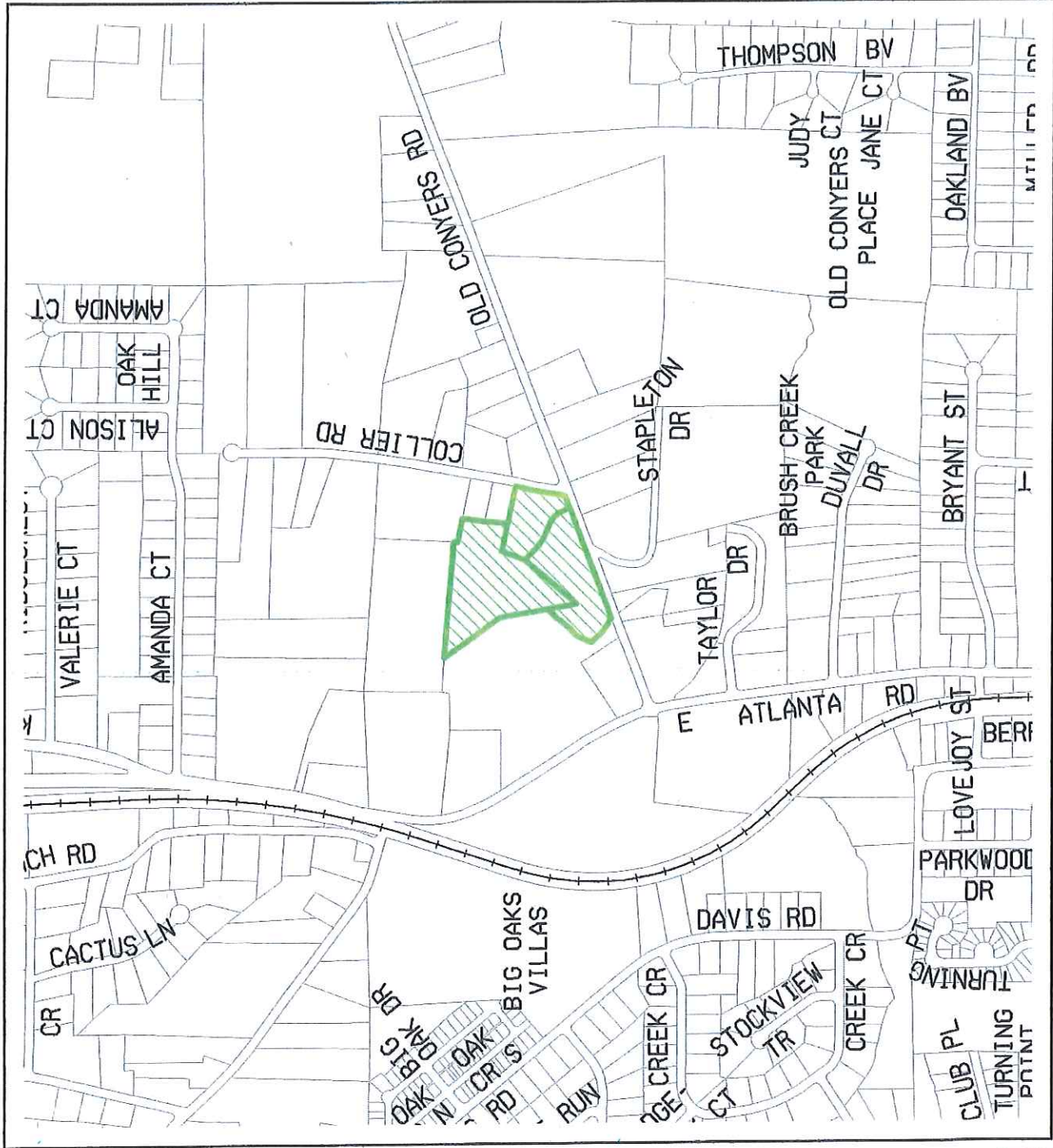


TAX MAP

Scale: 1" = 800'



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



Legend

Request

RZ-16-20-S

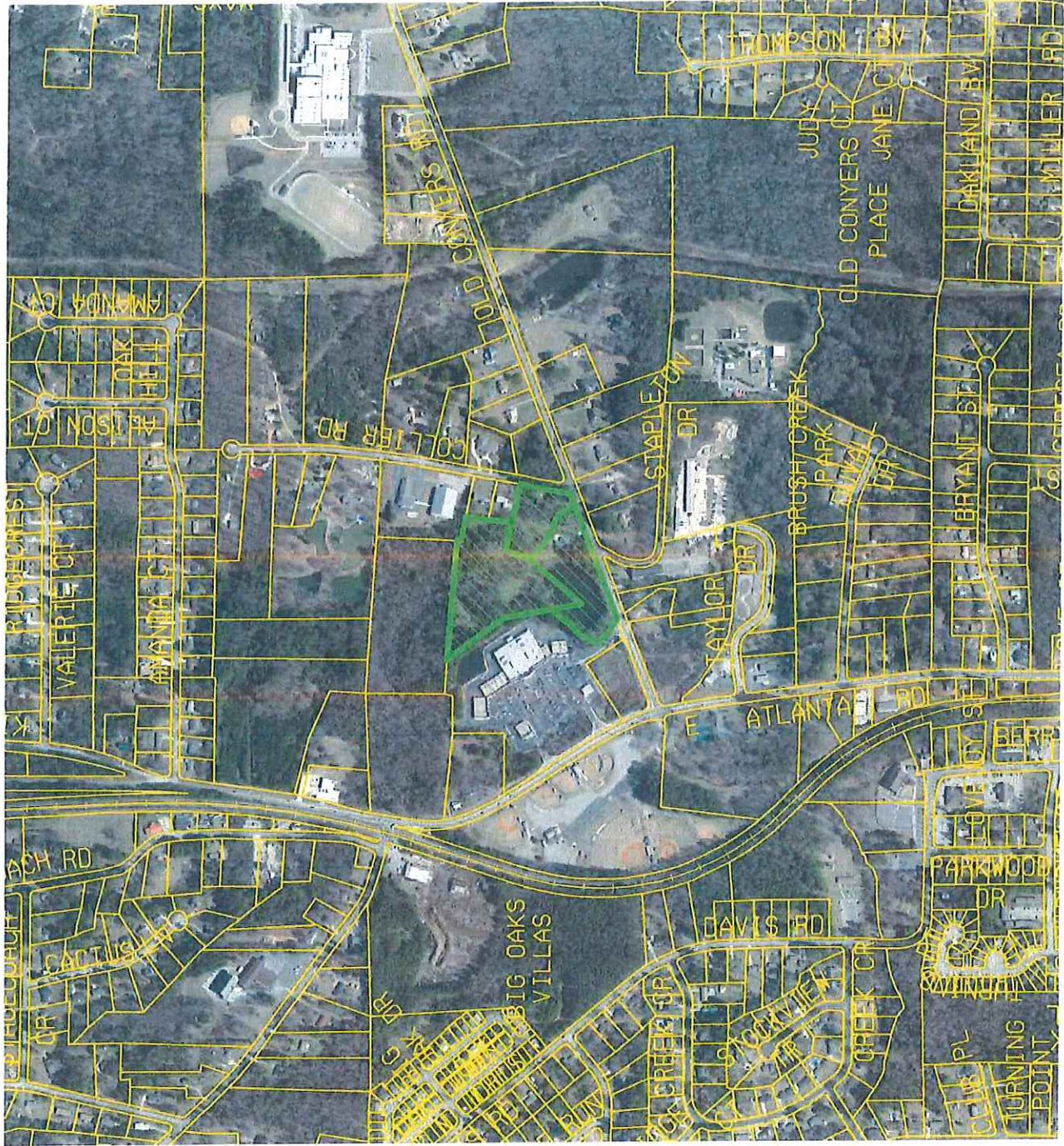


AERIAL MAP

Scale: 1"= 800'



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





Rezoning Evaluation Report
Henry County Zoning Advisory Board

Henry County Planning & Zoning

RZ-16-19-S

City of Stockbridge

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

Report Prepared by: Stacey Jordan-Rudeseal, Planner II

Applicant: Marvin Johnson
112 Old Conyers Road
Stockbridge, GA 30281
(404) 376-3830

Agent: Anita Johnson
1355 Mt. Zion Road
Morrow, GA 30260
(404) 376-4336

Location: 112 Old Conyers Road
Land Lot 68 of the 12th District

Request: Rezoning from C-2 (General Commercial) to C-3 (Heavy Commercial)

Parcel ID: S24-01-002-000

Proposed Use
/Purpose: Bed & Breakfast

Current Land Use: Single-Family Residence

Future Land Use: Commercial and Low-Density Residential (1.0-2.0 du/acre)

Sign Posted: July 12, 2016

ZAB Meeting: July 28, 2016

Lot Size: 3.734+/- acres

Road Access: Old Conyers Road (major arterial)

Zoning History:

The subject property is zoned C-2 (General Commercial) according to the City of Stockbridge Official Zoning Map, adopted on December 10, 2012. There is a file (85-10) that indicates that the subject property was rezoned from R-85 (Single-Family Residence) to R-125 (Single-Family Residence) on December 9, 1985. The subject property was rezoned as part of a larger 10.98 acre tract on January 8, 2007, subject to a development agreement with the following conditions.

- Limited Uses of Property
 - Social Events
 - Family Reunions
 - Birthday Parties
 - Anniversaries
 - Weddings, Wedding Reception

- Bachelor/Bachelorette Parties
- Engagement Parties
- Banquets
- Theme Parties
- Class Reunions
- Fashion Shows
- High School Proms
- Special Occasion Events (Valentine's Day, Halloween, Christmas, New Year's)
- Small Business Meetings
 - Breakfast Meetings
 - Year-in-Review Sessions
 - Business Luncheon Roundtables
 - Corporate Conferences
 - Corporate Seminars
 - Corporate Affairs (general)
- Religious Events
 - Spiritual Retreats
 - Denominational Conferences
 - Church Anniversaries
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 - Cultural Events
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 - Squadron/Unit Reunions
 - Military Formals
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- Educational Events
 - Seminars
 - Training Workshops
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 - Graduations
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 - Job Fairs
 - Trade Shows
 - Grounds (School Pictures)
 - Continuing Education Classes
 - Ballroom Dancing Classes
- Club and Organization Events
 - Charity Benefits
 - Fundraising Awareness/Recognition Ceremonies
 - Sports Team Functions and Fundraisers
- Conditions
 1. Each side of all buildings shall be residential in appearance and consist of brick, stone, stucco, wood siding, glass, or any combination thereof.
 2. Primary ground signage shall consist of a monument-based sign that is consistent in design with structures on the site, consisting of brick, stone, stucco, or any combination thereof, and shall not exceed eight feet (8') in height.
 3. Dumpster(s) shall be placed on a concrete pad and enclosed on three sides. The enclosure shall be constructed of brick, stone, stucco, or any combination thereof, provided it is consistent with the design features of structures on the site, and shall not exceed eight feet (8') in height.
 4. An exterior lighting plan shall require all lighting to be of moderate brightness and consist of downcast lighting.

5. A decorative brick or stone privacy fence shall be constructed along all property lines that directly abut residential land uses, which fence shall be no less than six feet (6') in height but no more than eight feet (8') in height.
 6. The development shall design and construct an acceleration taper/deceleration lane, which shall be constructed to Henry County Department of Transportation standards, at each entrance and exit.
 7. Each entrance, exit, and driveway shall meet minimum intersection site distance per the posted speed limit of Old Conyers Road and Collier Road.
 8. Any entrances to the site shall be located a minimum of 250 feet from Collier Road and 125 feet from Stapleton Drive. An entrance may be aligned with Stapleton Drive.
 9. Developer shall install sidewalks along the site's frontage on Old Conyers Road and Collier Road, having a minimum width of five feet (5').
 10. The applicant agrees to donate right-of-way to the City to achieve an 80 foot right-of-way for Old Conyers Road and a 60 foot right-of-way for Collier Road.
- Development and Landscaping Plans
 - [A maximum of] 8,000 square feet (includes inside banquet kitchen, ballroom, banquet room for 600 sit-down [guests]/800 capacity auditorium, conference rooms, new wedding chapel.
 - Grounds to include: podium, pavilion, softball field, other family-related activities, manicured grounds.
 - Renovation [of] house on Old Conyers Road for Office Center Facilities.

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

Table 1.0 Current Zoning and Land Uses of Adjacent Properties

	Current Zoning	Current Land Use
North	C-2 (General Commercial)	Single-Family Residence
East	C-2 (General Commercial)	Single-Family Residence
South	OI (Office-Institutional) & R-2 (Single-Family Residence)	Church Single-Family Residences
West	C-2 (General Commercial)	Shopping Center

Source: City of Stockbridge Official Zoning Map

Executive Summary:

The applicant is requesting to rezone the subject property from C-2 (General Commercial) to C-3 (Heavy Commercial) for a bed and breakfast. The City of Stockbridge does not specifically provide for bed and breakfast in the zoning code. Therefore, the applicant is requesting a rezoning to C-3 which would allow the subject property to be used as a hotel. Because the subject property is bound by a development agreement with two neighboring parcels, which would not be able to satisfy the development agreement without the subject property, reversion proceedings have begun to revert the zoning of the subject property and the two neighboring parcels from C-2 back to RA (Residential-Agricultural). Should the City Council wish to allow the subject property to be developed as a bed and breakfast, the reversion of the subject property should be declined.

Development Regulations Relevant to Request:

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

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

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

The proposed change in zoning should not have a negative effect on the character of the existing neighborhood as the subject property and the neighboring property is currently zoned for an event center.

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

The proposed development as proposed should meet all of the minimum development regulations of the C-3 (Heavy Commercial) zoning district. The proposed bed and breakfast does not seem to require the intensity of development which is intended "...to provide distinct areas for commercial activities which provide products and services that require locations along major arterial roads, highway intersections, and freeway interchange areas due to the need to transport and display heavy bulk materials, generate heavy traffic, and which provide services that would not be appropriately located in areas providing neighborhood or general commercial retail and service activities..." as stated in Section 3-7-154 of the Henry County Zoning Code which was adopted by reference. **Table 2.0** lists the requirements of the C-3 zoning district.

Table 2.0 Ordinance Requirements for C-3 Zoning District

ORDINANCE REQUIREMENTS		PROPOSED	COMPLIANCE
Minimum Lot Width	100 feet	100+ feet	Yes
Minimum Front Yard Setback	70 feet	50+ feet	Yes
Minimum Side Yard Setback	none	15+ feet	Yes
Minimum Rear Yard Setback	20 feet	20+ feet	Yes

Sources: Section 3-7-154, Applicant's Site Plan

Criteria Point 3: *Consistency with land use plan.*

The 2030 Land Use Plan adopted by the Stockbridge City Council on August 11, 2008, designates the west portion of the subject property for Commercial land uses and the east portion of the subject property for Low-Density Residential (1.0-2.0 du/acre) land uses. This residential designation is inconsistent with the current C-2 zoning of the entire subject property.

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

Water and Wastewater Treatment – A letter from the City of Stockbridge, dated June 6, 2016, indicates that water service is provided to the subject property. Information provided by the Henry County Environmental Health Department indicates that the existing septic system was designed for a three (3) bedroom single-family residence.

Streets and Sidewalks – No sidewalks currently exist at the site's frontage along Old Conyers Road. The applicant's preliminary site plan does not depict sidewalks either along Highway 42, Brannan Road, or within the development. This segment of Old Conyers Road is included within the Atlanta Regional Commission's Regional Transportation Plan (RTP) as a future widening candidate. The developer should preserve sixty feet (60') of right-of-way from the centerline of Old Conyers Road to the site's side along the site's frontage. Any new facilities constructed should have a building setback line based off of the preserved right-of-way line location. Any new development on the site will require improvements to, or replacement of the existing driveway, which will lie within a required buffer if the neighboring two parcels are reverted back to RA (Residential-Agricultural). Any new or relocated curb cut onto Old Conyers Road shall be located such that the minimum intersection sight distance is met per the road's posted speed limit. The developer/owner is to coordinate with City of Stockbridge and the Henry County Department of Transportation (HCDOT) concerning requirements related to the relocation of the driveway and any additional requirements that may be required along with relocation of driveway, including but not limited to providing a buffer, constructing an acceleration taper/deceleration lane, etc. For any commercial development of the site aside from the bed and breakfast, there may be additional access related requirements imposed by the City of Stockbridge and/or Henry County.

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

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

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

The subject property can be developed as it is currently zoned C-2 with a development agreement.

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

There is a lake which comprises a large area of the subject property. It appears that some existing features of the subject property may encroach upon buffer requirements. Also, should the neighboring two parcels be reverted back to RA, a buffer will be required along the shared property line with the subject property where the shared driveway is currently located. Issues regarding buffering, topography, drainage, access, size and shape of the property will be addressed through the development plan review phase.

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

The request for a bed and breakfast, and the continued use of the neighboring two parcels for single-family residences indicate that the previously requested event center will not be developed.

Recommendation:

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

1. The only allowable C-3 use of the subject property shall be limited to bed and breakfast, which has been determined to be a type of hotel.
2. The number of bedrooms shall be limited to six (6).
3. Use of the subject property for recreational activities and weddings shall be permitted.
4. Sixty feet (60') of right-of-way from the centerline of Old Conyers Road is required to be preserved to the site's side along the subject property's frontage. Any new facilities shall have a building setback line based upon the preserved right-of-way line location.
5. Any new development on the site will require improvements to, or replacement of the existing driveway. Any new or relocated curb cut onto Old Conyers Road shall be located such that any required buffer is preserved and that the minimum intersection sight distance is met per the road's posted speed limit. The developer/owner shall coordinate with City of Stockbridge and HCDOT concerning requirements related to the relocation of the driveway and any additional requirements that may be required along with relocation of driveway, including but not limited to providing a buffer, constructing an acceleration taper/deceleration lane, etc.
6. For any commercial development of the site aside from the bed and breakfast, there may be additional access related requirements imposed by the City of Stockbridge and/or Henry County.

