Stockbridge

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 October 14, 2019 6:00 PM

Stockbridge City Hall

4640 N. Henry Blvd.

Stockbridge, GA 30281

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Stockbridge

Where Community Connects

AGENDA
COUNCIL MEETING
CITY OF STOCKBRIDGE

MONDAY, OCTOBER 14, 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

PUBLIC COMMENTS

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES FOR THE FOLLOWING MEETINGS: 6/27/2019 and 9/9/2019

1 Draft Minutes of June 27, 2019

2 Draft Minutes of September 9, 2019

CEREMONIAL

Back to School Kickoff Gold Sponsor Appreciation Award
Hispanic Heritage Month Proclamation
Retired Educators Months Proclamation
Breast Cancer Awareness Month- Proclamation
Domestic Violence Awareness Month Proclamation
2019 Citizens Academy Graduates
2019 BridgeFest Sponsor Recognitions

OLD BUSINESS: PUBLIC HEARING (Continued from September 9, 2019 Meeting)

3 **PUBLIC HEARING**
Council Consideration to approve Rezoning Request for Case #RZ-2019-01: Georgia Health Care Association, Inc., Applicant; and YM Hospitality Group, Agent; requests the rezoning of their property from C-2 (General Commercial District) to C-3 (Heavy Commercial District) for the purpose of constructing a hotel. Property is identified by its Parcel ID, 051-01028038, and its located east of 160 County Club Drive. Property consists of 1.268 acres within Land Lot 20 of District 6 in the City of Stockbridge

4 **PUBLIC HEARING**
Council Consideration to approve Rezoning Request for Case # RZ-2019-02: Robbie Moore of Palace Hospitality, LLC., Applicant; representing George P. Harper, III, P.E. of Paramount Engineering, LLC.; request the rezoing of property from C-2 (General Commercial District) to C-3 (Heavy Commercial District) for the purpose of constructing a hotel. Property by its Parcel ID, 051-01028005, and is located at 2725 Patrick Henry Parkway. Property consists of 3.545 acres within Land Lot 19 of District 6 in the City of Stockbridge

NEW BUSINESS

5 **PUBLIC HEARING**
Council Consideration to approve Ordinance Amendment: Title 19- Licensing and Regulation- to establish interim standards pertaining to certain businesses impacted by the current Moratorium with either numeral limitation or distance separation - Presented by: Camilla Moore

6 **PUBLIC HEARING**
Council Consideration to approve amendment of zoning conditions of RZ-16-30-S. Jodeco Crossing, zoned Planned Town Development (PTD) to adopt Design Standards - Presented by: Camilla Moore

7 **PUBLIC HEARING**
Amendment of Chapter 12.02.104, Highway Overlay District, to amend the boundaries to include the following: Patrick Henry Parkway, Country Club Drive, Flippen Road, Walt Stephens, Mt. Zion Parkway, and Campground Road Extension - Presented by: Camilla Moore

8 **PUBLIC HEARING**
Council Consideration to approve rezoning for case RZ-2019-04- The City of Stockbridge will hear the following Rezoning Request by TPA Residential, requesting the rezoning of their property from C-2 (General Commercial) to MUND (Mixed-use Neighborhood Residential District) for the purpose of constructing a mixed-use development with town homes and commercial uses. Property is identified by its Parcel ID, 032-01026000 and is located to the rear of 1580 & 1590 Hudson Bridge Road and to the West of 1490-1584 Hudson Bridge Road. Property consists of 20.367 acres within Land Lot 21 of the District 6 in the City of Stockbridge. - Presented by:

9 Council Consideration to approve purchase of Fire Marshal Vehicle & Equipment in the amount of $55,243.00
Funding Source: General Fund - Presented by: Camilla Moore

10 Council Consideration to approve the job description, organizational chart and reclassification of the Utility Billing Clerk to Financial Service Technician - Presented by: John Wiggins

11 Council Consideration to amend Chapter 2.12- Administration to formally assign Finance powers and duties to the City Treasurer position - Presented by: Renee Wheeler

12 Council Consideration to approve Minimum Development Standards for Water, Stormwater and Roads as prepared by City of Stockbridge Engineers: Cater & Sloope - Presented by: Decius Aaron

13 Council Consideration to approve Bid Award Recommendation for Roadway Resurfacing in the amount $1,322,458.32
Funding Sources: DOT Grant $291,306.61, Fund Balance $650,000.00 (previously approved) and Fund Balance and SPLOST $381,151.71 - Presented by: Decius Aaron

14 Council Construction to approve the amendment of the City Gateway Beautification contract with CGL Facility Management, LLC and the City, under the State of GA Contract NO.99999-SPD0000154-0001, Facility Maintenance Solution; City of Stockbridge Procurement Contract No. 2019-00022P, Groundskeeper/ Landscaper, for the Public Works Department, modifying the scope of services (Walt Stephens Rd., Old Atlanta, Flippen Rd., Davidson Parkway and East Atlanta Rd.) and increasing the overall estimated contract amount to $200,000.00 annually.
Funding Source: General Fund - Presented by: Decius Aaron, Lindell Miller

15 Council Consideration to approve the Pond Company for Construction Program Management of the Public Works Administration Building in the amount of $126,500.00. Funding Source: SPLOST

- Presented by:

16 Council Consideration to approve ranking of bidders and authorize negotiations of construction contracts for the Amphitheater - Presented by: Camilla Moore, Lindell Miller

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

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)

ADJOURNMENT

Stockbridge

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SUMMARY MINUTES
SPECIAL CALLED JOINT MEETING – SPLOST V

Henry County Board of Commissioners
City of Hampton - City of Locust Grove
City of McDonough - City of Stockbridge
6:00 p.m. Thursday, June 27, 2019

I Call to Order and acceptance of the Agenda – Chair Wood called the meeting to order for the Henry County Board of Commissioners and called upon the Mayor of each city to call the meeting to order for their respective cities.
Board of Commissioners in attendance - A quorum was present
City of Hampton - A quorum was present
City of Locust Grove- A quorum was present
City of McDonough- A quorum was present
City of Stockbridge- A quorum was present
All motions and seconds were unanimously approved.

State Representative El-Mahdi Holly, State Representative Andy Welch, County Manager Cheri County Manager Hobson-Matthews, Assistant County Manager Brad Johnson, Hampton City Manager Alex Cohilas, Locust Grove City Manager Tim Young, McDonough City Administrator Keith Dickerson, Stockbridge City Manager Randy Knighton, Hampton City Clerk Melissa Brooks, Locust Grove City Clerk Misty Spurling, Stockbridge City Clerk Vanessa Holiday, Henry County Attorney Patrick Jaugstetter, Hampton City Attorney L'Erin Wiggins, Locust Grove City Attorney Andy Welch, and Stockbridge City Attorney Michael Williams were also in attendance.

Chair Wood called for a motion to accept the Agenda. Motion to accept the Agenda made by Locust Grove Mayor Robert Price; second by Hampton Mayor Steve Hutchison. Motion to accept the Agenda passed unanimously.

Chair Wood advised that the purpose of the meeting is to discuss the SPLOST (Special Purpose Local Option Sales Tax) V and the Intergovernmental Agreement between the County and the Cities, and that the meeting is for Informational/Discussion purposes only.

Chair Wood recognized State Representatives El-Mahdi Holly and Andy Welch.

County Manager Hobson-Matthews, County Manager, noted that the Board of Commissioners is developing the final referendum language for the SPLOST V list, and that this meeting between County and City is required by law to discuss the intergovernmental agreement as well as present the SPLOST V Project List and asked the cities to present their project lists as well, as that is also required by law. County Manager Hobson-Matthews also noted the Board of Commissioners approved a Resolution authorizing the development of a SPLOST V Committee noting the Committee consists of appointments from the Board of Commissioners, one (1) from the County Manager's Office, one (1) from the Municipal Association, and one (1) from the County Chair. There have been several meetings by the SPLOST Committee, and that information is available.

II. Discussion from County/City Staff regarding SPLOST V Projects

County Manager Hobson-Matthews presented SPLOST V. It is a continuation of the existing penny from before. County Manager Hobson-Matthews went into detail about the previous four (4) SPLOST programs, with the first one having started in 1998 and the most recent in 2013. In those 4 prior SPLOSTS, the County received 75% of the funds, and the Cities 25%. Not all projects have been completed in SPLOST IV, and they have until 2020 to complete those projects. County Manager Hobson-Matthews went into detail about the completed projects under SPLOST IV, and their respective costs. The SPLOST IV collection was projected to be $190 million, with $142 million of that allocated for County projects and SPLOST V is projected to bring in $245 million. County Manager Hobson-Matthews then presented a list of projects to the Board of Commissioners, under that same 75/25 split:

Major Transportation Projects

- 8 total projects with $15,255,190.70 spent to date

Dirt Road Projects

- 12 total projects with $11,841,648.74 spent to date

Intersection & Signalization

- 16 total projects with $11,878,700.43 spent to date

Bridge Improvements

- 17 total projects with $2,629,867.98 spent to date

County Manager Hobson-Matthews also presented the breakdown charts of the SPLOST money spent in the areas of Parks/Greenspace, Public Safety/Courts, and Quality of Life/Seniors, which was based on the distribution of the $190 million. The projected SPLOST collection totals $245 million. She then presented each District's Project List, itemizing each one's need under SPLOST-V.

Chair Wood opened the floor for comments, of which there were none.

Chair Wood invited the City of McDonough to make their presentation. \

Keith Dickerson, McDonough City Administrator approached and presented the City of McDonough's SPLOST V list and noted the City of McDonough has not voted on the SPLOST V Project list.

There were no comments on the McDonough City SPLOST V Presentation.

Chair Wood then invited the City of Stockbridge to make their presentation.

Randy Knighton, Stockbridge City Manager, approached and presented Stockbridge's SPLOST V Project List noting the City of Stockbridge held two SPLOST V meetings on April 16th and May 6th to receive citizen input and feedback and has not voted on a SPLOST V Project list.

Chair Wood opened the floor for comments; there were none.

Chair Wood then invited the City of Hampton to make their presentation.

Hampton Mayor Steve Hutchison deferred to Hampton City Manager Alex Cohilas to present the Hampton SPOLST V Project list.

Hampton City Manager Alex Cohilas made the presentation on behalf of the City of Hampton and noted the City of Hampton has not voted on the SPLOST V Project list.

Chair Wood opens the floor for comments.

Stockbridge Councilman Elton Alexander asked if the City of Hampton has a Master Trail Plan, as he did not see the County-wide Trail Network previously discussed by Chair Wood. Mr. Cohilas states that Mayor Hutchison and the City Council have a conceptual plan for a portion of a Trail System and would prefer that the Trail System partner with the Board of Commissioner's Master

Trail Plan. Councilman Alexander asked about the Clayton Connects program located in the Lake Spivey area. Mr. Cohilas explained that Clayton County did the
Clayton Connects program in four phases, and that it connects with the International Parks. Mr. Cohilas indicated that he would like to lobby information for the City of Hampton Trail Plan. Mr. Cohilas gave an example, as to locate the District II Recreation Center in Hampton at Coley Park, and it would bring together a Trail System that connected neighborhoods, which would encourage residents to walk or bike or roller skate instead of taking a car. Mr. Cohilas stated he believed this would create a sense of community.

Hampton Mayor Steve Hutchison added that the City of Hampton does have a Master Plan for bike trails and walking trails.

Chair Wood asked that Public Safety Projects for the City of Hampton for SPLOST V be reviewed.

Mr. Cohilas explained that Public Safety would like to enhance the fleet and buy computers and bullet-proof vests and other like-minded things for the Police department.

Chair Wood opened the floor for comments; there were none.

Chair Wood then invited the City of Locust Grove to make their presentation.

Mayor Robert Price introduced Tim Young, Locust Grove City Manager, to present their SPLOST V Project List.

City Manager Tim Young made the presentation on behalf of the City of Locust Grove and noted the City of Locust Grove has not voted on the SPLOST V Project list.

Chair Wood opened the floor for comments.

Councilman Alexander expressed concern that there is a crunch and overall need, noting Chair Wood listed a deficit at $2 billion to accomplish what they need. Councilman Alexander stated he believes that Mayor Ford of the City of Stockbridge previously passed an initiative where they support a County-wide T-SPLOST to take pressure off the gap of what they had passed, and would like all the Cities' thoughts on passing a County-wide T-SPLOST to free up some of the money and to make up the $2 billion County-wide shortfall.

Chair Wood asked about the timeline on Councilman's Alexander's ideas for the T-SPLOST.
Councilman Alexander emphasized that there is no time like the present and believes they have waited too long already.

Councilman Alexander advised there is too much traffic in the County already, to which he partially assigns blame to the warehouses. Councilman Alexander stated that a leadership role needs to be taken to build the roads, and that the shortfall should be closed now by putting it on the upcoming ballot for the citizens to decide on.

Chair Wood opens the floor for comments.

City of Stockbridge Mayor Anthony Ford indicated that Stockbridge supports a T-SPLOST and believes it would take coordination and cooperation from everyone.

