



Where Community Connects

STOCKBRIDGE CITY COUNCIL

Mayor

Anthony Ford

Mayor Pro Tem John Blount

Councilwoman LaKeisha Gantt

Councilman Elton Alexander

Councilwoman Neat Robinson

Councilman Alphonso Thomas

CITY MANAGER

Randy Knighton

CITY CLERK

Vanessa Holiday

DEPUTY CLERK

Randi Rainey

CITY ATTORNEY

Michael Williams

**Council Meeting
Agenda
July 8, 2019 6:00 PM**



Stockbridge City Hall

4640 N. Henry Blvd.

Stockbridge, GA 30281

Website: www.cityofstockbridge.com

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA COUNCIL MEETING CITY OF STOCKBRIDGE

MONDAY, JULY 8, 2019 6:00 PM

Mayor & City Council

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

Administration

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

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

MOTION TO APPROVE THE AGENDA

ADOPTION OF THE MINUTES FOR THE FOLLOWING MEETINGS: 5/13/19 & 5/28/19

- 1 Draft Minutes of 5/13/19
- 2 Draft Minutes of 5/28/19

PUBLIC COMMENTS

CEREMONIAL

Swearing In- Youth Council Advisory Committee Members
Recognition of New City Businesses

PRESENTATION

- 3 2019 Election Update- County SPLOST/Municipal Election - Presented by:
Tina Lunsford- Henry County Elections/ Superintendent

OLD BUSINESS

- 4 Update- Downtown Parking/Signage/Alleyway & Breezeway Projects -
Presented by: Randy Knighton
- 5 Update- On-Street Parking - Presented by: Camilla Moore
- 6 Update- Pine Grove Property Maintenance Report - Presented by: Camilla
Moore

PUBLIC HEARING

- 7 Council Consideration of the following Annexation Request:
Owner(s)/Applicant(s): Alecia K. Waters, Kevin O. Waters, R. Alan Stahl, Judy
Stahl
Request- 100% Method Annexation into the City of Stockbridge for the
property located at Old Stagecoach Rd.
Parcel ID: S15-01023000 Land Lot 92 of the 12th District. The property
consists of a lot and is zoned C-3

The applicant withdrew the following Annexation

Request: Owner(s)/Applicant(s): Alecia K. Waters, Kevin O. Waters, R. Alan
Stahl, Judy Stahl

Request- 100% Method Annexation into the City of Stockbridge for the
property located at 58 Old Stagecoach Rd.

Parcel ID: S15-01015000 Land Lot 92 of the 12th District. The property
consists of a lot and is zoned RA - Presented by: Camilla Moore

- 8 Council Consideration regarding a text amendment to the Zoning Code of the
City of Stockbridge, Georgia regulating Small Box Discount Stores. -
Presented by: Camilla Moore
- 9 Council Consideration regarding a text amendment to the Zoning Code of the
City of Stockbridge, Georgia regulating Short-Term Rentals of residential
properties - Presented by: Camilla Moore

NEW BUSINESS

- 10 Council Consideration to approve Falcon Design Consultants Task Order FDC
2019.11: North Henry Blvd. and East Atlanta Rd.
Intersection Improvements in the amount of \$39,500.00 and Task Order FDC
2019.12: Lee Street and East Atlanta Rd. Intersection Realignment in the
amount of \$58,500.00- Amphitheater Project- Funding Source: Fund Balance -
Presented by: Camilla Moore

- 11 Council Consideration to approve 1-yr. State Contract for Hwy.138 Landscaping July 2019- December 2019 in the amount of \$33,610.94 and January 2020- June 2020 in the amount of \$33,610.94 Total contract \$67,221.88
Funding Source: Executive- Landscaping/ Right-of-way Beautification -
Presented by: Decius Aaron
- 12 Council Consideration to approve the installation of Speed Breakers on Shields Rd.
Funding Source: Public Works - Presented by: Decius Aaron
- 13 Council Consideration to approve Allsouth Constructors, Inc. Change Order No.1 in the amount of \$720,500.00 and Carter & Sloope Engineering Services in the amount of \$66,900.00 less Contingencies in the amount of \$461,539.20 for an overall amendment of \$318,661.90 and total project cost for the WWTP Improvements and Glynn Addy Pump Station Rehabilitation Carter & Sloope project No. S9100.013 & .014 from \$5,328,692.00 to \$5,559,992.00
Funding Source: Water & Sewer Fund Balance - Presented by: Decius Aaron
- 14 Council Consideration to approve Resolution to regulate and provide for the calling of an Election to determine whether the City Council of the City of Stockbridge shall be authorized to allow the consumption of alcohol on premises from 11:00 am until 12:00 midnight on Sundays as authorized by Article 7 of Chapter 3 of Title 3 of the Official Code of Georgia Annotated- Brunch Bill - Presented by: Michael Williams

CITY MANAGER'S COMMENTS (Randy Knighton)

CITY CLERK'S COMMENTS (Vanessa Holiday)

COMMENTS FROM THE CITY COUNCIL

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

ADJOURNMENT



Where Community Connects

SUMMARY MINUTES COUNCIL MEETING

MONDAY, MAY 13, 2019 6:00 P.M.

Mayor & City Council

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

Administration

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

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

The meeting was called to order by Mayor Ford.

Invocation by Art Christian.

Pledge of Allegiance was recited in unison.

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

Mayor Pro Tem Blount motioned to amend the Agenda to change Item #6 to a Discussion Item; second by Councilwoman Robinson. The motion passed 5-0.

Mayor Pro Tem Blount motioned to Adopt the Minutes for the following meetings; second by Councilwoman Gantt. The motion passed 5-0.

1. 03/11/2019 2. 03/26/2019 SCM 3. 3/26/23019

CEREMONIAL REVIEW

Mayor Ford reviewed the following Ceremonial events that took place prior to the meeting: National Public Works Week Proclamation – presented to Decius Aaron, Public Works Director, Municipal Clerks Week Proclamation – presented to Vanessa Holiday, City Clerk and Public Service Appreciation Week Proclamation – presented to James Touchton – Economic Development Director.

PUBLIC COMMENTS

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

Ms. Cecilia Green spoke about the phrase "Unity in the Community" that had been recited at a previous Council Meeting; and spoke about her experience of plagiarism during a childhood event.

OLD BUSINESS

4. Council Consideration to approve the renewal of the City's Liability Insurance policy.
Presented by Randy Knighton, City Manager
Mr. Knighton noted the City's Liability Insurance premium decreased slightly between \$4,500- \$5,000 most notably from surplus and sought approval of the City's Liability Insurance renewal.

Councilwoman Gantt motioned to approve the renewal of the City's Traveler's Liability Insurance policy as proposed by J. Smith Lanier; second by Mayor Pro tm Blount. The motion passed 5-0.

5. Council Consideration to approve the City-Wide Project Manager position. Funding Source: Various
Presented by Randy Knighton, City Manager
Mr. Knighton noted staff completed the RFP process to select the vendor for the overall city-wide projects overseeing certain infrastructure items the city has, further noting the evaluation committee selected 2 firms - Falcon Design and Keck & Wood Inc.; with the recommended choice being Keck & Wood, Inc.

Mayor Pro Tem Blount motioned to approve the City-Wide Project Manager position using Keck & Wood, Inc.; second by Councilwoman Gantt. The motion passed 5-0.

NEW BUSINESS

6. Council Consideration to approve the Jodeco Development Standards and Site Plan.
Presented by Camilla Moore, Community Development Director
Ms. Moore noted the Design Standards will be presented at the May 28, 2019 Work Session meeting following review by the Jodeco Project Developer, Jeff Grant and then review by Mayor & Council.
No Action Taken.

7. Council Consideration to approve a Fire Hydrant Meter Policy and Application and Fee Schedule.

Presented by Decius Aaron, Public Works Director

Mr. Aaron noted staff would like to formalize a policy on how contractors secure and use fire hydrants.

Councilwoman Gantt motioned to approve a Fire Hydrant Meter Policy and Application and Fee Schedule; second by Councilwoman Robinson. The motion passed 5-0.

8. Council Consideration to approve Painting of the City's (4) Four Water Towers with new branding in the amount of \$76,400.00 paid in (3) three installments in the amount of \$25,467.00– Funding Source: General Fund.

Presented by Decius Aaron, Public Works Director

Mr. Aaron noted staff would like to move forward with branding the City's four Water towers with the new logo in the amount of \$76,400.00 paid in (3) three installments.

Mayor Pro Tem Blount motioned to approve the Painting of the City's (4) Four Water Towers with new branding in the amount of \$76,400.00 paid in (3) three installments in the amount of \$25,467.00; second by Councilman Alexander. The motion passed 5-0.

DISCUSSION

9. Council discussion of Parking Lot Expansion at Reeves Creek Trailhead (Flippen Rd.) Engineering Preliminary Estimate of Probable Cost for construction= \$24,780.00. Funding Source: SPLOST

Presented by Decius Aaron, Public Works Director

Mr. Aaron noted there were concerns with the lack of parking at the Reeves Creek Trail head and adding beautification projects to the area as well. Mr. Aaron stated the estimated probable cost for construction to add 25 parking spaces would start around \$24,780.00.

Councilman Alexander motioned to approve the estimated probable cost for construction to add overflow parking at \$24,780.00; second by Councilwoman Robinson. The motion passed 5-0.

COMMENTS FROM THE CITY MANAGER

Randy Knighton commended staff on their great work; reminded everyone that Food Truck Tuesday has kicked off; referenced those who are doing the work behind the scenes; looking forward to an exciting time for the City.

COMMENTS FROM THE CLERK'S OFFICE

No Comments

COMMENTS FROM THE CITY COUNCIL

Councilman Thomas thanked everyone who came out and participated in the Memorial Cemetery cleanup; thanked Ms. Jackson for her assistance; invited everyone to attend the 11th Annual Carrie Mae Hambrick Life & Legacy event on Saturday, May 18th at 1:00 p.m. at Trinity UMC followed by the Historical Marker Preservation at the Green Front Café at 2:30 p.m.; noted May is Historic Preservation Month and it is fitting to recognize the Green Front Café and Mrs. Hambrick who was a true servant who served others.

Mayor Pro Tem Blount stated these are exciting times here in the City of Stockbridge; noting the City has come through several battles and on the horizon is the Amphitheater, Cultural Arts Center, and Senior/Youth Center; reiterating Stockbridge is an exciting place to live, work and play and that he is glad to be a part of it; and thanked everyone for coming out.

Councilwoman Gantt wished everyone a Happy Belated Mother's Day, wished Mayor Pro Tem Blount a Happy Birthday; stated Stockbridge is truly where community connects; and noted her door is always open.

Councilman Alexander thanked everyone for tuning in and attending; asked the audience who came to hear about the Jodeco Project; stated our community deserves best in class, class A quality projects; thanked everyone for continuing to support the Jodeco Project; noted the City is moving in the right direction as we are looking to be a community sitting still and being left behind; referenced the concerns with the right-of-way grass cutting, and noted City is looking to remedy; noted the recent Keep Stockbridge Beautiful event where they cut grass, removed illegal signs for beautification.

Councilwoman Robinson noted citizens input is very important and asked that citizens participate at the meetings; noted she missed the City's "Why I Serve" videos and referenced her appointments on the GMA Committees where she represents Stockbridge along with 538 cities in Georgia; referenced the Teen Ambassadors Program and invited those with teens interested in learning about local government to sign up.

COMMENTS FROM THE MAYOR

Mayor Ford noted the upcoming Memorial Day weekend and asked everyone to enjoy the summer; sent congratulations to all of the elementary school, middle school, high school and college graduates and asked that everyone continue to strive and get more education; noted the City continues to do great things and asked that everyone keep the faith; God bless.

UPCOMING MEETINGS

Meeting will be held at City Hall unless otherwise noted. Meeting dates and times are subject to change. Please visit the city's website www.cityofstockbridge.com, Facebook page or contact City Hall offices at 770-389-7900 for updates and detailed information.

- Youth Council Advisory Committee, Wednesday, May 15, 2019 at 6:30 p.m./Levi Room
- Downtown Development Authority meeting, Monday, May 20, 2019 at 6:00 p.m./Levi Rm.
- Planning Commission meeting, Thursday, May 23, 2019 at 7:00 p.m./Council Chamber
- Work Session meeting, Tuesday, May 28, 2019 at 6:00 p.m. at City Hall in the Council Chamber.

UPCOMING EVENT(S) & ANNOUNCEMENTS

- Food Truck Tuesday kickoff, Tuesday, May 14, 2019 from 5:30 – 9:00 p.m. at Clark Park 111 Davis Rd. Stockbridge
- Welcoming Stockbridge RoundTable – Tuesday, May 14, 2019 at 6:30 p.m. in the Levi Meeting Room - spearheaded by Councilwoman Gantt
- Historic Preservation – Green Front Café Plaque Dedication – Saturday, May 18, 2019 at 2:30 p.m.
- Food Truck Tuesday kickoff, Tuesday, May 21, 2019 from 5:30 – 9:00 p.m. at Clark Park 111 Davis Rd. Stockbridge
- Quarterly Town Hall – Thursday, May 23, 2019 at 7:00 p.m. at J. W. Suites Event Center spearheaded by Councilman Alexander.
- Annual Memorial March – Monday, May 27, 2019 at 9:00 a.m. at the Merle Manders Conference Center 111 Davis Rd.– Registration is FREE and available online at www.cityofstockbridge.com under Events
- Monthly Bingo Bash Wednesday, May 29, 2019 from 10:00 a.m. – noon at the Ted Strickland Community Center – spearheaded by Mayor Pro Tem Blount

CITY OFFICES WILL BE CLOSED MONDAY, MAY 27, 2019 IN OBSERVANCE OF MEMORIAL DAY.

ONGOING INITIATIVES

- Meet & Greet the Mayor Mondays with Mayor Anthony S. Ford from 10:00 a.m. - noon **every fourth Monday** of the month (appointment required). Please contact LaQuinda Jackson @ 678-833-3348 for more information and scheduling. *Meeting date Tuesday, May 28th due to the Memorial Day holiday.
- Don't Trash Stockbridge No Litter Campaign – Ongoing – spearheaded by Councilman Thomas. Contact: LaQuinda Jackson @ 678-833-3348 for more information.
- Monthly Bingo Bash from 10:00 a.m. – noon at the Ted Strickland Community Center spearheaded by Mayor Pro Tem Blount. Visit the City's website or Facebook page for dates and information.