Attachments:

- Application
- Letter of Intent
- Survey/Site Plan
- Site Photos
- Exhibit Maps

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

Name of Applicant MARVIN Johnson Phone: 404-376-3830 Date: 6/5/16
Address Applicant: 112 Old Conyers Rd Fax _____ Pager/Cell # _____
City: Stockbridge State: GA Zip: 30281 E-mail: _____
Name of Agent Anita Johnson Phone: 404-376-4336 Date: 6/5/16
Address Agent: 1355 Mt Zion Rd Fax 678-909-0434 Pager/Cell # _____
City: Morrow State: GA Zip: 30260 E-mail: gsvenueplus@bellsouth.net

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

Request from C2 to C3
(Present Zoning) (Requested Zoning)
For the Purpose of Bed & Breakfast
(Type of Development)
Address of Property: 112 Old Conyers Rd Nearest intersection to the property: East Atlanta Rd
(Street Address)
Size of Tract: 3.734 acre(s), Land Lot Number(s): 68, District(s): 12
Gross Density: _____ units per acre Net Density: _____ units per acre

Property Tax Parcel Number: 534 - 01 - 002 - 000 (Required)

[Signature]
Witness' Signature

[Signature]
Signature of Applicant/s

Iisha Anderson
Printed Name of Witness

MARVIN Johnson
Printed Name of Applicant/s

[Signature]
Notary

[Signature]
Signature of Agent

NOTARY STAMP:



(For Office Use Only)

Total Amount Paid \$ 936.50 Cash _____ Check # 7266 Received by: LR (FEES ARE NON-REFUNDABLE)

Application checked by: LR Date: 6-7-16 Map Number(s): 524

Pre-application meeting: SM Date: 4-7-16

Recommendation of Zoning Advisory Board: _____

BOC Decision: _____

Planning Director's Signature: _____ Date: _____

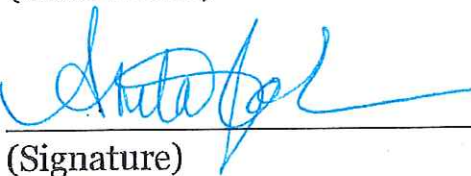
LETTER OF INTENT

This letter is to state the proposed intended use of leased property located at 112 Old Conyers Rd., Stockbridge, GA 30281. It is our intent to use this property primarily as a Bed & Breakfast offering temporary accommodations and breakfast services to the residents of Henry County, surrounding counties, and out of town travelers. Also, guests of the Bed & Breakfast will have use of the grounds as an added amenity for recreational activities and weddings.

The property has 5 parking spaces to accommodate the Bed & Breakfast and includes a private lake. The property will remain as is with no construction necessary.

Wedding attendees for guests of the Bed & Breakfast will have transportation coordinated by JS Venue Plus. Transportation will be by bus or shuttle (roundtrip) from existing event facility, owned by JS Venue Plus in Morrow where reception will be held, to Bed & Breakfast for wedding only. The wedding will be held solely outside on the lawn of the Bed & Breakfast. Through agreement and partnership with JS Venue Plus, bus pickup/dropoff/shuttling will take place at Publix Shopping Center, located next door to Bed & Breakfast with an existing adjoining walking trail to property, or church located across the street from Bed & Breakfast, or from city owned Cochran Park parking lot that is located across street from Bed & Breakfast.

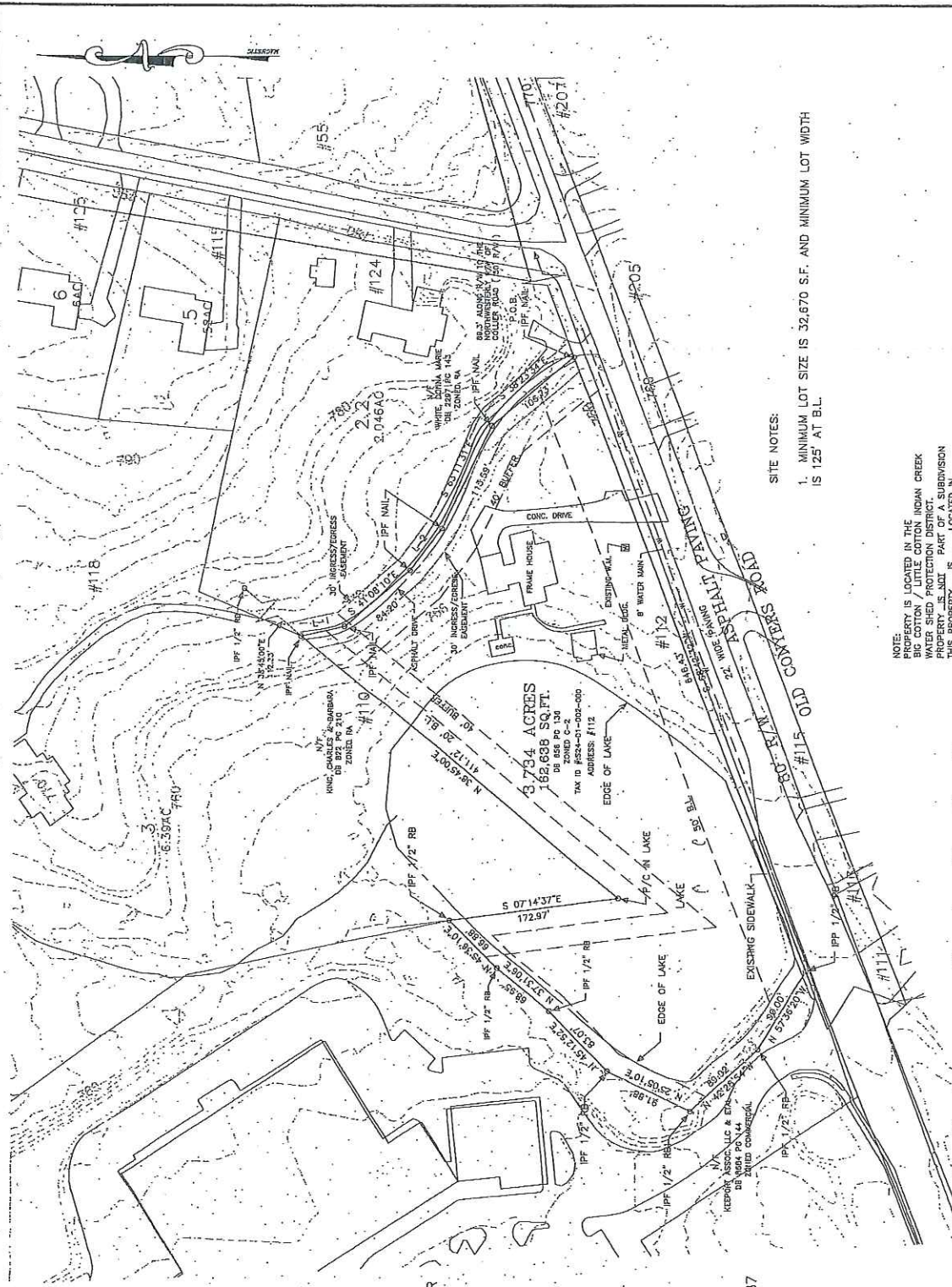
Anita Johnson (JS Venue Plus)
(Print Name)


(Signature)

J.B. PRINCE & ASSOCIATES, INC.
 ~DESIGN CONSULTANTS~
 PROVIDING SERVICE SINCE 1973
 110 N. BERRY STREET STOCKBRIDGE, GA 30281
 TELEPHONE (770) 474-1487 FAX (770) 474-1487
 E-MAIL: HURDPRINCE@AOL.COM

RE-ZONING SITE PLAN

PROJECT NAME: **L.S. VENUE PLUS BED AND BREAKFAST**
 COUNTY: **HENRY** DEVELOPER/OWNER: **ANITA JOHNSON**
 DIST: **12th** SCALE: **1"=50'** DATE: **03/30/16**
 SHEET: **1** OF **1**



NOTES:
 1. MINIMUM LOT SIZE IS 32,670 S.F. AND MINIMUM LOT WIDTH IS 125' AT B.L.

PROPERTY IS LOCATED IN THE BIG COTTON / LITTLE COTTON INDIAN CREEK WATER SHED PROTECTION DISTRICT. PROPERTY IS NOT PART OF A SUBDIVISION. A WETLAND AREA IS LOCATED IN PROPERTY. SERVED BY COUNTY WATER.

SCALE: 1"=50'

COURSE	BEARING	DISTANCE
L-1	S 12°24'58"E	45.19'
L-2	S 52°42'49"E	51.63'

SITE DATA
 CURRENT ZONING C-2
 PROPOSED ZONING C-3
 Setbacks:
 Front-----50'
 Side-----0, 30 CORNER
 Rear-----20'
 Total Site Area=3.734 AC.

OWNER/DEVELOPER
 ANITA JOHNSON
 1355 MOUNT ZION RD.
 MORROW, GA. 30260

24 Hour Contact
 ANITA JOHNSON
 404-378-4336

ENGINEER
 Frank Prince, P.E.
 Phone: (770) 474-1487

IF YOU DIG GEORGIA...
 CALL US FIRST!
 IT'S THE LAW

Marvin Johnson, 112 Old Conyers Road, RZ-16-19-S



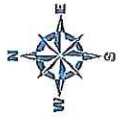
Subject Property



View to the East



View to the South



Legend

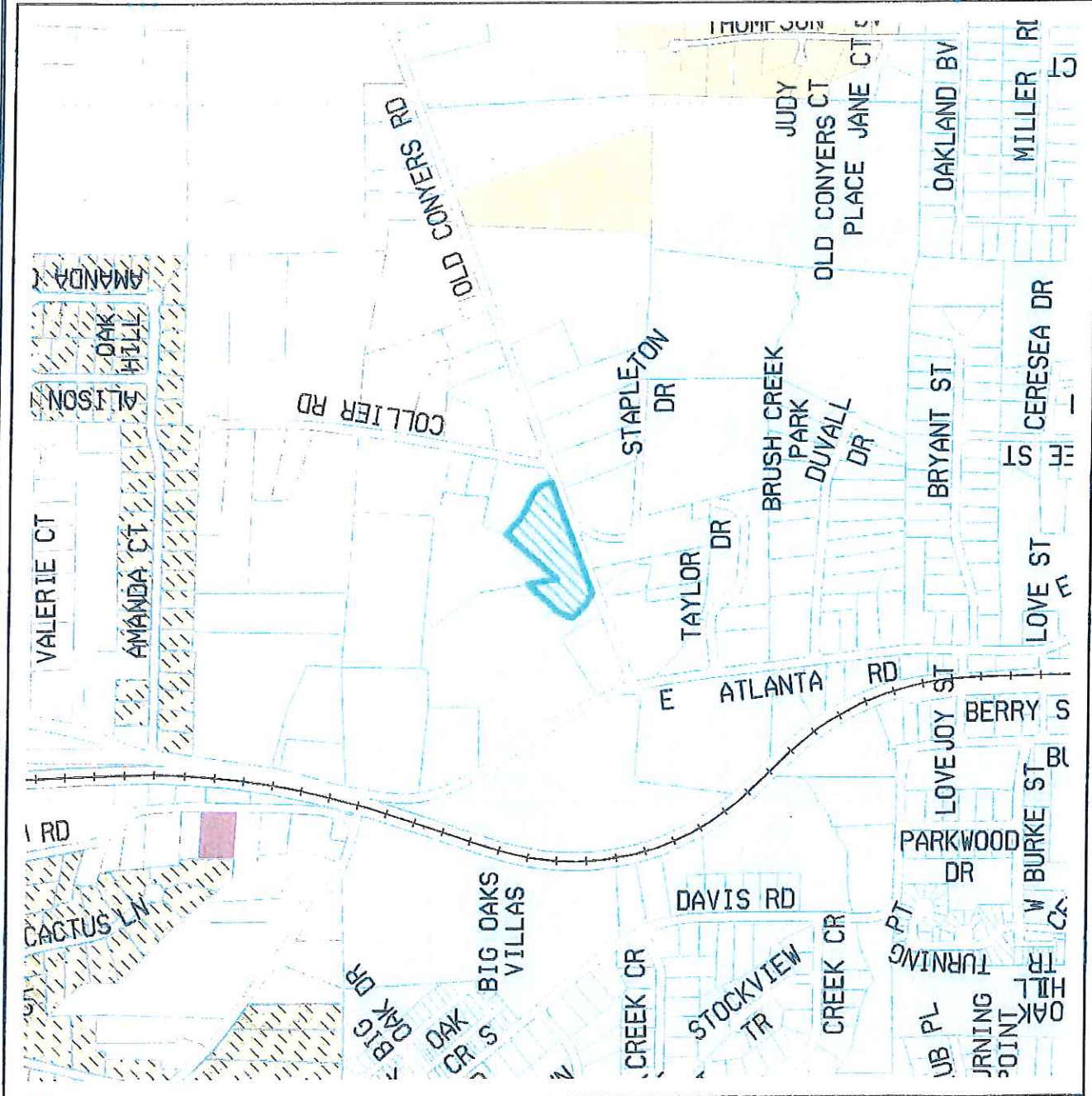
Request

	RZ-16-19-S
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	R-2
	R-3
	R-4
	RD
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	C-1
	C-2
	C-3
	M-1
	M-2
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	CITY

Scale: 1"= 800'

Current Zoning Map

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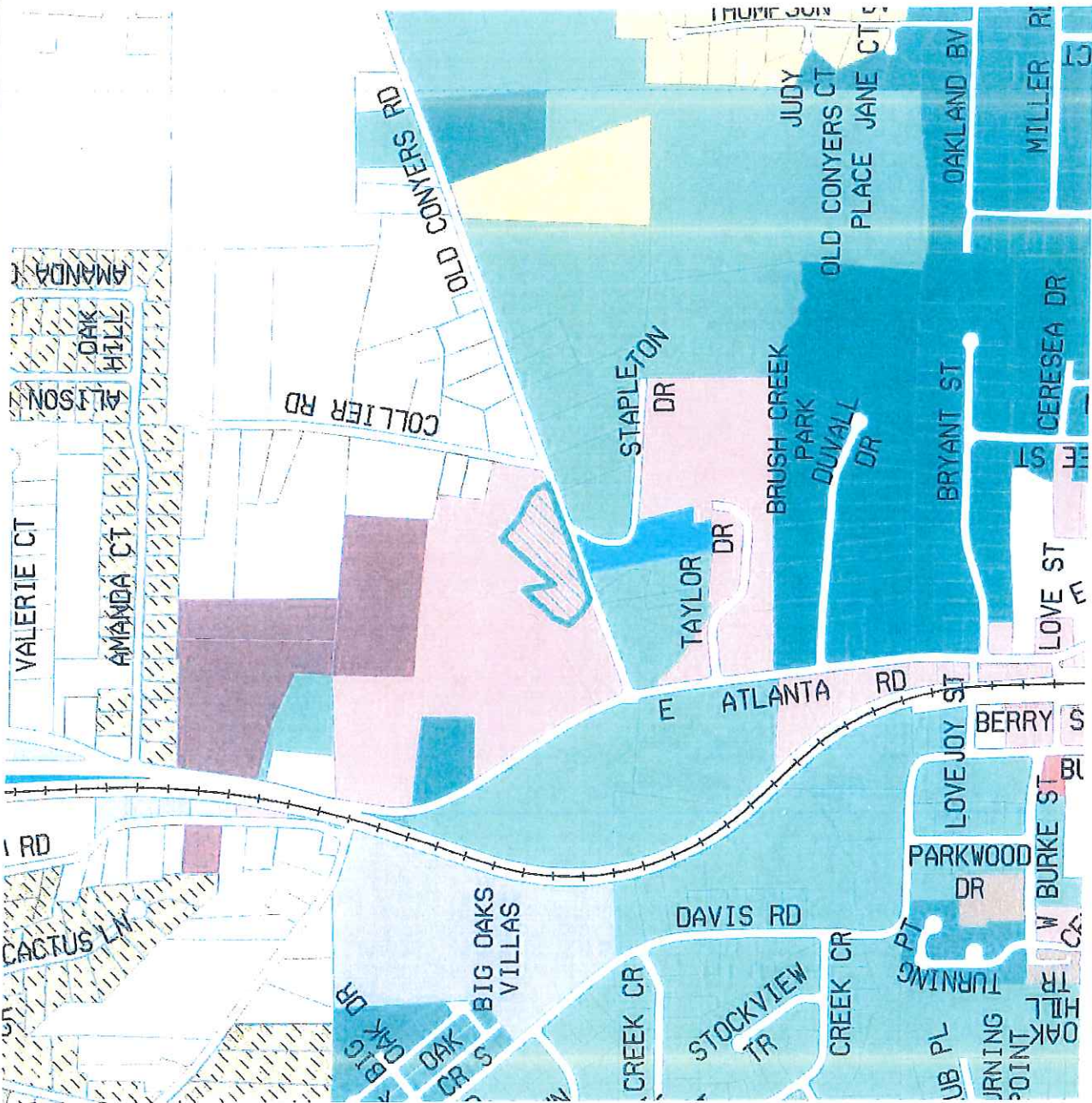
Legend

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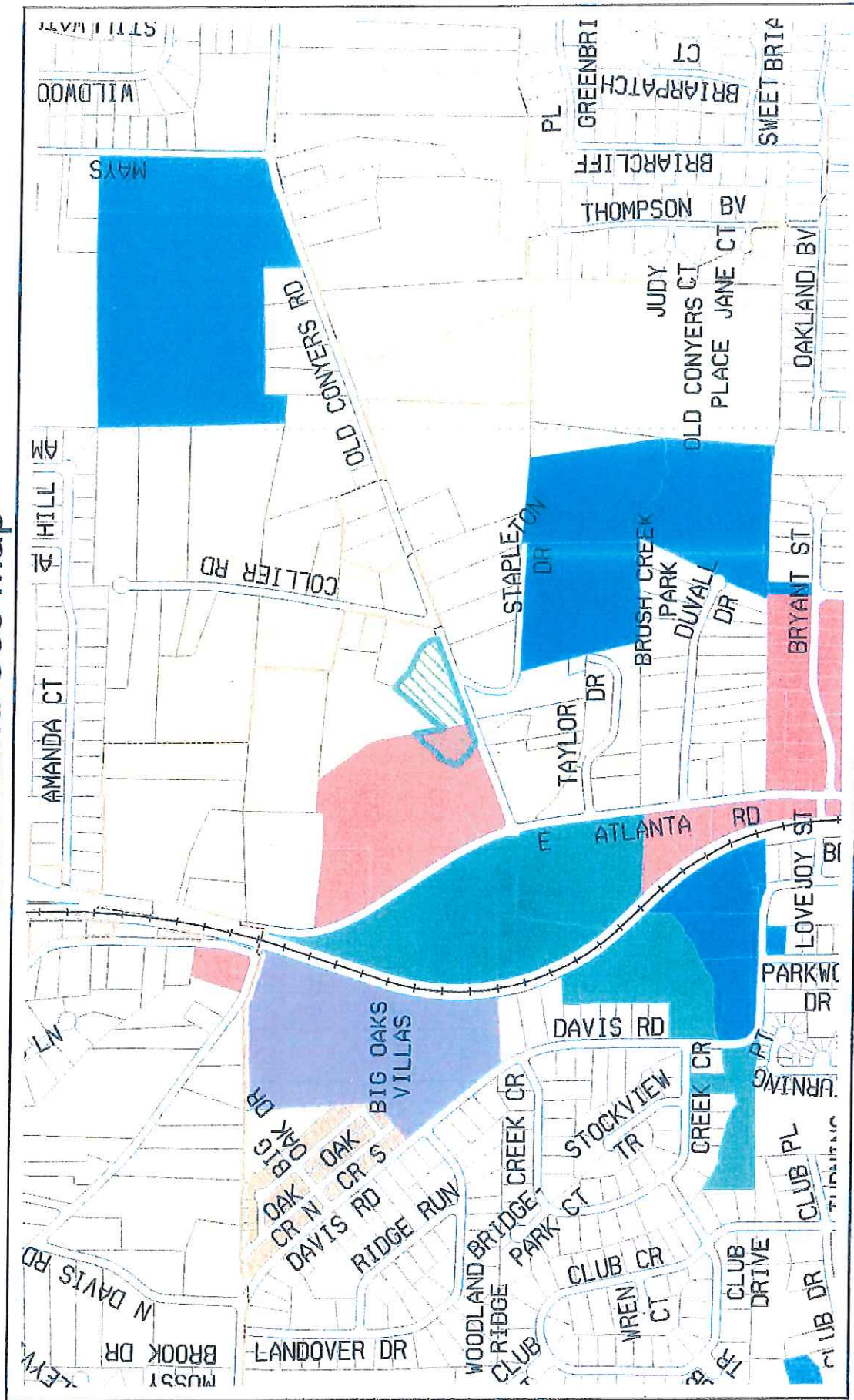
Scale: 1"= 800'