Councilman Alexander explained that there are more and more trucks coming up I-16 from the port, and that it is becoming hazardous.

Hampton Mayor Hutchison agreed that traffic is a problem.

Tim Young, Locust Grove City Manager, stated that they along with the City Council started on a Projects list of Transportation, and the cost for fixing those future costs was over $300 million.

Chair Wood opens the floor for comments, and there are none.

Chair Wood acknowledged these serious transportation issues and added that there have been improvements made since 2016 through SPLOST IV also stated that they need to be more aggressive, explaining that they do not need to jeopardize SPLOST V, and that the FY 2020 Budget for Henry County does include a Transportation Plan and is open to T-SPLOST, but that it needs to be logical as to addressing concerns with Public Safety and Transportation.

Chair Wood opened the floor for questions; there were none.

Chair Wood invited County Attorney Patrick Jaugstetter and County Manager Cheri County Manager Hobson-Matthews to discuss the Intergovernmental Agreement between the Cities and County.

County Manager Hobson-Matthews stated they have been looking at projects that will impact the entire county and further explained that considering what the citizens want and what the cities proposed; they have come up with a split that benefits the whole county better than the 75/25 split used in previous SPLOSTS. County Manager County Manager Hobson-Matthews noted the cities notified the County of a different split than what was proposed. The County voted last week on a 75/25 split; however, the cities want a 70/30 split.

County Manager County Manager Hobson-Matthews noted six years ago, with the SPLOST program, cities agreed to a 75/25 split based on county population and not the 2010 census. County Manager Matthews also noted the County voted based on the 75/25 split; the cities were notified of the SPLOST allocations, with the County considering at 70/30 split, even though a 75/25 split had already been voted on. County Manager Matthews noted if there is not IGA in place, Level II projects will come off and will be required to provide distribution of funds between $20-25 million based on 2010 census.

County Manager Hobson-Matthews also expressed that the 75/25 split was not determined of census data but an intergovernmental agreement. County Manager Hobson-Matthews, referring to the visual presentation, indicated that more specific countywide projects were not considered because Staff was used with the 75%/25% split. Level II projects, with money coming from OFF THE TOP are limited to 20% of total collections. County Manager Hobson-Matthews indicated that if they are not used with 75/25 split, staff recommends the non-governmental agreement option, or these Level II projects.

County Manager Hobson-Matthews says county-wide Level II projects in a 70/30 split look like this: $155 million (30%: $46.5 million/70%: $108.5 million).

County Manager Hobson-Matthews stated the allocation based off 2010 census, with county- wide projects at $8.1 million. County Manager Hobson-Matthews also stated the distribution
amongst Commissioners go from $25-26 million to $20 million and indicated that staff is going to bring a TSPLOST resolution to the BOC. She noted that Staff recommended these Level II projects: Two Aquatic Centers, Recreation Centers, and a Fleet Replacement program.

Hampton Mayor Hutchinson referenced the 2010 census population; the District 2 Fire House rebuild to be $3 million and the Police Station will cost $1.5 million.

Stockbridge Mayor Ford noted the City of Stockbridge is proposing broad categories in the City of Stockbridge SPLOST V Project list.

County Manager Matthews noted there are county-wide projects such as the Fire Station, and Aquatic Center within the Fairview area.
City Manager Tim Young of Locust Grove inquired if Level II Projects would be a part of the $204,000,000. County Manager County Manager Hobson-Matthews noted yes.

Chair Wood noted the County has funds for a convention center/events facility.

City of Locust Grove Mayor Robert Price asked about the population breakdown for the four cities in the 2010 census.

County Manager Hobson-Matthews gave the numbers as follows:
- McDonough
o 22,000
o 10.8% of County Population
- Locust Grove
o 5,781
o 2.84% of County Population
- Stockbridge
o 26,436
o 12.97% of County Population
- Hampton
o 6,970
o 3.42% of County Population
- Unincorporated
o 142,635
o 69.9% of County Population

Ms. County Manager Hobson-Matthews responded that because of Cities/County Intergovernmental Agreements, the population information was not used in determining distribution.

Stockbridge Mayor Anthony Ford noted that he sees nothing specifically for Stockbridge in Level II Projects.

County Manager Hobson-Matthews responded that all fire and police stations service all Henry County, and that the Aquatic Center will be in North Henry/Fairview area.

County Manager Hobson-Matthews also remarked that this might not fall within municipal boundaries, but they are looking for ways to best benefit the entire county and not just a city.

Mayor Ford asked for more discussion with the Board of Commissioners and other mayors about the 70/30 split.

Chair Wood reiterated this is an information only meeting.

Locust Grove City Manager Tim Young asked about seed money for aquatic and recreation centers.

County Manager Hobson-Matthews responded that a feasibility study is currently being conducted, and that they want to make sure they serve ALL residents on capital projects.

John Blount, Stockbridge City Council, inquired about allocation for Kelleytown Park, as well as allocation in District V for Cochran Park.

County Manager Hobson-Matthews responded that the Commissioners did not want to be specific so that the money could be moved around if needed.

Councilman Blount wants specific allocations to Cochran Park.
Bruce Holmes, District V Commissioner noted there are three parks in District 5 added that they allocated $600,000 in SPLOST IV for Cochran Park, and in SPLOST V $1.5 million has been allocated for three parks in District V, so it was "obvious" that money will be going to District V.

Councilman Blount rebutted that it is "not obvious" to him that something will be done for Cochran Park.

Commissioner Holmes advised that the City of Stockbridge is still sitting on $20 to $30 million SPLOST IV funds and that he would love to have an Intergovernmental Agreement with Stockbridge so that they can take over Cochran Park, and does whatever improvements they want.

Councilman Blount indicated that would be fine for the City to take over the park but says that suggestions show that the County had no intention to help fix Cochran Park.

Ms. County Manager Hobson-Matthews clarified that because there is no intergovernmental agreement and if they were to NOT reach an

intergovernmental agreement, staff is recommending Level II Projects as a five-year SPLOST program.

Mr. Cohilas advised he would like to "set the record straight" about the SPLOST project list being sent to the cities.

Mr. Cohilas noted the cities received the email from Henry County on Friday, May 31, 2019 at 6:04 p.m. with the SPLOST Project list, and that the cities had to get with their citizens and their Councils and Mayors to get everything together.

Mr. Cohilas referenced an email received on May 31st regarding the SPLOST Project List, Digest and Evaluation; and noted County Manager County Manager Hobson-Matthews hosted a meeting with the City Managers and stated historically a 75/25 split has always been done.

County Manager County Manager Hobson-Matthews noted the County and the Cities agreed with the census numbers within the agreement, stating the DOR (Department of Revenue) revenue was not included on the original email; and, the ARC (Atlanta Regional Commission) shows a 30.3% population increase with the 6-year SPLOST with an upward trend, and noted the 5-year is the worst option and prefers the 6-year option.

County Manager County Manager Hobson-Matthews acknowledged an email was sent out to the cities on May 31st and asked to receive concerns and objection. County Manager County Manager Hobson-Matthews stated she received input from the City of Hampton after the County adopted the 75/25 split vote; the IGA was put into place and apologized for assuming the 75/25 split was ok. County Manager County Manager Hobson-Matthews noted staff cannot go back without the Commissioners approval to remove projects.

Chair Wood added they are currently looking at the 75/25 split based on IGA and asked if there is no IGA, what would a 73/30 split look like?

County Manager County Manager Hobson-Matthews noted if there is not IGA, the County Manager recommends Level II option which would allocate for distribution to come to the top, then distribute to the city based on population from the 2010 census.

Stockbridge Mayor Ford inquired of the deadline for an IGA; the response was the County wants the IGA by July 13th with a 75/25 split.

County Manager Hobson-Matthews responded that the County has requested the Cities to provide the intergovernmental agreement no later than July 19th, 2019, and that the project list and ballot language is due to the elections department on August 1st, 2019.

McDonough City Administrator Keith Dickerson stated that he believes that if the 70/30 split is used, the Cities and County could better blend projects together than they could otherwise. Mr. Dickerson says the he believes the five-year SPLOST and the Level II option will hurt all citizens and all districts.

McDonough Mayor Copeland discussed the 75/25 split with the County and McDonough City projects and noted all citizens would be hurt with a 5-year SPLOST plan.

Chair Wood opened the floor for comments.

Commissioner Thomas of District 4 stated the County sees the Cities as partners and does not want to hurt the citizens but must stand up and believes in the 70/25 split should remain as-is because they are so late in the process. Commissioner Thomas further noted with only a few months left before voting, she believes everyone should work together and does not support a 5-year plan.

Stockbridge Councilman Alexander responded that continuing with a 75/25 split will only kick the can down the road and stated the City of Hampton is in support of a 70/30 split also.

Hampton Mayor Hutchison noted City Council does not want to hurt the citizens, but also must stand up for what is right and would like a 70/30 split; and will be going to mediation.

Hampton Councilwoman Ann Tarpley remarked that SPLOST is about moving forward, and that they cannot base their decisions about what used to be. Councilwoman Tarpley indicated that the County would lose more revenue under a 75/25 split on the five-year SPLOST then if they went to a 70/30 six-year SPLOST. Councilwoman Tarpley asked what the reduction would be for that one less year.

County Manager County Manager Hobson-Matthews responded that under the current 75/25 the County would receive $183.75 million, and the cities would receive $61.25 million.

County Manager County Manager Hobson-Matthews added that under the five year SPLOST, the County would do the County-wide projects at $155 million, and the Cities would receive $46.5 million, which they would have received $61.2 million on the 75/25 and the county would receive $108.5 million, based on the 70% split, versus the $183.75 million based on the 75% split.

Hampton Councilwoman Tarpley rebutted that the county would rather take less revenue to go on the five-year SPLOST than to give the City the money that it is due and that it deserves based on population and asked why an Intergovernmental Agreement cannot be reached with a 70/30 split.

Chair Wood responded that the Board of Commissioners voted on the 75/25, and that they have not taken a position regarding anything different. Chair Wood also explained that the 70/30 and other issues will be brought up on the July 9th, 2019 meeting and will be discussed and voted upon by the full Board.

Hampton Councilwoman Tarpley requested information about why they cannot have an intergovernmental agreement at 70/30, and Chair Wood emphasized that no decisions have been made by the Board of Commissioners.

Stockbridge Councilwoman Neat Robinson, remarked that in regards to District V there have been several conversations with Commissioner Holmes about the parks and that they visited the Recreation Department and explained to Commissioner Holmes their concerns adding that the City Staff is ready and willing to talk to them about Districts IV and V, and that they would like to see parks upgraded and sidewalk repairs. Councilwoman Robinson referenced a meeting with the representative of District IV and noted a Parks and Rec Department meeting where concerns were expressed. Councilwoman Robinson also referenced a SPLOST V meeting hosted by the City of Stockbridge where it was stated by a host of citizens the T-Ball park needs to be repaired and staff would be held accountable. Councilwoman Robinson went on to request to Commissioner Thomas to leave the $1.5 million allocated to upgrade Mickie D. Cochran Park in the budget.

Chair Wood opened the floor for comments.

Locust Grove City Manager Tim Young indicated that Locust Grove is the smallest city but also the fastest growing, and that its growth will not be reflected in the 2010 census. Mr. Young explained that the six-year SPLOST going into the year 2026 could see a population in Locust Grove of over 12,000 people. Mr. Young added that Locust Grove projects have been good and shared between the Cities and County, and that main goal is to ensure the

commercial core that generates over $4 million of SPLOST dollars every year continues to be healthy, noting the city has grown 36% this year.

Chair Wood opened the floor for further comments.

Hampton City Manager Alex Cohilas recalled that the Intergovernmental Agreement was signed in 2013 by the Mayors and Board of Commissioners after they saw the project list. He says that the cities agreed to take less money because of the promise of more collaboration. Mr. Cohilas says the DOR fees were not included in the original email about the original revenue calculations, and that the extra previously unaccounted for $2.45 million is going to have to come off the top, and that
"everybody [will have to take] a haircut".

Hampton City Manager Alex Cohilas presented the numbers on the overhead in his presentation and says that the cities have grown and exceeded 25% of the population of Henry County since the 2010 census, and that the 2015 ARC estimate says that they've exceeded 30%. Mr. Cohilas stated that if they start collecting in the spring of 2020 under a six-year SPLOST, given the growth of the county and cities therein, the trend will continue up and that by the end of the SPLOST the cities may represent 35% of the population of Henry County. Mr. Cohilas says the five-year SPLOST plan under the 70/30 would result in each District losing $6 million, for a total of $24 million, whereas the six-year SPLOST plan would result in a County loss of $10 million, but that 40% of that gap could be made up by taking a little from each SPLOST V project, for a net total of $4 million. He stated that the Cities and County would work together to make up the difference.

Chair Wood opened the floor for comments; there are none.