- Quarterly Town Hall – Ongoing – spearheaded by Councilman Alexander. Visit the City's website or Facebook page for dates and information.
- Keep Stockbridge Beautiful – Ongoing – spearheaded by Councilman Alexander. Contact LaQuinda Jackson @ 678-833-3348 for more information.
- Quarterly Clergy RoundTable – spearheaded by Councilwoman Robinson. Contact LaQuinda Jackson @ 678-833-3348 for more information.
- Quarterly Welcoming Stockbridge RoundTable every 2nd Tuesday of each month at 6:30 p.m. in the City Hall Levi Meeting Room – spearheaded by Councilwoman Gantt. Contact LaQuinda Jackson @ 678-833-3348 for more information.
- Quarterly Homeowners and Neighborhood Association RoundTable – spearheaded by Mayor Pro Tem Blount. Contact LaQuinda Jackson @ 678-833-3348 for more information.

Mayor Pro Tem Blount motioned to adjourn the meeting; second by Councilman Thomas. The motion passed 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk CMC

Anthony S. Ford, Mayor



Where Community Connects

SUMMARY MINUTES WORK SESSION MEETING

TUESDAY, MAY 28, 2019 6:00 P.M.

Mayor & City Council

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

Administration

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

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

The meeting was called to order by Mayor Ford.

Invocation by Darius Pattillo.

Pledge of Allegiance was recited in unison.

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

Mayor Pro Tem Blount motioned to adopt the Agenda to remove Item #4 to be presented on 6/10/2019; second by Councilman Thomas. The motion passed 5-0.

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

1. 04/08/2019
2. 04/30/2019

PUBLIC COMMENTS

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

Mr. Darron Garring of 106 Willow Trace Stockbridge spoke on short-term rentals and Air BNB's in the Windsong subdivision, and the nuisance, noise, trash, and public

indecentcy that has come with the parties that are taking place in these homes. Mr. Garring requested an Ordinance that would prohibit short-term rentals and prevent the deterioration of the community.

PRESENTATION

3. Presentation by Henry County District Attorney's Office
District Attorney Darius Pattillo gave an overview of what the District Attorney's Office does. Mr. Pattillo noted the DA's Office prosecutes all felony crimes who has more than a year sentence and over \$1,000 fine in the County. Mr. Pattillo stated the mission of the District Attorney's Office is to aggressively prosecute violent offenders and try to redeem those who are redeemable, and lastly, doing what it takes to prevent crime. Mr. Pattillo also mentioned the DA's Office has created a few different programs such as Crimes against children, Pre-Trial Diversion and programs to help the youth to stay out of gangs. No Action taken.

OLD BUSINESS

4. Council Consideration to approve the Jodeco Development Standards and Site Plan.
Presented by Camilla Moore, Community Development Director
Item Removed from the Agenda – To be presented on 6/10/2019
5. Youth Council Update
Presented by Ericka Harvey, Committee Chair
Ms. Harvey gave an update of the Youth Council Advisory Committee and referenced the suggestions to restructure the Youth Council program. Ms. Harvey also referenced vacancies on the committee that needed to be filled and asked if the Council Liaison position was going to be replaced, and further noted her desire to have the Staff Liaison remain in place.

Councilwoman Gantt motioned to amend the Youth Council Ordinance to revise criteria to allow for Henry County residents to be members of the Advisory Board; second by Mayor Pro Tem Blount. The motion passed 5-0.

NEW BUSINESS

6. Council Consideration to fill vacancies and appoint Youth Council Advisory Committee members.
Presented by Erica Harvey, Committee Chair
Ms. Harvey noted applications had been submitted.

Mayor Pro Tem Blount expressed his concern of Council Members involvement as opposed to the Advisory Committee making the decisions and advising the Youth Council and motioned to remove

Council Member from being a voting member on the Youth Council Advisory Committee. The motion failed for lack of a second; the motion was withdrawn.

Councilman Thomas recommended tabling the item and look at proposals for the program in a comprehensive manor.

The consensus of the Council was to extend the timeframe for submitting applications.

7. Council Consideration to approve 2019 – 2020 Health Benefits Renewal Package for the City.

Presented by Randy Knighton, City Manager, Renee Wheeler, Human Resources Manager Mr. Hayes of MSI Benefits

Mr. Knighton introduced Mr. Hayes who was presenting on behalf of MSI Benefits. Mr. Hayes proceeded with the presentation and noted during the time period of March 2018-February 2019, Cigna paid out \$1.161 million in claims, with a loss ratio of 129%. Mr. Hayes also noted the recommendation to lower cost is by looking at bundling the health benefits package, and to raise the deductible from \$2,500 to \$5,000, with also raising the max out of pocket from \$5,000 to \$7,900 and would put the renewal increase around 29%. Mr. Hayes recommended moving the renewal date from July 1st to January 1st to reflect with the fiscal years date; renewing in six months to re-evaluate in the 4th quarter, with a secondary enrollment for January 1st, and to pay the same percentage with a different cost to each tier with family coverage.

Mayor Pro Tem Blount inquired about the different tiers dealing with prescriptions. Mr. Hayes noted tier 1 is for basic generic drugs, tier 2 is for non-preferred generic drugs, tier 3 is grade A with some name brand drugs and tier 4 are expensive drugs for those dealing with significant illnesses.

Councilwoman Robinson motioned to approve 6-month renewal w/Cigna effective 07/01/2019 through 12/31/2019; second by Councilman Alexander. The motion passed 5-0.

8. Council Consideration to fill vacancy and appoint Interim of the Stockbridge Municipal Court Solicitor.

Presented by Michael Williams, City Attorney

Attorney Williams noted the current Court Solicitor is taking a permanent role with the County and recommended Julie Kert who would come in on interim basis. Attorney Williams also noted Ms. Kert has experience working in a Solicitors' Office for the City of

Fayetteville and has a successful criminal law practice. Attorney Williams recommends having an interim Solicitor for the next seven months and appointing a permanent Solicitor position in January; noting the position serves at the Council's discretion and can be replaced at any time.

Mayor Pro Tem Blount motioned to appoint Julie Kert as Interim Municipal Court Solicitor; second by Councilwoman Gantt. The motion passed 5-0.

DISCUSSION

9. Council discussion Healthy Food Overlay/Ordinance

Presented by Councilman Alexander

Councilman Alexander expressed his desire to protect the city from the proliferation of *Dollar Stores* and would like to look at creating an ordinance that would require distance between these types of stores and address the unhealthy packaged and processed foods sold in being sold.

Community Development Director Camilla Moore suggested the City look zoning conditions that would perturb them from coming. Ms. Moore suggested adding to the current Moratorium specific square footage to stop the stores from coming into the City. Attorney Williams noted the stores are referred to as *Small Box Discount Stores* with less than 12,000 sq. Ft. with average \$10 prices on products sold.

Councilman Alexander motioned to approve a Moratorium on Small Box Discount Stores less than 12,000 sq. feet and marketing items on average of less than \$10; second by Councilwoman Robinson. The motion failed 2-3-1 (Blount, Thomas, Ford opposed), Councilwoman Gantt (abstained from the vote) with Mayor Ford casting the tiebreak vote.

COMMENTS FROM THE CITY MANAGER

Mr. Knighton thanked everyone for participating in the City's Annual Memorial March event and honoring those who made the ultimate sacrifice; thanked the Public Works team for their work with the County on State Route Hwy. 138, and beautification efforts on the gateway entrances to the City; noted he met with members of Council and rode the City and spoke about shared roadways; thanked staff for their hard work and efforts.

COMMENTS FROM THE CLERK'S OFFICE

Mrs. Holiday offered condolences to Mayor Ford for the loss of his father; also congratulated the 2019 graduates.

COMMENTS FROM THE CITY COUNCIL

Councilman Thomas commended the Main Street Program on the unveiling of the Historic Green Front Café marker and thanked all who attended along with those who attended the Annual Carrie Mae Hambrick celebration; thanked Mr. Knighton and Mayor Ford for their assistance with the Memorial March and honoring the men and women of the Armed Services, noted this was his 10th year participating in this annual event and thanked all who were involved in making it happen.

Mayor Pro Tem Blount thanked everyone for participating in the Memorial March noting it was well attended; offered his condolences to Mayor Ford for the loss of his father; invited everyone out to the Bingo Bash on Wednesday; thanked staff for their hard work and efforts; noted his growth and knowledge over the last few years; thanked his colleagues that even when they may disagree, his mindset is always for the betterment of the City of Stockbridge.

Councilwoman Gantt thanked everyone for coming out and tuning in; noted that at the next Food Truck Tuesday on June 11th, the City will team up with Fresh Produce who will have a Pop Up with organic fresh produce with at the event offering produce between \$6 and \$40 based on income and noted you can sign up ahead of time on the City's website and thanked Diane Miller for bringing the item forward; thanked everyone for their continued prayers; thanked staff for their efforts and stated that while sometimes their comments may be harsh, their ideas are always to do what is in the best interest of the City.

Councilman Alexander thanked everyone for coming out and tuning in; noted tonight's vote was not about the legislation, but it was about personalities, noting the proposed ordinance was a good idea that would benefit the community; asked for a timetable to bring an ordinance forward to limit businesses as there is public support for these moratoriums that prevent the deterioration of the community; noted the Council can hear appeals of those who fall in the moratoriums; asked colleagues to do what is in the best interest of the citizens.

Councilwoman Robinson offered her condolences to Mayor Ford for the loss of his father and to the Lemon family for the loss Bobby Lemon, former Henry County Chief Deputy and asked to keep both families in prayer; referenced the upkeep of the monuments that are being placed in the City (Green Front Café and Floyd Chapel Baptist Church); noted the Teen Ambassadors will be introduced at the June 10th Council meeting and sponsors who contributed to last year's National League of Cities trip would also be recognized; thanked staff for their efforts and noted last week was Public Works recognition week; asked that staff and the legal team get together prior to the meeting to discuss Agenda items and stand strong on their recommendations.

COMMENTS FROM THE MAYOR

Mayor Ford thanked everyone who sent cards, flowers, condolences and all of the

kind words on the passing of his father, who lived to be age 95, was a WWI and Korean War Veteran, and he only hopes to live a long and fruitful life as his father did; noted there are great things upcoming in the City in 2020 and the officials and staff are all doing things for the betterment of the City to make Stockbridge a model City.

UPCOMING MEETINGS

Meeting will be held at City Hall unless otherwise noted. Meeting dates and times are subject to change. Please visit the city's website www.cityofstockbridge.com, Facebook page or contact City Hall offices at 770-389-7900 for updates and detailed information.

- City Council meeting, Monday, June 10, 2019 at 6:00 p.m. – Council Chamber
- Stockbridge Youth Council meeting, Wednesday, June 12, 2019 at 5:30 p.m./Levi Room
- Youth Council Advisory Committee, Wednesday, June 19, 2019 at 6:30 p.m./Levi Room
- Downtown Development Authority meeting, Monday, June 17, 2019 at 6:00 p.m./Levi Rm.
- Planning Commission meeting, Thursday, June 27, 2019 at 7:00 p.m./Council Chamber
- Work Session meeting, **Wednesday**, June 26, 2019 at 6:00 p.m. at City Hall in the Council Chamber.

UPCOMING EVENT(S) & ANNOUNCEMENTS

- Food Truck Tuesday, June 4, 2019 from 5:30 – 9:00 p.m. at Clark Park 111 Davis Rd. Stockbridge
- Main Street Movie, Saturday, June 8, 2019 at 8:00 p.m. City Hall Lawn; bring your chairs and blankets
- Food Truck Tuesday, Tuesday, June 11, 2019 from 5:30 – 9:00 p.m. at Clark Park 111 Davis Rd. Stockbridge
- Welcoming Stockbridge RoundTable – Tuesday, June 11, 2019 at 6:30 p.m. in the Levi Meeting Room - spearheaded by Councilwoman Gantt
- Economic Summit, Thursday, June 13, 2019 from 5:00 p.m. – 7:00 p.m. at the Merle Manders Conference Center – spearheaded by Mayor Anthony S. Ford
- Don't Trash Stockbridge No Litter Campaign, Saturday, June 15, 2019 Location: spearheaded by Councilman Thomas. Contact: LaQuinda Jackson @ 678-833-3348 for more information.
- FREE Sounds of Summer Concert, Saturday, June 15, 2019 at 8:00 a.m. on the City Hall Lawn; bring your chairs and blankets
- Food Truck Tuesday, Tuesday, June 18, 2019 from 5:30 – 9:00 p.m. at Clark Park 111 Davis Rd. Stockbridge

- Food Truck Tuesday, Tuesday, June 25, 2019 from 5:30 – 9:00 p.m. at Clark Park 111 Davis Rd. Stockbridge
- Monthly Bingo Bash Wednesday, June 26, 2019 from 10:00 a.m. – noon at the Ted Strickland Community Center – spearheaded by Mayor Pro Tem Blount

ONGOING INITIATIVES

- Meet & Greet the Mayor Mondays with Mayor Anthony S. Ford from 10:00 a.m. - noon **every fourth Monday** of the month (appointment required). Please contact LaQuinda Jackson @ 678-833-3348 for more information and scheduling.
- Don't Trash Stockbridge No Litter Campaign – Ongoing – spearheaded by Councilman Thomas. Contact: LaQuinda Jackson @ 678-833-3348 for more information.
- Monthly Bingo Bash from 10:00 a.m. – noon at the Ted Strickland Community Center spearheaded by Mayor Pro Tem Blount. Visit the City's website or Facebook page for dates and information.
- Quarterly Town Hall – Ongoing – spearheaded by Councilman Alexander. Visit the City's website or Facebook page for dates and information.
- Keep Stockbridge Beautiful – Ongoing – spearheaded by Councilman Alexander. Contact LaQuinda Jackson @ 678-833-3348 for more information.
- Quarterly Clergy RoundTable – spearheaded by Councilwoman Robinson. Contact LaQuinda Jackson @ 678-833-3348 for more information.
- Quarterly Welcoming Stockbridge RoundTable every 2nd Tuesday of each month at 6:30 p.m. in the City Hall Levi Meeting Room – spearheaded by Councilwoman Gantt. Contact LaQuinda Jackson @ 678-833-3348 for more information.
- Quarterly Homeowners and Neighborhood Association RoundTable – spearheaded by Mayor Pro Tem Blount. Contact LaQuinda Jackson @ 678-833-3348 for more information.

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

Respectfully submitted by:

Vanessa Holiday, City Clerk CMC

Anthony S. Ford, Mayor



Public Service Announcement

To all Henry County Residents,

There may have been a change in your local polling place. Please check www.mvp.sos.ga.gov to check your registration status, your polling place, to print a precinct card and a sample ballot.

In November 2019, there will be a county wide SPLOST Election held at the same time as the city elections. To check if you are registered within the city limits and are eligible to vote in the city election, visit www.mvp.sos.ga.gov and check if you have a city polling place listed. If you vote during early voting, you'll be able to vote in both the city and county elections at the same location. If you wait until Election Day to vote, you will be required to visit both your local **and** the city polling locations.