Current Zoning Map

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Future Land Use Map



- Request** **FLU**
- RZ-16-19-S
- RR - Rural Residential**
- LD - Low Density Residential**
- MD - Medium Density Residential**
- HD - Medium-High Density Residential**
- VHD - High Density Residential**
- COM - Commercial**
- INDUS - Industrial**
- PI - Public/Institutional**
- PRC - Park/Recreation/Conservation**
- TCU - Transportation/Communication/Utilities**

Legend

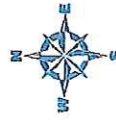
Request

RZ-16-19-S

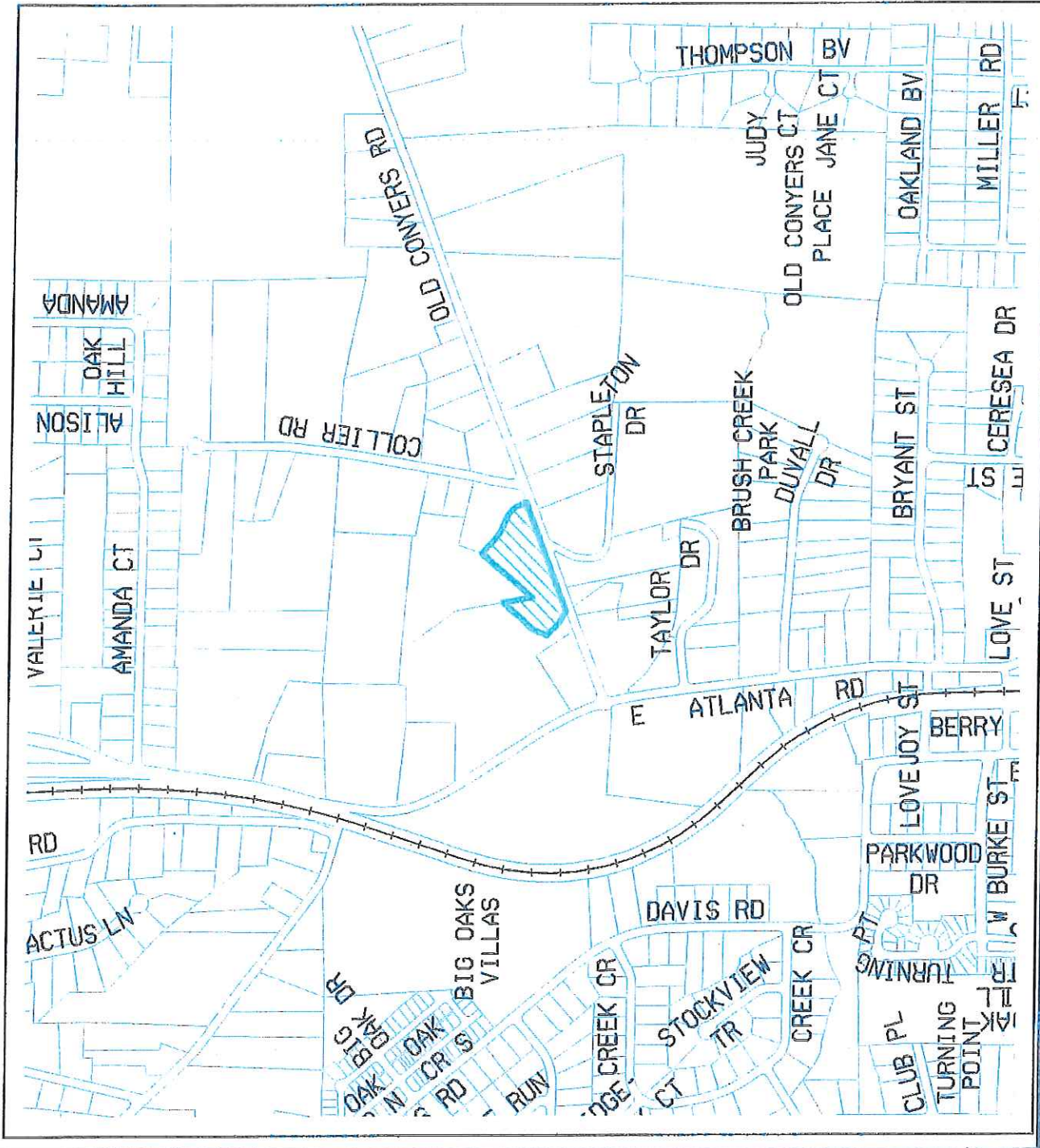


TAX MAP

Scale: 1" = 800'



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Legend

Request

RZ-16-19-S

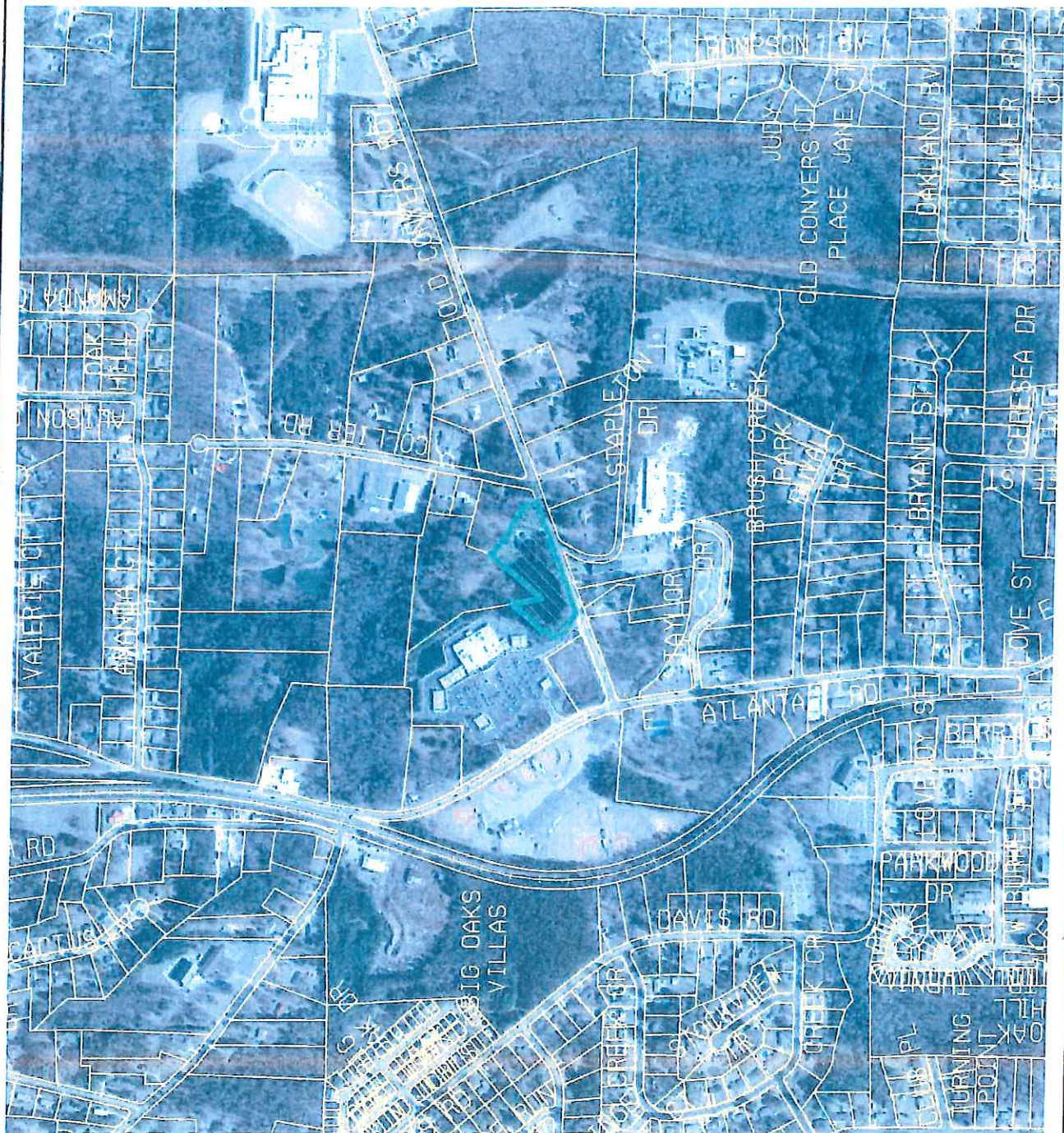


AERIAL MAP

Scale: 1"= 800'



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HENRY COUNTY PLANNING & ZONING

Variance Evaluation Report Stockbridge City Council

VR-16-10-S

City of Stockbridge:

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

Applicant: Anita Johnson/JS Venue Plus
1355 Mt. Zion Road
Morrow, GA 30260
(404) 376-4336

Location: 112 Old Conyers Road
Land Lot 68 of the 12th District

Parcel ID: S24-01002000

Request: 1) Reduce the perimeter buffer requirement from 50' to 40'.
2) Reduce required parking from one (1) space per unit, plus one (1) per two (2) employees to the existing number of spaces (no additional spaces proposed).
3) Eliminate the loading space requirement.
4) Eliminate the City's stream buffer requirement and impervious surface setback requirement. Allow the State's requirement of 25' to govern.

**Proposed Use
/Purpose:** Bed and Breakfast

Current Land Use: Single-Family Residence

Future Land Use: Commercial and Low-Density Residential (1.0-2.0 du/acre)

Sign Posted: August 26, 2016

City Meeting: September 12, 2016

Lot Size: 3.734 +/- acres

Road Access: Old Conyers Road (major arterial)

Zoning History:

The subject property is zoned C-2 (General Commercial) according to the City of Stockbridge Official Zoning Map, adopted on December 10, 2012. There is a file (85-10) that indicates that the subject property was rezoned from R-85 (Single-Family Residence) to R-125 (Single-Family Residence) on December 9, 1985. The subject property was rezoned as part of a larger 10.98 acre tract on January 8, 2007, subject to a development agreement with the following conditions.

- Limited Uses of Property
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- Development and Landscaping Plans
 - o [A maximum of] 8,000 square feet (includes inside banquet kitchen, ballroom, banquet room for 600 sit-down [guests]/800 capacity auditorium, conference rooms, new wedding chapel.
 - o Grounds to include: podium, pavilion, softball field, other family-related activities, manicured grounds.
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West	C-2 (General Commercial)	Shopping Center

Source: City of Stockbridge Official Zoning Map

Executive Summary:

The applicant is requesting a variance to C-3 (Heavy Commercial) development regulations to support the rezoning the subject property from C-2 (General Commercial) to C-3 (Heavy Commercial) for a bed and breakfast. The City of Stockbridge does not specifically provide for bed and breakfast in the zoning code. Therefore, the applicant is requesting a rezoning to C-3 which would allow the subject property to be used as a hotel. Because the subject property is bound by a development agreement with two neighboring parcels, which would not be able to satisfy the development agreement without the subject property, reversion proceedings have begun to revert the zoning of the subject property and the two neighboring parcels from C-2 back to RA (Residential-Agricultural). Should the City Council wish to allow the subject property to be developed as a bed and breakfast, the reversion of the subject property should be declined.

Development Regulations Relevant to Request:

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

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

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

There is an existing lake on the subject property that would seem to justify the requested variances.

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

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

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

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

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

The requested variances are in harmony with the intent of the chapter. However, reducing the required number of parking spaces may cause problems with residents and guests, particularly on holidays and other times when family and friends gather.

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

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

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

The requested variances are not the minimum necessary to make possible the legal use of the property if it remains a single-family residence.

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

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

Recommendation:

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

Attachments

- Letter of Intent
- Survey
- Site Plan
- Sign Photo
- Tax Map

Variance Request

112 Old Conyers Rd
Stockbridge, Ga 30281

- **Request variance to city buffer requirement of 50'**

Reduce buffer required and buffer specifications to existing site conditions to accommodate current driveway to access houses located behind and next door to Bed & Breakfast. Reduce from 50' to 40'. Any new construction of an exterior building will make this null and void.

- **Request variance to hotel/motel parking and loading space requirement of: Parking - 1 per unit, plus 1 per 2 employees on the same shift; Loading - 1 space for the first 5000sf of floor area, plus 1 for each additional 50,000sf or fraction thereof.**

We are not trying to be a hotel. This is a house with a family residing and will remain as a house offering an alternative form of lodging for visitors who prefer a residential setting. There are (5) existing parking spaces which satisfies 1 per bedroom plus 1 per 2 employees. The house is less than 5000sf of floor area and supplies will be purchased based on normal residential use only. Therefore, we are requesting exemption to having an additional loading area outside of existing residential parking.

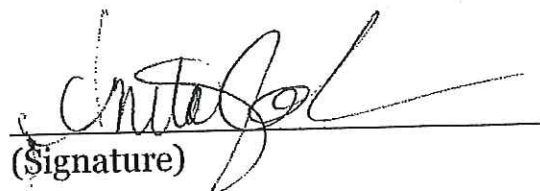
In addition, we request city to adopt county code 4.03.28(d) as it pertains to Drop-off/Pickup Areas for Bed & Breakfast. It allows drop-off and pick-up areas to be located offsite, away from residential areas, and separated from parking areas. This will apply to visitors attending recreational or social activities.

Wedding attendees will be transported roundtrip from Morrow location to Bed & Breakfast. Bus pickup/dropoff and turnaround will take place off premises at Publix Shopping Center located next door to B&B.

- **Request variance to city buffer requirement of 50'**

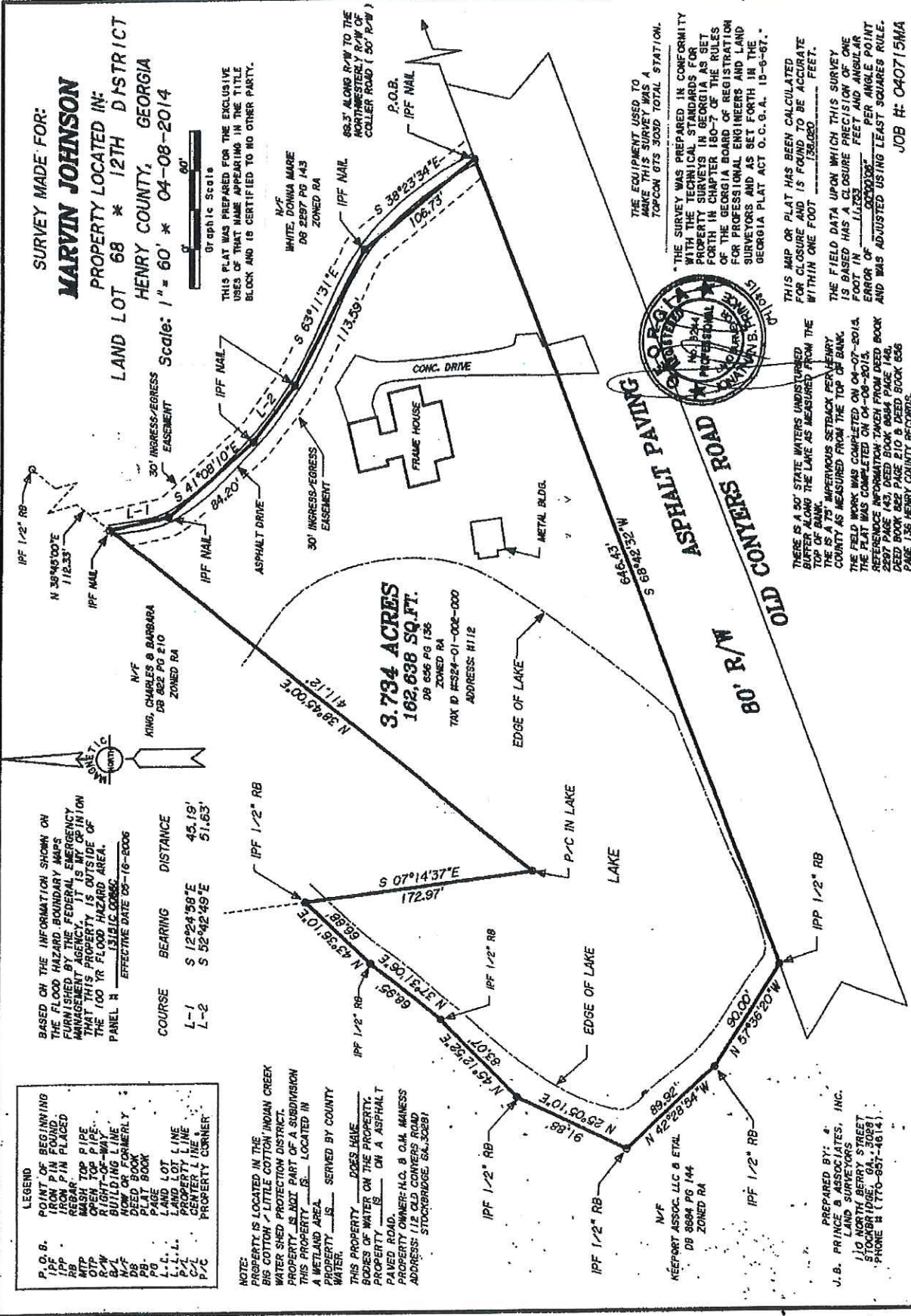
Request buffer reduction to a minimum of state allowance of 25' for current detached metal building structure with existing living space. The structure is not in a flood zone and was constructed along with residence back in 1995 before added city and county buffers in 2009. Structure will remain as is with the addition of plumbing only inside the 4 walls to accommodate a restroom.

Anita Johnson (JS Venue Plus)
(Print Name)


(Signature)

SURVEY MADE FOR:
MARVIN JOHNSON
 PROPERTY LOCATED IN:
 LAND LOT 68 * 12TH DISTRICT
 HENRY COUNTY, GEORGIA
 Scale: 1" = 60' * 04-08-2014

GRAPHIC SCALE
 0' 30' 60'
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.