County Manager County Manager Hobson-Matthews recalled that the SPLOST V conversation was started July 2018 and that representatives from the cities were present for the July meetings and meetings thereafter. She said that the May 31, 2019 email listed each SPLOST Project and for the City Managers and Mayors to let them know if they had any problems. County Manager Hobson-Matthews said that a meeting was then scheduled to discuss the project list. County Manager Hobson-Matthews says that on Thursday
[June 20th] they received an email from the Clerk of Hampton, under the City of Hampton's letterhead, about a desire for a 70%/30% split – County Manager Hobson-Matthews says that this was two days after the Board of Commissioners had voted on their SPLOST V list. County Manager Hobson-Matthews said that this is a county-wide SPLOST Project and that they are

looking at what projects would benefit every resident of Henry County. County Manager Hobson-Matthews said that they need to create a project list, but that Staff is not prepared to recommend projects to the Board of Commissioners because of the newly proposed 70/30 split. County Manager Hobson-Matthews said that $4 million in SPLOST is allocated for the Department of Revenue. Chair Wood asked about the purpose of the allocated $4 million. County Manager County Manager Hobson-Matthews said 1% of allocations must go to the Department of Revenue.

Ron Burkhalter added that the $4 million is to pay for the employees who supervise the SPLOST V program, and that it covers their salaries and benefits and expenses and emphasized for clarity that the current split is still 75/25, but that 70/30 is another option. She inquired as to what would happen if there is no intergovernmental agreement, and what that process might look like.

Stockbridge Councilman Alexander noted that while efforts continue, there seems to be something intentional about not putting County projects inside City limits noting citizens want additional services that the Cities provide, and that the County gets the lion's share of the money because that is how the SPLOST is designed. Councilman Alexander further stated nowhere in SPLOST does it say that County projects cannot go inside city limits, and that putting facilities and other projects in the middle of nowhere, where they are not accessible to other people makes no sense. Councilman Alexander asked Commissioner Thomas about the location of the new park in District IV, and further says that no project should be built without sidewalks, Campground Road Extension included. Councilman Alexander went on to say that Commissioner Thomas did inherit the problem, but that the "buck stops with them", noting nothing has been placed in SPLOST to fix the problems, and that voting to exempt the Campground Road Extension from sidewalks and streetlights was a mistake and unsafe.

Commissioner Thomas advised that she will be happy to email anyone the documents that show that the Winslow Subdivision Homeowners Association specifically requested no sidewalks on their part of the Campground Road Extension, and that the County honored their wishes. Commissioner Thomas further noted that the county invested $20 million to make the Campground Road Extension happen and that there is no site yet for any proposed park and playgrounds, but that it will happen, and that she wants to put things inside city limits wherever possible. Commissioner Thomas added that she must work with the Stockbridge City Council to make facilities within the City limits possible, and that she has asked to be a part of the City Council meetings since March 2019.

Councilman Alexander thanked Commissioner Thomas for her work and reassured her that they are not attacking anyone, and that their concerns are for the global good of Henry County and asked to set up a meeting with the City Manager and the Mayor of Stockbridge and Commissioner Thomas to have further discussion and work something out.

Stockbridge City Manager Randy Knighton explained that on a "pure" 70/30 split Stockbridge would have around $31.5 million, and that on a "pure" 75/25 split Stockbridge would have $26.1 million. On the Level II scenario Stockbridge would receive $20.5 million.

County Manager County Manager Hobson-Matthews clarified that, on the five versus six-year SPLOST plans, that you do not lose a year. She explained that there would be no lapse unless the citizens voted to remove that penny on a renewal referendum.

Chair Wood opened the floor for further comments; there were none.

Chair Wood summarized the meeting, and announced that July 9th, 2019 the Board of Commissioners will meet about the intergovernmental agreement, and that July 19th is the date the intergovernmental agreements must be sent in. Chair Wood stated the SPLOST will be on the ballot on November 5th.

ADJOURNMENT
There being no further business to come before this Joint Meeting of the Cities and County, motion to adjourn was made with a second. The motion was carried by unanimous vote
(6-0-0). The Cities of Locust Grove, McDonough, Stockbridge, and Hampton also made motions and seconds to adjourn, which was carried by unanimous vote.

Respectfully submitted by:

Vanessa Holiday, City Clerk CMC

Anthony S. Ford, Mayor

Stockbridge

Where Community Connects

SUMMARY MINUTES
COUNCIL MEETING

MONDAY, SEPTEMBER 9, 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, Community Dev Dir
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 Ms. Camilla Speech

Pledge of Allegiance was recited in unison.

Deputy City Clerk, Randi Rainey was asked to proceed with a verbal roll call. All member was present except for Councilwoman Gantt.

Mayor Pro Tem Blount motioned to amend the Agenda to remove Item #9 Henry County Animal Control Ordinance Update and Item #11 Council Consideration to approve the 2019 LMIG Program for Roadway Resurfacing; and to add Item #18 Discussion and Item #19ATL Transit and Hometown Connection; second by Councilwoman Robinson. The motion passed 4-0.

Councilwoman Gantt joined the meeting at 6:08pm.

Mayor Pro Tem Blount motioned to Adopt of the Minutes for the following meetings: second by Councilwoman Robinson. The motion passed 4-0-1 (Councilwoman Gantt abstained).

1. 7/8/2019	2. 7/15/2019	3. 7/18/2019	4. 7/30/2019
5. 8/12/2019	6. 8/14/2019	7. 8/15/2019	8. 8/16/2019

CEREMONIAL REVIEW

Mayor Ford reviewed the Proclamation that was presented to Dr. Colleen Baskett of Hearing Doctors of Georgia, and noted the award he received from Delta Sigma Theta Sorority, Inc.

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. Andrew Dixon spoke on the Moratorium relating to certain businesses and expressed his concerns with not being able to speak with Mayor and Council.

  Attorney Williams noted the Ordinance for the Moratorium will be presented and voted on at the September 24th Work Session meeting.

- Armenta McCleese Jones spoke about the many clothing collection bins around the City and asked if they could be removed; referenced the overgrown weeds at a vacant lot on Tahoe Trail in the McCain Creek subdivision and asked if the City could help with the unfinished sidewalks in the subdivision.

- Mr. Knighton noted pictures were taken and a nuisance action has taken place.

PRESENTATION

9. Henry County Animal Control Ordinance Update
   Presented by Brad Johnson – Assistant County Manager and
   Gerri Yoder – Animal Care & Control Director
   Item was removed from the Agenda

OLD BUSINESS

10. Council Consideration to approve selection of vendor for Towing & Wrecker Services for the City.
    Presented by Camilla Moore- Community Development Director
    Ms. Moore noted staff has spent the last six months addressing the parking issue with an RFP being placed out for bid with three (3) companies submitting bids. Staff recommends approving the lowest bidder, Image Towing & Recovery.

    Councilman Alexander asked if Code Enforcement has started issuing warnings.

    Ms. Moore stated staff is preparing to send out the post cards to the public noting September and October to be the warning period, and citations will begin to be issued in November. Ms. Moore further noted cars will not need permits for the weekend, however, permits will be required Monday-Thursday and Friday before 5 p.m.

Councilman Alexander asked if the wrecker service will issue warnings or just tow the cars away. Ms. Moore stated they do not have the authority to issue warnings and stated the residents would need time to become educated on the process, suggesting the issuance of citations to be held off until the first of the year to make sure the community understands the new process.

Councilman Alexander asked if the requirements could be changed once approved.

Attorney Williams' response was that it depends on how substantial Council would like things changed; however, staff could post signs without the vendor that would include contact information.

Councilman Alexander motioned to Approve Image Towing & Recovery as the selected vendor; second by Councilwoman Robinson. The motion was withdrawn.

Councilman Alexander motioned to select Swanson Towing and Recovery; second by Councilwoman Robinson.

Councilman Thomas noted the documents included in the Council packets only had the one document that listed the (3) bidders and would like to see more information to include a scope of work.

The motion was withdrawn.

No action taken. The item will be presented at the September 24th Work Session meeting.

NEW BUSINESS

11. Council Consideration to approve Bid Award Recommendation for Roadway Resurfacing in the amount of $1,322,458.32 Funding Source: $291,306.61 Grant Funding $1,031,151.71 Fund Balance
Presented by Decius Aaron- Public Works Director
Item was removed from the Agenda

12. Council Consideration to approve the new Public Works Facility Construction Bid Award to Pellicano Construction Company in the amount of $2,120,00.00
Presented by Decius Aaron – Public Works Director
Mr. Aaron noted staff is recommending approval of the Construction Bid Award to the lowest bidder Pellicano Construction Company in the amount of $2,120,00.00 for the new Public Works Facility.

Councilwoman Gantt motioned to approve the new Public Works Facility Construction Bid Award to Pellicano Construction Company in the amount of $2,120,00.00; second by Councilman Alexander. The motion passed 5-0.

13. Council Consideration to approve the amended 2019 Municipal Election Voting Schedule.
Presented by Randi Rainey – Deputy City Clerk
Ms. Rainey noted the Henry County Elections Office has amended the 2019 Election Voting Schedule to include Early Voting at the Stockbridge Municipal Court building beginning October 14, 2019 through November 1 ,2019. Ms. Rainey noted staff is recommending amending the City of Stockbridge 2019 Municipal Election Voting Schedule to coincide with the County.

Councilman Alexander noted there was misinformation on the County's website as it had not been updated.

Councilman Alexander motioned to approve the amended 2019 Municipal Election Voting Schedule; second by Councilwoman Gantt. The motion passed 5-0.

PUBLIC HEARING

Mayor Ford noted the Public Hearings will open and remain open until the September 24th Work Session meeting, due to technical matters regarding the posting of signage for the rezoning cases.

14. Council Consideration to approve Rezoning Request for Case **#RZ-2019-01**: Georgia Health Care Association, Inc., Applicant; and YM Hospitality Group, Agent; requests the rezoning of their property from C-2 (General Commercial District) to C-3 (Heavy Commercial District) for the purpose of constructing a hotel. Property is identified by its Parcel ID, 051-01028038, and is located east of 160 Country Club Drive. Property consists of 1.268 acres within Land Lot 20 of District 6 in the City of Stockbridge.
Presented by Camilla Moore – Community Development Director
Ms. Moore noted the rezoning item was presented before the Planning Commission on August 22, 2019; the applicant is requesting rezoning from a C-2 to a C-3 to allow for construction for a 77-room hotel with the primary purpose of serve its own needs of holding numerous educational seminars and training sessions for health care individuals in the adjacent medical office building. Staff recommends approval with the following conditions the owner agrees to:1). To the site plan that was received by the Department of Community Development on June 28, 2019. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior

to the approval of a Land Disturbance Permit. If the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy; Submittal of an acceptable shared parking agreement that would meet the parking requirements for the hotel; 2).The use of the subject property shall be for a hotel use only; 3). No weekly or extended stay lodging rentals shall be allowed 4). Vehicular parking shall be limited to passenger cars/SUVs/pickup trucks, as well as vans and limousines which may provide transportation services to airports; 5). Any future development of the property which differs from the current proposal shall require the approval of the Community Development Director.

Councilman Alexander requested to see the renderings of the proposed the hotel, and Ms. Moore indicated those would be offered to the Mayor & Council.

Mayor Ford opened the Public Hearing.

No Speakers in favor- No Speakers Opposed.

No action taken. The Public Hearing will continue and be heard at the September 24th Work Session meeting.

PUBLIC HEARING

15. Council Consideration to approve Rezoning Request for Case **#RZ-2019-02**: Robbie Moore of Palace Hospitality, LLC, Applicant; representing George P. Harper, III, P.E. of Paramount Engineering, LLC; request the rezoning of property from C-2 (General Commercial District) to C-3 (Heavy Commercial District) for the purpose of constructing a hotel. Property is identified by its Parcel ID, 051-01028005, and is located at 2725 Patrick Henry Parkway. Property consists of 3.545 acres within Land Lot 19 of District 6 in the City of Stockbridge.
Presented by Camilla Moore – Community Development Director
Ms. Moore noted the rezoning item was presented before the Planning Commission on August 22, 2019; the applicant is requesting rezoning from a C-2 to a C-3 to allow for construction for a Tru-Hilton hotel. Ms. Moore noted Staff recommends approval with the following conditions the owner agrees to:1). To the site plan that was received by the Department of Community Development on June 28, 2019. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a

Land Disturbance Permit. If the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy; Submittal of an acceptable shared parking agreement that would meet the parking requirements for the hotel; 2).The use of the subject property shall be for a hotel use only; 3). No weekly or extended stay lodging rentals shall be allowed 4). Vehicular parking shall be limited to passenger cars/SUVs/pickup trucks, as well as vans and limousines which may provide transportation services to airports; 5). Any future development of the property which differs from the current proposal shall require the approval of the Community Development Director.

Robbie Moore, Agent Representative noted it was submitted originally as a Holiday Inn and Tru-Hilton hotel, but decided to go with Tru-Hilton hotel instead.

Councilman Alexander asked if Patrick Henry Pkwy was covered in the Overlay.

Ms. Moore noted it is not and can be added as a condition.

Councilman Alexander requested to see a 10ft. path added to Jodeco South.

Mayor Ford opened the Public Hearing.