If you have any questions, please contact the Elections and Voter Registration Office at 770-288-6448.



INTEROFFICE MEMEORANDUM

TO: Randy Knighton, City Manager
FROM: Camilla J. Moore, Asst. City Manager, Community Development
RE: Main Street Parking and Alley Way Project
DATE: July 3, 2019

The following are Staff's Recommendations:

A. PARKING:

Current Parking: Currently 37 parking spaces exist along MLK Sr. Heritage Trail to accommodate eight (8) store front buildings for fifteen (15) businesses and the Ted Strickland Community Center.

Total Number of Parking Spaces Required:

1. 1.5 parking spaces per building/business = 12
2. 35 per 1000 sq. feet (Ted @ 2100 sq. ft) = 60

Total Required = 72

FINDING:

Pursuant to parking codes, there are more than adequate parking spaces for the 8 businesses along MLK SR. Heritage Trail; however, to accommodate parking for the eight businesses when events are held at Ted Strickland, thirty-five (35) additional parking spaces will be required, if events at the Ted Strickland are held prior to 6:00 p.m.

Therefore, the City will need to address any potential parking shortage. The city will begin utilizing an additional twenty-seven (27) parking spaces along Jim Clark Drive which is currently designated as a "Park & Ride". GADOT and GRTA both indicate that the parking area does not belong to either of them and that the City, who has maintained the property over the years, should continue to utilize the spaces as deemed necessary. Therefore, with this addition, the City will only be short eight (8) parking spaces when the Ted Strickland is in use.

Total Required = 72	Current Parking = 37	Short = 8 spaces
	<u>Additional Parking = 27</u>	
	TOTAL	64

However, an additional 10 spaces are also available across from Ted Strickland adjacent to the Norfolk Southern Railway for use as well (unpaved dirt-gravel surface). Based on the inclusion of the 27 additional parking spaces and the open area across from Ted Strickland (railroad property -10 spaces),

there is adequate parking (74 parking spaces) to accommodate all uses for existing businesses and the Ted Strickland pursuant to exiting parking requirements per City Codes.

RECOMMENDATIONS:

1. Staff recommends the removal of the "Park & Ride" Signage and replaced with signage indicating "downtown parking".
2. With the demolition of the existing police station, staff recommends the resurfacing of the area from behind Ted Strickland to Fletcher's Auto shop, which would yield from 50 to 75 +/- additional parking spaces. Resurfacing of the area for temporary parking, can be either of the following based on cost:
 - "crush and run" or
 - asphalt
3. **Signage and Parking Hours:** Parking in front of businesses:
 - a. The installation of seven (7) "restricted" parking signs from the hours of 8:00 a.m. – 5:00 p.m., Monday – Saturdays, for thirty (30) minutes time spans.
 - b. Monitoring to be performed by the City's Towing contractor when selected.
4. **Directional Signage:** The placement of directional signs for parking for events at the Ted Strickland to be located in the rear of the building.
5. **IMPLEMENTATION DATE:** Per the Council's approval, staff will begin some form of implementation immediately, i.e. order signs. Full implementation by August 30, 2019.

B. ALLEYWAY PROJECT:

All parcels adjacent to Burke Street have been designated for redevelopment for the "Downtown District". Therefore, Land Use and Zoning conditions will require an "alleyway" for rear loading and unloading only. The remainder of the available parcels along Burke Street from Fletcher's Auto Shop to Love Street, will be developed as mixed-use to accommodate, restaurants, offices, retail shops, and residential units.

STOCKBRIDGE DOWNTOWN PARKING IMPROVEMENTS

CONCEPT PLAN - BURKE STREET

PRELIMINARY ESTIMATE OF PROBABLE COST (BUDGET PLANNING ONLY)

October 31, 2018

ITEM NO.	ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL COST
1	STORM SEWER IMPROVEMENTS (INCLUDES PROPOSED IMPROVEMENTS IN PARKING AREA ONLY, NO UPGRADES FOR ANY PIPING DOWNSTREAM IS INCLUDED)	LS	1.0	\$ 40,000.00	\$ 40,000.00
2	CONSTRUCTION OF DUCTBANK AND NEW HANDHOLDS TO RELOCATE ALL AERIAL POWER, PHONE, AND CABLE TO UNDERGROUND AND ADDRESS ISSUES WITH BUILDING SERVICES (INCLUDES 3 X 3 - 4" DIA. DUCT BANK WITH HANDHOLDS AT EACH PROPERTY AND NECESSARY SCREENING FOR AESTHETICS)	LS	1.0	\$ 100,000.00	\$ 100,000.00
3	ASPHALTIC CONCRETE PAVING APPROX. 2200 S.Y. (INCLUDES NEW HEAVY DUTY PAVING FOR ALL AREAS WITHIN THE PROJECT LIMITS AND REHABILITATION OF EXISTING PAVING SURFACES TO MEET PROJECT REQUIREMENTS)	LS	1.0	\$ 80,000.00	\$ 80,000.00
4	PEDESTRIAN PARK CONSTRUCTION WITH SEATING AND LANDSCAPE (INCLUDES ALL IRRIGATION, PLANTING, WALL CONSTRUCTION, AND RELATED APPURTENANCES)	LS	1.0	\$ 20,000.00	\$ 20,000.00
5	SANITARY SEWER AND POTABLE WATER SYSTEM IMPROVEMENTS (INCLUDES FIRE PROTECTION, UPGRADED WATER SERVICES, LINED SANITARY SEWER MAINS AND REHABILITATED SANITARY MANHOLES)	LS	1.0	\$ 25,000.00	\$ 25,000.00
6	PARKING LOT STRIPING AND DIRECTIONAL PAINTING	LS	1.0	\$ 750.00	\$ 750.00
	PRELIMINARY ESTIMATED CONSTRUCTION SUBTOTAL			\$	265,750.00
	10% CONSTRUCTION CONTINGENCY			\$	26,575.00
	<u>TOTAL PRELIMINARY PROBABLE CONSTRUCTION COST ESTIMATE</u>				<u>\$292,325.00</u>

NOTES:

ESTIMATE IS PRELIMINARY AND FOR THE CONCEPT ONLY. ACCURACY OF THIS ESTIMATE CANNOT BE ASSUMED AND IS FOR BUDGET PURPOSES ONLY.



City of Stockbridge

Agenda Request Form For Community Development

Meeting Date

July 8, 2019

- ☐ Action requested by City Council
☐ For informational purposes only
☐ Budget Amendment Required
☒ Attachment (s)

FROM ACCOUNT: N/A

TO ACCOUNT:

PRESENTER: Camilla Moore

ITEM/PROJECT/EVENT: Discussion-Update on parking in subdv.

ACTION

- ☐ PUBLIC HEARING
☐ ORDINANCE
☐ RESOLUTION
☐ BID/RFP AWARD
☐ PRESENTATION
☒ DISCUSSION
☐ REPORT
☐ DISCUSSION

DESCRIPTION:

Update on the implementation of on-street parking internal to subdivisions.

APPROVED BY:

LEGAL: YES ☒ NO ☐ or N/A

FINANCE DEPT: YES ☒ NO ☐ or N/A

CITY MANAGER: YES ☒ NO ☐

AMOUNT

\$ N/A

Signature of City Manager:

Randy King



MEMEORANDUM

Mayor and Council adopted Ordinance #OR18-474 to address on-street parking within subdivisions. Since its adoption, Staff has been working on developing guidelines to oversee the implementation and permitting process for parking as follows:

- 1. An RFP for a licensed towing service has been advertised specifically for the removal of vehicles from any street where parking is restricted provided that appropriate signage is installed directing owners and operators of motor vehicles where to locate their motor vehicles in the event such motor vehicles are removed. (Completion date: July 2019)*
- 2. Code Enforcement issuance of "Warning Citations" for on-street parking during the day (August/September 2019)*
- 3. Towing of vehicles (October 1, 2019)*
- 4. Full implementation of Ordinance (October 1, 2019 – based on the ability to have all signage up).*

**Update
Pine Grove Property
Maintenance Report
Presented by
Camilla Moore
Community
Development Director**



City of Stockbridge

Agenda Request Form For Community Development

Meeting Date

JULY 8, 2019

- ☒ Action requested by City Council
☐ For informational purposes only
☐ Budget Amendment Required
☒ Attachment (s)

FROM ACCOUNT: N/A

TO ACCOUNT:

PRESENTER: Camilla Moore

ITEM/PROJECT/EVENT: ANNEXATION APPLICATIONS

ACTION

- ☒ PUBLIC HEARING
☐ ORDINANCE
☐ RESOLUTION
☐ BID/RFP AWARD
☐ PRESENTATION
☐ DISCUSSION
☐ REPORT
☐ DISCUSSION

DESCRIPTION:

The owners of the subject properties are requesting the 100% annexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, § 36-36-20, municipal corporations can annex unincorporated areas contiguous to the existing corporate limits - "contiguous" means abuts the municipal limits, or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by some other political subdivision, or the lands owned by the state. O. C.G.A. § 36-36-4 prohibits the creation of an island of unincorporated territory. It appears that the annexation of both subject properties together may create an island of unincorporated territory. Therefore, the Applicant has withdrawn the Annexation Application for the Parcel zoned RA (S15-01015000).

PLANNING COMMISSION RECOMMENDATION: Approval of Annexation Petition

APPROVED BY:

LEGAL: YES ☒ NO ☐

FINANCE DEPT. _____ or N/A ☒

CITY MANAGER _____

AMOUNT

\$ N/A



Annexation Evaluation Report

City of Stockbridge
Stagecoach Road

Applicant/ Property Owners:	Alecia Waters, Kevin Waters, R. Alan Stahl, Judy Stahl
Location:	58 Old Stagecoach Road & Undeveloped parcels immediately adjacent to the north
Parcel ID(s):	S15-01023000
Request:	Annexation
BOC Meeting	June 4, 2019
CITY COUNCIL MEETING	July 8, 2019
Lot Size	1,008 acres
Zoning History	S15-01023000 is currently zoned C-3 (Heavy Commercial). Adjacent properties are as follows: <i>North:</i> Unincorporated Henry County – Zoned RA <i>South:</i> Unincorporated Henry County – Zoned RA <i>East:</i> City of Stockbridge & Henry County – Zoned M1 <i>West:</i> Unincorporated Henry County – Zoned RA & R2
Current Land Use – Henry Ct	Commercial & Undeveloped (C-3)
Future Land Use – Henry Ct	Commercial
Future Land Use – Stockbridge	Transitioning from M-1 (Light Industrial)
Proposed Zoning– Stockbridge	C-3 (Heavy Industrial) – Transiting from M-1 (Light Industrial).
Proposed Use:	The applicant states on the original application that there will be no changes to current use.
Comments – Henry County	The owners of the subject properties are requesting the 100% annexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, O.C.G.A. § 36-36-20, municipal corporations can annex unincorporated areas contiguous to the existing corporate limits - "contiguous" means abuts the municipal limits, or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by some other political subdivision, or the lands owned by the state. O.C.G.A. § 36-36-4 prohibits the creation of an island of unincorporated territory. It appears that the annexation of both subject properties together may create an island of unincorporated territory.
Comments – City of Stockbridge	1. The parcel in question is located adjacent to an existing rail line belonging to Norfolk Railroad. The City's Future Land Use Map does support C-3 (Heavy Commercial) zoning at this location, transiting from M-1 (Light Industrial) uses surrounding the site. The annexation of this application would not be an amendment to the LUM and



Annexation Evaluation Report

*City of Stockbridge
Stagecoach Road*

	would continue to encourage development in an area which is consistent with the City's desire to transition residential properties adjacent to rail lines from residential to commercial land uses. 2. O.C.G.A § 36-36-4 <i>prohibits</i> the creation of an island of unincorporated territory, therefore, the submission of this Application with the withdrawal of the second Application of property zoned RA (Residential-Agricultural) prevents the creation of an "Island". Should the Planning Commission and Mayor/Council approve this Annexation Application, it would be consistent with the City's desire to transition residential properties adjacent to rail lines from residential to commercial land uses.
Attachments	Zoning Maps – Henry County and City of Stockbridge Future Land Use Map – City of Stockbridge

From: [Camilla Moore](#)
To: [Camilla Moore](#)
Subject: FW: Annexation Application Withdrawal / 58 Old Stage Coach Rd.
Date: Friday, June 28, 2019 10:31:57 AM

From: aleciawaters1@gmail.com <aleciawaters1@gmail.com>

Sent: Thursday, June 20, 2019 12:41 PM

To: Melinda Davies <MDavies@cityofstockbridge-ga.gov>

Subject: Annexation Application Withdrawal

Please accept this as notice that we kindly request that our application for annexation into the City of Stockbridge be withdrawn. The address of the property is 58 Old Stagecoach Rd, Stockbridge, GA. The property is currently zoned RA. The parcel number S15-0101500.

Please let me know if there is anything additional you need from me to complete this request.

Thank you.