THE EQUIPMENT USED TO
 MAKE THIS SURVEY WAS A
 TOPCON GTS 3000 TOTAL STATION.

THE SURVEY WAS PREPARED IN CONFORMITY
 WITH THE TECHNICAL STANDARDS FOR
 PROPERTY SURVEYS IN GEORGIA AS SET
 FORTH IN CHAPTER 180-7 OF THE RULES
 OF THE GEORGIA BOARD OF REGISTRATION
 FOR PROFESSIONAL ENGINEERS AND LAND
 SURVEYORS AND AS SET FORTH IN THE
 GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THIS MAP OR PLAT HAS BEEN CALCULATED
 FOR CLOSURE AND IS FOUND TO BE ACCURATE
 WITHIN ONE FOOT 138.080 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY
 IS BASED HAS A CLOSURE PRECISION OF ONE
 FOOT IN 11,133 FEET AND AN ANGULAR
 ERROR OF 00'00'00" PER ANGLE POINT
 AND WAS ADJUSTED USING LEAST SQUARES RULE.

JOB #: 040715MA



THERE IS A 50' STATE WATERS UNDISTURBED
 BUFFER ALONG THE LAKE AS MEASURED FROM THE
 TOP OF BANK.
 THE IS A 75' IMPERVIOUS SETBACK PER HENRY
 COUNTY AS MEASURED FROM THE TOP OF BANK.
 THE FIELD WORK WAS COMPLETED ON 04-07-2014.
 THE PLAT WAS COMPLETED ON 04-08-2014.
 REFERENCE INFORMATION TAKEN FROM DEED BOOK
 PAGE 145, DEED BOOK 8884 PAGE 140,
 DEED BOOK 8884 TO DEED BOOK 888
 PAGE 136 HENRY COUNTY RECORDS.

J.B. PRINCE & ASSOCIATES, INC.
DESIGN CONSULTANTS
PROVIDING SERVICE SINCE 1973
110 N. BERRY STREET STOCKBRIDGE, GA 30281
TELEPHONE (770) 474-1487 FAX (770) 474-1487
e-mail: HURDPRINCE@AOL.COM

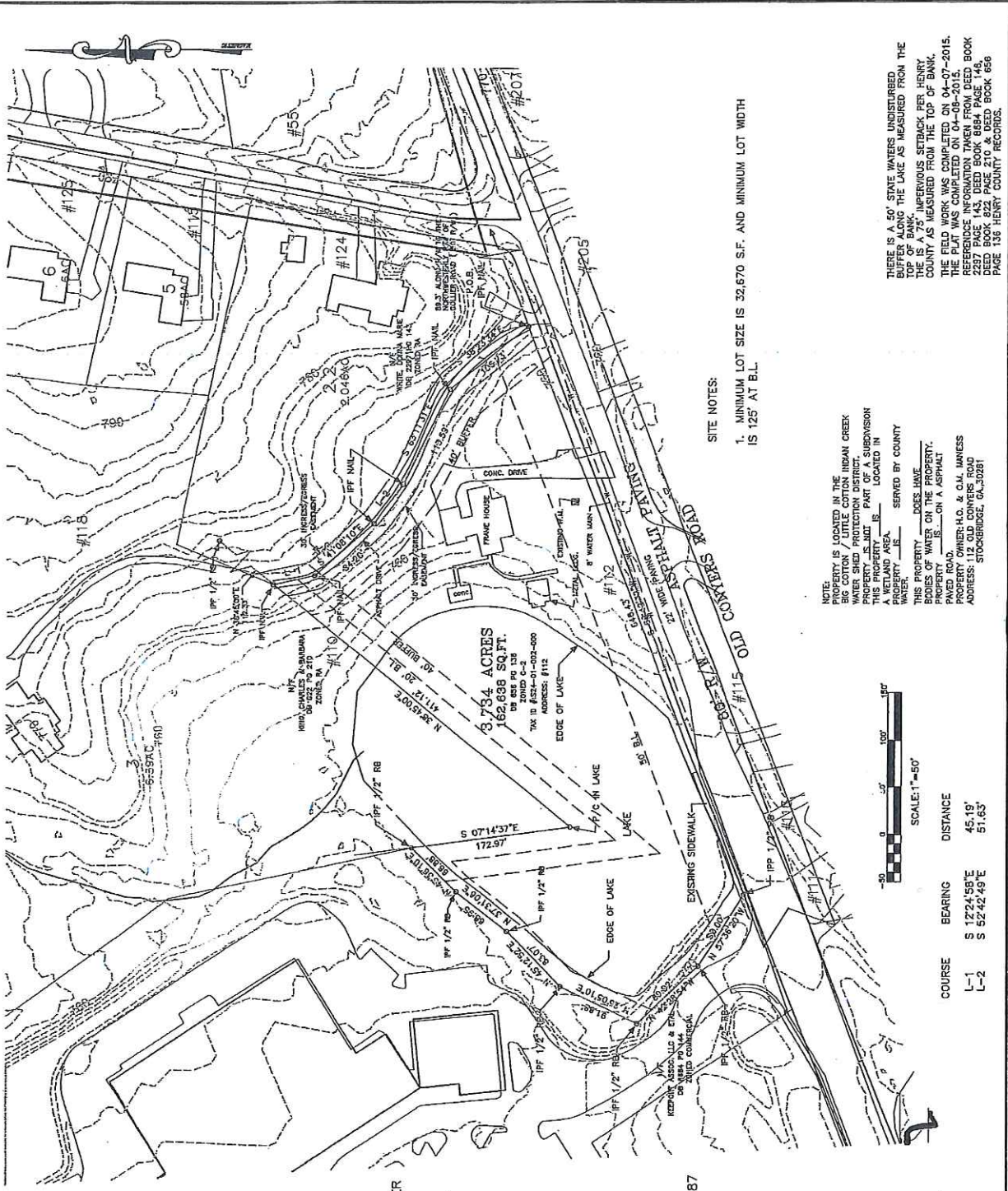
RE-ZONING
SITE PLAN

PROJECT NAME: J.S. VENUE PLUS
BED AND BREAKFAST
DATE: 03/20/16
SCALE: 1"=50'
SHEET:

OWNER/DEVELOPER:
ANITA JOHNSON
1355 MOUNT ZION RD.
MORROW, GA 30260

DEVELOPER/OWNER:
ANITA JOHNSON
1355 MOUNT ZION RD.
MORROW, GA 30260

COUNTY: HENRY
TOWNSHIP: MOUNT ZION
SECTION: 12
RANGE: 6A
STATE: GA



SITE DATA
CURRENT ZONING: C-2
PROPOSED ZONING: C-3
Setbacks:
Front-----50'
Side-----0.30 CORNER
Rear-----20'

Total Site Area=3.734 AC.

OWNER/DEVELOPER:
ANITA JOHNSON
1355 MOUNT ZION RD.
MORROW, GA 30260

24-Hour Contact:
ANITA JOHNSON
404-376-4336

ENGINEER:
Frank Prince, P.E.
Phone: (770) 474-1487

**IF YOU DIG GEORGIA...
CALL US FIRST!**
811
UNSAFE TO DIG
IT'S THE LAW

NOTE:
PROPERTY IS LOCATED IN THE
WATER SHED PROTECTION DISTRICT.
PROPERTY IS NOT PART OF A SUBDIVISION
THIS PROPERTY IS LOCATED IN
THE 12TH RANGE, 6A SECTION, 12TH TOWNSHIP,
HENRY COUNTY, GEORGIA.
THIS PROPERTY DOES HAVE
BODIES OF WATER ON THE PROPERTY.
PAVED ROAD IS ON AN ASPHALT
PROPERTY OWNER: H.O. & C.M. MANESS
ADDRESS: 112 OLD CONYERS ROAD
STOCKBRIDGE, GA 30281

SITE NOTES:
1. MINIMUM LOT SIZE IS 32,670 S.F. AND MINIMUM LOT WIDTH
IS 125' AT B.L.

THERE IS A 50' STATE WATERS UNDISTURBED
TOP OF BANK
THE IS A 75' SUPERVISOR SETBACK PER HENRY
COUNTY AS MEASURED FROM THE TOP OF BANK.
THE FIELD WORK WAS COMPLETED ON 04-07-2015.
THE PLAT WAS COMPLETED ON 04-08-2015.
REFERENCE INFORMATION TAKEN FROM DEED BOOK
DEED BOOK 822 PAGE 270 & DEED BOOK 656
PAGE 136 HENRY COUNTY RECORDS.



**VARIANCE
REZONING**

CITY OF STOCKBRIDGE PUBLIC HEARING
RE: C-2 to C-3
DATE: Sept. 12, 2016
TIME: 6:00 pm
LOCATION: Stockbridge City Hall
4640 North Henry Blvd., Stockbridge, GA
FOR MORE INFO:
770-288-7526 / www.hcpz.org

REZONING

CITY OF STOCKBRIDGE PUBLIC HEARING
RE: Reversion
DATE: Sept. 12, 2016
TIME: 6:00pm
LOCATION: Stockbridge City Hall
4640 North Henry Blvd., Stockbridge, GA
FOR MORE INFO:
770-288-7526 / www.hcpz.org

08/26/2016

Legend

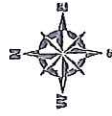
Request



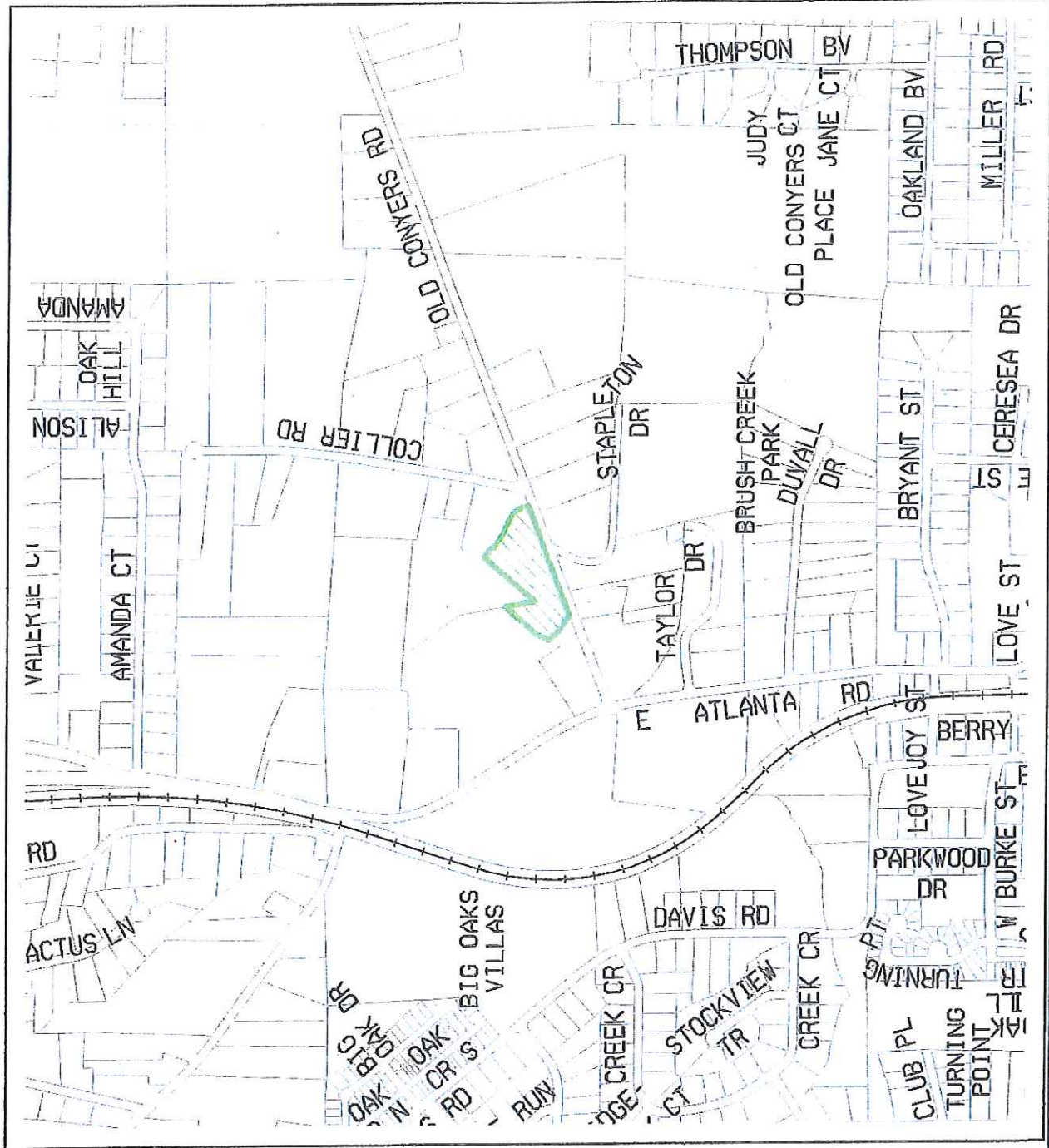
RZ-16-19-S

TAX MAP

Scale: 1" = 800'



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





MEMORANDUM

TO: Michael C. Harris, City Manager
FROM: Dale A. Hall, Administration & Community Services Director
DATE: September 6, 2016
SUBJECT: Highway 138 Corridor Overlay Update

As requested, Staff has contacted several planning firms to consider the creation of an overlay for the GA Hwy 138 corridor from N. Henry Blvd to the Glenn Devon Road. This overlay would include all properties adjacent to the road that are within the City limits. Note that some of these properties are in Clayton County and unincorporated Henry County which would not be included in the project.

This potential plan is intended to be similar in scope as the existing Clayton County 138 Overlay and would focus on setting a higher level of design and aesthetic standards for future development in the area. The end product may include Design Guidelines and a zoning code which would be used to implement the guidelines.

Please note that this isn't a budgeted project and therefore the proposals cannot have a date specific implementation timeline.

The proposals are attached for discussion purposes however a brief summary of each is as follows:

Firm Name	Estimated Fee	Time to Complete
• The Collaborative Firm	\$35,000	Four (4) Months
• WLA Studio	\$35,051	Negotiable
• Strategic Planning Initiatives	\$45,000	Six (6) Months
• Falcon Design Consultants	\$45,000	Twelve (12) Months

Please let me know how we should proceed with this project.



City of Stockbridge

Highway 138 Design Guidelines

from North Henry Boulevard to Glenn Devon Road



The Collaborative Firm, LLC



August 19, 2016

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

RE: City of Stockbridge Design Guidelines—Highway 138 from North Henry Boulevard to Glenn Devon Road

Dear Mr. Hall:

On behalf of The Collaborative Firm, it is my pleasure to submit for your consideration this response to the Request for Proposals for the Design Guidelines for Highway 138 from North Henry Boulevard to Glenn Devon Road.

Established in 2001, The Collaborative Firm, based in East Point, Georgia, is a Land Use Planning Firm specializing in Zoning, Land Use Identification, Project Management, Community Engagement and Visioning. The Firm offers a unique blend of services under one umbrella to both public and private clients. The Firm has a track record for delivering successful planning projects throughout the Metropolitan Atlanta area and the State of Georgia. Throughout its history the Firm has led and participated in a number of significant planning initiatives in the region.

The goals of this plan are:

- Develop design standards to be used during the land entitlement process and to assist areas of Stockbridge in improving visual appeal, preserving historical features, and provide guidance in place making initiatives; and
- Assist staff, architects, engineers, landscape architects, planners, developers, and the community to make informed design decisions for private developments and public facility investments.

Our Team

The team has been carefully collaborated and tailored specifically to the needs of Stockbridge. Lauren Blaszyk, Assistant Director of Planning and Economic Development at The Collaborative Firm, will be leading the efforts in developing the design guidelines. With over 15 years of experience, Lauren has gained strong project manager skills that will help her lead the Project Team and City of Stockbridge to success.

Team Approach

Working collaboratively with the community, stakeholders, and Stockbridge, the Project Team will develop design standards for Highway 138 (from N. Henry Boulevard to Glenn Devon Road). Focusing on existing plans and studies, input from key stakeholders, site analysis, and public outreach meetings, design guidelines can be formulated to further assist staff, architects, engineers, landscape architects, planners, developers, and the community.

Benefits to Our Approach

Our collaborative approach combining local knowledge, stakeholder input, public feedback, and technical expertise ensures long term, effective economic benefits to the City of Stockbridge. Our team is familiar with the study area and understands what efforts are needed to develop design guidelines to meet the requirements of the City and the desires of the public and stakeholders.

Sincerely,



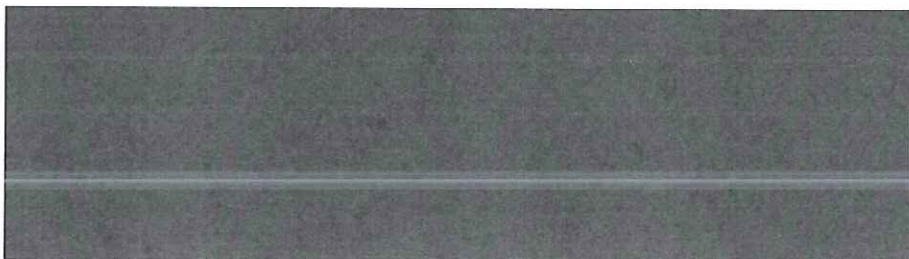
Michael Hightower
Managing Partner
The Collaborative Firm, LLC.



Team Profile



The Collaborative Firm, LLC





The Collaborative Firm, LLC

THE COLLABORATIVE FIRM, LLC

based in East Point, Georgia, was established in 2001 by Managing Partner, Michael Hightower. Since its inception, The Collaborative Firm, a certified Disadvantaged Business Enterprise (DBE) has become the largest minority-owned planning firm in the Southeastern United States. The Firm offers a unique blend of expertise in land use, zoning, community engagement, and program management and development. The Firm's multi-disciplinary team of professionals has extensive experience working with city, county, and state governmental entities, along with private sector partners at the policy and executive levels.

The Firm's multi-disciplinary team of professionals has extensive experience working with city, county, and state governmental entities, along with private sector partners at the policy and executive levels.

- PLANNING: The Firm's team of professionals recognizes the importance of active stakeholder participation in community planning, and integrates significant community outreach programming into corridor studies, zoning ordinances, master plans, comprehensive plans, capital improvement plans, and preparation of design guidelines and overlay districts.
- PROGRAM MANAGEMENT: The Firm provides complete program management solutions to ensure timely delivery of projects while exceeding expectations from a cost and quality perspective. The Firm specializes in providing its clients with services that span the entire life-cycle of a project, from planning and design to post-construction.
- COMMUNITY OUTREACH: The Collaborative Firm's community outreach team provides critical stakeholder outreach and communication services to support the wide range of projects performed and communities served by the Firm. The team employs a variety of traditional and nontraditional media, including print resources, electronic media, community meetings, questionnaires and surveys, and stakeholder interviews, among other mechanisms, to inform stakeholders of project activities and to solicit valuable input from community stakeholders.