No Speakers in favor. Speakers Opposed- Andrew Dixon.

No action taken. The Public Hearing will continue and be heard at the September 24th Work Session meeting.

16. Council Consideration to approve Wetland Application for Jodeco South
Presented by Camilla Moore – Community Development Director
Ms. Moore noted as Jodeco is being developed, it was suggested the City of Stockbridge be included on the application; the developer would still be responsible for the cost associated with the application.

Councilman Alexander motioned to approve Wetland Application for Jodeco South; second by Councilwoman Robinson. The motion passed 5-0.

DISCUSSION

17. Update on parking in subdivisions.
    Presented by Camilla Moore – Community Development Director
    Combined with Item # 10. No Action taken.

18. Council Consideration to approve use of the Merle Manders Conference Center on October 9, 2019 between 6:30 p.m.-8:30 p.m. for ATL Transit Meeting.
    Mayor Ford requested the use of the Merle Manders Conference Center on October 9, 2019 between 6:30p.m. to 8:30 p.m. for the ATL Transit Meeting.

    Councilman Alexander motioned to approve the use of the Merle Manders Conference Center on October 9, 2019 between 6:30 p.m.-8:30 p.m. for ATL Transit Meeting; second by Councilwoman Gantt. The motion passed 5-0.

19. Council Consideration to approve use of the Merle Manders Conference Center on October 10, 2019 between 9 a.m.-11 a.m. to host the Hometown Connection and to change from a Council Initiative to City Event.
    Councilwoman Robinson noted the Hometown Connection was developed by Georgia Municipal Association and brings cities and counties together to update legislators with accomplishments.

    Councilwoman Robinson motioned to approve the use of the Merle Manders Conference Center on October 10, 2019 between 9 a.m.-11 a.m. to host the Hometown Connection and to change from a Council Initiative to City Event; second by Councilman Alexander. The motion passed 5-0.

COMMENTS FROM THE CITY MANAGER

Mr. Knighton noted he appreciates great support of staff and is looking forward to exciting things going on with the City what is in store for the City and will have announcements in the future.

COMMENTS FROM THE CLERK'S OFFICE

No comments.

COMMENTS FROM THE CITY COUNCIL

Councilman Thomas noted to the citizens they are entering the 4th quarter; City Council is evaluating all Service Delivery programs and has met with all the Department Heads regarding their proposed FY2020 departmental budgets, goals and objectives and noted great things were discussed; noted the Council is looking at themselves on how to better themselves and move the City forward and is excited

about the City's upcoming major projects: The Amphitheater, Cultural Arts Center and the Youth and Senior Facility.

Mayor Pro Tem Blount thanked the staff and referenced the upcoming monthly Senior Bingo Bash on September 25th; asked citizens to be more involved with city events and to continue visiting the City's website for updates and information.

Councilwoman Gantt thanked everyone for coming and noted great events are coming soon; referenced her attendance at the annual Georgia Downtown Conference and looks forward with developing downtown; thanked everyone for their continued support and noted her door is always open.

Councilman Alexander thanked everyone for tuning in and participating in the democratic process noting this is what makes a city strong; noted the Municipal Election is approaching and although he cannot say who to vote for, he wants citizens to ask for something for their vote; noted this weekend his "Keep Stockbridge Beautiful" initiative will be out with volunteers along Hudson Bridge to clean up and place pine straw; noting the City has done a wonderful job with maintaining the beautification efforts in that area; and referenced the upcoming quarterly Town Hall meeting on September 19th at Red Oak United Methodist Church at 7:00 p.m.

Councilwoman Robinson thanked staffed for doing an outstanding job, as well as the Deputy City Clerk in the absence of the City Clerk; thanked her colleagues for the unanimous vote for the Hometown Connection which will allow the City of Stockbridge to have a seat at the table; noted there is so much to do for the citizens and encourages them to meet with Randy Knighton, City Manager to give their thoughts and ideas on how to use federal and state money; noted members of the Teen Ambassadors are in attendance at the Henry County School Board meeting tonight taking notes so they can bring their ideas and thoughts on what they see and the things needed for the community; and asked citizens to keep praying and noted her door is always open.

COMMENTS FROM THE MAYOR

Mayor Ford noted he had an opportunity to socialize with his teammates and was notified Donald Lee Knowles, once the Mayor of Stockbridge in the 1960's passed and sends condolences; noted he is looking forward to the Amphitheater groundbreaking project and moving forward as a team; noted the City will turn 100 years old next year in 2020 along with the census in 2020; and asked everyone to keep the faith.

Mayor Ford read the following announcements:

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.

- Main Street Advisory Board Meeting, Friday, September 13, 2019 at 9:00 a.m./Levi Room

- Planning Commission Special Called Meeting, Friday, September 13, 2019 at 10:00 a.m./Council Chamber

- Downtown Development Authority Meeting, Monday, September 16, 2019 at 6:00 p.m./Levi Meeting Room

- Special Called Council Meeting, Wednesday, September 18, 2019 at 6:00 p.m. – Council Chamber

- Youth Council Meeting, Wednesday, September ,18, 2019 at 5:30 p.m. Levi Meeting Room

- Youth Council Advisory Committee Meeting, Wednesday, September 18, 2019 at 6:30 p.m./Patrick Henry Meeting Room

- Work Session Meeting, Tuesday, September 24, 2019 at 6:00 p.m. at City Hall in the Council Chamber

- Planning Commission Meeting, Thursday, September 26, 2019 at 7:00 p.m./Council Chamber

UPCOMING EVENT(S) & ANNOUNCEMENTS

- 9/11 Remembrance Ceremony Wednesday, September 11, 2019 from 8:00 a.m. to 12 p.m. at Stockbridge City Hall. FREE to attend and FREE parking. Open to everyone.

- Keep Stockbridge Beautiful – Saturday, September 14th at 10:00 a.m. Hudson Bridge Road – spearheaded by Councilman Alexander. Contact LaQuinda Jackson @ 678-833-3348 for more information.

- Quarterly Town Hall – Thursday, September 19th at 7:00 p.m. at Red Oak UMC 3894 Walt Stephens Rd. Stockbridge – spearheaded by Councilman Alexander.

- Ex-Offenders Job Fair – Friday, September 20th from 10:00 a.m. – 2:00 p.m. at the Merle Manders Conference Center 111 Davis Rd. Stockbridge, in collaboration with the Henry County Alumnae Chapter of Delta Sigma Theta Sorority, Inc. Contact JOBSHACAC@GMAIL.COM for more information and to register.

- Monthly Bingo Bash Wednesday, September 25, 2019 from 10:00 a.m. – noon at the Ted Strickland Community Center – spearheaded by Mayor Pro Tem Blount

- BridgeFest – Friday, September 27th 6:00 p.m. – 9:00 p.m. and Saturday, September 28th 10:00 a.m. to 9:00 p.m. on the lawn across from City Hall. FREE to attend and FREE parking. Open to everyone.

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.

- Welcoming Stockbridge RoundTable **every 2nd Tuesday** of each month at 6:30 p.m. at City Hall in the 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.

- Teen Ambassadors Meetings, November 14th and December 12th at 5:00 p.m. in the Levi Meeting Room – spearheaded by Councilwoman Robinson. Contact LaQuinda Jackson @ 678-833-3348 for more information.

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

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

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

Respectfully submitted by:

Randi Rainey, Deputy City Clerk CMC

Anthony S. Ford, Mayor

City of Stockbridge

Agenda Request Form For Community Development

Meeting Date

Oct. 14, 2019

[X]	Action requested by City Council
[ ]	For informational purposes only
[ ]	Budget Amendment Required
[ ]	Attachment (s)

ACTION

[X]	PUBLIC HEARING
[ ]	ORDINANCE
[ ]	RESOLUTION
[ ]	BID/RFP AWARD
[ ]	PRESENTATION
[ ]	DISCUSSION
[ ]	REPORT
[ ]	

FROM ACCOUNT: N/A

TO ACCOUNT:

PRESENTER: Camilla Moore

ITEM/PROJECT/EVENT: REZONING (RZ-2019-01)

DESCRIPTION:

The Applicant proposes the development of a five-story Holiday Inn Express Hotel with 77 rooms, plus an outdoor pool, indoor fitness center, business center, and small conference room for private business meetings. The applicant wants to develop the hotel primarily serve its own needs since it holds numerous educational seminars and training session for health care individuals in the adjacent medical office building to the west, at 160 Country Club Drive.

APPROVED BY:

LEGAL:	YES [X]	NO [ ]	or N/A	Sig.	
FINANCE DEPT:	YES [ ]	NO [X]	or N/A	Sig.	
CITY MANAGER:	YES [X]	NO [ ]			

AMOUNT

$ N/A

Signature of City Manager: _____

Rezoning Evaluation Report
City of Stockbridge Planning & Zoning
RZ-2019-01

REZONING FOR A PROPOSED HOLIDAY INN EXPRESS HOTEL ON COUNTRY CLUB DRIVE

Applicant:	Georgia Health Care Association, Inc. (GHCA)
Agent:	YM Hospitality Group, developer
Location:	Parcel lying east of 160 Country Club Drive (site of GHCA's corporate office) and west of 101 Eagles Point Parkway (site of a law firm who has agreed to a shared parking agreement with the applicant). Existing driveways and parking lots connect the three properties at the rear.
Parcel ID:	051-01028038
Lot Size/Acres:	1.27 Acres of land. The property is wooded at the front and cleared at the rear. It features an embankment upwards from Country Club Drive, a level area in the center of the property, and a hill and plateau at the rear of the property.
Request:	Rezone property from C2 to C3 to allow for the construction of a hotel.
Proposed Use/ Purpose	Development of a five-story Holiday Inn Express Hotel with 77 rooms, plus an outdoor pool, indoor fitness center, business center, and small conference room for private business meetings. The applicant wants to develop the hotel primarily serve its own needs since it holds numerous educational seminars and training session for health care individuals in the adjacent medical office building to the west, at 160 Country Club Drive.
Current Land Use:	Vacant land, except for a circular driveway and parking lot.
Future Land Use:	Medium-Density Vertical Mixed-Use.
Road Access:	Country Club Drive, with secondary access from Eagles Point Parkway.
Sign Posted:	August 2, 2019
Planning Commission Meeting:	August 22, 2019
Council Meeting:	September 9, 2019

Zoning History: The subject property was part of a huge development project for the Eagles Landing area that was approved for rezoning in 1982 by the Henry County Board of Commissioners. The rezoning approved the creation of a "CUD District" for Planned Community Development for a 2,800-acre tract of land that was to be developed in a master plan for a project that was to be called "Henry City".

Table 1.0 Current Zoning and Land Use of Adjacent Properties

	Current Zoning	Current Land Use
North	C2	Two-story medical office building (Eagles Pointe Professional Center)
East	C2	Three-story office building with a law firm as a tenant
South	C2	One-story professional office building
Southeast	C3	Four-story hotel building (Microtel Inn & Suites by Wyndham—hotel, banquet center, and spa)
West	C2	Medical office building (Eagle's Point, including GHCA Training Center/Offices)

EXECUTIVE SUMMARY:

Development Regulations Relevant to Request:
- City of Stockbridge Unified Development Code.
- All other City Code sections regarding site development standards and requirements.

ANALYSIS OF REQUEST (Sec. 12.02.09.C.2):

Criterion #1: Consistency with the Comprehensive Plan.

The Stockbridge Future Land Use Map of the City's adopted Comprehensive Plan shows a future land use designation for the subject property of "Medium-Density Vertical Mixed-Use." This designation is intended for commercial areas that are located around major intersections, such as Eagles Landing Parkway and I-75, to include commercial, mixed-use, and office developments. The proposed hotel would seem to be compatible with this designation.

Criterion #2: The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.

"Motels and hotels" are listed as permitted uses within the C-3 zoning district. The proposed hotel use would provide a type of commercial service that would be appropriately located in areas providing neighborhood or general commercial retail and service activities as permitted in the C-1 and C-2 districts which are located next to office/institutional uses and other hotels. In addition, the proposed use would be located just a few blocks from Eagles Landing Parkway and Interstate 75 to the north and west. Therefore, the proposed hotel would therefore be conveniently located for traveling motorists who are seeking hotel accommodations. Moreover, the hotel would serve the immediate needs of the applicant's employees who work and attend training events at the adjacent medical office building to the west.

Criterion #3: Potential positive effects of the amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The requested C-3 zoning district would allow the further development of hotels along Country Club Drive to serve the traveling public. The Holiday Inn Express Hotel would complement the existing Microtel Inn & Suites, which is located diagonally across the street from the subject property and would serve the immediate lodging needs of GHCA's employees who work and attend training events in the adjacent medical office building to the west.

Since YM Hospitality Group plans to locate its corporate office within the existing law building to the east (at 101 Eagles Point Parkway), it is anticipated that traveling executives for the corporate office could also stay overnight at the proposed Holiday Inn Express Hotel.