Alecia Waters
678.233.8757



Annexation Evaluation Report

*City of Stockbridge
Stagecoach Road*

Applicant/ Property Owners:	Alecia Waters, Kevin Waters, R. Alan Stahl, Judy Stahl
Location:	58 Old Stagecoach Road & Undeveloped parcels immediately adjacent to the north
Parcel ID(s):	S15-01015000 & S15-01023000
Request:	Annexation
BOC Meeting	June 4, 2019
CITY COUNCIL MEETING	July 8, 2019
Lot Size	1.687 acres; 1.008 acres
Zoning History	S15-01015000 is currently zoned RA (Residential-Agricultural). S15-01023000 is currently zoned C-3 (Heavy Commercial). Adjacent properties are as follows: <i>North:</i> Unincorporated Henry County – Zoned RA <i>South:</i> Unincorporated Henry County – Zoned RA <i>East:</i> City of Stockbridge & Henry County – Zoned M1 <i>West:</i> Unincorporated Henry County – Zoned RA & R2
Current Land Use – Henry Ct	Commercial/Industrial Building (RA) & Undeveloped (C-3)
Future Land Use – Henry Ct	Commercial
Future Land Use - Stockbridge	Commercial
Proposed Zoning- Stockbridge	Proposed new zoning is listed as (C-3) for both parcels.
Proposed Use:	The applicant states on original application, no changes to current use.
Comments – Henry County	The owners of the subject properties are requesting the 100% annexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, O.C.G.A § 36-36-20, municipal corporations can annex unincorporated areas contiguous to the existing corporate limits - "contiguous" means abuts the municipal limits, or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by some other political subdivision, or the lands owned by the state. O.C.G.A. § 36-36-4 prohibits the creation of an island of unincorporated territory. It appears that the annexation of both subject properties together may create an island of unincorporated territory.
Comments – City of Stockbridge	1. The parcels in question are located adjacent to an existing rail line belonging to Norfolk Railroad. The City's Future Land Use Map does support C-3 (Heavy Commercial) zoning at this location. The



Annexation Evaluation Report

*City of Stockbridge
Stagecoach Road*

	annexation of this application would not be an amendment to the LUM and would continue to encourage development in an area which is consistent with the future development plans as recently submitted in the City's Comprehensive Land Use Plan (2038) to the Department of Community Affairs and Atlanta Regional Commission. 2. O.C.G.A. § 36-36-4 prohibits the creation of an island of unincorporated territory, therefore, should the Planning Commission and Mayor/Council approve the Annexation Application, Staff recommends that the Applicant annex each parcel separately with the property contiguous to the city limits of Stockbridge, after which, the second parcel can be annexed at a later date.
Attachments	Zoning Maps – Henry County and City of Stockbridge Future Land Use Map – City of Stockbridge



Commission District: 5
Commissioner: Bruce Holmes
Report Prepared by: Stacey Jordan-Rudeseal, Chief Planner

**Applicant/
Property Owners:** Alecia Waters, Kevin Waters, R. Alan Stahl, Judy Stahl

Location: 58 Old Stagecoach Road &
Undeveloped parcel immediately adjacent to the north

Parcel ID(s): S15-01015000 & S15-01023000

Request: Annexation

BOC Meeting: June 4, 2019

Lot Size: 1.687 acres; 1.008 acres

Zoning History: S15-01015000 is currently zoned RA (Residential-Agricultural).
S15-01023000 is currently zoned C-3 (Heavy Commercial).
Adjacent properties are as follows:

North: Unincorporated Henry County

South: Unincorporated Henry County

East: City of Stockbridge & Unincorporated Henry County

West: Unincorporated Henry County

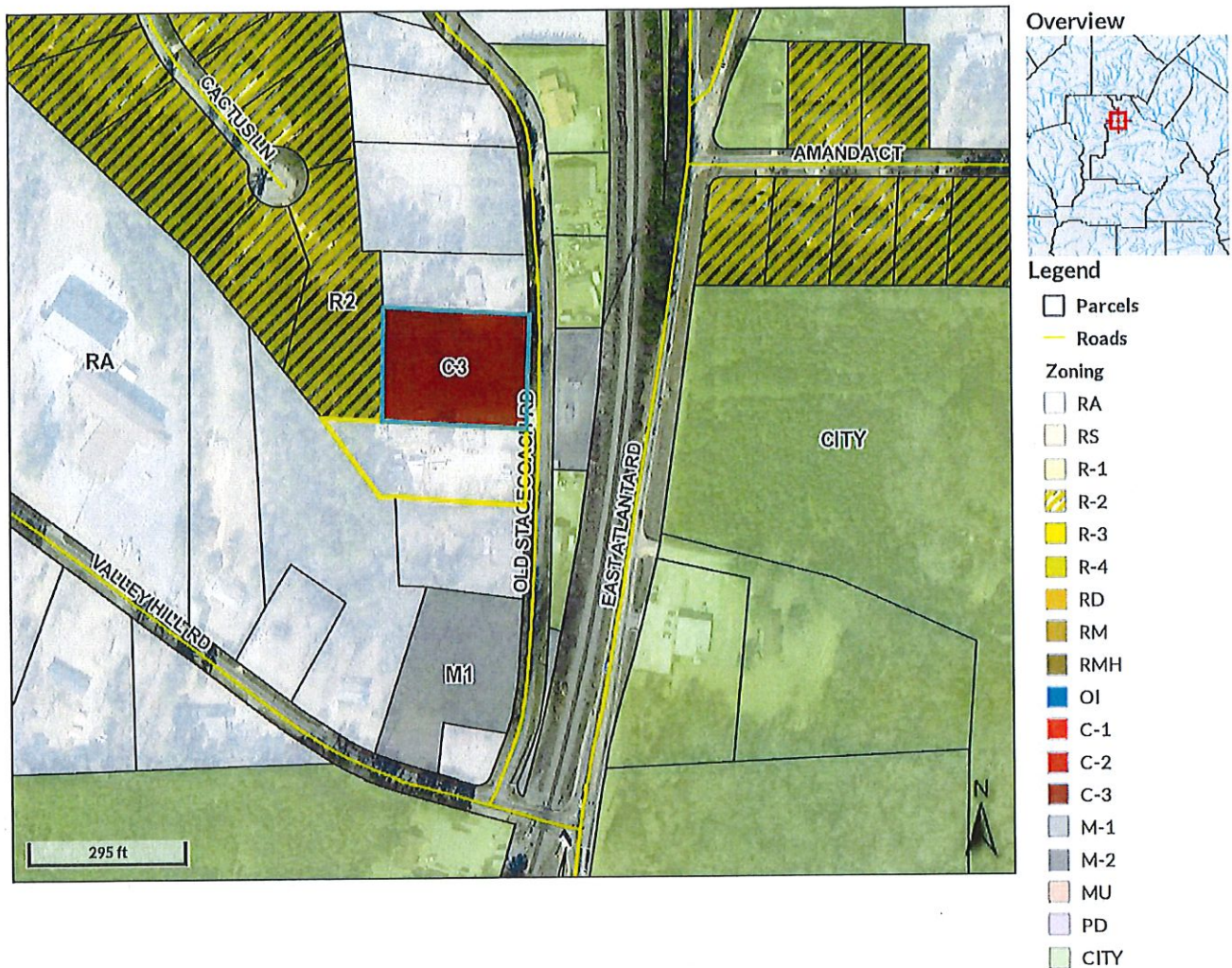
Current Land Use: Commercial/Industrial Building (RA) & Undeveloped (C-3)

Future Land Use: Commercial

Proposed Zoning: The application materials do not state if the properties to be annexed will retain their existing zoning district designations or if rezonings are also requested.

Comments: The owners of the subject properties are requesting the 100% annexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, *O.C.G.A. § 36-36-20*, municipal corporations can annex unincorporated areas contiguous to the existing corporate limits – “contiguous” means abuts the municipal limits, or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by some other political subdivision, or the lands owned by the state. *O.C.G.A. § 36-36-4* prohibits the creation of an island of unincorporated territory. It appears that the annexation of both subject properties together may create an island of unincorporated territory.

Attachments: Zoning Map
Future Land Use Map



Parcel ID	S15-01023000	Class	R	Owner	STAHL R ALAN & JUDY/TRUSTEES &	Land	\$	
Property		Acreage	n/a	Address	WATERS ALECIA K & K	Value:		
Address					PO BOX 1503	Building	\$	Last 2 Sales
District	County/UnIncorp				STOCKBRIDGE GA 30281	Value:	\$	Date Price Reason Qual
						Misc	\$	6/21/2011 \$13,000 n/a Q
						Value:	\$	7/28/1997 \$70,000 n/a Q
						Total	\$0	
						Value:		

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

This zoning map is subject to change at any time. The official version of the Zoning map resides within the Henry County Planning and Zoning Department. Please contact the Henry County Planning and Zoning Office at 770-288-7526 to verify current zoning.

Date created: 5/28/2019
Last Data Uploaded: 5/27/2019 9:34:17 PM

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FLUM





City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281

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

May 21, 2019

VIA CERTIFIED MAIL

Cheri Hobson-Matthews, County Manager
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia 30253

Re: Notification of Annexation Request of Parcel ID: S15-01015000 and
Parcel ID: S15-01023000 (Details noted below)

Dear Mrs. Hobson-Matthews:

Please be advised the City of Stockbridge, Georgia, by the authority vested in the Mayor and Council of the City of Stockbridge, Georgia by Article 2 of Chapter 36, Title 36, O.C.G.A., has received an annexation request from:

Owner(s)/Applicant(s): Alecia K. Waters, Kevin O. Waters, R. Alan Stahl, Judy Stahl - Request: 100% Method Annexation into the City of Stockbridge for the property located at 58 Old Stagecoach Rd. Parcel ID: S15-01015000 Land Lot 92 of the 12th District. The property consists of a Lot and is zoned RA.

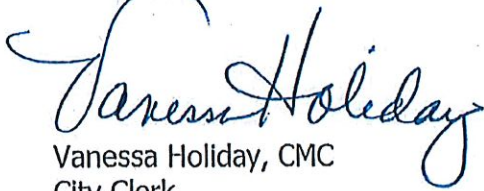
Owner(s)/Applicant(s): Alecia K. Waters, Kevin O. Waters, R. Alan Stahl, Judy Stahl - Request: 100% Method Annexation into the City of Stockbridge for the property located at Old Stagecoach Rd. Parcel ID: S15-01023000 Land Lot 92 of the 12th District. The property consists of a Lot and is zoned C-3.

Attached please find the annexation applications, property owner signatures and property legal descriptions.

The above referenced annexation requests are scheduled to be heard by the Stockbridge City Council during a Public Hearing on Monday, July 8, 2019 at 6:00 p.m. at Stockbridge City Hall 4640 North Henry Blvd. Stockbridge, GA 30281.

If you have any questions regarding this matter, please contact Randy Knighton,
City Manager at (770) 389-7904.

Sincerely,

A handwritten signature in blue ink that reads "Vanessa Holiday". The signature is fluid and cursive, with the first name "Vanessa" and last name "Holiday" clearly distinguishable.

Vanessa Holiday, CMC
City Clerk

Encl.

cc: Randy Knighton, City Manager
Daunte Gibbs, Director of Planning & Economic Development

RECEIVED

MAY 20 2019

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

City Clerk's Office
City of Stockbridge

Date of Submission: 5/21/19

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

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

Owners Name: Alecia Waters

Owners Name: Kevin Waters

Owners Name: R Alan Stahl

Owners Name: Judy Stahl

Owners Name: _____

Property Location: 68 Old Stago Coach Rd

Land Lot: 92

District: 12th

Acreage: Lot

Map Code No: S16 01015000

Zoning Classification: RA

Signatures: Alecia Waters 5/13/19

Alecia Waters Date

Kevin Waters 5/13/19

Kevin Waters Date

R Alan Stahl 5/13/19

R Alan Stahl Date

Judy Stahl 5/13/19

Judy Stahl Date

RECEIVED BY
J.A. HANCOCK & ASSOCIATES, INC.
110 LAGO DRIVE
ALBUQUERQUE, N.M. 87102
PHONE 1-505-425-1111

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPPERS OF THE STATE OF NEW MEXICO. THE SURVEY WAS COMPLETED ON 08-21-2016. THE FIELD WORK WAS COMPLETED ON 08-21-2016. THE PLAT WAS COMPLETED ON 08-21-2016. THE SURVEY WAS COMPLETED ON 08-21-2016.

THE FIELD WORK WAS COMPLETED ON 08-21-2016. THE PLAT WAS COMPLETED ON 08-21-2016. THE SURVEY WAS COMPLETED ON 08-21-2016.



9-23-2016

SURVEY MADE FOR
KEVIN & ALECIA WATERS
PROPERTY LOCATED IN:
LAND LOT 92 * 12TH DISTRICT
HENRY COUNTY, GEORGIA
Scale: 1" = 40' * 08-23-2016

0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

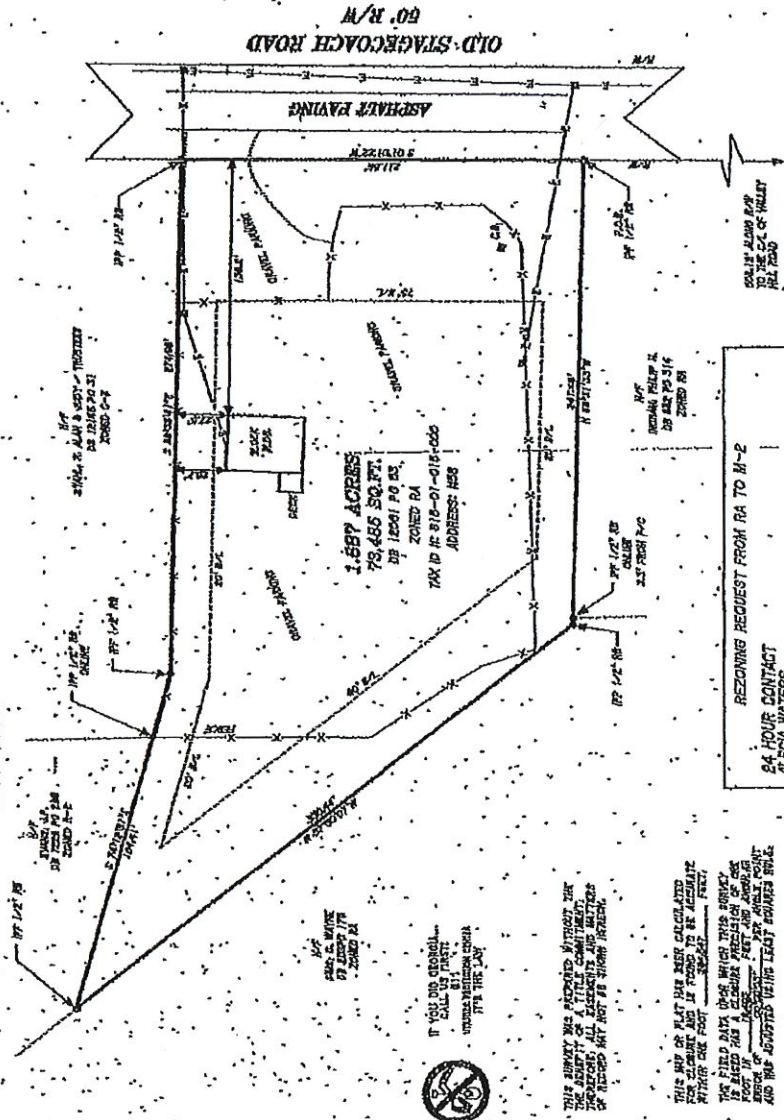
THIS PLAT WAS PREPARED FOR THE PURPOSES OF THE GEORGIA DEPARTMENT OF REVENUE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

NOTES:
1. THE PROPERTY IS LOCATED IN THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA.
2. THE PROPERTY IS LOCATED IN THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA.
3. THE PROPERTY IS LOCATED IN THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA.

BASED ON THE INFORMATION REPORT OF THE SURVEYOR, THE PROPERTY IS LOCATED IN THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA.

LEGEND:
1. 1/4" = 40' SCALE
2. 1/4" = 40' SCALE
3. 1/4" = 40' SCALE
4. 1/4" = 40' SCALE
5. 1/4" = 40' SCALE
6. 1/4" = 40' SCALE
7. 1/4" = 40' SCALE
8. 1/4" = 40' SCALE
9. 1/4" = 40' SCALE
10. 1/4" = 40' SCALE

108 IN 07281/082



REZONING REQUEST FROM RA TO M-2
64 HOUR CONTACT
ALECIA WATERS
PHONE # 570-833-8737

58 bld Stagecoach Rd.