OWNER: Michael Hightower

YEAR ESTABLISHED: 2001

ORGANIZATION TYPE: Limited Liability Company

NUMBER OF EMPLOYEES: 15

HEADQUARTERS ADDRESS:

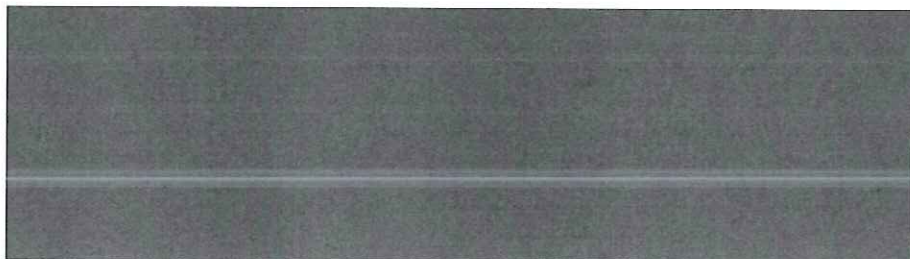
The Collaborative Firm, LLC
1514 East Cleveland Avenue, Suite 82
East Point, GA 30344

CONTACT:

Phone: (404) 684-7031
Fax: (404) 684-7033
www.tcfirmausa.com



Scope & Methodology





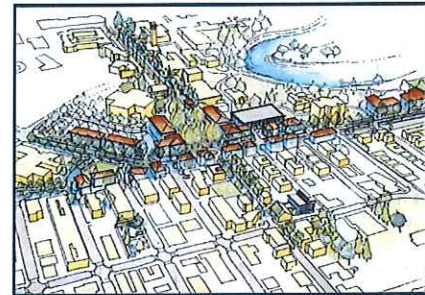
Project Understanding

Design guidelines are an important planning tool that can be used to create a sense of place for an area or corridor, while requiring high quality development and redevelopment. They can address a wide range of site and building design elements, including setbacks, parking, landscaping, and building materials. They can also address items in the public realm, such as sidewalks and other streetscape requirements.

Initial Review and Analysis

Review Existing Work

In order to begin the process of drafting design guidelines for the corridor area included in the request for proposals - City of Stockbridge along GA Hwy 138 from N. Henry Blvd to the Glenn Devon Road - it is important for our Project Team to review prior studies and plans that may provide early direction on the preferred character and design for each one. Input may have already been received that would allow the Project Team to establish an appropriate baseline for beginning its efforts to reach out to stakeholders and the public in each corridor to receive their input on the preferred style of development and design. Further, future land use designations in each corridor may have an impact on the appropriate character for the design guidelines.



Stakeholder Interviews

The Project Team understands the importance of input and feedback from local area stakeholders. City staff will lead the identification of stakeholders and will include, but is not limited to, elected officials, local design professionals, developers, businesses organizations, nonprofit organization leaders, property owners, neighborhood representatives, and City staff. The outcomes from the interviews with stakeholders will include:

- Enhanced clarity about how stakeholders envision the corridor;
- An understanding of how stakeholders assess the value of the corridor's assets;
- Ideas and concepts to develop within the design guidelines; and
- Identification of any barriers.





Initial Review and Analysis (continued)

Site Analysis

The Project Team will make site visits to the corridor early in the process, in order to perform the analysis necessary to gain an understanding of the current development patterns, architectural styles, and overall character and feel of the area. The Project Team will also observe current transportation infrastructure and issues, including pedestrian facilities. Even though the corridors were originally designed with vehicles in mind, it is important to identify ways to improve mobility around each corridor for both vehicles and pedestrians.

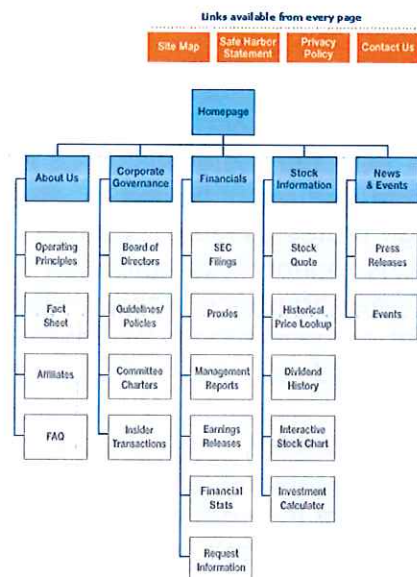


Information Dispersal

The Project Team will work with City staff to provide information for a project website. The purpose of the website will be to keep the public informed of the purpose of the project and the project timeline; advertise upcoming public information meetings; provide opportunities for soliciting input outside of the scheduled public meetings (i.e. take the Visual Preference Survey, complete other project related surveys, provide a general email address for sending comments to the Project Team, etc.), and post the latest draft documents for public review and comment.



A simple Sitemap depicting Website Global Navigation





Public Participation Process

Effective outreach educates, informs and engages all citizens on how they can be involved in developing the design guidelines. It is important for the design guidelines to provide an opportunity for community feedback and input from the beginning to the end.

Stakeholder Committee

While public input is important, key stakeholders will be identified with the lead of City staff. The Stakeholder Committee will provide the Project Team with key, ongoing input throughout the process of creating the design guidelines, and will provide more specific and targeted direction regarding what the community would like to see. The Stakeholder Committee will also act as a "check and balance" on the Project Team, to ensure that input heard from the public and stakeholders is accurately translated into the concepts for the design guidelines for the corridor.

Public Outreach

The Project Team will conduct public meetings. Public meetings will promote the involvement of citizens and will make accommodations for low to high income, minority, disabled, and elderly citizens. The meetings will strive to involve all stakeholders (property owners, citizens, business owners, employers, employees, etc.). Strategies will be specifically designed to reach multiple types of stakeholders whom are typically not engaged. A public contact list will be maintained by the Project Team to communicate with interested parties regarding the project and the specific areas. The public contact list will be utilized to communicate meeting notifications, project notices, key project dates, other opportunities for engagement, and other written communications.

The following outreach meetings will be held:

- Kick-off and Visual Preference Survey;
- Design Workshop; and
- Draft Design Guidelines Meeting.

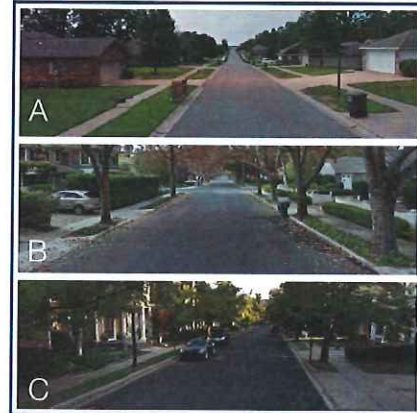




Public Participation Process (continued)

Kick-off and Visual Preference Survey Meeting

The purpose of these meetings is to announce the beginning of the project, goals, key dates, and other opportunities of public engagement. Discussions of the visions and goals the public has for specific areas will be a segue into the visual preference survey. The survey will be utilized to obtain public feedback on physical design alternatives for the specific area. It will consist of a series of images that the public must score according to their preference.



Design Workshop

The Project Team will conduct workshops to determine appropriate design guidelines for the area. Design concepts presented will consist of vignettes of the corridor and will show options that were curated from the results of the visual preference survey. The Project Team will gather feedback on guidelines and include them in the final design guideline plan.



Draft Design Guidelines Meeting

The final meeting will involve the Project Team presenting the draft of the design guidelines. This meeting will explain the rationale to the guidelines, solicit comments, and ensure the public's input was included. Feedback from the public will guide the Project Team in finalizing the design guidelines for the corridor.





Developing Design Guidelines

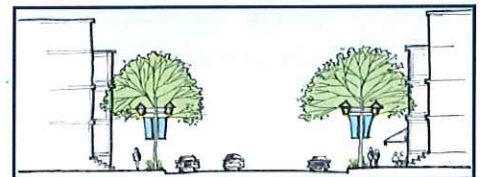
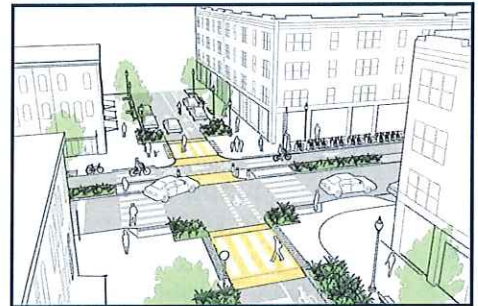
Identifying the Distinctive Character of the Guideline Area

Once previous studies have been reviewed, including the future land use designations for the corridor, site visits have been completed, and a public meeting which includes a Visual Preference Survey has been held, the Project Team will identify an appropriate character for the area, as well as locations for development opportunities. The character area for the corridor will be based on the type of development that has taken place over the years (i.e. commercial, mixed use, industrial, residential, multi-family, historic, etc.).

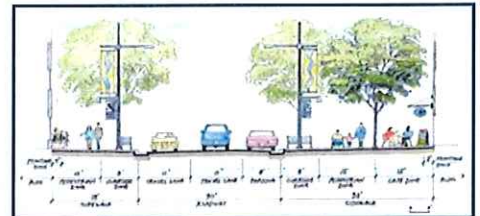


Creating Alternative Concepts

Given the potential for numerous character areas along the corridor the Project Team proposes to identify one or two critical character areas within the corridor to explore with two to three alternative concepts. Those critical area alternative concepts will then be reviewed and a preferred concept selected to further refine as the final preferred plan for that character area. The critical character areas will be selected through discussion with the Client Team and the stakeholders, and will likely be determined as either those areas with the greatest potential for positive change or those areas most at risk of further degradation.



The Project Team will present two to three alternative concepts for the critical character areas in each corridor. This will allow stakeholders and the public the opportunity to have final input into the design guidelines which will help shape the corridor.



Developing Design Guidelines for Final Recommendation

After the final concept is determined, based on stakeholder and public input, the Project Team will draft actual design guidelines for each corridor. The guidelines will be built off of the preferred concepts for the critical character areas. The guidelines will be drafted in such a way that they are easy to use and interpret by City staff, elected and appointed officials, developers, design professionals, the public, and others who will have need to reference and/or implement them. They will address public infrastructure as well as private development, and identify who is responsible for implementation of the standards contained in the guidelines. They will also be written in such a way that they may be integrated into the City's existing regulations, either as an Overlay District or as part of existing zoning regulations.



Approval Process

Public Hearing Presentations

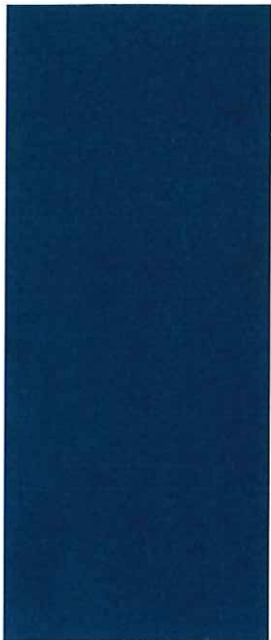
The Project Team will provide a formal presentation at a Work Session of the City Council, as well as the Planning Commission. The presentation will provide a clear and concise outline of the design guidelines developed for the corridor, and will assist in creating dialogue that will lead to valuable input and comments from the Board and the City Council.



Additional Revision

Any revisions resulting from comments received during the formal presentation of design guidelines for the corridor will be incorporated as needed into the final design guidelines prior to final adoption. Project Team staff will be available to attend public hearings on the design guidelines, for both the Planning Commission and City Council.





Project Budget



The Collaborative Firm, LLC





Cost and Time Proposal

City of Stockbridge Design Guidelines

The Collaborative Firm proposes a fee of \$35,000.00 to provide services to the City of Stockbridge for Design Guidelines services for the Highway 138 Corridor. We propose that this project will take four (4) months to complete. This fee includes the cost of all labor, materials and deliverables required to complete this project.

City of Stockbridge

STATE ROUTE 138

DESIGN GUIDELINES

Proposal

Submittal Date:
August 19, 2016

Qualifications of:

WLA STUDIO

FORMERLY THE JAEGER COMPANY

675 Pulaski Street, Suite 1000
Athens, GA 30601

Phone/Fax. 706.543.5459/706.543.5456
Email. info@wlandstudio.com
www.wlandstudio.com

Principal Contact:

Keyes Williamson

Phone/Fax. 706.543.5459 ext. 227/706.543.5456
Email. keyes@wlandstudio.com



www.wlandstudio.com

August 15, 2016

City of Stockbridge
c/o Dale Hall
4640 North Henry Boulevard
Stockbridge, GA 30281

Dear Commissioners and Mr. Hall:

Thank you for this opportunity to submit the following Proposal to develop *Design Guidelines for State Route 138*.

We are familiar with the pressures on Stockbridge, appreciate the opinions of your constituents, and are willing to directly engage your commission, staff and citizens in the project to make it a great success.

Our approach includes a thorough inventory and analysis study of existing conditions as well as proposed future land use changes and planned transportation projects. The guidelines we produce with your community will help foster a connected pedestrian system, increase access to public amenities in the corridor, restore and protect natural and cultural amenities within the city limits, and enhance Stockbridge's image as a desirable place to live, work and visit. Another goal of this document will be to encourage economic development compatible with the downtown and commercial hubs along and connecting to the 138 corridor. These Design Guidelines provide the community with a unique opportunity to influence the visual character of the corridor moving forward and to promote high quality design treatments that reinforce the community vision for the spaces within and adjacent to the public right of way.

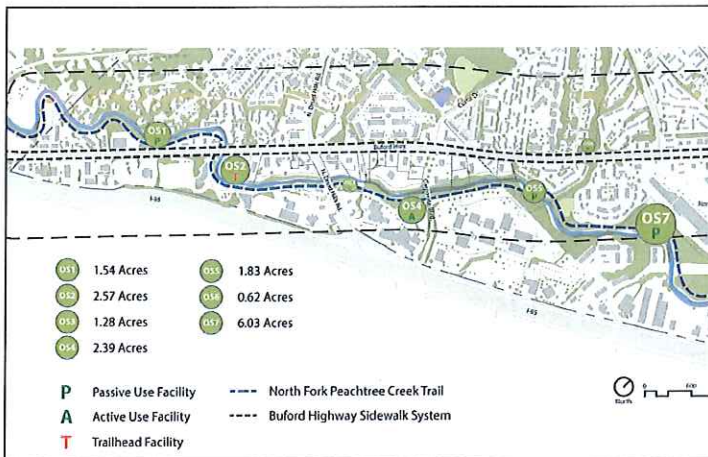
Lastly, the following proposal is how we suggest pursuing this important and complicated project. We have emphasized the public engagement element, because we think getting the property owners involved is very important. We are open to suggestions and negotiations. We have structured the proposal to illustrate our thought process clearly and provide you some flexibility in determining how to proceed.

Sincerely,

A handwritten signature in black ink that reads "Keyes Williamson".

Keyes Williamson
Principal Landscape Architect
keyes@wlandstudio.com

SIMILAR PROJECT EXPERIENCE



BUFORD HIGHWAY IMPROVEMENT PLAN & ECONOMIC DEVELOPMENT STRATEGY

The City of Brookhaven, GA commissioned WLA/TJC to help lead community workshops to develop a collective vision and strategy for Buford Highway. WLA/TJC along with a subconsultant team, including an economic consulting firm and a transportation-engineering firm, completed this project in 2015. This plan provides recommendations to facilitate an attractive, safe, and trafficable environment, with an emphasis on pedestrian accessibility. A companion action plan provides a list of future activities to stimulate the area to its full potential and long-range sustainability. Products from the study included an overall development strategy based on the economic analysis findings and a physical plan to support it.



ATHENS DESIGN GUIDELINES

WLA/TJC was retained by Athens-Clarke County to create design guidelines to address rehabilitation efforts for commercial, industrial, and institutional buildings. These design guidelines were created for use in conjunction with existing residential guidelines. Athens-Clarke County is unique in that it does not have a locally designated commercial district. Instead, these design guidelines were intended for use in rehabilitation projects to locally designated nonresidential landmarks as well as commercial, industrial, and institutional buildings, located within designated residential historic districts.



LAFAYETTE ROAD MASTER PLAN

WLA/TJC assisted the City of Fort Oglethorpe in the development of a Master Plan for a one-mile section of Lafayette Road, which enters into the Chickamauga Battlefield section of the Chickamauga-Chattanooga National Military Park. The master plan includes historic preservation tools and guidelines to maintain and enhance the area's heritage and historic building stock. Establishment of guidelines and details will create a unified, historic look for the corridor and guide future investments for streetscape improvement. Other outcomes of the master plan are recommendations for infrastructure that connects residential areas, commercial districts, and parks via pedestrian-friendly facilities. Funding strategies are identified to assist in the revitalization.