Criterion #4: The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The site appears to be suitable for the proposed rezoning. The proposed hotel would be situated on top of the small hill at the rear of the property and would utilize the existing circular driveway and parking lot. Access to the property would occur via existing driveways at the eastern and western sides of the property, which serve the parking lots of the adjacent office buildings.

The physical development of the property would be subject to the City's plan review process. Any issues with regard to physical conditions, including topography, drainage, access, and the size and shape of the property, would be addressed during the development plan review process.

Criterion #5: The impact upon adjacent property owners should the request be granted.

The hotel is anticipated to have positive impacts on the two adjacent properties since it would provide needed lodging accommodations for GHCA's training needs as well as YM Hospitality Group's corporate office. A positive relationship between the hotel and the law firm would be expected since the two entities have agreed upon a tentative shared parking arrangement. GHCA's visiting doctors and nurses could also utilize the hotel. Motorists and pedestrians could move freely between the connecting driveways and parking lots within the three properties.

The existing parking lot lies adjacent to another parking lot which serves the office building to the east. The applicant proposes to obtain a shared parking agreement with the existing office tenant, for the purpose of utilizing some of their parking spaces in order to provide enough parking spaces for hotel guests, thereby meeting the parking requirement for the hotel. This agreement is expected to succeed because of the differing hours of parking needs for the hotel. That is, the office tenant would need to use the parking spaces during the daytime when the hotel is mostly empty, while the hotel would need to use the parking spaces during the evening and overnight when the law firm's office is closed.

Criterion #6: The potential impact of the rezoning on City infrastructure including water and sewage system.

A letter from the Henry County Water Authority was submitted with the rezoning application. It stated that water service, sewage treatment, and sewer line capacity are presently available to the property; and that this information is valid for a period of 365 days. The letter was dated June 28, 2019 and was based upon the site plan for the hotel, which was dated June 24, 2019 and prepared by Daniel Lemberg, Architect.

Criterion #7: The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

It appears that Country Club Drive and the nearby Eagles Landing Parkway could adequately accommodate the traffic volumes that would be generated by the hotel. Both roadways have multiple lanes and do not appear to be congested at the present time.

Due to the presence of the existing driveway and connecting parking lots at the rear of the property, it is anticipated that vehicles could circulate freely between the subject property and the two adjacent properties.

The office tenant in the adjacent building to the east, which would grant the Holiday Inn use of its parking lots in a shared parking agreement, has proposed that a minor curb cut relocation of its driveway off Eagle Pointe Parkway be done in order to direct hotel traffic closer toward the office building's south parking lot. This may provide a more convenient access to the hotel.

Pedestrians would have use of the existing sidewalk on Country Club Drive. They would also be able to walk freely on the existing driveway and parking lot, and through to the adjacent parking lot to the east where shared parking would be provided.

Criterion #8: The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

Approval of the requested rezoning would allow the subject property to be developed for the proposed hotel use. The fact that another hotel (Microtel Inn & Suites) already exists in close proximity to the subject property, and which was approved for rezoning by the Stockbridge City Council, should be considered favorably. The proposed hotel would serve the immediate lodging

needs of the occupants of the adjacent office buildings and could also serve the needs of other medical uses in the vicinity. This would further anchor the existing land uses in the area.

Criterion #9: The ability of the subject land to be developed as it is presently zoned.

The proposed hotel cannot be developed on the subject property with its current zoning classification of C-2, which is why the applicant has requested the rezoning of the property to C-3. Office buildings and other permitted commercial uses could be developed on the property with its current zoning classification of C-2. However, the applicant wants to build a hotel, and this is reasonable in view of the fact that another hotel already exists virtually across the street from the subject property. In addition, the hotel would provide a valuable and needed service to employees, patients, and visitors of the nearby hospital and surrounding office buildings.

City of Stockbridge Planning & Zoning Department
RECOMMENDATION:
APPROVAL WITH CONDITIONS

Recommendations

Staff recommends **APPROVAL** of the prosed rezoning request. Should the Planning Commission and Mayor/Council **APPROVE** this Application, it should be subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by Mayor and Council.

1. To the owner's agreement to abide by the following:

    a. To the site plan that was received by the Department of Community Development on June 28, 2019. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. In the event that the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

    b. Submittal of an acceptable shared parking agreement that would meet the parking requirements for the hotel.

2. The use of the subject property shall be for a hotel use only.

3. No weekly or extended stay lodging rentals shall be allowed.

4. Vehicular parking shall be limited to passenger cars/SUVs/pickup trucks, as well as vans and limousines which may provide transportation services to airports.

5. Compliance with any Overlay District requirements and Eagles Landing Master Plan (if located within the Master Plan area) at the time of approval.

6. Restoration of concrete stairs located at the northwest area of the site adjacent to the sidewalk.

City of Stockbridge Planning & Zoning
RECOMMENDATION
APPROVAL W/CONDITIONS

City of Stockbridge Planning Commission
RECOMMENDATION
APPROVAL W/CONDITIONS

CITY OF STOCKBRIDGE MAYOR/COUNCIL
ACTION:

ACTION:

Attachments:

- Application
- Letter of Intent
- Survey/Site Plan
- Site Photos
- Exhibit Maps
- Rezoning Advertisement (signage)

PACKET OF ATTACHMENTS

FOR THE

HOLIDAY INN REZONING CASE

RECEIVED
JUN 28 2019
BY: .....

Rezoning Application

Parcel east of 160 Country Club Drive
Parcel ID: 051-01028038

THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR REZONING APPLICATIONS TO BE HEARD BY THE CITY OF STOCKBRIDGE PLANNING COMMISSION AND / OR THE STOCKBRIDGE CITY COUNCIL.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

PLEASE CALL THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OFFICE OF THE COMMUNITY DEVELOPMENT DEPARTMENT TO SCHEDULE AN APPOINTMENT.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY AT (770) 389-7900.

THE LOCATION OF ALL CITY OF STOCKBRIDGE PLANNING COMMISSION AND CITY COUNCIL MEETINGS IS:

STOCKBRIDGE CITY HALL
SECOND FLOOR
4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281

City of Stockbridge Planning and Zoning Division, Community Development Department

Zoning Application Checklist

RECEIVED
JUN 2 8
BY:

PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL REZONING APPLICATIONS. ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK/ INTIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application (by appointment only).	
Application Form	1	1. Signed and **notarized** by owner. 2. In lieu of owner's signature, applicant has signed and **notarized** a copy of a "Contract", "Power of Attorney" or "Lease"	
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application and must be **notarized**	
Letter of Ownership	1	Letter stating that the owner is aware of the zoning request and owns the property in question	
Letter of Intent	1	Must clearly state the proposed use and development intent	
Site Plans (24 x 36) And (11 x 17)	1 20	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers and proposed lot layout. Subject to the discretion of the Planning & Zoning Director	
Survey Plat (8 ½ x 11) Or (11 x 17)	1	Subject Property, prepared and sealed ***within the last five years*** by a professional engineer, landscape architect or land surveyor registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100 year floodplain; and 3) Include a notation as to the total acreage or square footage of the subject property	
Letter from the Henry County Water and Sewerage Authority	1	This letter must accompany the application at the time of submittal.	
Form from the Health Department	1	This letter must accompany the application at the time of submittal ***(Only needed if property is not on sewer)***	N/A
Form from the Henry County School Board	1	This letter must be available and accompany application at the time of submittal ***(Only needed for residential rezoning applications)***	N/A

RECEIVED
JUN 28 2019
BY:

PRE-APPLICATION FORM

DATE: June 28, 2019

APPLICANT: Georgia Health Care Association, Inc.

TYPE OF APPLICATION: Rezoning

PROPERTY ADDRESS: Parcel ID: 051-01028038 (vacant lot) Country Club Drive

DIST: 6 LAND LOT(S): 20 PARCEL I.D.: 051-01028038

MAP NUMBER: 051 CURRENT ZONING: C-2 PROPOSED ZONING: C-3

FUTURE LAND USE MAP DESIGNATION: Medium-Density Vertical Mixed-Use

REQUEST/ITEMS DISCUSSED:

Rezoning of property to allow for the development of a Holiday Inn Express hotel. The hotel will serve the needs of Georgia Health Care Associates for their continuing education.

Applicant proposes a shared parking agreement with the owner of the adjacent parcel at 101 Eagles Point Parkway.

ADJACENT PROPERTIES ZONING:

NORTH: C-2 SOUTH: C-2 EAST: C-3 WEST: C-2

Note: Parcel at 195 Country Club Drive to the southeast is zoned C-3, and is occupied by a Microtel Hotel By Wyndham.

PREVIOUS REZONING REQUESTS IN THE AREA/INCLUDING SURROUNDING SUBDIVISIONS:

None.

ATTENDANTS:

Signature (Owner/Agent)

Signature 6/28/19

Signature

Signature

RECEIVED
JUN 28
BY:

PLEASE NOTE:

No application will be accepted unless all necessary documentation is complete, and a pre-application meeting has been held (No exceptions).

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

Procedures

A pre-application meeting with one of the staff planners before submission of any application is required. A scheduled appointment is required. *(No opinions or guidance can be given over the phone)*. Staff will review the request and discuss all necessary code requirements that affect the request. Staff may also need to consult other county departments before accepting the application. The request will then be advertised in the *Henry Daily Herald* and a sign posted at least 15 days prior to the scheduled public meeting date (see the enclosed schedule).

No application will be accepted unless all necessary documentation is complete, and a pre- application meeting has been held (There will be no exceptions.)

The Planning Commission meets on the 4th Thursday of each month to hear zoning requests. Upon recommendation by the Planning Commission, the request will then go before the City Council for their next available month's agenda, subject to the Planning and Zoning Division Office's determination.

Notes

Section 12.00.03 of the ULDC outlines the Expiration of Approvals (Zoning Reversions)

A. Amendment of the Official Zoning Map (rezoning)

1. After an approval has been granted for an amendment to the Official Zoning Map to create or extend any zoning district, the applicant, agent or property owner has eighteen (18) months in which to make substantial progress in developing the property.
2. Substantial progress shall mean the point of construction at which time the first inspection is carried out.
3. If no substantial construction or alteration of the property or other affirmative action to develop the property has occurred within eighteen (18), months of the granting of an application for rezoning, the Zoning Advisory Board may review the situation and report its findings with recommendations to the Board of Commissioners who may, at a public hearing, change the zoning category to its prior or other appropriate zoning district classification.

Contacts

City of Stockbridge Planning and Zoning Division,

Community Development Department
4640 North Henry Boulevard
Stockbridge, GA 30281
tel. (770) 389-7900

City of Stockbridge Building Services Division,

Community Development Department
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (678) 833-3314

Henry County Water and Sewer Authority
1695 Highway 20 West
McDonough, GA 30253
tel. (770) 957-6659

Henry County Health Department
Environmental Health Section
137 Henry Parkway
McDonough, GA 30253
tel. (770) 954-2078

Henry County Fire Department
664 Industrial Boulevard
McDonough, GA 30253
tel. (770) 288-6600

Henry County Police Department
100 Henry Parkway
McDonough, GA 30253
tel. (770) 288-8200

Henry County Environmental Compliance
and Plan Review
140 Henry Parkway
McDonough, GA 30253
tel. (770) 288-6064

Henry County Board of Education
33 North Zach Hinton Parkway
McDonough, GA 30253
tel. (770) 957-6601

City of Stockbridge

2019 Planning & Zoning Schedule
@6:30 P.M. City Council Chambers

RECEIVED
JUN 2 8 2018
BY:

Filing Deadline Date	Public Notification Sign Posting Deadline	Planning Commission Meeting	Mayor and Council Meeting
April 01, 2019	April 8, 2019	April 25, 2019	**May 13, 2019**
April 29, 2019	May 6, 2019	May 23, 2019	**June 10, 2019**
June 3, 2019	June 10, 2019	June 27, 2019	**July 08, 2019**
July 1, 2019	July 8, 2019	July 25, 2019	**August 12, 2019**
July 29, 2019	August 5, 2019	August 22, 2019	**September 09, 2019**
September 2, 2019	September 9, 2019	September 26, 2019	**October 14, 2019**
October 1, 2019	October 7, 2019	October 24, 2019	**November 11, 2019**
November 4, 2019	November 11, 2019	November 25, 2019	**December 09, 2019**
December 2, 2019	December 9, 2019	January 09, 2020	**January 13, 2020**

Changes in the scheduling of any of the above meetings or notification will be made in compliance with the City of Stockbridge Zoning Ordinance.