Comp-Am-16-06

Doc ID: 014793300002 Type: WD
Recorded: 03/31/2011 at 03:26:29 PM
Fee Amt: \$79.00 Page 1 of 2
Transfer Tax: \$67.00
Henry, GA Clerk of Superior Court
Barbara Harrison Clerk of Court
BK **12061** PG **53-54**

Return to:
Morris|Hardwick|Schneider, LLC
1410 Pennsylvania Avenue
McDonough, GA 30253
File #: STK-110200221S

WARRANTY DEED

State of Georgia
County of Henry

PT-61 075-20 11 - 2056

THIS INDENTURE made this 24th day of March, 2011, between
Robert D. Townsend, Sr. and Richard Lee Griffin
as party or parties of the first part, hereinafter called Grantor, and

Kevin O. Waters and Alecia K. Waters & Judy Stahl and R. Alan Stahl, Trustees of the R. Alan Stahl and Judy Stahl Revocable Living Trust, dated March 12, 2009

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

SEE EXHIBIT A ATTACHED HERETO.

Subject to all easements and restrictions of record.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

George C. May
Witness

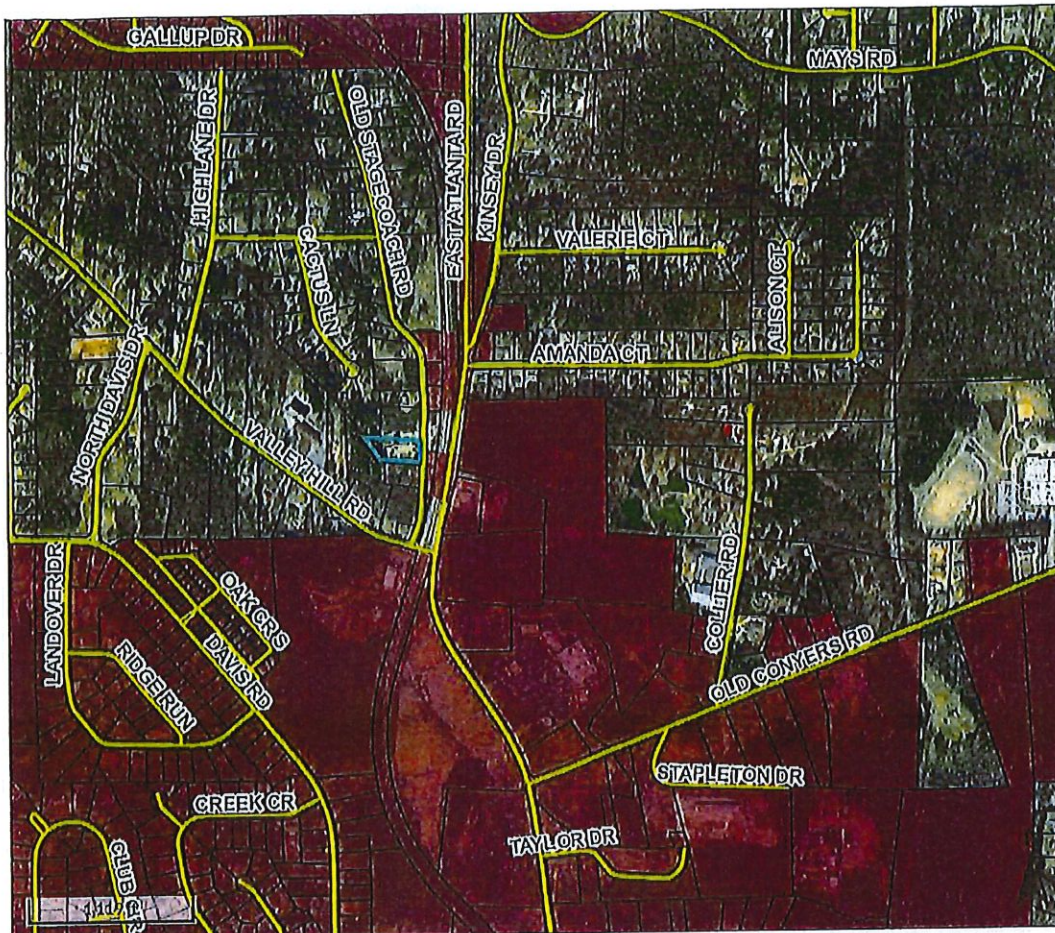
Notary Public

My Commission Expires:



Robert D. Townsend Sr (Seal)
Robert D. Townsend, Sr.

Richard L. Griffin (Seal)
Richard Lee Griffin



Legend

-  Parcels
-  Roads
-  Cities

Parcel ID	S15-01015000	Class	R	Owner	R ALAN STAHL & JUDY STAHL	Land	\$24,000				
Property	58 OLD	Acreage	n/a	Address	REVLVG TRUST	Value:		Last 2 Sales			
Address	STAGECOACH RD					Building	\$21,100	Date	Price	Reason	Qual
District	County/UnIncorp					Value:		3/24/2011	\$67,000	n/a	Q
						Misc	\$15,200	2/16/2010	\$20,000	PART	U
						Value:		INT			
						Total	\$60,300				
						Value:					

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

Date created: 4/11/2019

Last Data Uploaded: 4/10/2019 10:35:12 PM

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RECEIVED

MAY 20 2019

City Clerk's Office
City of Stockbridge

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

Date of Submission: 5/21/19

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

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

Owners Name: Alecia Waters

Owners Name: Kevin Waters

Owners Name: R Alan Stahl

Owners Name: Judy Stahl

Owners Name: _____

Property Location: Old Stago Coach Rd

Land Lot: 92

District: 12th

Acroage: Lot

Map Code No: S15-01023000

Zoning Classification: C3

Signatures: Alecia Waters 5/13/19

Kevin Waters 5/13/19

R Alan Stahl 5/13/19

Judy Stahl 5/13/19

Judy Stahl 5/13/19

SURVEY MADE FOR: **J.P. EVANS CONS. CO., INC.**

PROPERTY LOCATED IN:
LAND LOT 92 * 121h DISTRICT
HENRY COUNTY, GEORGIA
Scale: 1" 60' * August 24, 2000



IN MY OPINION THIS PLAT IS A
CORRECT REPRESENTATION OF
THE LAND PLATTED AND HAS
BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS
AND REQUIREMENTS BY LAW.

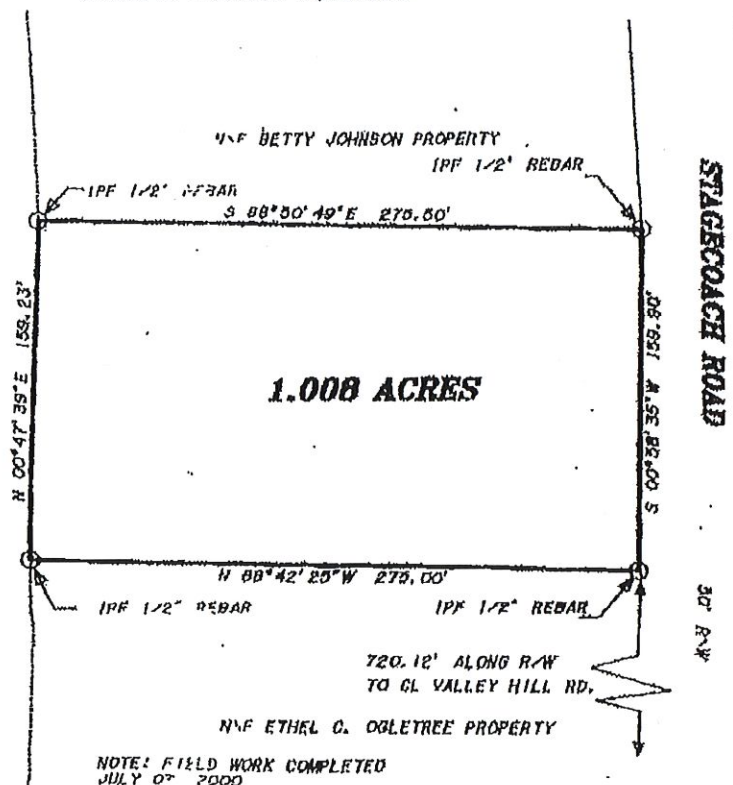
BASED ON THE INFORMATION SHOWN ON
THE FLOOD HAZARD BOUNDARY MAPS
FURNISHED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, IT IS MY OPINION
THAT THIS PROPERTY IS OUTSIDE OF
THE FLOOD HAZARD AREA.

Donald R. Milligan
DONALD R. MILLIGAN, R.O.S. 2472

Prepared by:
Joe Rowan Land Surveying
McDonough, Georgia
Tel. 11 (770) 907-4614

THE EQUIPMENT USED TO
MAKE THIS SURVEY WAS A
SOKKIA SET50 TOTAL STATION

THIS MAP OR PLAT HAS BEEN
CALCULATED FOR CLOSURE AND
IS FOUND TO BE ACCURATE WITHIN
ONE FOOT IN 245,440 FEET.



Doc ID: 314988490001 Type: WD
Recorded: 08/27/2011 at 04:45:29 PM
Fee Amt: \$23.00 Page 1 of 1
Transfer Tax: \$13.00
Henry, GA Clerk of Superior Court
Barbara Harrison Clerk of Court
BK 12145 pg 31

Return Recorded Document to:
Brochstein & Bantley, P.C.
827 Fairways Court, Suite 100
Stockbridge, GA 30281

BB#: 21123963

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Henry

PT-61 075-20 " 4615

THIS INDENTURE, made the 21st day of June, 2011, between J.P. Evans Construction Company, Inc., as party of the first part, hereinafter called Grantor, and R. Alan Stahl and Judy Stahl as Trustees of the R. Alan Stahl and Judy Stahl Revocable Living Trust dated 3/12/2009 and Kevin O. Waters and Alecia K. Waters, as parties of the second part, hereinafter called Grantees (the words "Grantor(s)" and "Grantee(s)" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell alien, convey and confirm unto the said Grantees,

All that tract or parcel of land lying and being in Land Lot 92 of the 12th District, Henry County, Georgia, containing 1.008 acres, as per that survey made for J.P. Evans Cons. Co., Inc. by Donald R. Milligan, R.L.S. 2472, dated August 24, 2000 and being more particularly described as follows:

Begin at an iron pin located on the westerly right of way line of Stagecoach Road (50' r/w) being 720.12 feet northerly as measured along said right of way line from the point of its intersection with the center line of Valley Hill Road; thence north 88 degrees 42 minutes 25 seconds west, 275.00 feet to an iron pin; thence north 00 degrees 47 minutes 39 seconds east, 159.23 feet to an iron pin; thence south 88 degrees 50 minutes 49 seconds east, 275.50 feet to an iron pin located on the westerly right of way line of Stagecoach Road; thence south 00 degrees 58 minutes 35 seconds west, 159.90 feet to the point of beginning.

Map reference no. S15-01023000

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

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

J.P. Evans Construction Company, Inc.

SEALED
AFTER

these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell alien, convey and confirm unto the said Grantees.

All that tract or parcel of land lying and being in Land Lot 92 of the 12th District, Henry County, Georgia, containing 1,008 acres, as per that survey made for J.P. Evans Cons. Co., Inc. by Donald R. Milligan, R.L.S. 2472, dated August 24, 2000 and being more particularly described as follows:

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Map reference no. S15-01023000

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AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

J.P. Evans Construction Company, Inc.

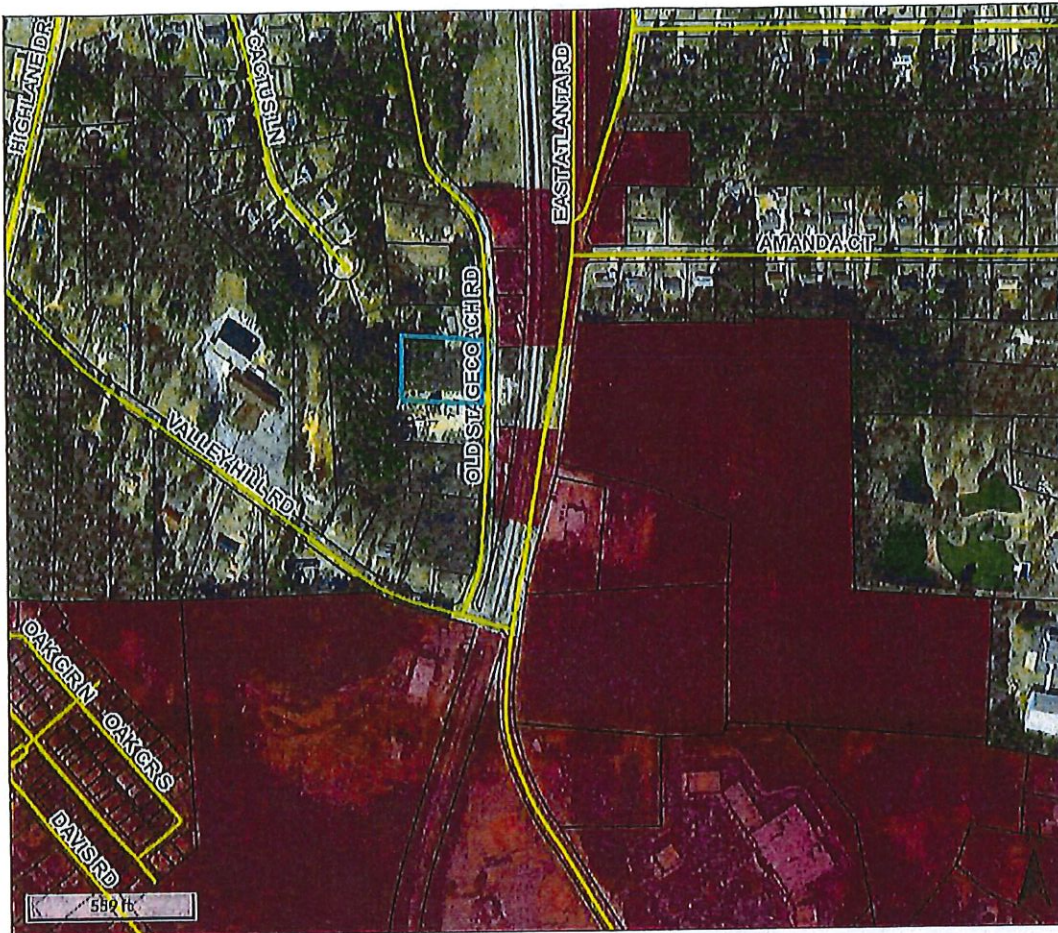
BY 
J.P. Evans, Manager

Witness

Notary Public



SEAL AFFIXED



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ Cities

Parcel ID	S15-01023000	Class	R	Owner	STAHL R ALAN & JUDY/TRUSTEES & WATERS ALECIA K & K	Land Value:	\$13,700
Property Address		Acreage	n/a	Address	PO BOX 1503 STOCKBRIDGE GA 30281	Building Value:	\$0
District	County/UnIncorp					Misc Value:	\$0
						Total Value:	\$13,700
						Last 2 Sales	
						Date	Price Reason Qual
						6/21/2011	\$13,000 n/a Q
						7/28/1997	\$70,000 n/a Q

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

Date created: 4/11/2019

Last Data Uploaded: 4/10/2019 10:35:12 PM

Developed by  Schneider
GEOSPATIAL

STATE OF GEORGIA

CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO PROVIDE FOR THE REGULATION OF SMALL BOX DISCOUNT STORES; 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 adopt an ordinance providing for the regulation of small box discount stores; 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 Appendix A to the Zoning Code of the City of Stockbridge, Georgia is hereby amended by adding the following new definition:

"Small Box Discount Store. A retail store (a) with floor area less than 12,000 square feet (b) that primarily offers for sale a combination and variety of convenience shopping goods and consumer shopping goods; and (c) continuously offers and advertises a majority of the items in their inventory for sale at a price less than \$10.00 per item. Small Box Discount Store shall not include the following: drug stores or a convenience stores attached to or collocated with gas stations."