SELECTED PROJECTS LIST

DESIGN GUIDELINES

Design Guidelines

Phenix City, Alabama
Phenix City Downtown Redevelopment
Authority

Design Guidelines

Marietta, Georgia
Marietta Historic Board of Review

New Construction Design Standards

York, South Carolina
City of York

Architectural and Site Design Standards

Norcross Downtown Development District
Norcross, Georgia
City of Norcross

Commercial Design Guidelines

Georgetown, South Carolina
City of Georgetown - Building &
Planning Department

Design Guidelines Manual and Information Brochure

Aiken, South Carolina
City of Aiken

Design Guidelines Manual and Cultural Resources Survey

Newnan, Georgia
City of Newnan Historic Resource Commission

Design Guidelines

Nicholson, Georgia
City of Nicholson

Design Guidelines Manual

Moultrie, Georgia
Moultrie-Colquitt Historic Preservation
Commission

Design Guidelines Manual

Albany, Georgia
Albany Historic Preservation Commission

Design Guidelines and Preservation Plans for Five Neighborhoods

Augusta, Georgia
City of Augusta - Community Development &
Planning Department

Design Guidelines

Fairlie-Poplar Neighborhood
Atlanta, Georgia
Atlanta Urban Design Commission

Design Guidelines and Preservation Recommendations

Columbus, Georgia
Historic Columbus Foundation

Design Guidelines Update and Revision

Columbus, Georgia
City of Columbus

Design Guidelines and Video

Fitzgerald, Georgia
Fitzgerald Preservation Commission

Architectural Guidelines

Spotsylvania County, Virginia
Spotsylvania Courthouse

Highway 138 Design Guidelines
Work Approach Schedule & Fees
August 19, 2016

FEE SUMMARY

LABOR FEE	WLA Studio	\$33,320
EXPENSES		\$1,731
TOTAL LUMP SUM LABOR & EXPENSES		\$35,051

Highway 138 Design Guidelines
Work Approach Schedule & Fees
August 19, 2016

<i>Tasks with Hours and Assignment</i>		
PHASE ONE: INITIATION AND ASSESSMENT		
Project Start Meeting/Strategic Meeting #1		
Existing Conditions Inventory and Analysis		
Inventory of Existing Resources and Transportation Issues		
Inventory of Natural Resources and Development Constraints		
Analysis of Existing Codes & Standards		
Preliminary Inventory Review Document		
Total Fee Phase 1		\$8,290
PHASE TWO: VISIONING AND OPPORTUNITIES		
Public Engagement and Visioning		
Corridor Economic Overview		
Physical Condition Analysis		
Planned Developments Analysis		
Land Use Influences Summary Report		
Community Services Staff Review		
Strategic Meeting #2 (Public Input Session)		
Total Fee Phase 2		\$2,910
PHASE THREE: REGULATIONS AND DESIGN GUIDELINES		
Design Guidelines and Review Process		
Background and Purpose		
Community Framework		
Open Space, Parks, Trails, Community Assets		
Roadway System		
Streetscape		
Key Gateways, Intersections, Entry Points		
View Sheds		
Public Design Standards		
Street Zones		
Pedestrian Crossings		
Street Furnishings (including pedestrian scale lighting)		
Landscaping		
Site Development		
Building Location and Orientation		
Environmental/Green Design Standards		
Parking, Access, and Circulation		
Landscaping		
Lighting		
Signs		
On-Site Open Space		
Draft Design Guidelines and Review Process Report		
Community Services Staff Review/ Attorney Review, Board of Commissioners		
Public Meeting		
PREPARE FINAL DOCUMENTS		
Final Design Guidelines		
Total Fee Phase 3		\$22,120



Corporate Office: 675 Pulaski Street, Suite 1000 • Athens, Georgia 30601 • 706.543.5459 • Fax 706.543.5456 • www.wlandstudio.com
119 Washington Street • Gainesville, GA 30501 • 770-534-0506 • Fax 770.534.0507

HIGHWAY 138 OVERLAY DISTRICT

City of Stockbridge
August 19, 2016



STRATEGIC PLANNING INITIATIVES, LLC
1883 Princeton Avenue
College Park, GA 30337

August 24, 2016

Dale A. Hall, PLA, AICP
Administration & Community Service Director
City of Stockbridge
City Hall
4640 North Henry Boulevard
Stockbridge, Georgia 30281

DEAR MR. HALL:

Thank you for this opportunity to submit a proposal for the creation of a Highway 138 Overlay District for the City of Stockbridge. We believe our team comprised of Strategic Planning Initiatives, LLC and Lord Aeck Sargent is uniquely qualified to perform this assignment.

SPI LLC recently completed a re-write of the Stockbridge Unified Development Code in conjunction with your office and the City Attorney. This experience will assist our Team in ensuring that the Highway 138 Overlay accounts for established provisions of the UDC, thereby eliminating conflicting duplication. An equal focus on simplification and attention to detail will be brought to this assignment.

Adoption of overlays in a commercial district can have tremendous impacts on the profitability of affected businesses. Accordingly, we propose formation of a Stakeholders Committee tapping the resources of Mayor and Council and the business community. Such guidance and dialogue will help ensure adoption of a practical overlay district that produces attractive shopping environments and expanded revenues for businesses. An important aspect of this work will be to identify any property nonconformities that adoption of an overlay may generate.

We look forward to discussing the assignment and our proposal with you. Our credentials are attached for your review.

Sincerely,

William Ivan Johnston, Jr., AICP
President
Strategic Planning Initiatives, LLC
404-684-6588
spi_llc@bellsouth.net

SCOPE OF WORK

This Scope of Work seeks to create a Highway 138 Overlay District applicable to the Highway 138 Corridor within the city limits of the City of Stockbridge. The Clayton County Highway 138 Overlay District has been identified as a “model” for the Highway 138 Overlay District. As stated in Sec. 4.9. Application of Overlay Districts of the Clayton Ordinance,

*“Overlay Districts are supplemental to the underlying zoning district classifications established in the Clayton County Zoning Ordinance that governs all properties within Clayton County. Within areas mapped as Overlay Districts in this Article, these Overlay District regulations shall be overlaid upon, and shall be **imposed in addition to, stated underlying zoning regulations.** . . . The standards and requirements of the Overlay District shall govern in any case where standards and requirements of the Overlay District conflict with those of the base zoning district or other provisions of the Zoning Ordinance.”*

Adaptation of a model affords an opportunity to tailor that model to local circumstances and desires. We understand that the City desires a somewhat less prescriptive ordinance, fostering creativity in architectural and site design. In addition, we understand that a major emphasis of this Scope should be simplicity for greater public understanding and ease of use by City Staff.

This Scope encompasses a review of the Stockbridge “High-rise mixed use overlay district” and “Old downtown overlay district” overlays for applicability to the Highway 138 Overlay. In addition, regional models such as the Smyrna Redevelopment Overlay District and Sandy Springs Zoning Overlay District will be evaluated for use in fashioning the Highway 138 Overlay.

The Highway 138 Overlay will account for the Highway 138 context in order to avoid creating nonconforming structures and properties at every turn. While ordinances should be aspirational, moving the community forward, market preferences must also drive the dialogue. This can happen through formation of a **Stakeholder Committee**. One example of possible over-reach in such ordinances is found in the requirement that “no more than 25 percent of the parking on a commercial property may be located in the front yard.” This standard can be excessive, particularly in an auto-oriented context, and is opposed by retailers more often than not.

The Scope proposes a field inventory to identify circumstances, both desirable and undesirable, along the Corridor. The Stakeholder Committee, including business and community representatives, can be an effective means of soliciting local input and validating consultant assumptions.

Finally, sections of the Clayton County Overlay model that are housed elsewhere in the Stockbridge Unified Development Code will be referenced to those UDC sections to avoid both duplication of Ordinance text and introduction of conflicting standards.

PROJECT TEAM

Strategic Planning Initiatives, LLC will serve as the lead for this assignment, bringing the considerable design resources of Lord Aeck and Sargent to the task. SPI LLC produced a Technical Re-write of the City of Stockbridge Unified Development Plan that was adopted by Mayor and Council on July 26, 2016. As such, we are well positioned to produce an Overlay in conjunction with City representatives familiar with our strong work ethic and practical approach.

Lord Aeck Sargent is an award-winning architecture, urban design, and planning firm with extensive experience with streetscape improvements and design guidelines. Some of the notable projects include design guidelines for the Atlanta Beltline Inc. for the original trail, Gwinnett County Unified Development Code, Gwinnett Village Community Improvement District, Downtown Dahlenega, City of Brookhaven and City of Dallas.

A working “**Overlay Team**” comprised of the Administration & Community Services Director, City Attorney and Consultant is proposed as a means of ensuring delivery of an appropriate, defensible product.

PROJECT APPROACH

Local input will be critical to producing practical Overlay Design Guidelines that can be implemented. The process will begin with the ***“Overlay Team.”*** The ***Overlay Team*** will conduct work sessions with Mayor and Council and the ***Stakeholder Committee*** to better understand the vision for the Highway 138 Corridor. The ***Overlay Team*** will participate in four (4) work sessions enabling the Consultant to produce Overlay Design Guidelines that will be strongly endorsed by the community.

The ***“Stakeholder Committee”*** would be comprised of representatives of the Council, affected businesses and property owners as well as Stockbridge residents. The ***Committee*** would act as a sounding board throughout the process, ensuring continuity with public policy and desires of the Stockbridge community.

The written guidelines and standards of the Overlay will be illustrated graphically to advance public understanding. Importantly, a desired future for the Highway 138 Corridor will be captured in photographs and renderings responsive to the context and visionary in terms of that desired future. Corridor photographs will be used in a Power Point presentation to the ***Stakeholder Committee***, Mayor and Council and the public to stimulate dialogue concerning the goals and objectives of the Overlay.

As stated, a fundamental focus of the proposed scope will be generation of Overlay Design Guidelines that are easily understood by the public and administered by the City. The terminology, organization and concepts advanced in the Overlay Design Guidelines will be geared to the average citizen. The Guidelines will be generated in a three-phase planning process that will include Phase 1: Inventory and Documentation, Phase 2: Overlay Design Guidelines, and Phase 3: Approval Process. Each phase is described in detail:

Phase 1

Inventory and Documentation

Ordinances are the definitive mechanism for achieving City goals, objectives and policies. While the Clayton Overlays may be rooted in that County's Plan, it is critical that the Highway 138 Corridor Overlay responds to the Joint Henry County/Cities 2030 Comprehensive Plan and the City of Stockbridge Livable Centers Initiative (LCI) Plan. This will strengthen the defensibility of the Overlay Design Guidelines and advance the tenets of the Comprehensive Plan and LCI Plan. A review of these Plans will be conducted in search of guidance concerning the future of the Highway 138 Corridor. More recent public policy initiatives effective following amendments to the Comprehensive Plan adopted on April 20, 2009 will be gleaned from workshops with Mayor and Council and as informed by City Staff.

A field inventory of all properties on the Highway 138 Corridor will be conducted. Documentation of the characteristics of the Corridor will include preparing an existing land use map, current zoning, historic resources, photographic documentation of existing architecture typologies, open space, street hierarchy and typical street sections. Such documentation will allow the ***Overlay Team*** and ***Stakeholder Committee*** to better understand the issues and opportunities present along the Corridor.

TASKS

- ***Overlay Team*** Meeting 1 (finalize project scope)
- Reconnaissance Survey
- Existing Conditions Maps and Diagrams
- ***Stakeholder Committee*** Meeting 1 (understand issues and needs)
- Issues and Opportunities
- ***Overlay Team*** Meeting 2 (review existing conditions)

Phase 2

Overlay Design Guidelines

A visual preference survey will be conducted with the **Overlay Team** and **Stakeholder Committee**. Participants will rank a series of development and streetscape photographs to determine the desired character along the Corridor. The images ranked highest will be used as precedents in producing the Overlay Design Guidelines. The Design Guidelines will be illustrated graphically to ensure public understanding, and will be based on the Clayton Overlay, a review of the City of Stockbridge Overlays and prominent overlays of cities in the region.

Architectural Design Standards: These standards will include text, illustrations and photographs defining the following architectural characteristics including, but not limited to the following characteristics:

- Building Use and Typology
- Building Height
- Building Form and Rhythm
- Façade Details (window, porch, storefront and entry)
- Materials

Site Design Standards: These standards will include text, illustrations and diagrams that indicate the following site characteristics including, but not limited to the following characteristics:

- Siting and Frontage
- Block size
- Entry / Access
- Setbacks
- Parking
- Service / Access
- Landscaping

Public Space Design Standards: These standards will include detailed guidelines that function in concert with the Bike and Pedestrian Trail Master Plan, the 2012 LCI Plan Update and address current efforts in City Hall Park including, but not limited to the following standards:

- Typical Street Sections for Streetscape Hierarchy (right-of-way, travel lanes, sidewalks, parking, street trees, lighting and furniture)
- ADA accessibility
- Green Buffer / Landscaping
- Stormwater Management

TASKS

- Visual Preference Survey (**Overlay Team** Meeting 3 and **Stakeholder Committee** Meeting 2)
- Draft Overlay Design Guidelines Document
- **Overlay Team** Meeting 4 (review of the draft)
- **Stakeholder Committee** Meeting 3 (input on the draft)
- Final Overlay Design Guidelines Document

Phase 3

Approval Process

Adoption of an Overlay represents a text amendment to the Unified Development Code subject to the public notice and hearing requirements of the Zoning Procedures Law. Sec. 12.02.11. **Requirements for amendments of the UDC.** provides that the Zoning Advisory Board form a recommendation concerning amendments to Mayor and Council. In lieu of a recommendation by the yet to be formed ZAB, the **Stakeholder Committee** could fulfill this essential role.

A draft Overlay document will be provided to Mayor and Council one week prior to the first of two Mayor and Council Work Sessions. A revised Overlay will be presented to Mayor and Council at the second work session based on their input. A Power Point presentation of selected highlights of the Overlay will also be presented to Mayor and Council at the second work session for input prior to the first of two public hearings.

A final draft of the Highway 138 Overlay will be available on the City website and at city hall one week prior to the public hearing. The Overlay may be adopted following the public hearing.

TASKS

- Mayor and Council Work Session 1
- Mayor and Council Work Session 2
- Public Hearing 1 (including the Power Point presentation)
- Public Hearing 2 (including the Power Point presentation)

DELIVERABLES

The Highway 138 Overlay District will be delivered in pdf format with high-quality graphics of illustrative plans, diagrams, and renderings created in Adobe Creative Suite. The revised Official Zoning Map will be provided to the City as shape files obtained from Henry County GIS, as amended.

The Ordinance sections of the Clayton County Highway 138 Overlay will be used, as tailored to Stockbridge circumstances and desires, in producing the Overlay Design Guidelines. These sections will capture the written standards of the Guidelines as illustrated by the architectural and site design graphics.

Enhanced sign regulations should be considered for the Overlay, independent of the regulations applicable to other locations in Stockbridge. Development of those regulations would be limited in terms of effort required, but is considered outside the scope of this project. Such services are available for a negotiated fee.

SCHEDULE

PHASE	MONTH 1		MONTH 2		MONTH 3		MONTH 4		MONTH 5		MONTH 6	
Inventory and Documentation												
Overlay Design Guidelines												
Approval Process												
Public Hearing												

The creation of a Highway 138 Overlay District Schedule establishes a project schedule culminating in adoption of the Overlay within a six-month timeframe.

FEE

The fee for creation of a City of Stockbridge Highway 138 Overlay District is \$45,000.00, plus approved reimbursable expenses.

STRATEGIC PLANNING INITIATIVES, LLC

ZONING CONSULTANT SERVICES

SPI LLC focuses on preparing ordinances that are readily understood by the public, easy to administer by staff and equitable in application. SPI LLC recently completed a "Technical Update to the Zoning Ordinance Unified Development Code (UDC) of the City of Stockbridge, Georgia." That assignment culminated in the July 26, 2016 adoption of a re-formatted UDC that positions the City of Stockbridge for submittal of the UDC to Municode for re-codification. Mr. Johnston worked closely with Michael Harris, City Manager; Michael Williams, City Attorney and Dale Hall, Administration & Community Service Director in generating that product. He is very familiar with the UDC of the City of Stockbridge.



COLLEGE PARK

1883 Princeton Avenue
College Park, GA 30337

Bill Johnston, AICP
President

404-684-6588

spi_llc@bellsouth.net

William Ivan Johnston, Jr.

AICP

President

STRATEGIC PLANNING INITIATIVES

Bill has provided professional zoning consultant services to more than 30 jurisdictions over the past 25 years. Those services have included multi-year assignments as City Planner and City Zoning Administrator.

CREDENTIALS

Master of Urban Planning

State University of New York at Buffalo, 1981

Bachelor of Environmental Science

State University of New York at Syracuse, 1973

American Institute of Certified Planners

[Reg. No. 006293]

AFFILIATIONS

American Planning Association, Member

Georgia Planning Association, Member

Georgia Association of Zoning Administrators

PROFESSIONAL EXPERIENCE

Strategic Planning Initiatives LLC

Atlanta, GA

President

Community Relations PLUS LLP

Atlanta, GA

Partner

Resource Applications, Inc.

Alpharetta, GA

Community Relations Planner

Cardinal Industries, Inc.

College Park, GA

Division Marketing Manager

**Fulton County Department of Planning and
Economic Development**

Atlanta, GA

Community Development Specialist

City of Atlanta Bureau of Planning

Atlanta, GA

Urban Planner

Stuart Alexander & Associates, Urban Planners

Buffalo, NY

Urban Planner

LORD AECK SARGENT

URBAN DESIGN & PLANNING

Lord Aeck Sargent is an award-winning architecture and urban design firm with six offices across the country. Our mission of responsive design is dedicated to the creation of enduring places. Our staff includes registered architects, urban planners, landscape architects, materials specialists, preservationists, cost estimators and zoning specialists. With a focus on the design of walkable, livable urban communities, we approach the built environment of each community as a "collage" of its unique people, politics and place. We believe in the principles of good urbanism – diversity, connectivity, sustainability. We are known for our strengths in public involvement, graphic communication and implementation strategies. Our work is varied in scale and includes:

- Buildings & Sites
- Streets & Parks
- Campuses & Schools
- Neighborhoods & Districts
- Corridors & Centers
- Cities & Towns



ATLANTA

1175 Peachtree Street NE
Suite 2400
Atlanta, GA 30361

Robert Begle
Principal
404-253-2501





Robert Begle

Principal
LORD AECK SARGENT

Bob, a principal at Lord Aeck Sargent, directs the Urban Design & Planning practice area in Atlanta, and has 24 years of experience in community and master planning. In his role as the practice area's primary designer, Bob has conducted a wide range of design and planning activities including community master plans, housing and feasibility studies, facility and campus master plans, zoning / design guidelines, landscape architecture and architectural design. Bob's comprehensive approach to design seeks to create communities and places that are functional, attractive and holistic.

CREDENTIALS

Bachelor of Science in Architecture,
University of Michigan, 1989
Masters of Architecture, Georgia
Institute of Technology, 1993
Enterprise Green Communities
Technical Advisor, 2015

AFFILIATIONS

American Planning Association, Member
Georgia Planning Association, Member
ULI Atlanta - UrbanPlan ULI Atlanta -
UrbanPlan Facilitator, 2011 - Present
Georgia Downtown Association,
Member, 2014 - Present
Gwinnett Redevelopment Task Force,
Member, 2014 - Present
Gwinnett Chamber of Commerce, Chairman's
Club Member, 2013 - Present
Sandy Springs Business Association,
Board Member 2005 - 2007
Sandy Springs Revitalization Inc.-SSRI,
Board Member 2006 - Present
Chair, SSRI Urban Design
Committee, 2006 - 2009
Atlanta Public Art Legacy Fund (APAL),
Board Member 2005 - 2012

PROJECT EXPERIENCE

DESIGN GUIDELINES & DEVELOPMENT STANDARDS

Design, illustration and codification of site-based standards for new development. Typical elements include site planning, architectural features, lot re-subdivision, public space amenities, massing and heights, signage and parking. Recent projects include:

Downtown Livability Code

Atlanta, GA

Centennial Olympic Park Area Design Guidelines

Atlanta, GA

Blueprint Midtown Public Space Standards

Atlanta, GA

Brookhaven / Peachtree Overlay Zoning District

DeKalb County, GA

Dunwoody Commercial Core Design Guidelines

Dunwoody, GA

Milton State Route 9 Design Guidelines

Milton, GA

East Decatur Mixed-Use Zoning Districts (new)

Decatur, GA

Covington Model Zoning & Highway 278 Design Guidelines

Covington, GA

North Downtown Design Standards

Acworth, GA

Dahlonega Downtown Design Guidelines

Dahlonega, GA

Indian Springs Design Standards

Indian Springs/Flovilla, GA

Lakeview Village Design Guidelines

Loganville, GA

Phenix City Commercial Redevelopment Guidelines

Phenix City, AL



Niti Gajjar

AICP

Associate

LORD AECK SARGENT

Niti has a wealth of planning experience in a variety of service areas through her involvement in projects ranging from small-scale site planning to mid-scale neighborhood plans to city-level comprehensive plans. In addition to her academic background in architecture and urban planning and design, she has acquired other specialized skills in graphic design, hand rendering, GIS analysis, and community workshop / charrette facilitation.