RECEIVED
JUN 28
BY:

City of Stockbridge Planning and Zoning Division,
Community Development Department
Rezoning Request Application

Name of Applicant GEORGIA HEALTH CARE ASSOCIATION Phone (678) 289-6555 Date: 6/20/2019
Address Applicant: 160 COUNTRY CLUB DRIVE Fax _____ Pager/Cell # (678) 672-7586
City: STOCKBRIDGE State: GA Zip: 30281 E-mail: TONY.MARSHALL@GHCA.COM
Name of Agent YM HOSPITALITY GROUP Phone: (678) 782-7444 Date: 6/20/2019
Address Agent: 280 CORPORATE DRIVE Fax _____ Pager/Cell # (478) 335-1472
City: STOCKBRIDGE State: GA Zip: 30281 E-mail: NICK.PATEL@YMHOSPITALITY.COM

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

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

Request from C2 (Current Zoning) to C3 (Requested Zoning)

For the Purpose of CONSTRUCTION OF A 77 ROOM HOLIDAY INN EXPRESS HOTEL (Type of Development)
Address of Property: PARCEL EAST OF 160 COUNTRY CLUB DRIVE (Street Address) Nearest intersection to the property: COUNTRY CLUB DRIVE AT EAGLES POINT PARKWAY

Size of Tract: 1.268 acre(s), Land Lot Number(s): 20, District(s): 6TH

Gross Density: _____ units per acre Net Density: _____ units per acre

Property Tax Parcel Number: 051 - 01028038 - _____ **(Required)**

Edward A. Dreisbach
Witness' Signature

Anthony V. Marshall
Signature of Applicant/s

EDWARD A. DREISBACH
Printed Name of Witness

GEORGIA HEALTH CARE ASSOCIATION, INC.
Printed Name of Applicant/s
"TONY" MARSHALL PRESIDENT & CEO
ANTHONY

Kathleen Campbell
Notary

Edward A Dreisbach
Signature of Agent

KATHLEEN CAMPBELL
MY COMMISSION EXPIRES
NOTARY PUBLIC
JUNE 6, 2020
FULTON COUNTY, GEORGIA

NOTARY STAMP:
(For Office Use Only)

Total Amount Paid $ _____ Check # _____ Received by: _____ *(FEES ARE NON-REFUNDABLE)*

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Recommendation of Planning Commission: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes_____ **No** X

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 19 day of June, 2019

ANTHONY V. MARSHALL
Applicant's Name - Printed

Anty V. Marshall
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 21st day of June, 2019.

RECEIVED
JUN 28
BY:

KATHLEEN CAMPBELL
MY COMMISSION EXPIRES
NOTARY PUBLIC
JUNE 6, 2020
FULTON COUNTY, GEORGIA

Kathleen Campbell
Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes_____ **No** ✓

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 13TH day of JUNE, 2019

NITESH (NICK) PATEL
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 20th day of June, 2019.

RECEIVED
JUN 28 2019
BY: .....

KATHLEEN CAMPBELL
MY COMMISSION EXPIRES
NOTARY PUBLIC
JUNE 6, 2020
FULTON COUNTY, GEORGIA

Kathleen Campbell
Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes_____**No** ✓

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 20TH day of JUNE, 2019

EDWARD A DREISBACH
Applicant's Name - Printed

Edward A Dreisbach
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 20th day of June 2019.

RECEIVED
JUN 28 2019
BY:

Kathleen Campbell
Notary Public

KATHLEEN CAMPBELL
MY COMMISSION EXPIRES
NOTARY PUBLIC
JUNE 6, 2020
FULTON COUNTY, GEORGIA

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.

Georgia Health Care Association | Georgia Center for Assisted Living

Serving Georgia's Elderly Since 1953

RECEIVED
JUN 28 2019
BY:

Ms. Camilla J. Moore
Stockbridge Assistant City Manager
4640 North Henry Boulevard
Stockbridge, Georgia 30281

Dear Ms. Camilla Moore:
Georgia Health Care Association, Inc. has placed the 1.268-acre parcel of land they own to the right (east) of our corporate office location at 160 Country Club Drive under contact to the YM Hospitality Group. YM Hospitality intends to build a 77 room Holiday Inn Express Hotel on the property. The Henry County Tax Parcel Number is 051-01028038.

I hereby am authorizing:

YM Hospitality
280 Corporate Drive
Stockbridge, Georgia 30281
Nitesh (Nick) Patel, President & CEO
Phone (678) 782-7444
Email: nick.patel@ymhospitality.com, and

Commercial Reality Associates, LLC
3445 Peachtree Road, Suite 465
Atlanta, Georgia 30326
Edward A. Dreisbach, Managing Member
Phone: (770) 330-3145
Email: Dreisbach@mindspring.com

to represent Georgia Health Care Association, Inc. as its Agents for the purpose of rezoning said property. They will be filing a Rezoning Application with the City of Stockbridge on or before July 1, 2019, to rezone parcel 051-01028038 from C 2 to C 3 for the purpose of building a Hotel on this property.

Sincerely,

Anthony V. Marshall

Anthony V. Marshall, President & CEO

Witness: Sylvia S. Barnes

Printed Name of Witness: Sylvia S. Barnes

Notary: Kathleen Campbell

KATHLEEN CAMPBELL
MY COMMISSION EXPIRES
NOTARY PUBLIC
JUNE 6, 2020
FULTON COUNTY, GEORGIA

160 Country Club Drive, Stockbridge, GA 30281
P 678-289-6555 | www.ghca.info

YM HOSPITALITY

280 Corporate Center Drive
Stockbridge, GA 30228
(678) 782-7444 Phone

June 28, 2019

Letter of Intent:
Henry County's Rezoning Application for the Country Club Drive Holiday Inn Express Hotel

Georgia Health Care Associates, Inc. (https://www.ghca.info/) and YM Hospitality (www.ymhospitality.com) have reached an agreement for YM Hospitality (YMH) to purchase an undeveloped parcel of land that Georgia Health Care Association, Inc. (GHCA) owns. It is the parcel of land lying to the east of their corporate office, located at 160 Country Club Drive, Stockbridge, Georgia 30281. The property is comprised of 1.268 acres. It is located in the 6th District, Land Lot 20, Henry County's Tax Parcel 051-01028038. The property lies within the City Limits of Stockbridge, Georgia.

GHCA holds approximately 135 educational seminars and training sessions per year for individuals employed in the field of Health Care. GHCA wanted to have a quality hotel in close proximity to their corporate headquarters for meeting attendees that need overnight hotel accommodations.

To accommodate GHCA's desire for a nearby hotel, YMH is going to construct a 43,900 square foot Holiday Inn Express Hotel on the subject property. The Hotel will be a 5-story structure with 77 rooms comprised of 15 King Bed Suites, 31 Double Queen Bed Rooms and 31 King Bed Rooms.

The Hotel amenities will include an outdoor pool, indoor fitness center, and a business center with a small conference room for private business meetings.

The Hotel will serve a prototypical Holiday Inn Express Continental Breakfast from a warming kitchen where no cooking will be required. At the present time, the Hotel does not plan to apply for a pouring license to serve beer or wine beverages to the Hotel guests.

To create a parking lot area sufficient enough to service the Hotel, YM Hospitality has also placed the Meadows Law Firm's 3-story office building under contract. It is located at 101 Eagles Point Parkway, Stockbridge, Georgia 30281. It is the contiguous parcel of land located to the east on the Hotel development site, Henry County's Tax Parcel 051-01028039. The Stockbridge Parking Ordinance requires that a 77-room Hotel have one parking space per room. The Meadows' Office Building, comprised of 10,617 square feet must have 3 parking spaces per 1,000 square feet, which equates to 32 parking spaces.

Therefore, a total of 109 parking spaces are required to meet the Stockbridge Parking Ordinance for both the Hotel and Office Building end uses. The Site Plan being submitted with this Rezoning Application has a total of 116 parking spaces, which satisfies Stockbridge's Parking Code requirements. Some of the Hotel's parking spaces were moved to the Office property's location, therefore, a "Shared Parking Arrangement" will need to be agreed to between the Hotel property and the Office property owners. Said Shared Parking Arrangement Agreement will be prepared and submitted to the City of Stockbridge's Planning and Zoning Department prior to the Planning Commission Hearing scheduled for July 25, 2019.

In the way of background information, attached are the finished floor plans for the first and second floors of the Office building. These are the two floors that the Meadows Law Firm occupies. When YM Hospitality closes on the Meadows property, an Office Lease Agreement will be executed that allows their law practice to remain as tenants in their current premises for the next ten (10) years. A total of 10 individuals make up the law practice and only on occasions when depositions are being conducted do they need an additional 10 parking spaces. The bottom or basement level is unfinished space, which YM Hospitality is planning to build out for their corporate office, which has a total staff of four individuals. There may be one other tenant that would only occupy the remaining unused 1,500 square feet basement level space, which may require the use of some additional parking spaces. Based upon the current parking requirements needed for the office building, there will be sufficient parking spaces to fill the demands for both the Hotel guests and the Office and their invited guests.

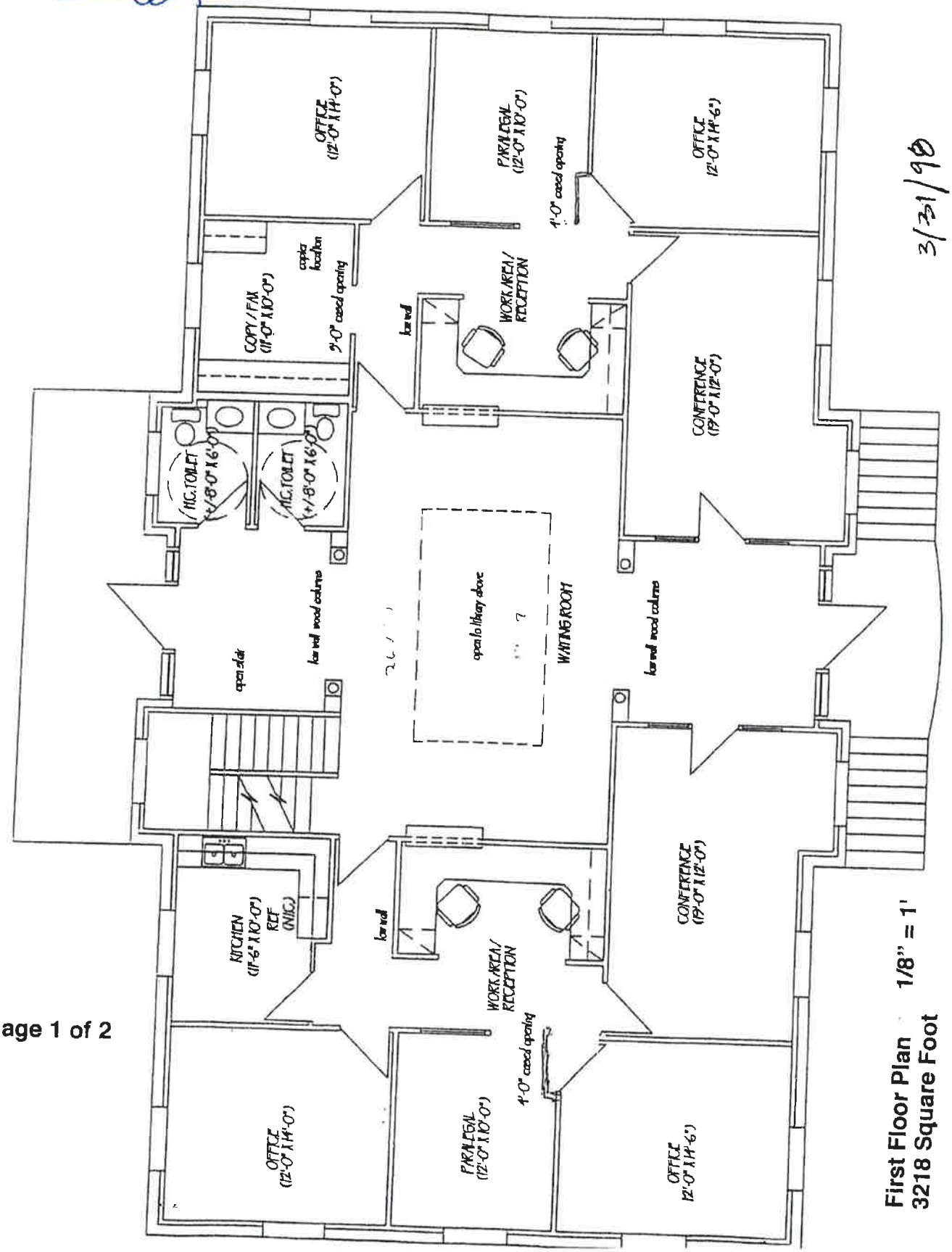
After Building Permits are issued by the City of Stockbridge, it will require approximately twelve (12) months to complete construction of the Hotel and for it to be available for overnight accommodations.