Section 2. That Section 12.02.120 of the Zoning Code of the City of Stockbridge, Georgia is hereby amended by deleting said section in its entirety and replacing it with the following in lieu thereof:

"12.02.120 – Small Box Discount Stores.

To avoid over-concentration, a small box discount store must be separated from another small box discount store within or outside the City by a minimum distance of 5,280 feet. The required separation distance must be measured in a straight line from the nearest point on the lot line of the property occupied by a small box discount store to the nearest point on a lot line of the other property occupied by a small box discount store."

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

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

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

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

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

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

Section 7. The effective date of this Ordinance shall be the date of its enactment.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

ORDAINED this _____ day of _____, 2019.

CITY OF STOCKBRIDGE, GEORGIA

Anthony S. Ford, Mayor

ATTEST:

Vanessa Holiday, City Clerk

APPROVED AS TO FORM:

Michael Williams, City Attorney

Date Presented to Mayor: _____

Date Received from Mayor: _____

STATE OF GEORGIA

CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO PROVIDE FOR THE REGULATION AND TAXATION OF SHORT-TERM RENTALS; 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 adopt an ordinance providing for the regulation and taxation of short-term rentals; 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 9 of the Stockbridge Municipal Code is hereby amended by adding a new Chapter 9.105 attached hereto as Exhibit A.

Section 2. That Section 3.16.240 of the Stockbridge Municipal Code is hereby amended by deleting said section in its entirety and replacing it with the following in lieu thereof:

"3.16.240 - Levy of tax.

There is hereby set and levied on the occupant of a guest room of any hotel/motel/cabin/residence/lodge and any short term rental (as defined in Chapter 9.105 of the Stockbridge Municipal Code) located within the special district (being the entire City limits) a tax in the amount of eight percent (8.00%) of the gross rent for such occupancy."

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

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

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this

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

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

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

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

Section 7. The effective date of this Ordinance shall be the date of its enactment.

ORDAINED this _____ day of _____, 2019.

CITY OF STOCKBRIDGE, GEORGIA

Anthony S. Ford, Mayor

ATTEST:

Vanessa Holiday, City Clerk

APPROVED AS TO FORM:

Michael Williams, City Attorney

Date Presented to Mayor: _____

Date Received from Mayor: _____

EXHIBIT A

CHAPTER 9.105 - SHORT-TERM RENTALS

9.105.010 - Purpose and applicability.

The purpose of this article is to establish regulations for the registration and use of Short-Term Rentals for residential living units. The requirements of this division apply only to Short-Term Rentals, as defined herein, located in residential zoning districts established under the city's Zoning Ordinance. Nothing in this article, however, shall be construed to be a waiver of the requirement to assess and collect hotel occupancy taxes for any residential rental for less than 30 consecutive days, or any other applicable provision of the Stockbridge Municipal Code.

9.105.020 - Definitions.

Advertise means the written, audio, oral or other methods of drawing the public's attention whether by brochure, written literature or on-line posting to a Short-Term Rental in order to promote the availability of the Short-Term rental.

Hotel Occupancy Tax means the hotel occupancy tax as defined in Chapter 3.16, Article V of the Stockbridge Municipal Code.

Local Emergency Contact means an individual other than the applicant, who resides within 20 miles of the subject property, and who is designated by the owner/applicant to act as the owner's authorized agent if the owner has traveled outside of the immediate area or is otherwise unavailable. The local emergency contact should be reachable on a 24-hour basis, have access to the Short-Term Rental Property, and be authorized by the owner to act in the owner's absence to address any complaints, disturbances, and emergencies.

Owner means any person, agent, operator, firm, trust, corporation, limited liability company, partnership or business organization having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or code official of the estate of such person if ordered to take possession of real property by a court. The term "owner" does not include the holder of a non-possessory security interest in the property.

Party means a social gathering of people, including those who have not rented the residence, for the primary purpose of eating, drinking or entertainment in a manner that is disruptive to the surrounding properties.

Primary Residence means the usual dwelling place of the applicant's residential dwelling and is documented as such by at least two of the following: Motor vehicle registration, driver's license, Texas State Identification card, voter registration, property tax documents, or utility bill. For purposes of this chapter, a person may have only one primary residence.

Short-Term Rental (STR) is defined as "the rental of any residence or residential structure, or a portion of a residence or residential structure for a period of less than 30 days". The term does not include:

- (1) A unit that is used for a nonresidential purpose, including an educational, health care, retail, restaurant, banquet space, or event center purpose or another similar use;
- (2) A bed and breakfast; or
- (3) A hotel/residence hotel.

9.105.030 - Short-term rental registration requirements.

No person shall hereafter advertise, offer to rent or rent, lease, sublease, license or sublicense a residential property within the City as a Short-Term Rental for which a registration has not been properly made and filed with the City. Registration shall be made upon forms furnished by the City for such purpose and shall specifically require the following minimum information:

- (1) Name, address, phone number and e-mail address of the property owner of the Short-Term Rental property;
- (2) Verification of that this Short-Term Rental property is the applicant's Primary Residence;
- (3) Name, address, phone number and e-mail address of the designated Local Emergency Contact;
- (4) The maximum number of occupants permitted for the dwelling unit or sleeping room;
- (5) A submission of a sketch floor plan of the dwelling with dimensional room layout; and
- (6) Site Plan/Survey of the property indicating maximum number of vehicles that can be legally parked on the property, without encroaching onto streets, sidewalks or alleys; other public rights-of-way or public property.

9.105.040 - Right to inspect premises.

The City reserves the right, with reasonable notice to the Owner, to inspect the residential premises to determine compliance with this section as well as with the current adopted version of the International Property Maintenance Code.

- (a) If only a portion of the premises is offered for rent, then that portion plus shared amenities and points of access may be inspected.
- (b) If, upon completion of an inspection, the premises are found to be in violation of one or more provisions of applicable City Codes and Ordinances, the City shall provide written notice of such violation and shall set a re-inspection date for a violation to be corrected prior to its occupancy.

9.105.050 - Standards.

The following standards apply to Short Term Rentals:

1. Rentals shall be at least 3 days but no more than 14 days.
2. Designated off street parking is required.
3. All rental properties must be registered with and inspected by the Fire Marshal.
4. The permit holder shall post emergency contact information (police, fire, hospital) and show renters the location of fire extinguishers in the short-term rental.
5. A permit holder must provide the name, address, and phone number for the managing agent or local contact to all property owners within 100' of the property boundary. The permit holder shall notify all property owners within 100' of the property boundary within 10 days of a change in the managing agent or local contact's contact information.
6. A permit holder must disclose in writing to their renters the following information:
 - a. The managing agent or local contact's name, address, and phone number
 - b. The maximum number of guests allowed at the property
 - c. The maximum number of vehicles, recreational vehicles, and trailers allowed at the property and where they are to be parked
 - d. Property rules related to use of exterior features of the property, such as decks, patios, grills, recreational fires, pools, hot tubs, saunas and other outdoor recreational facilities
 - e. Applicable sections of City ordinances governing noise, parks, parking and pets
7. A short-term rental shall have a full bathroom (sink, toilet and tub or shower).
8. Additional occupancy by use of recreational vehicles, tents, accessory structures or fish houses is not permitted.
9. The permit holder shall keep a report; detailing use of the short-term rental by recording the full name, address, phone number and vehicle license number of guests using the rental. A copy of the report shall be provided to City upon request.
10. A permit holder must post their permit number on all print, poster or web advertisements;

9.105.060 - Restrictions on short-term rentals.

- (a) *External signage.* There shall be no external on-site or off-site advertising signs or displays indicating the property is a Short-Term Rental.
- (b) *Limit on occupants allowed.* No more than two adult guests per bedroom, plus no more than two additional adults shall be allowed when renting a property as a Short-Term Rental, except that there shall be a maximum occupancy of ten persons, adult and children.
- (c) *Limits on number of vehicles.* There shall be a maximum of one car per bedroom, or the maximum number of cars that can be accommodated within the garage and driveway, without extending over the public rights-of-way (alleys and sidewalks) whichever is less.
- (d) *Other restrictions.* It is unlawful:
 - (1) To operate or allow to be operated a Short-Term Rental without first registering, in accordance with this article, the property in which the rental is to occur;
 - (2) To advertise or offer a Short-Term Rental without first registering, in accordance with this article, the property in which the rental is to occur; documented advertisement of the subject property as a Short-Term Rental, online or offline, shall be considered evidence of a violation of this article;
 - (3) To operate a Short-Term Rental in any location that is not the registrant's primary residence;
 - (4) To operate a Short-Term Rental that does not comply with all applicable city and state laws and codes;
 - (5) To operate a Short-Term Rental without paying the required hotel occupancy taxes;
 - (6) To offer or allow the use of a Short-Term Rental for the sole or primary purpose of having a party venue;
 - (7) To operate the building in a manner that constitutes a nuisance to surrounding property owners;
 - (8) To fail to include a written prohibition against the use of a Short-Term Rental for having a party venue in every advertisement, listing, or other publication offering the premises for rent; and
 - (9) Permit the use of Short-Term Rental for the purpose of: housing sex offenders; operating a structured sober, recovery or other purpose living home or similar enterprise; selling illegal drugs; selling alcohol or another activity that requires a permit or license or operating as a sexually oriented business.

9.105.070 - Brochure and safety features.

- (a) *Informational brochure.* Each registrant operating a Short-Term Rental shall provide to guests a brochure that includes:
 - (1) The registrant's 24-hour contact information;

- (2) A local responsible party's 24-hour contract information if the owner is not with in the city limits when guests are renting the premises;
 - (3) Pertinent neighborhood information including, but not limited to, parking restrictions, restrictions on noise and amplified sound, and trash collection schedules; and
 - (4) Information to assist guests in the case of emergencies posing threats to personal safety or damage to property, including emergency and non- emergency telephone numbers for police, fire and emergency medical services providers and instructions for obtaining severe weather, natural or manmade disaster alerts and updates.
- (b) *Safety features.* Each Short-Term Rental registrant shall provide, in the premises, working smoke detectors in accordance with adopted codes and at least one working carbon monoxide detector and alarm, and one working fire extinguisher. The premises shall, otherwise comply with applicable Code of Ordinance requirements, including, but not limited to, Building and Fire Codes.

9.105.080 - Registration term, fees, and renewal.

- (a) All registrations approved under this Chapter shall be valid for a period of one year from the date of its issuance.
- (b) The fee for registration of a Short-Term Rental shall be established by resolution of the City Council.
- (c) Upon receipt of an application for renewal of the registration, the director or their designee may deny the renewal if there is reasonable cause to believe that the registrant has plead no contest to or been convicted of a violation of any ordinance of the City, or any state, or fee law on the premises or has permitted such a violation on the premises by any other person.

9.105.090 - Violations and penalties.

Violation of this Article upon conviction shall be punished by the fine not to exceed the sum of \$500.00 for each offense and each and every day such violation shall continue shall be deemed to constitute a separate off.



City of Stockbridge

Agenda Request Form For Community Development

Meeting Date

JULY 8, 2019

- ☒ Action requested by City Council
☐ For informational purposes only
☐ Budget Amendment Required
☒ Attachment (s)

FROM ACCOUNT: Amphitheater

TO ACCOUNT:

PRESENTER: Camilla Moore

ITEM/PROJECT/EVENT: Task Orders-Amphitheater-Road Imp

ACTION

- ☐ PUBLIC HEARING
☐ ORDINANCE
☐ RESOLUTION
☒ BID/AWARD/Task Order
☐ PRESENTATION
☐ DISCUSSION
☐ REPORT
☐ DISCUSSION

DESCRIPTION:

Task Orders 1 & 2 are for the traffic study, road design, and road improvements for traffic patterns associated with the development and operation of the Amphitheater performed by the On-Call Engineering Firm, Falcon Design.

APPROVED BY:

LEGAL: YES ☒ NO ☐

FINANCE DEPT. John W. [Signature] or N/A ☐

CITY MANAGER [Signature]

AMOUNT

Task Order FDC2019.11
\$39,500.00
Task Order FDC2019.12
\$58,500.00

Task Order FDC 2019.12



235 Corporate Center Dr., Suite 200
Stockbridge, GA 30281

To: City of Stockbridge
4640 North Henry Boulevard
Stockbridge, Georgia 30281

Date: May 9, 2019

From: Falcon Design Consultants, LLC

Attn: Ms. Camilla Moore, Community Development Director

Project: Lee Street and East Atlanta Road Intersection Realignment

TO No.: FDC 2019.12

Scope of Work:

Realign Lee Street to the East of current intersection. The following is our proposed scope of services.

A. Scope Item 1 – Update Traffic Study

- Provide updated traffic study per new parking and anticipated traffic movements.
- The traffic impact study will be updated to incorporate the realignment of S. Lee Street to be shifted east to line up opposite N. Lee Street. Capacity analysis will be updated. The results of the study will be documented complete with diagrams to present the study findings and submitted in PDF and WORD format.

B. Scope Item 2 – Topographic Design Survey and As-Builts

- Topographic design survey and as-builts to provide adequate drainage information for the intersection improvements.

C. Scope Item 3 – Underground Utility Locate

- Work to include underground location of utilities
- Work to be performed by SUI Services

D. Scope Item 4 – ROW Resolution

- Work to include boundary survey work to resolve ROW.