CREDENTIALS

Master of Community Planning,
University of Cincinnati, 2007
Bachelor of Architecture (5 year program),
CEPT University, Ahmedabad, India, 2002
Certificate in Town and Gown Relation
American Institute of Certified Planners

AFFILIATIONS / HONORS

American Planning Association, Member
Georgia Planning Association, Member
Georgia Downtown Association, Member,
2014 - Present.
GPA Outstanding Planning Document,
Large Community: Valdosta
Downtown Master Plan, 2011
Director's Choice Award for Studio
Project at University of Cincinnati,
Comprehensive Plan for the Retirement
Community at Lebanon, Ohio, 2006
Student Exchange Program at
VSVU (Academy of Fine Arts and
Design), Bratislava, Slovakia

PROJECT EXPERIENCE

Dahlonega Downtown Design Guidelines

City of Dahlonega, GA

Dunwoody Village and Georgetown / North Shallowford Community Area Master Plans

City of Dunwoody, GA

North Fulton Community Improvement District (CID) Planning Services

North Fulton Community Improvement District,
Alpharetta, GA

North Point Livable Communities Initiative

City of Alpharetta, GA

Peachtree Corners Livable Centers Initiative

City of Peachtree Corners, GA

Northwest Corridor Alternative Analysis Study

Cobb County Department of
Transportation, Atlanta, GA

Downtown Valdosta Master Plan

City of Valdosta, GA

Auburn Downtown Master Plan

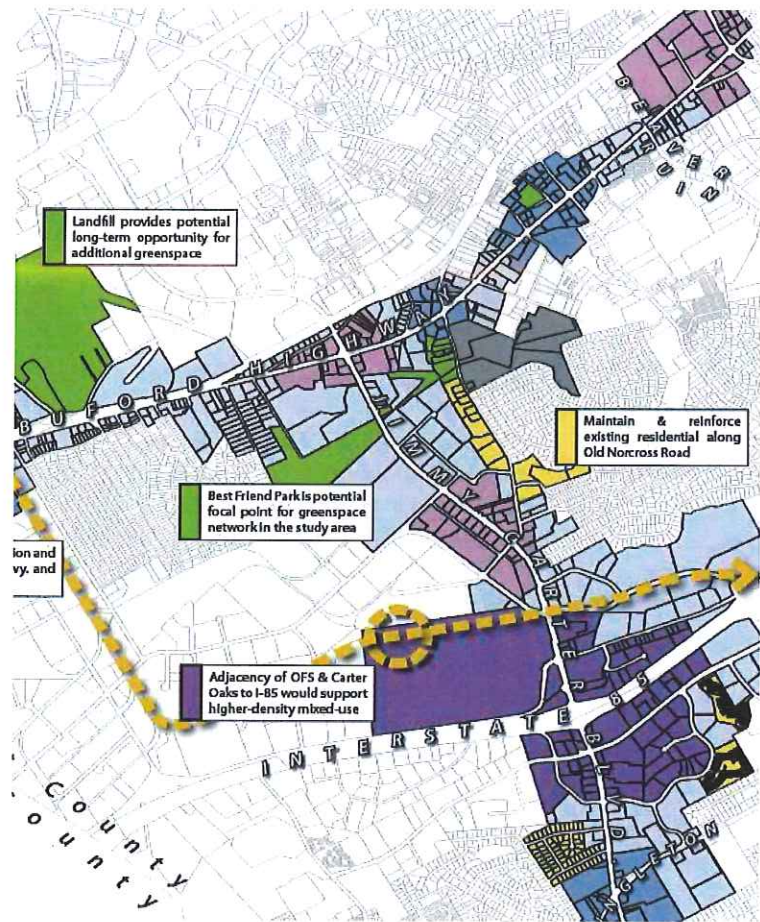
City of Auburn, AL

JIMMY CARTER BOULEVARD / BUFORD HIGHWAY REDEVELOPMENT PLAN

**Gwinnett Village Community
Improvement District
Gwinnett County, GA**

Urban Collage*, working with GVCID, performed a two phased project geared towards revitalizing a pair of active but aging strip retail corridors. The first phase was the creation of a redevelopment plan and the process involved a detailed analysis of several existing plans as well as the very disparate conditions along the two corridors. A steering committee consisting of property owners, business people and adjacent residents helped guide the process, providing input with regards to priorities and a vision for future growth. The second phase involved the crafting of an ordinance and design guidelines that would provide an incentive-based regulatory framework to support the redevelopment plan's direction. Working not only with the client but an additional CID and consultants, complementary documents were drafted to direct the redevelopment of the two corridors. The Mixed-Use Ordinance was written initially as an area-specific overlay, but received such positive feedback from the Gwinnett County Planning Department that it was eventually constructed to supplant the existing mixed-use ordinance. The other half of the equation, the Design Guidelines, were created to give a graphic indication of text of the ordinance and make the code more "user-friendly". The Guidelines also added detail to several aspects of the ordinance, providing quality assurance for streetscapes, road design, and multi-family redevelopment, among others.

* This project was completed by Urban Collage prior to joining Lord Aeck Sargent.



DATE
2008

SCOPE
Urban Design
Corridor Planning
Design Guidelines

REFERENCE
Chuck Warbington
Former Executive Director
Gwinnett Village Community Improvement District
Current City Manager
City of Lawrenceville
chuck.warbington@lawrencevillega.org
770-963-2414

A.7.1. Parking decks should be screened from the street, and openings should either be integrated with the building facade or screened with landscaping.



Entrance integrated into architecture of the facade



Wrapping the deck with development hides it from view

A.7.2. Surface parking should be screened with landscaping and/or fencing, but allow for "safety" views: a clear space at head height that makes for a more open-feeling lot, with fewer "hiding" places.



Enhance pedestrian environment by screening cars from view

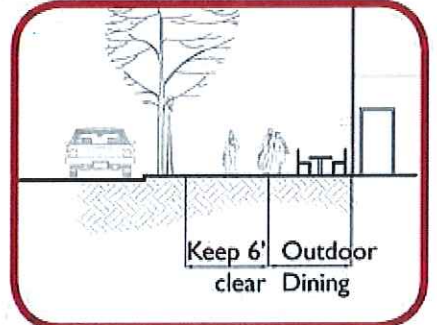


Gaps in high and low screening provide a "safety" view

A.7.3. Outdoor seating should enhance the character of the pedestrian environment without hindering the flow and operation of the sidewalk.



Outdoor seating and dining makes a more attractive sidewalk



The dining area should not block passage of pedestrians

A.7.4. Create iconic buildings at key intersections and along primary views. This helps orient pedestrians and drivers within the district, and provides "landmarks" for navigating, reducing reliance on extensive signage.



Landmarks help create a sense of identity within a district



A tower can help identify a public space or gateway

DOWNTOWN NEWNAN LIVABLE CENTERS INITIATIVE

City of Newnan
Newnan, GA

Lord Aeck Sargent worked with the City of Newnan throughout 2013-2014 to conduct a Downtown Livable Centers Initiative (LCI) plan. Recognizing Downtown's existing strengths, charm and walkability, the plan focuses on the "intown" neighborhoods and districts that abut the City's Historic Downtown. The effort identified key streetscape, bicycle and pedestrian improvements to connect neighborhoods to Downtown amenities such as retail, restaurants, and parks. The LCI also outlines key design strategies for several catalytic development sites including a vacant city-owned historic school, a large underutilized manufacturing plant and underdeveloped land adjacent to the new University of West Georgia-Newnan campus.



DATE
2014

SCOPE
Urban Design
Downtown Master Planning

REFERENCE
Tracy S. Dunnivant
Planning & Zoning Director
City of Newnan
tdunnivant@cityofnewnan.org
770-254-2354



BLUEPRINT MIDTOWN IMPLEMENTATION SERVICES

Midtown Alliance
Atlanta, GA

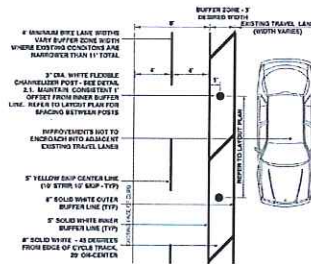
In 1997, the Midtown Alliance embarked upon Blueprint Midtown, a comprehensive and proactive planning / visioning exercise for Midtown, a diverse urban district of downtown Atlanta. Once a vision was established for a dynamic, mixed-use, and pedestrian friendly environment, Urban Collage* and the Alliance prepared the Blueprint Midtown Design Standards to help guide ongoing and rapidly accelerating development in the area.

Having formed the basis for the creation of the Midtown SPI-16 Zoning Overlay District (adopted in 2001), these illustrated standards continue to guide an attractive and functional public environment, protect historic resources and outline architectural guidelines for site planning, building design, signage and parking.

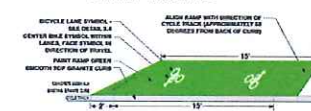
Lord Aeck Sargent continues to assist the Midtown Alliance with implementation of their incredibly successful program, a concurrent and related work effort directed at enhancing the public environment through the creation of new open spaces, urban plazas, and streetscaping.

*Some services in this project were completed by Urban Collage prior to joining Lord Aeck Sargent.

DETAIL 1.1 -
TWO-WAY CYCLE TRACK TYPICAL PLAN (N.T.S.)



DETAIL 2.2 - BIKE RAMP B



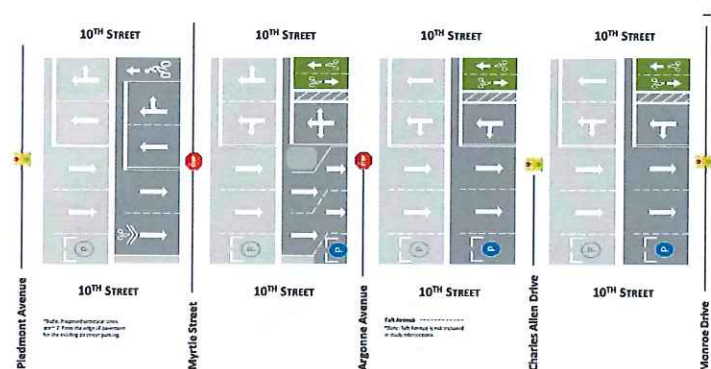
CUSTOM SIGNAGE

*Signs shown at 1/8" = 1'-0" scale



ALL SIGNS PERMANENTLY TO BE:
• PLACED WITH DIRECTIONAL SIGNAGE
• APPLIED TO SIGN POSTS PER SIGNAGE SPECIFICATIONS

*Additional signage shown to illustrate location
*Signage shown to illustrate location



DATE

Ongoing Since 1998

SCOPE

Urban Design
City Planning
Design Guidelines

REFERENCE

Shannon Powell
COO, Executive VP
Midtown Alliance
Shannon@MidtownATL.com
404-809-2121

Awards

- PEDS Golden Shoe Award, Pedestrians Educating Drivers on Safety, 2010
- Overall Deal of the Decade, Atlanta Business Chronicle's Best in Atlanta Real Estate, 2010
- Georgia Planning Association's Outstanding Implementation Plan, American Planning Association, 2006



Fragrant Osmanthus:
large, fragrant evergreen
shrub



Loropetalum
large evergreen shrub w/
dark red foliage



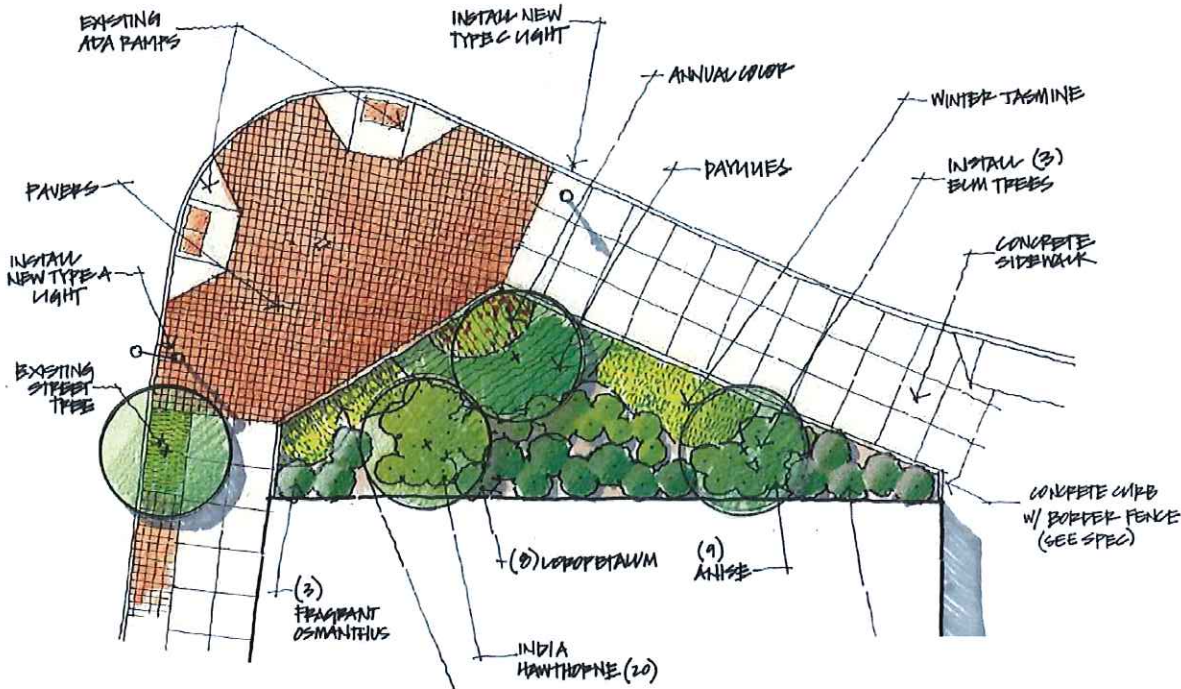
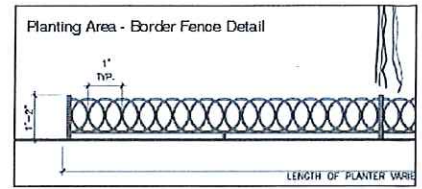
Camellia:
large flowering evergreen
shrub



India Hawthorn:
small/medium evergreen
shrub, flowering



Anise:
medium evergreen shrub,
light green foliage



Winter Jasmine



Daylilies



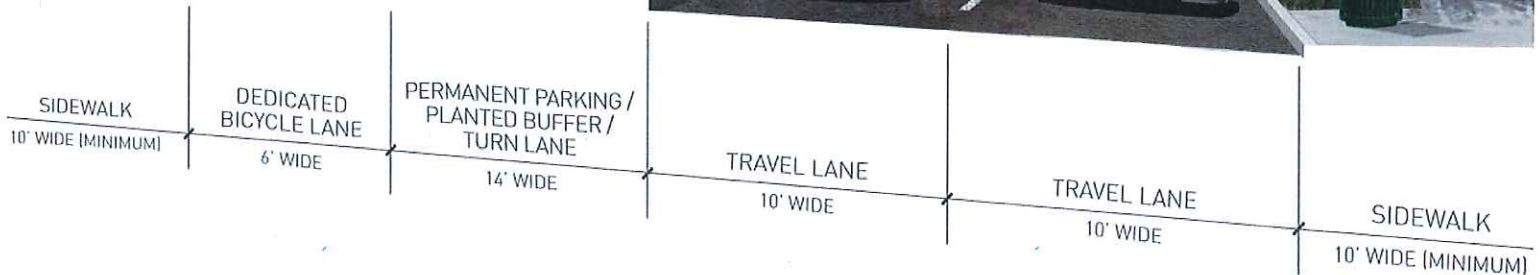
Mulch



Annual Color



Example of Dog Waste Bag
Dispenser affixed to trash can



FALCON DESIGN

ENGINEERING PLANNING SURVEYING CONSTRUCTION MANAGEMENT

Transportation &
Civil Site Design



Surveying &
GIS Mapping



Water/Wastewater &
Stormwater Management



Municipal Planning &
Landscape Architecture



Construction Admin. &
Program Management



www.fdc-llc.com

City of Stockbridge, Georgia
Highway 138 Corridor Design Guidelines
August 24, 2016

FALCON DESIGN CONSULTANTS

ENGINEERING - PLANNING - SURVEYING - CONSTRUCTION MANAGEMENT

235 Corporate Center Drive, Suite 200

Stockbridge, GA 30281

Office: 770.389.8666 / Fax : 770.389.8656 / Contact: Mike Crawford, Business Development Manager

www.fdc-llc.com



August 24, 2016

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

Re: Consultant Services– Highway 138 Corridor Design Guidelines

Dear Mr. Hall:

Falcon Design Consultants, LLC is pleased to submit the following proposal for your consideration. We understand that the City of Stockbridge is interested in developing and adopting design guidelines for the Highway 138 Corridor from North Henry Boulevard to Glenn Devon Road.

Design guideline creation or rewrite and/or projects typically begin with the recognition that existing attributes of a community should be protected and/or resonate from a desire to correct years of neglect and unregulated sprawl. Whatever the purpose, our experience has found that successful ordinances recognize and evaluate specific community history and values along with the existing built environment, transportation systems, pedestrian mobility, existing and future plans, existing studies, funding mechanisms and potential economic incentives. It is an exciting process to collaborate and engage citizens, staff, professional designers and policy makers on a single project and believe that the finished product will be both implemented and valued by its citizens and visitors.

The following describes our key team members who will serve the project:

Adam L. Price, PE, is the Owner and Managing Partner and will serve as Project Principal throughout the duration of the project. Every aspect of the project will be proficiently addressed by skilled professionals in planning, transportation design, design guidelines, access and pedestrian management, landscape architectural design, public outreach and administration. Our team is prequalified with the Georgia Department of Transportation (GDOT) which aids in specific understanding of access policy and guidelines along state routes.

Wanda D. Moore, PLA, Director of Planning Services, will serve as Project Manager. She has 25 years of planning, zoning, and land development experience in Georgia, Massachusetts, and Arizona. This experience includes four years of local government planning work in Georgia. She has a broad, in-depth knowledge of local and state government regulations and policies related to land development, growth management, zoning, and comprehensive planning. She provides an exceptional level of service as a planner and landscape architect with varying project experience. She is able to carry a project from public involvement design charrettes to installation of construction plans.

Alex McDonald, Landscape Architect, will assist in public outreach meetings, presentation graphics, and guideline development. He is a recent graduate from the University of Georgia College of Environment + Design and completed the Costa Rica Study Abroad Program, Fall 2015. He is a certified Permaculture designer with a focus on sustainable and low impact developments.