Respectfully Submitted by,

Nitesh ("Nick") Patel, President & CEO YM Hospitality Group

RECEIVED
JUN 28 2019
BY:

Exhibit "C"
Tenant's Premises

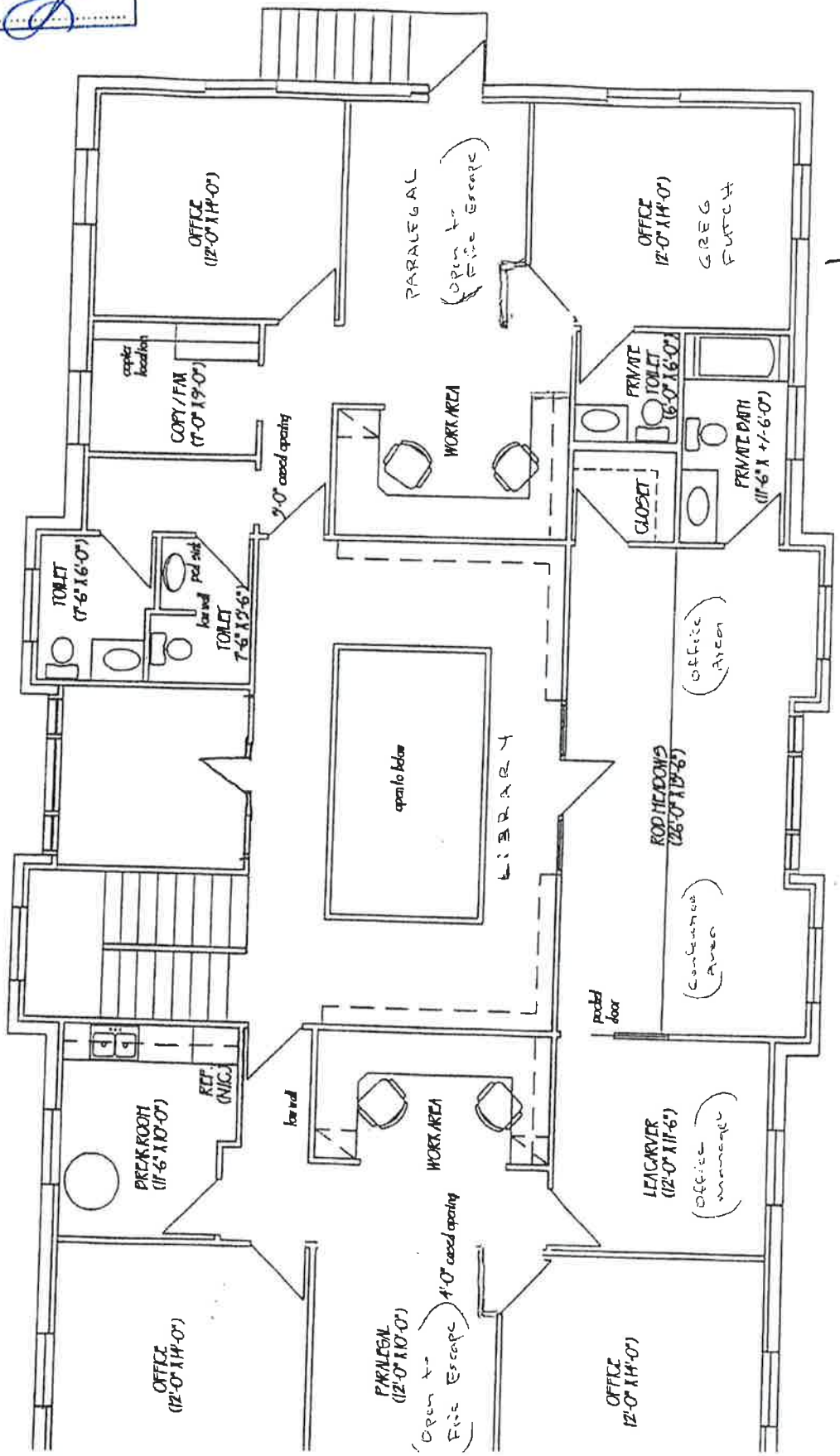


3/31/98

1/8" = 1'

First Floor Plan
3218 Square Foot

Exhibit "C"
Tenant's Premises



3/31/98

Second Floor Plan 1/8" = 1'
3218 Square Foot

Henry County Water Authority
Engineering Division

RECEIVED
JUN 28 2019
BY:

June 28, 2019

Re: Water and Sewer Services - Availability

Proposed Development:	**Hotel**
Property Information:	**160 Country Club Drive**
	LL 20; District 6; 1.268+/- acres
Proposed Zoning:	**C-3**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian Creek**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of 365 days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property described above. A fire flow test calculated in the area revealed the following data:

Static:	120	psi
Residual:	114	psi
Flow	1590	gpm
Calculated Flow @ 20 psi:	7264	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said proposed commercial development as established by the Henry County Board of Commissioners.

Sewage treatment and sewer line capacity are presently available to the property.

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Preliminary Site Plan dated 06/24/2019 prepared by Daniel Lemberg - Architect.

Scott Sage 2019.06.28 11:53:42 -04'00'

Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority

RECEIVED
JUN 28 2019
BY:

Henry County Water Authority

Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA 30253

Application for Water/Sewer Availability Letter

Date: 6/24/2019

Name of Applicant GEORGIA HEALTH CARE ASSOCIATION, INC. Phone (678)289-6555 Mobile: (678)672-7586
Address of Applicant: 160 COUNTRY CLUB DRIVE Fax: _____
City: STOCKBRIDGE State: GA Zip: 30281 E-mail: TONY.MARSHALL@GHCA.INFO
Name of Agent YASHODHAR MANAGEMENT CO., LLC Phone (678) 782-7444 Mobile: (478) 355-1427
Address of Agent: 280 CORPORATE CENTER DRIVE Fax: _____
City: STOCKBRIDGE State: GA Zip: 32281 E-mail: NICK.PATEL@YMHOSPITALITY.COM

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐ Conditional Use/Exception ☐ Variance ☐ In-law Suite/Addition ☐ Bank Loan

AVAILABILITY: ☐ General Availability ☑ Rezoning

Availability letters will require a minimum of three weeks from the date of payment and application submittal.

Request from C2 - GENERAL COMMERCIAL (Present Zoning) to C3 - HEAVY COMMERCIAL DISTRICT (Requested Zoning)

For the Purpose of SERVICE FOR A 77 ROOM HOLIDAY INN EXPRESS HOTEL (Type of Development)

Address of Property: PARCEL TO THE EAST OF 160 COUNTRY CLUB DRIVE (Street Address, If Applicable, Nearest Intersection, Etc.) Nearest intersection to the property: COUNTRY CLUB DRIVE/EAGLES POINT PARKWAY

Size of Tract: 1.268 acre(s), Land Lot Number(s): 20, District(s): 6TH

Development Estimated Average Daily Sewer Flow (GPD): 9,240

Property Tax Parcel Number: 051-01028038 Proposed number of lots: 1

Information beyond this point is not required for preliminary information **(Below:**

For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Witness _____ Signature of Owner(s)/Agent(s) _____

Sylvia S. Burnes
Printed Name of Witness

ANTHONY V MARSHALL
Printed Name of Owner/s

Kathleen Campbell
Notary

Edward A. Riesbeck
Signature of Agent

KATHLEEN CAMPBELL NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 8, 2020 FULTON COUNTY, GEORGIA

770-914-3688 (Office) 770-914-3359 (Fax) www.hcwa.com

Henry County Water Authority
Engineering MEMO

To: Scott Sage, P.E.

Cc:

Date: June 27th, 2019

From: Staff, HCWA Engineering Department

Subject: Georgia Health Care Association Inc. off Country Club Drive (Parcel ID's 051-01028038)

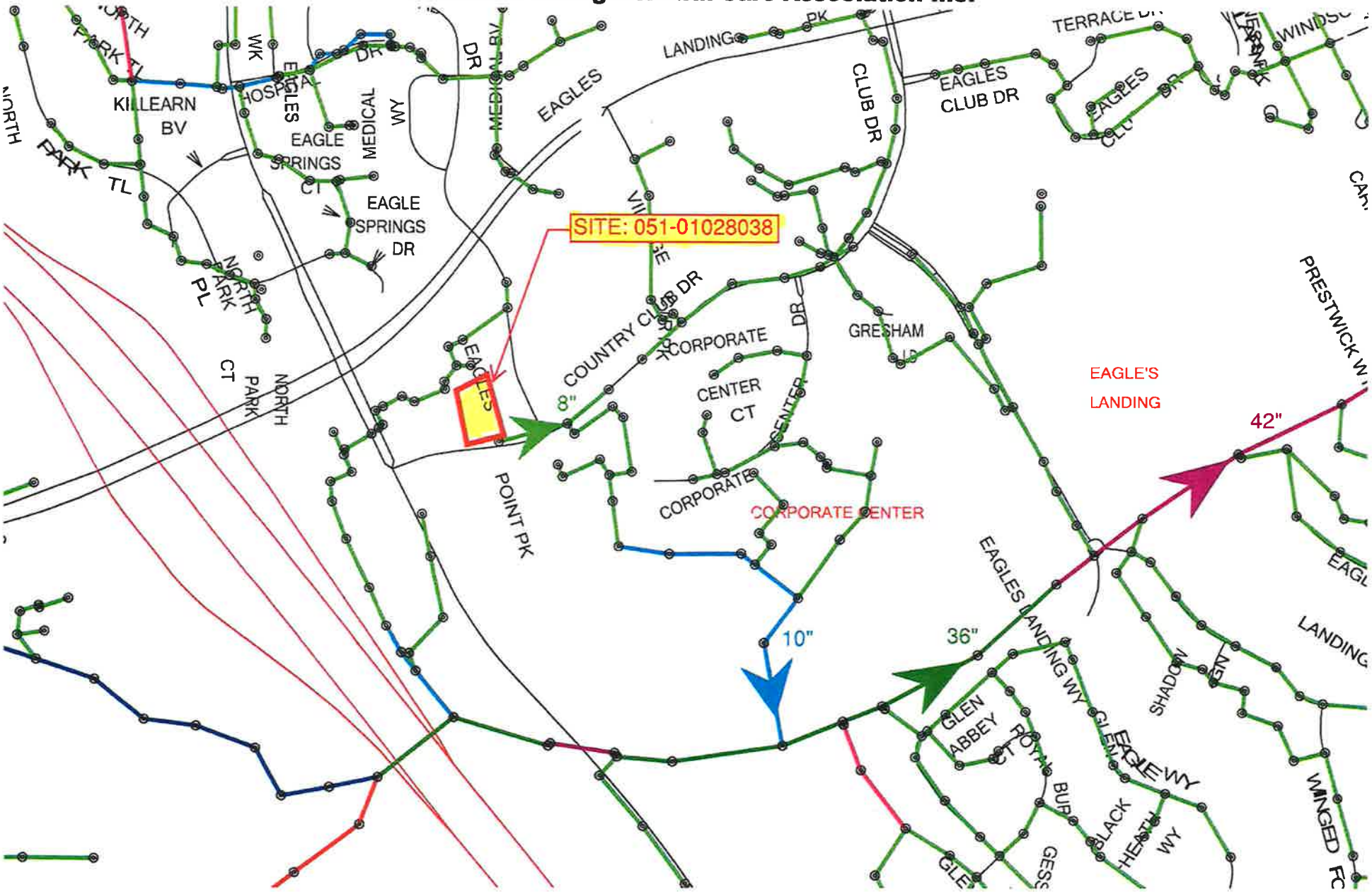
The Authority has received and evaluated the application packet requesting a water and sewer availability letter for the above referenced property. The applicant is requesting availability to rezone from C-2 General Commercial to C-3 Heavy Commercial for the purpose of building a hotel.

The parcel is comprised of 1.27 acres located within the Pates Creek Subbasin (Tunis Road LS – Big Cotton Indian LS – Walnut Creek WRF). Sewer conveyance is available via an 8-inch sewer main along Country Club Drive. Water is available via a 10-inch water main off Country Club Drive.

The estimated flow submitted by the applicant is 9,240 GPD, which is based off a similar hotel in the area. After applying a peak factor of 3, the Peak Hourly Flow comes to 19.25 GPM. The water lines in the area have adequate capacity to handle the peak flow, while maintaining minimum adopted standards of 1000 GPM @ 20 PSI. The load for the future commercial development was applied to the sewer model, which indicated that the sewer lines, pump stations, and treatment plant **have** adequate capacity to handle the peak flow.