E. Scope Item 5 – Signal Design

- Work to include traffic signal design for the realignment of Lee Street and N. Henry Blvd.
- Produce a signal plan for the intersection of N. Henry Blvd. and Lee Street after the realignment of S. Lee Street that will meet GDOT requirements. The permit will be pursued by the City of Stockbridge. The design will address all installation measures needed to result in traffic signal control for this intersection including pedestrian accommodations. This will include poles, signals, vehicle detection, wiring, control cabinet, and any required pavement markings. As stated above, it is anticipated that the City of Stockbridge will pursue the GDOT permit.
- Work to be performed by Wilburn Engineering.

Task Order FDC 2019.12

FALCON DESIGN
ENGINEERING PLANNING SURVEYING CONSTRUCTION MANAGEMENT

235 Corporate Center Dr., Suite 200
Stockbridge, GA 30281

F. Scope Item 6 – Construction Drawings

Construction plans and specifications suitable for obtaining a land disturbance permit. These plans will typically include the following:

- General Site Plan
- Grading Plan
- Utility Plan
- Roadway Plan/Profiles
- Storm Drain Profiles
- Erosion Control Plan
- Construction Details
- Includes Permit Coordination

Schedule:

Estimated time of completion is approximately 12-14 weeks from the approval of this Task Order.

Fee Estimate:

The budget below includes staff time and expenses necessary to perform the scope of work outlined above.

Description:

Estimated Budget:

A. Update Traffic Study	\$2,500.00
B. Topographic Design Survey and As-Builts	\$4,000.00
C. Underground Utility Locate	\$1,000.00
D. ROW Resolution	\$3,000.00
E. Signal Design	\$8,000.00
F. Construction Drawings	\$40,000.00
	Total \$58,500.00

Authorization:

As our authorization to proceed with the scope of work, schedule and fee structure outlined herein, please sign in the space provided below and return one copy to this office for our records.

Authorized by: _____

Title: _____

Print Name: _____

Date: _____

Task Order FDC 2019.11

FALCON DESIGN
ENGINEERING PLANNING SURVEYING CONSTRUCTION MANAGEMENT

235 Corporate Center Dr., Suite 200
Stockbridge, GA 30281

To: City of Stockbridge
4640 North Henry Boulevard
Stockbridge, Georgia 30281

Date: May 9, 2019

From: Falcon Design Consultants, LLC

Attn: Ms. Camilla Moore, Community Development Director

Project: North Henry Blvd. and East Atlanta Road Intersection Improvements

TO No.: FDC 2019.11

Scope of Work:

Adding a left hand turn lane from East Atlanta Road to North Henry Blvd. The following is our proposed scope of services.

A. Scope Item 1 – Update Traffic Study

- Provide updated traffic study per new parking and anticipated traffic movements.

B. Scope Item 2 – Topographic Design Survey and As-Builts

- Topographic design survey and asbuilts to provide adequate design information for the intersection improvements.

C. Scope Item 3 – Underground Utility Locate

- Work to include underground location of utilities
- Work to be performed by SUI Services

D. Scope Item 4 – ROW Resolution

- Work to include boundary survey work to resolve ROW.

E. Scope Item 5 – Signal Design

- Work to include traffic signal design to facilitate addition of left turn lane on East Atlanta.
- Provide a signal modification plan for the intersection of N. Henry Blvd. and E. Atlanta Road that will meet GDOT requirements. It is anticipated that a southbound through/right lane will be added. The permit will be pursued by the City of Stockbridge. The design will address all installation measures needed to result in traffic signal control for this intersection including pedestrian accommodations. This will include poles, signals, vehicle detection, wiring, control cabinet, and any required pavement markings. As stated above, it is anticipated that the City of Stockbridge will pursue the GDOT signal permit.
- Work to be performed by Wilburn Engineering.

Task Order FDC 2019.11



235 Corporate Center Dr., Suite 200
Stockbridge, GA 30281

F. Scope Item 6 – Construction Drawings

Construction plans and specifications suitable for obtaining a land disturbance permit. These plans will typically include the following:

- General Site Plan
- Grading Plan
- Utility Plan
- Roadway Plan/Profiles
- Storm Drain Profiles
- Erosion Control Plan
- Construction Details
- Includes Permit Coordination

Schedule:

Estimated time of completion is approximately 10-12 weeks from the approval of this Task Order.

Fee Estimate:

The budget below includes staff time and expenses necessary to perform the scope of work outlined above.

Description:

Estimated Budget:

A. Update Traffic Study	\$2,500.00
B. Topographic Design Survey and As-Builts	\$3,000.00
C. Underground Utility Locate	\$1,000.00
D. ROW Resolution	\$2,000.00
E. Signal Design	\$8,000.00
F. Construction Drawings	\$25,000.00
	Total \$39,500.00

Authorization:

As our authorization to proceed with the scope of work, schedule and fee structure outlined herein, please sign in the space provided below and return one copy to this office for our records.

Authorized by: _____

Title: _____

Print Name: _____

Date: _____

STATE OF GEORGIA
COUNTY OF HENRY
CITY OF STOCKBRIDGE

RESOLUTION NO. R17-787

**A RESOLUTION TO AUTHORIZE A FIRM TO PROVIDE
ENGINEERING SERVICES TO THE CITY**

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; and

WHEREAS, the City proposes to enter into a contract with a firm to provide engineering services to the City;

WHEREAS, **Falcon Design** is a recommended firm;

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

SECTION 1. Approval of Purchase. The entering into a contract to provide engineering services with Falcon Design, as presented to the City Council on January 31, 2017 is hereby approved by the City Council.

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

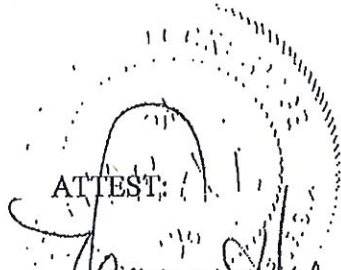
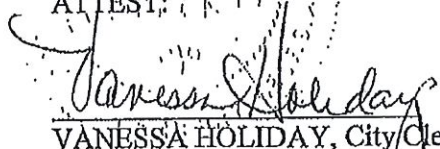
SECTION 3. Authorization of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Resolution.

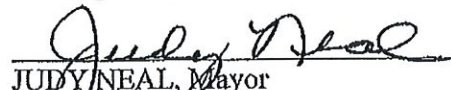
SECTION 4. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 5. Effective Date. This resolution shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stockbridge as provided in the City Charter.

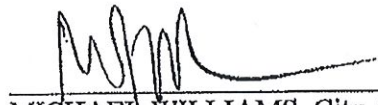
[SIGNATURES APPEAR ON FOLLOWING PAGE]

SO RESOLVED this 31st day of January, 2017.

ATTEST: 
 (SEAL)
VANESSA HOLIDAY, City Clerk


JUDY NEAL, Mayor

APPROVED AS TO FORM:


MICHAEL WILLIAMS, City Attorney



City of Stockbridge

Staff/Council Recommendation For Council Approval

Meeting Date

07/8/2019

FUNDING SOURCE

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

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

FROM ACCOUNT:

TO ACCOUNT:

PRESENTER: Decius T. Aaron

ITEM/PROJECT/EVENT: Beautification along Highway 138 West.

DESCRIPTION:

Beautification along Highway 138 West. The vendor is on State contract and the contract is for one (1) year with whatever renewal period the state contract indicates.

July 2019—December 2019 \$33,610.94

January 2020—June 2020 \$33,610.94

Total \$67,221.88

APPROVED BY:

FINANCE DEPT.

John Wigger

CITY MANAGER

Randy Rye

AMOUNT

\$67,221.88

Date: 27-Jun-19

Requestor: Decius Aaron

Vendor: CGL Facility Management, LLC

Date Needed:

Budgeted: YES

Amend Budget:

ITEM(S) TO PURCHASE

Quantity	Description of Item/Service	Unit Price	Cost Ext.	Entity	Division	Acct
6	Maintenance Flower Beds and ROW - Hwy 138 - July - December 2019	\$2,574.29	\$15,445.74	100	13000	522000
2	Hardwood Mulch Per Application - Hwy 138 - July - December 2019	\$9,082.60	\$18,165.20	100	13000	522000
6	Maintenance Flower Beds and ROW - Hwy 138 - January - June 2020	\$2,574.29	\$15,445.74	100	13000	522000
2	Hardwood Mulch Per Application - Hwy 138 - January - June 2020	\$9,082.60	\$18,165.20	100	13000	522000
	Vendor on State Contract					
TOTAL			\$67,221.88			

Approved by:

Date: 6/26/2019

Approved by:

Date:

Approved by:

Date:



1903 Phoenix Boulevard, Suite 250
Atlanta, GA 30349
Phone: (770) 716-0081
Fax: (770) 716-9081

June 24, 2019

Declus T. Aaron
Public Works Director
City of Stockbridge

RE: Proposal for (3) 138 Flower Beds and Right of Ways

Mr. Aaron,

This letter is pursuant to your request to provide a cost only for the maintenance of (3) Flower Beds and Right of Way Maintenance from I-75 South entrance and exit ramps to City Limit sign past Spivey Road East and West bound per attachment 1 provided by your office.

Per the Statewide Contract 99999-001-SPD0000154-0001, all landscaping services are to be treated as Corrective/Unscheduled Maintenance. The pricing for the requested scope of services is allocated per the included service schedule. Additional services, whether landscaping or other facilities services requested, will be at additional cost per the statewide contract labor rates and material markups.

The services to be included monthly are included in Attachment 1.

Proposal Pricing:

Maintenance of Flower Beds and Right of Ways for one year - \$30,891.44 (billed at a fixed rate amount of \$2,574.29 per month)

Additional Services:

Hardwood Mulch per request (115 yards) - \$9,082.60

Sincerely,

Ted Perry
Vice President
CGL Facility Management, LLC

Approved by City of Stockbridge

Authorized Representative

Purchase Order Number

Highway 138 West of Interstate 75

Scope of Work

Flower Beds (3)

- WEEKLY
 - Edging
 - Litter removal
 - Pruning
 - Weed control
- QUARTELY
 - Mulch application (or by request)

Right of Way Maintenance

(from I-75 south entrance and exit ramps to City limit sign past Spivey Road; both east and west bound)

- WEEKLY
 - Edging; on curbs and sidewalks
 - Litter removal
 - Mowing; not to exceed 10' from behind of sidewalk
 - 2' behind all guardrails

General Ledger Account Manager: 100-13000-522000

Save and CloseSave and NewDeletePrint ScreenHelpTCM (0)

100-13000-522000Fiscal1/1/2019 - 12/31/2019Balance: 0.00Pending: 0.00

ROW LANDSCAPING

GeneralSegmentationReport GroupsNotesBudgetSummaryDetailPeriod DistributionsAdjustmentsBudget NotesHistoryDetailPeriod ActivityFiscalsJournal EntriesEncumbrancesReservesTCM

Budget Summary

Original Budget	50,000.00
Adjustments	0.00
Current Budget	50,000.00
Activity	0.00
Encumbrances	0.00
Reserves	0.00
Budget Remaining	50,000.00
Pending	0.00
Budget Available	50,000.00

Budget Used

Budget Remaining

Budget Remaining	50,000.00	Percent Remaining	100.00%
Budget Used	0.00	Percent Used	0.00%



City of Stockbridge

Staff/Council Recommendation For Council Approval

Meeting Date

07/8/2019

FUNDING SOURCE

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

FROM ACCOUNT:

TO ACCOUNT:

PRESENTER: Decius T. Aaron

ITEM/PROJECT/EVENT: Speed breakers for Shields Road.

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

DESCRIPTION:

Residents of Shields Road have requested the installation of speed breakers.

APPROVED BY:

FINANCE DEPT. _____ N/A

CITY MANAGER _____

AMOUNT

N/A



City of Stockbridge Speed Hump Petition

Request for: Installation ✓ Removal _____

Subdivision NONE
Street Name SHIELDS ROAD
Contact Person ROBERT SCHUHL
Address 253 SHIELDS ROAD
City STOCKBRIDGE GA. 30281
Telephone Number 678-595-8534
E-mail D88365@AOL.COM

[Signature]
Signature

10 JAN 2019
Date

Subscribed and affirmed before me in the county of Henry, State
of Georgia, this 10 day of January, 2019.

TAMMY M REILLY
NOTARY PUBLIC
NEWTON COUNTY
STATE OF GEORGIA
MY COMM. EXP. 1-31-2022

[Signature]
Notary Official Signature

1/31/22
Commission Expiration Date

City of Stockbridge Speed Hump Installation Petition

The undersigned property owners understand the purpose of this petition and, hereby accept or reject, as indicated herein, the proposal(s) being presented. It is further understood that an acceptance of 51% of property owners within the affected area(s), on this petition, indicated by the number of "yes" votes, signifies approval for the City of Stockbridge to implement the proposed measure(s).