Mike Crawford, M.Ed. is the Business Development Manager for Falcon Design. Mike has an extensive background in management in both the public and private sector. His experience includes serving as Councilman to the City of McDonough from 1999 through 2005, in which he served as committee chair for the Public Works, Public Safety, and

Community Development Departments. Mike is an excellent facilitator and understands municipal processes including procurement, short and long term work programs, transportation development, and community visioning/planning.

Sarah Shirk, Administrative Professional will serve as project support in public meetings, technical writing, schedule coordination, and project deliverables. Sarah has extensive experience in scheduling and coordinating project activities, preparing business correspondence, and managing day-to-day office activities.

We want to thank the City of Stockbridge for her time and effort in planning, prioritizing and implementing specific projects that are focused on the health, safety, enjoyment and prosperity of her citizens and future visitors. We hope you afford us the opportunity to serve in this endeavor! If we can assist you in any way, please contact our office at 770-389-8666.

Sincerely,

Falcon Design Consultants, LLC



Adam L. Price, PE
Managing Partner



Wanda D. Moore, PLA
Director of Planning Services



Project Approach

The Falcon Design Team will be lead by Wanda D. Moore, PLA. A monthly report will be prepared to summarize the progress of work and adherence to project schedule. The project limits and design objectives are not defined; however, FDC provides the following outline and time schedule for discussion purposes only.

Project meetings will include but are not limited to:

- ◆ Team Task/Scope Determination Meeting
- ◆ Project Kick-off Meeting
- ◆ Collaborative Team Meetings
- ◆ Public Outreach and Presentations
- ◆ Project coordination and Review Meetings
- ◆ City of Stockbridge Staff Meetings
- ◆ City Council Meetings and Public Hearings (*as req'd*)

Task Summary includes:

- I. Inventory / Evaluation of Existing Conditions and Analysis
- II. Design Workshop
- III. Draft Review (3 total)
- IV. Design Guidelines Presentation / Recommendation Hearing

Our team is well immersed in the requirements and procedures of these project types. Numerous years of experience and relevant municipal projects will prove an asset to all required coordination and timely progress of each task. We are committed to serve the City and her citizens through communication, involvements and implementation of established vision and goals, uniquely suited to the City of Stockbridge.

Proposed schedule and tasks are provided for discussion purposes only. The reference timeline allows for overlap as some tasks would occur concurrently. The HWY 138 Corridor Design Guidelines fee proposal is hourly not to exceed **\$45,000.00**.

TASKS			City of Stockbridge Consultant Services											
HWY 138 Corridor Design	Guidelines		1	2	3	4	5	6	7	8	9	10	11	12
Project Schedule														
Inventory / Evaluation	2													
Design Workshop	5													
Draft Review (3 total)	3													
Design Guideline Presentation(s)	1													



Firm Profile

Falcon Design Consultants, LLC (FDC) is a full service engineering firm headquartered in the City of Stockbridge, Georgia. Established in 2006, the firm is led by Adam L. Price, PE and serves Metro Atlanta, the state of Georgia, and the southeastern United States. Our consulting services include civil engineering, transportation engineering, surveying, GIS, construction administration, planning, and landscape architecture. Our project coordination and design abilities have provided many Cities and Counties substantial cost savings throughout their projects. We are committed to providing excellent service and to ensure compliance with all state and federal jurisdictional requirements.

Our team has a wealth of experience providing professional services as owner's representatives for cities, counties, and authorities throughout Georgia. Inclusive to municipal projects, FDC has an in-depth knowledge of local, state, and federal funding programs such as, CDBG, SPLOST, TSPLOST, TIA, TE, GDOT, LCI, LMIG, GEFA, Municipal Bonds, etc.

The FDC team has extensive experience across a wide variety of project types including municipal planning, infrastructure projects, historic downtown rehabilitations, large scale capital projects involving complex structures, environmental remediation projects requiring federal oversight, transportation and pedestrian improvements.

Specifically, FDC team members have developed ordinances for the City of Cochran, City of Locust Grove, Henry County, City of Stockbridge and City of Griffin.

Falcon Design Consultants, LLC meets the appropriate State Licensing requirements to practice in the State of Georgia, State Business License: **Engineering # PEF004790**, and **Surveying #LSF000995**.

FDC Managing Partner: Adam L. Price, PE

South Atlanta Office:
235 Corporate Center Drive / Suite 200
Stockbridge, GA 30281
Office: 770.389.8666

North Atlanta Office:
500 Pirkle Road / Suite C
Cumming, GA 30040
Office: 678.807.7100
fdc-llc.com

SERVICES



- ◆ MUNICIPAL PLANNING
 - ◆ ORDINANCE DEVELOPMENT / REVIEW
 - ◆ STREETScape DESIGN
 - ◆ LIVABLE CENTER INITIATIVE IMPLEMENTATION
 - ◆ CDBG PROJECT COORDINATION
 - ◆ GIS DATABASE MANAGEMENT
 - ◆ MUNICIPAL WAY-FINDING SIGNAGE
 - ◆ PROGRAM MANAGEMENT
 - ◆ CONSTRUCTION MANAGEMENT
-
- ◆ LANDSCAPE ARCHITECTURE
 - ◆ TRANSPORTATION DESIGN
 - ◆ STORM DRAINAGE DESIGN
 - ◆ HYDROLOGY STUDIES
 - ◆ ANNUAL NPDES MS4 MANAGEMENT
 - ◆ WATERSHED ASSESMENTS & PROTECTION
 - ◆ SEWER LINE AND PUMP STATION DESIGNS
 - ◆ MASTERPLANS FOR SEWER / WATER MODELS
 - ◆ GEORGIA EPD AND USACOE COORDINATION
-
- ◆ BOUNDARY SURVEYS
 - ◆ ALTA / ACSM SURVEYS
 - ◆ AS-BUILT SURVEYS
 - ◆ CONSTRUCTION STAKING
 - ◆ TOPOGRAPHIC SURVEYS
 - ◆ RIGHT OF WAY PLATS
 - ◆ EASEMENT PLATS
 - ◆ AERIAL MAPPING CONTROL SURVEYS
 - ◆ TREE SURVEYS



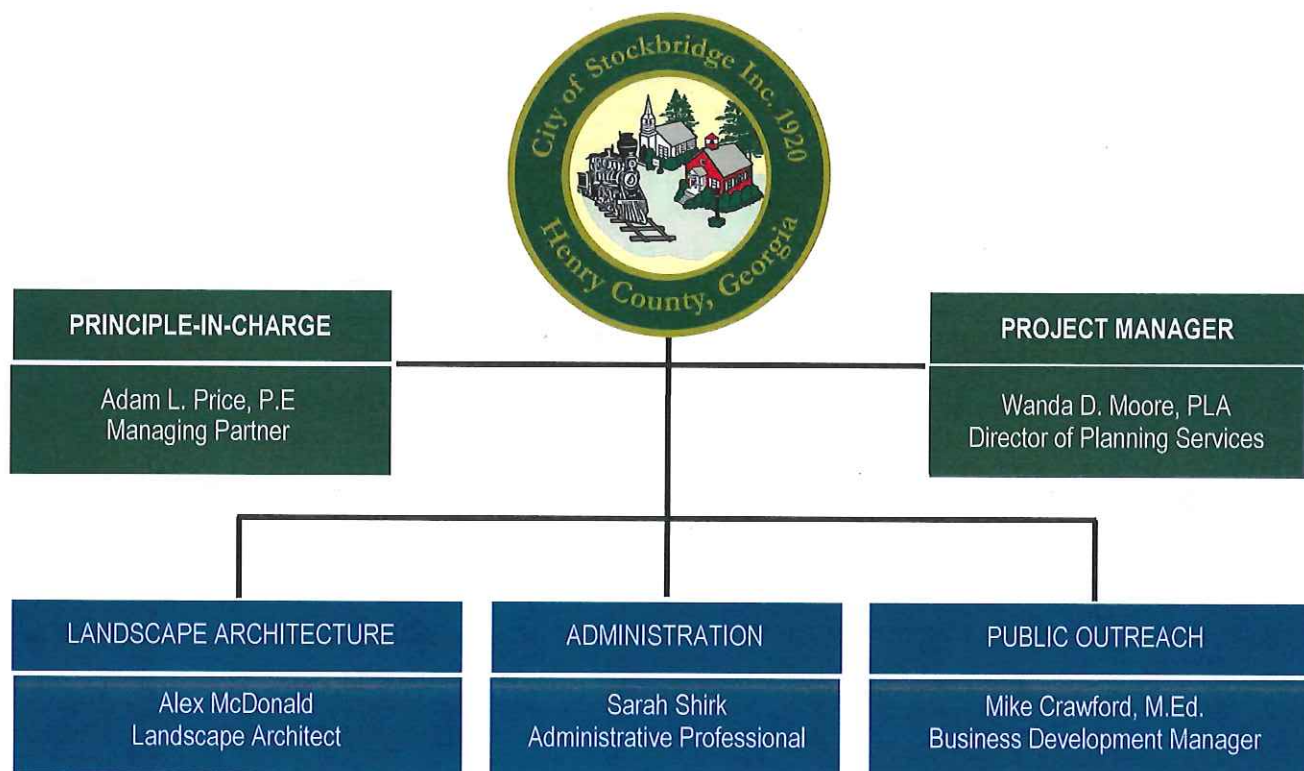
Consultant Services:
Highway 138 Corridor Design Guidelines

August 24, 2016
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Statement of Qualifications / Team Organization Chart

Falcon Design Consultants (FDC) is a full service engineering firm located in the City of Stockbridge, Georgia. Established in 2006, the firm is led by Adam L. Price, PE and serves Metro Atlanta, the state of Georgia, and the southeastern United States. Our consulting services include civil engineering, transportation engineering, surveying, GIS, construction administration, planning, and landscape architecture. At FDC, the professional team focuses on developing close relationships with our clients. We thrive on person-to-person interaction and value the ability to respond to challenges immediately. Our responsiveness is often what our clients appreciate most, in addition to our capable, veteran staff.



GDOT Pre-Qualifications

- 3.01 Two -Lane or Multi-Lane rural Generally Free Access Highway Design
- 3.02 Two-Lane or Multi-Lane with Curb and Gutter Generally Free Access Highways Design Including Storm Sewers
- 3.10 Utility Coordination
- 3.12 Hydraulic and Hydrological Studies (Roadway)
- 3.13 Facilities for Bicycles and Pedestrians
- 5.01 Land Surveying
- 5.02 Engineering Surveying
- 9.01 Erosion, Sedimentation, and Pollution Control and Comprehension Monitoring Program



Certification: PDP/PPG Process



Consultant Services:
Highway 138 Corridor Design Guidelines



Adam L. Price, P.E.

Managing Partner

EXPERTISE

General Engineering Design
Financial Management
Scheduling

EDUCATION

Georgia Institute of Technology,
Bachelor of Science in
Civil Engineering

PROFESSIONAL EXPERIENCE

17 Years Experience

PROFESSIONAL LICENSURE

Georgia Professional Engineer
#030440
North Carolina Engineer #031398
Alabama Engineer
#27368
South Carolina Engineer
#24855
Missouri Engineer
#2007034082
Utah Engineer
#6827393-2202
Level II GSWCC
Design Professional
#9371

Professional Affiliations

Henry County
Chamber of Commerce

Georgia Society of
Professional Engineers

American Society of
Civil Engineers

National Society of
Professional Engineers

Adam has over 17 years of experience working within the engineering and construction management industry. Adam has designed and managed various municipal construction projects including educational facilities, fire stations, public safety buildings, CDBG projects, TE projects, water/wastewater improvements, drainage, parks, and transportation projects.

KEY PROJECT EXPERIENCE:



City of Lilburn, GA - Killian Hill Improvements and Pedestrian Bridge over CSX Railroad \$1.4 Million (On-going)

Provided design services and construction administration for the the Killian Hill Road sidewalk project. The project consists of an 8' wide sidewalk and 24" curb and gutter along the south side of Killian Hill Road from Sarann Drive to Arcado Road, approximately 1 mile (5,280 feet) with an 8' wide pedestrian bridge that will span over the existing CSX Railroad spanning approximately 200 feet. Cons The project will conform to the provisions of the Americans with Disabilities Act (ADA). *Funding Source: GDOT Transportation Enhancement (TE)*



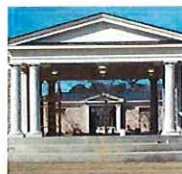
North Hill Street Corridor & City of Griffin LCI Project, GDOT P.I. No. 0010333 - \$6.8 Million

FDC provided oversight, design, and project coordination in implementing the results and recommendations of the Livable Centers Initiative (LCI) grant through this high priority project in Griffin's Historic Downtown District, listed on the National Register of Historic Places. During the concept development phase of the project, FDC coordinated objections on the City's behalf that successfully mitigated GDOT policies and standards in order to preserve and maintain the existing historic urban corridor within its commercial district. Responsibilities include implementing complete streets/context sensitive design techniques such as shared lanes for bicycles and automobiles, traffic calming measures, access management, intersection bump-outs, bicycle parking racks and street lighting.



Hillcrest Road Improvements City of Lilburn, GA - \$150,000

Engineer of record and responsible charge of overseeing vertical and horizontal design per latest AASHTO & GDOT standards for a 700 linear foot pedestrian pathway located in Lilburn, Georgia. The project design necessitated the acquisition and preparation of survey right of way and easement plats. The project was a CDBG Funded Pathway for the city of Lilburn, Georgia. *Funding Source: Community Development Block Grant (CDBG)*



City of Fairburn Downtown Plaza - Fairburn, GA \$2 Million (Complete 2015)

Design engineer responsible for site design and project coordination for outdoor amphitheater project consisting of stage, pervious paver parking, landscaping and restroom facilities. Project included coordination with City, local business owners and local theatre group.



Wanda Moore, PLA

Director of Planning Services

EXPERTISE

Comprehensive Planning
Streetscape and
Public Spaces Design
Zoning Compliance Review

EDUCATION

University of Georgia
Bachelor of
Landscape Architecture

PROFESSIONAL EXPERIENCE

25 Years Experience

PROFESSIONAL LICENSURE

Georgia Professional
Landscape Architect
#001524

Level II GSWCC
Design Professional
#63232

PROFESSIONAL AFFILIATIONS

American Planning
Association

Georgia Planning
Association

Wanda D. Moore, PLA, Director of Planning Services for Falcon, has 25 years of planning, zoning, and land development experience in Georgia, Massachusetts, and Arizona. This experience includes four years of local government planning work in Georgia. She has a broad, in-depth knowledge of local and state government regulations and policies related to land development, growth management, zoning, and comprehensive planning. She provides an exceptional level of service as a planner and landscape architect with varying project experience. She is able to carry a project from public involvement design charrettes to installation of construction plans.

KEY PROJECT EXPERIENCE:

(*denotes career experience prior to employment with FDC)



West Griffin Activity Center LCI Study* City of Griffin, GA

Wanda provided urban design and planning services for the consultant team for the West Griffin Activity Center LCI and Partial Comp. Plan Update projects. In this role, Wanda was the lead planner responsible for the conceptual design guidelines, planning and preparation of presentation graphics for all public information meetings and LCI Study final publication. Wanda coordinated and provided required public information notices and press releases throughout the project's duration. She met locally with Core Team members and City planning staff to review plan recommendations from the community, elected officials, city and state transportation representatives, and local stake holders. As part of this review, Wanda documented graphically and in written text vital community visioning recommendations that were submitted for review to the Atlanta Regional Commission. Wanda also designed concepts for the Study Area wayfinding signage, entry node monumentation, pedestrian walkways and bike paths along major transportation corridors and renovation of existing unused pedestrian street underpass.

City of Cochran Sign Ordinance, 2014 Cochran, GA

Falcon Design Consultants developed the City of Cochran's sign ordinance. The City recognized the growing issue of unregulated signage along the main transportation corridor and within their historic downtown area. FDC provided community outreach, presentation before the City Council, and collaboration with staff and various stakeholders.



City of Locust Grove and City of Stockbridge Conservation Subdivision Ordinance*

Smith Welch and Brittain, LLC / Attorneys

Wanda served as planning consultant to the City of Locust Grove in their creation and adoption of a Conservation Subdivision ordinance. Wanda prepared exhibits to reflect desired design process, including site inventory and evaluation measures and final plat process for zoning application. She collaborated with City planning and legal staff, local community leaders and development community to ensure a viable ordinance.



Wanda Moore, PLA
Director of Planning Services

(CONTINUED)

Henry County Unified Land Development Ordinance*

Henry Council for Quality Growth / Henry County, GA

Wanda served as planning consultant to the Henry Council for Quality Growth. Wanda provided review and analysis of the draft Unified Land Development Ordinance (ULDO) to ensure incorporation of real-world development demands. This effort included coordination with County staff and local business community as review comments were assimilated into code updates.

Stantec Consulting Services, Arizona*

City of Palmetto: Wanda served as a liaison between a private developer and the City of Palmetto to review existing Conservation Subdivision ordinance codes. Wanda coordinated with the City planning staff to provide cursory review and exhibits presented to the City Council. Wanda's research and recommendations helped identify conflicts and subsequent solutions vital to facilitate the ordinance's use.

City of Avondale, AZ: As a planner, Wanda served the City of Avondale in their efforts to enhance an inner city neighborhood and promote a safe environment for school aged children to engage in recreation. Wanda led public work shops and design charrettes to facilitate community participation in identifying its goals and objectives. She managed the recreation master plan which was realized from conception to installation within a year's time.

City of Phoenix, AZ: Wanda served as planning consultant for the City of Phoenix in its effort to review an in town streetscape/revitalization project. As part of the consultant team, Wanda participated in visioning sessions to establish a 25 year master plan. The visioning sessions included workshops, site walks and preference surveys resulting in the preparation of concept street improvements, classification and architectural guidelines.



Beall's Hill Neighborhood Revitalization Project*

City of Macon, GA / HOPE VI Grant - \$12 Million

Located within Beall's Hill neighborhood, adjacent Mercer University in Macon, GA, the project began with the demolition of Oglethorpe Homes public housing in order to replace with higher-quality, low-income housing. Wanda served the project as lead landscape architect for an initial phase of streetscape improvements. The project scope included public outreach, concept road, parking, and landscape design, landscape and hardscape construction documents. Construction plan and design details included intersection accent walls, retaining walls, street paving, on-street parking, bulb-outs, street trees, landscaping, sidewalk, and bike lane demarcation. *Funding: HOPE VI, State and Federal Funds.*



City of Griffin - Historic Downtown LCI Project

Wanda provided streetscape design for this priority project in Griffin's Historic Downtown District, listed on the National Register of Historic Places. Design concepts of traffic calming bulbouts were presented to the City to help generate consensus. Pedestrian facilities, site furnishings, and lighting were selected in compliance with Griffin's Historic Preservation Design Guidelines.