<u>SHIELDS ROAD</u>		<u>NONE</u>	
Street Name		Subdivision Name	
<u>SCHUHL DEBORAH</u>			
☒ Yes	☐ No	1. <u>SCHUHL ROBERT</u>	<u>678-595-8534</u>
		Print Name (Last, First)	Daytime Telephone Number
		<u>253 SHIELDS ROAD STOCKBRIDGE GA. 30281</u>	
		Home Address	
		<u>[Signature]</u>	<u>[Signature]</u>
		Signature	Signature
		<u>[Signature]</u>	
		Witness	
☒ Yes	☐ No	2. <u>MARY FOX</u>	<u>678 485 1459</u>
		Print Name (Last, First)	Daytime Telephone Number
		<u>270 Shields Rd</u>	
		Home Address	
		<u>[Signature]</u>	<u>[Signature]</u>
		Signature	Signature
		<u>[Signature]</u>	
		Witness	
☒ Yes	☐ No	3. <u>AGUSTIN RODRIGUEZ</u>	<u>404-557-6542</u>
		Print Name (Last, First)	Daytime Telephone Number
		<u>260 SHIELDS RD.</u>	
		Home Address	
		<u>[Signature]</u>	<u>[Signature]</u>
		Signature	Signature
		<u>[Signature]</u>	
		Witness	
☒ Yes	☐ No	4. <u>ROBERT ANNE BOY</u>	<u>770 474-3254</u>
		Print Name (Last, First)	Daytime Telephone Number
		<u>254 Shields rd</u>	
		Home Address	
		<u>[Signature]</u>	<u>[Signature]</u>
		Signature	Signature
		<u>[Signature]</u>	
		Witness	

X
Yes No

Polly Meek
Print Name (Last, First)

770 855-7962
Daytime Telephone Number

237 Shields Rd
Home Address

Stockbridge, GA

Polly Meek
Signature

Signature

Tom Meek
Witness

X
Yes No

TOM MEEK
Print Name (Last, First)

404 428 5624
Daytime Telephone Number

240 SHIELDS RD
Home Address

Tom Meek
Signature

Signature

[Signature]
Witness

X
Yes No

TOM MEEK
Print Name (Last, First)

404 428 5624
Daytime Telephone Number

234 SHIELDS RD
Home Address

Tom Meek
Signature

Signature

[Signature]
Witness

X
Yes No

Douglas Bailey
Print Name (Last, First)

(770) 899-9820
Daytime Telephone Number

227 Shields Rd
Home Address

Douglas Bailey
Signature

Signature

[Signature]
Witness

X
Yes No

Don Gordon
Print Name (Last, First)

678-428-1684
Daytime Telephone Number

197 Shields Rd
Home Address

[Signature]
Signature

Signature

[Signature]
Witness

☒ Yes

☐ No

ARRIE LUNA

Print Name (Last, First)

197 SHIELDS RD

Home Address

2 APRIL JANE

Signature

[Signature]

Witness

ONG RANVY

Print Name (Last, First)

216 SHIELDS RD STOCKBRIDGE GA

Home Address

[Signature]

Signature

[Signature]

Witness

LAURA V. SCHEFFERINE

Print Name (Last, First)

230 SHIELDS ROAD

Home Address

LAURA V. SCHEFFERINE

Signature

[Signature]

Witness

JOHNSTON LUZ

Print Name (Last, First)

250 SHIELDS RD

Home Address

[Signature]

Signature

[Signature]

Witness

MARLEN, SUE

Print Name (Last, First)

104 SHIELDS RD

Home Address

[Signature]

Signature

[Signature]

Witness

970 331 4647

Daytime Telephone Number

Signature

404 493 7355

Daytime Telephone Number

Signature

(512) 945-4095

Daytime Telephone Number

Signature

(7) 470-5970

Daytime Telephone Number

Signature

0-474-2641

Daytime Telephone Number

Signature

☒ Yes

☐ No

☒ Yes

☐ No

☒ Yes

☐ No

☒ Yes

☐ No

☒ Yes ☐ No

Pilgrim Matthew
Print Name (Last, First)

678-272-2601
Daytime Telephone Number

105 Shields Road
Home Address

[Signature]
Signature

[Signature]
Witness

☒ Yes ☐ No

Clark J. JORDIE
Print Name (Last, First)

404-5450421
Daytime Telephone Number

141 Shields Road
Home Address

[Signature]
Signature

[Signature]
Witness

☒ Yes ☐ No

BEITZ, JERRY
Print Name (Last, First)

770 601 5073
Daytime Telephone Number

160 SHIELDS RD.
Home Address

[Signature]
Signature

[Signature]
Witness

☒ Yes ☐ No

NEVILLE THOMPSON
Print Name (Last, First)

845 206-9787
Daytime Telephone Number

NO SHIELDS RD.
Home Address

[Signature]
Signature

[Signature]
Witness

☒ Yes ☐ No

ASTMEADE ELMORE
Print Name (Last, First)

678 789 6905
Daytime Telephone Number

222 Shields Rd
Home Address

[Signature]
Signature

[Signature]
Witness

☒ Yes ☐ No

Scheffner Evelyn
Print Name (Last, First)

678-764-1882
Daytime Telephone Number

224 Shields Rd
Home Address

[Signature]
Signature

[Signature]
Signature

[Signature]
Witness

☒ Yes ☐ No

Ling Bik Ting
Print Name (Last, First)

678-608-6245
Daytime Telephone Number

198 Shields Rd
Home Address

[Signature]
Signature

Signature

[Signature]
Witness

☒ Yes ☐ No

PETERS JACQUELINE
Print Name (Last, First)

347-486-1544
Daytime Telephone Number

280 SHIELDS RD
Home Address

[Signature]
Signature

Signature

[Signature]
Witness

☒ Yes ☐ No

McAliste Louise
Print Name (Last, First)

770-507-4575
Daytime Telephone Number

289 shields Rd
Home Address

[Signature]
Signature

Signature

[Signature]
Witness

☒ Yes ☐ No

Garner Rebecca
Print Name (Last, First)

678-787-3106
Daytime Telephone Number

202 Shields Rd.
Home Address

[Signature]
Signature

Signature

[Signature]
Witness



City of Stockbridge

Staff/Council Recommendation For Council Approval

Meeting Date

07/8/2019

FUNDING SOURCE

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

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

FROM ACCOUNT:

TO ACCOUNT:

PRESENTER: Decius T. Aaron

ITEM/PROJECT/EVENT: Change Order No. 1 Old Conyers liftstation and force main.

DESCRIPTION:

Replace Old Conyers Road liftstation and force main.

APPROVED BY:

FINANCE DEPT.

CITY MANAGER

AMOUNT

\$720,500.00



Carter & Sloope
CONSULTING ENGINEERS

June 26, 2019

VIA Email

Mr. Decius Aaron
Public Works Director
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, GA 30281

RE: City of Stockbridge
WWTP Improvements and Glynn Addy Pump Station Rehabilitation
C&S Project No.: S9100.013 & .014

Dear Mr. Aaron:

As requested by the City, Carter & Sloope completed an evaluation of the condition of the Old Conyers lift station and force main. During the evaluation the following was discovered (see attached photos):

- The existing suction lift pumps are experiencing repeated clogging.
- The concrete wet well has extensive degradation from hydrogen sulfide exposure. It is so severe that the manhole ring and cover fell into the wet well leaving a hole in the concrete slab that is currently covered with a piece of sheet metal. This is a safety hazard to city employees.
- The force main piping is cast iron and it too has experienced significant corrosion from hydrogen sulfide exposure and is at risk of rupturing.
- The force main discharge manhole has extensive concrete degradation from exposure to hydrogen sulfide. The concrete is soft and spalls off in clumps.

As a result of our findings, we recommend rehabilitation and coating of the existing wet well, replacement of the existing suction lift pumps with submersible pumps, which are less prone to clogging, replacement of the entire length of 6" force main ($\pm 6,000$ LF) and replacement of the discharge manhole. We believe this work is necessary to reduce the likelihood of a potential spill that could contaminate nearby Big Cotton Indian Creek, decrease future maintenance of the lift station and ensure continued service to your sewer customers including Cotton Indian Elementary School and Stockbridge Middle School.

A cost estimate for the above listed work was submitted by Allsouth Constructors, Inc, and is shown in the table below. Also shown is the additional cost for Engineering Services to include Design, Permitting Assistance, Construction Administration and Construction Observation.

Description	Original Cost	Anticipated Cost	Cost Difference	% Over/Under Budget
Total Base Bid for Construction	\$ 4,615,391.00	\$ 4,608,192.00	\$ (7,199.00)	-0.16%
Contingencies	\$ 461,539.10	\$ -	\$ (461,539.10)	-100.00%
Old Conyers LS Rehab and FM Replacement - Construction	\$ -	\$ 720,500.00	\$ 720,500.00	NA
Design, Bidding, & Construction Management (PO# 35159)	\$ 204,400.00	\$ 204,400.00	\$ -	0.00%
Old Conyers LS Rehab and FM Replacement - Engineering	\$ -	\$ 66,900.00	\$ 66,900.00	NA
Total Project Cost =	\$ 5,281,330.10	\$ 5,599,992.00	\$ 318,661.90	6.03%

This addition would expedite completion of the rehabilitation and prevent the occurrence of additional, future costs for advertisement and bidding. Because of their satisfactory work to date, proximity and similar scope in regard to the WWTP Improvements, and their experience with rehabbing two other pump stations for Stockbridge (South Winds & Willow Springs), **Carter & Sloope recommends amending Allsouth Constructors, Inc. contract by Change Order to increase it in an amount of \$ 720,500 for a total amended contract amount of \$ 5,328,692. Our engineering agreement will also need to be amended for our additional work to design and administer the construction contract for an additional 180 days. Our contract amount will need to increase by \$ 66,900. Because of the contingencies built into the overall project available funds, the City will need to increase the available funds by \$318,661.90 for a total project funding of \$5,599,992.00**

Please execute and return to our office all four copies of the attached Contract Change Order. We will deliver 2 originals to you following execution.

If you have any questions or need any additional information, please call us.

Sincerely,



Martin C. Boyd, P.E.

MCB:jcp

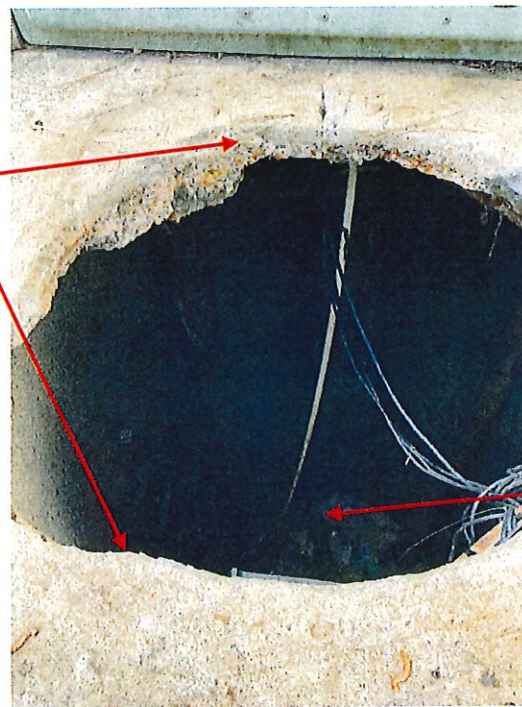
CC: Mr. Brad Holtsinger, City of Stockbridge

June 26, 2019



Concrete spalling on interior and exterior of discharge manhole

Figure 1: Discharge Manhole



Missing manhole cover and ring

Rags in wet well (clog pumps)

Figure 2: Manhole Ring and Cover Failure

*Metal plate covering failed
manhole ring and cover*



Figure 3: Old Conyers Lift Station

Change Order

No. 1

Date of Issuance: June 26, 2019 Effective Date: _____

Project: WWTP Improvements and Glynn Addy Pump Station Contract:	Owner: City of Stockbridge	Owner's Contract No.:
Contractor: Allsouth Constructors, Inc.		Date of Contract:
		Engineer's Project No.: S9100.013 & S9100.014

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Old Conyers Lift Station rehabilitation to include: wet well rehabilitation and coating, replacement of suction lift pumps with submersible pumps, manhole rehabilitation, new valve vault and water service line and incidentals.

Old Conyers Force Main replacement: replacement of ±6,000 LF of cast iron with PVC and HDPE, air release valves, manhole replacement and appurtenances.

Attachments (list documents supporting change):

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 4,608,192.00

[Increase] [Decrease] from previously approved
Change Orders No. _____ to No. _____:

\$ N/A

Contract Price prior to this Change Order:

\$ 4,608,192.00

Increase [Decrease] of this Change Order:

\$ 720,500.00

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working days ☐ Calendar days

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

[Increase] [Decrease] from previously approved Change Orders
No. _____ to No. _____:

Substantial completion (days): _____

Ready for final payment (days): _____

Contract Times prior to this Change Order:

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

Increase [Decrease] of this Change Order:

Substantial completion (days or date): 180 days

Ready for final payment (days or date): 180 days

«ClientName»

«ProjName1»

«ProjName2»

C & S Project No. «ProjNo»

«SpecDate»

Contract Price incorporating this Change Order:

\$ 5,328,692

Contract Times with all approved Change Orders:

Substantial completion (days or date): 5/30/2020

Ready for final payment (days or date): 7/5/2020

RECOMMENDED:

By: Martin C. Boyd

Engineer (Authorized Signature)

Date: 06/26/2019

Approved by Funding Agency (if applicable):

ACCEPTED:

By: _____

Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: _____

Contractor (Signature)

Date: _____

Date: _____

«ClientName»

«ProjName1»

«ProjName2»

C & S Project No. «ProjNo»

«SpecDate»

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION _____

A RESOLUTION TO REGULATE AND PROVIDE FOR THE CALLING OF AN ELECTION TO DETERMINE WHETHER THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE SHALL BE AUTHORIZED TO ALLOW THE CONSUMPTION OF ALCOHOL ON PREMISES FROM 11:00 A.M. UNTIL 12:00 MIDNIGHT ON SUNDAYS AS AUTHORIZED BY ARTICLE 7 OF CHAPTER 3 OF TITLE 3 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED; REQUESTING THE ELECTION SUPERINTENDENT OF THE CITY OF STOCKBRIDGE TO CALL AN ELECTION OF THE VOTERS OF THE CITY OF STOCKBRIDGE; APPROVING THE FORM OF THE QUESTION ON THE BALLOT TO BE USED IN SUCH ELECTIONS AND THE NOTICE OF SUCH ELECTION; AND FOR OTHER PURPOSES.

WHEREAS, the Mayor and Council of the City of Stockbridge, Georgia (the "City") is a municipality duly constituted and existing pursuant to Georgia law;

WHEREAS, the General Assembly of the State of Georgia has enacted legislation at O.C.G.A. § 3-3-7 (j.1) authorizing the City to permit and regulate the sale of alcoholic beverages for consumption on premises on Sunday from 11:00 a.m. until 12:30 p.m., if such provision is approved in a referendum by the electors of the City voting in an election as called and conducted pursuant to Georgia law;

WHEREAS, the City currently regulates the consumption of alcohol on premises on Sundays and, subject to voter approval, the City intends to utilize the authority provided for at O.C.G.A. § 3-3-7 (j.1);

WHEREAS, in order to place the question of extended Sunday hours for alcohol consumption on premises the City must pass a resolution and forward a certified copy of same to the Elections Superintendent for placing on the ballot;

WHEREAS, the City resolves to call for a referendum election for the purposes of determining whether or not these powers shall be exercised.

NOW, THEREFORE, BE IT RESOLVED, that the MAYOR AND COUNCIL OF THE CITY OF STOCKBRIDGE hereby direct the Elections Superintendent to place the following question from Senate Bill 17 (O.C.G.A. § 3-3-7 (j.1)(2)) on the General Election Ballot for November 6, 2018, to read as follows:

Shall the governing authority of the City of Stockbridge be authorized to permit and regulate Sunday sales of distilled spirits or alcoholic beverages for beverage purposes by the drink from 11:00 A.M. to 12:30 P.M." () YES () NO

NOW, FURTHERMORE, the Mayor and Council of the City of Stockbridge directs the Elections Superintendent to cause the date and purpose of the election to be published in the official organ of the county once a week for two weeks immediately preceding the date thereof.

SO RESOLVED, this the _____ day of _____, 2019.

CITY OF STOCKBRIDGE, GEORGIA

ANTHONY S. FORD, MAYOR

ATTEST:

VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:

MICHAEL WILLIAMS, CITY ATTORNEY