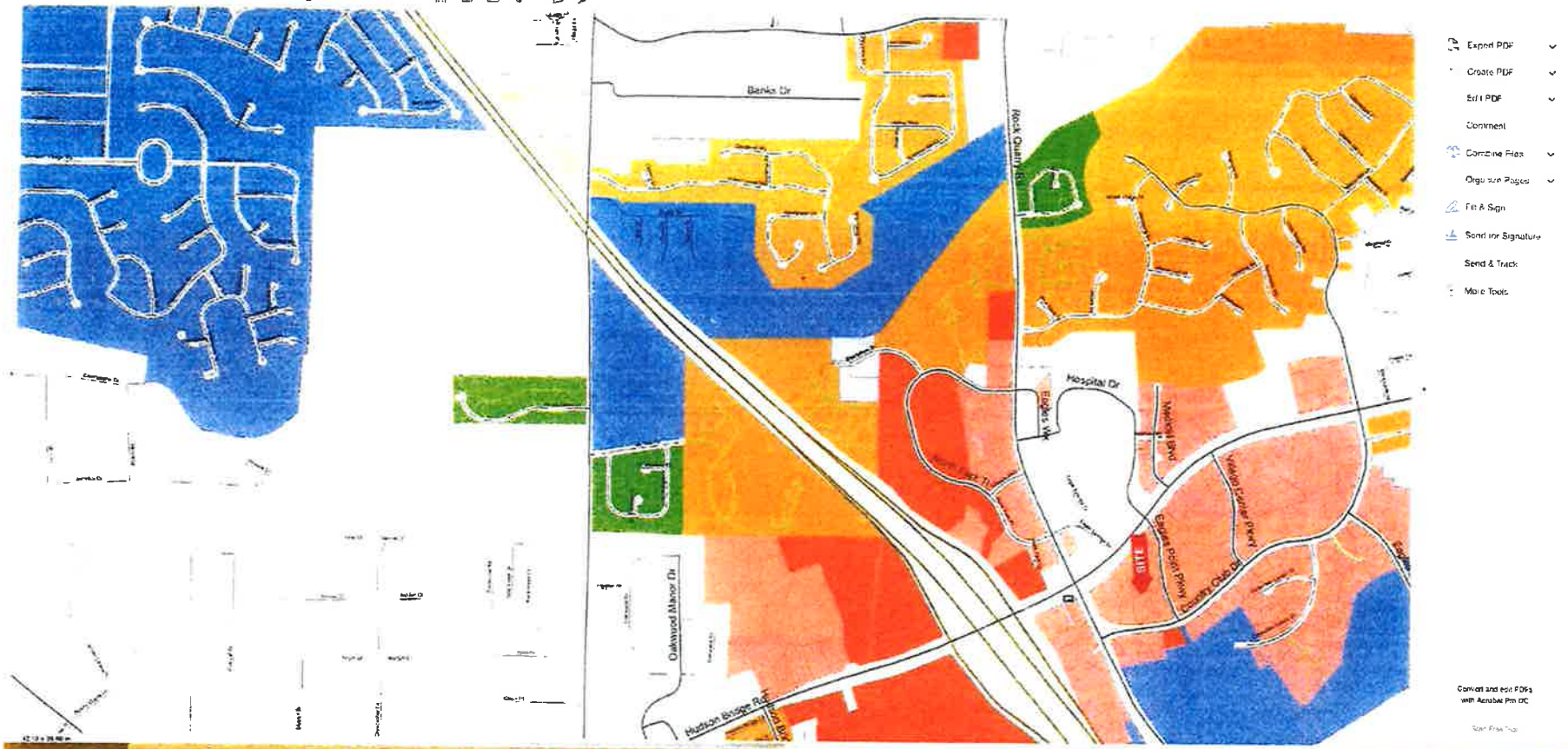
Based upon the information submitted and subsequent staff evaluation, water and sewage treatment capacity is presently available. We therefore recommend the issuance of an availability letter for the proposed project.

Scenario: Georgia Health Care Association Inc.

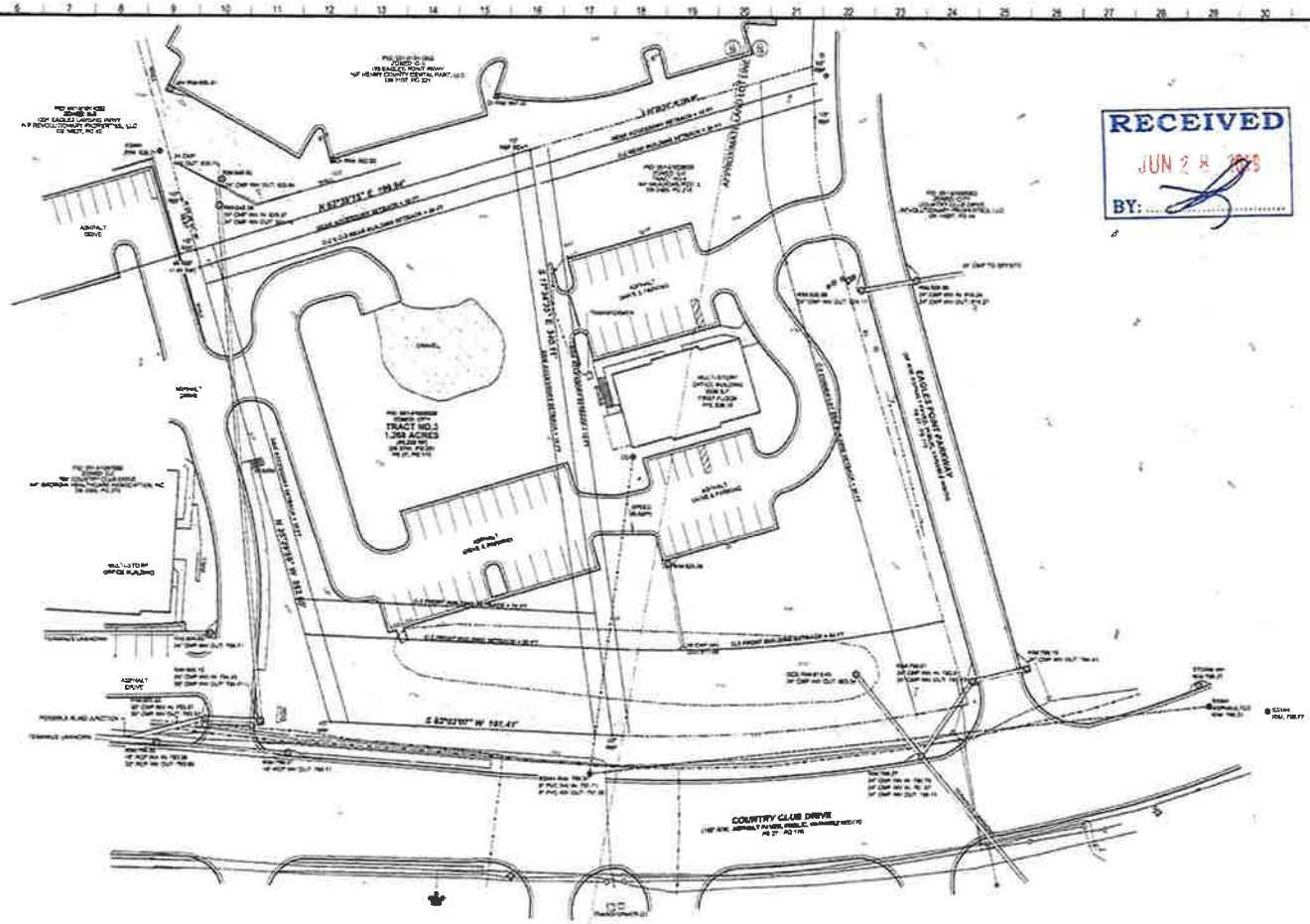



Holiday Inn
Express
& Suites

LOCATION MAP



Location Map



RECEIVED
JUN 2 8 2018
BY:

THIS PLAT IS FOR REZONING PURPOSES AND SHALL NOT BE RECORDED

georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

www.georgiacivil.com

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND AS ALL FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY: O.C.G.A. 15-6-67, 43-15-4, 43-15-19, 43-15-22

CIVIL BASE SURVEY FOR
YM HOSPITALITY
Located In Land Lot 20
6th Land District City of Stockbridge Henry County, Georgia

BOUNDARY SURVEY

S-1.1

ABBREVIATION LEGEND

ASP	- ASPHALT ROAD
R/W	- RIGHT OF WAY
OR	- HENRY COUNTY RECORDS
DB	- DEED BOOK
PB	- PLAT BOOK
PG	- PAGE
N.T.S.	- NOT TO SCALE
FFE	- FINISH FLOOR ELEVATION
EL	- ELEVATION
FH	- FIRE HYDRANT
WM	- WATER METER
WV	- WATER VALVE
SCM	- CAS METER
P	- UTILITY POLE
LP	- LIGHT POLE
COMM	- COMMUNICATION LINES
UG	- UNDERGROUND
CONC	- CONCRETE
CT	- CRAWL TUBE
RW	- RETAINING WALL
RCP	- REINFORCED CONC. PIPE
CMP	- CORRUGATED METAL PIPE
EL	- INVERT ELEVATION
SSMH	- SANITARY SEWER MANHOLE
CO	- CLEANOUT
DLF	- CHAINLINK FENCE

SYMBOL LEGEND

- IRON PIN SET
- IRON PIN FOUND
- CONCRETE MONUMENT
- CLEANOUT
- LIGHT POLE
- WATER METER
- ELECTRICAL METER
- GAS METER
- TELEPHONE DISCONNECT
- FIRE HYDRANT
- STORM PIPE
- UTILITY POLE
- WATER VALVE
- GAS METER
- SANITARY MANHOLE
- SIGNAGE
- NON PARKING
- PROPERTY LINE
- LAND LOT NUMBER
- FENCE LINE
- GAS LINE
- WATER LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND POWER
- SANITARY SEWER
- CHAINLINK FENCE
- CONCRETE WATER
- CURBED WATER

GRID NORTH
STATE PLANE - GA WEST

GRAPHIC SCALE - FEET

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 IN 40,000 AND AN ANGULAR ERROR OF 00 00'01" PER ANGLE POINT AND WAS ADJUSTED USING THE CARLSON SURVEY LEAST SQUARES METHOD
2. ALL LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE TAKEN WITH A TOPCON PS-105N ROBOTIC TOTAL STATION. FIELD WORK WAS COMPLETED ON 06/20/2018
3. THIS PLAT WAS WITH CALCULATED AND CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 IN 50,000 +/-
4. THE PLAT HAS BEEN PREPARED FOR THE USE AND PURPOSE OF THE CLIENT ENGAGED AND CONTRACTED WITH AS SHOWN HEREON. ALL OTHER PARTIES ARE PROHIBITED FROM USING THIS PLAT BY THIRD PARTIES
5. THE DATUM FOR THIS SITE WAS ESTABLISHED USING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGAS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NAD 83 STATE PLANE COORDINATE SYSTEM OF GEORGIA WEST ZONE
6. ALL OBSERVED ACCESS TO A PUBLIC WAY SUCH AS CURB CUTS AND DRIVEWAYS ARE AS SHOWN
7. THE SURVEYED LAND IS WHOLLY CONTAINED WITHIN THE LAND DESCRIBED IN PLAT BOOK 21 PAGE 113 RECORDS OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA
8. THE RECORDS REFERENCED HEREON DO NOT CONSTITUTE A TITLE SEARCH AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD
9. IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW
10. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONALS ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA). IN ANY INSTANCE WHERE A CONFLICT EXISTS BETWEEN THESE TWO STATEMENTS THE REQUIREMENTS OF LAW PREVAIL

USE AND PURPOSE

THE PURPOSE OF THIS PLAT IS A BOUNDARY RETRACEMENT SURVEY, OF THE EXISTING TRACT KNOWN AS TAX MAP PARCEL 07-0N120E03 HENRY COUNTY, GEORGIA. THE SOURCE OF TITLE DESCRIPTION IS PER DEED BOOK 1787 PAGE 257, AS RECORDED COUNTY. THE CURRENT OWNER, AS PER THE ASSOCIATED TAX RECORDS IS GEORGIA HEALTHCARE ASSOCIATION, INC. THE PROPERTY ADDRESS IS 760 COUNTRY CLUB DRIVE, STOCKBRIDGE, GEORGIA 30281

UTILITY NOTES & INFORMATION

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE. SURVEYOR DOES NOT WARRANT THE EXACT SIZE, TYPE, LOCATION OF UTILITIES SHOWN AND NO GUARANTEE IS MADE THAT OTHER UTILITIES MAY EXIST ON SITE THAT MAY NOT BE SHOWN. THE ENGINEER, CONTRACTOR, ARCHITECT, OWNER AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO

FLOOD NOTE

ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13151C0088D DATED OCTOBER 6, 2016 FOR HENRY COUNTY, GEORGIA AND INCORPORATED AREAS THE PROPERTY KNOWN HEREON LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA

SURVEYED DESCRIPTION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

G. BRYAN SLATE GA RLS 3029

REMARKS

SOURCES OF ZONING INFORMATION

THE CITY OF STOCKBRIDGE, A MUNICIPAL CORPORATION ZONING CODE - ARTICLE 2 - 2016

THE CITY OF STOCKBRIDGE, UNITED ZONING CODE OF STOCKBRIDGE, GA

THE CURRENT ZONING CLASSIFICATION: C-2 - GENERAL COMMERCIAL DISTRICT

PERMITTED USES: INSTITUTIONAL IF NOT A PROHIBITED USE LISTED FOR THIS DISTRICT

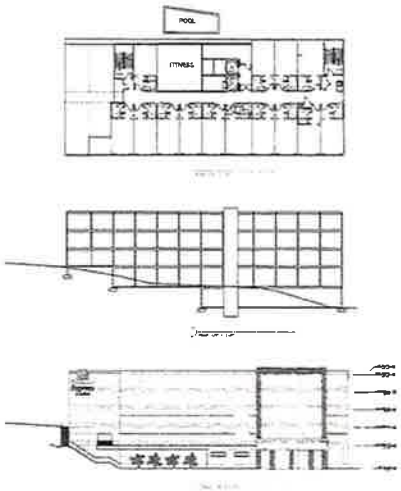
SUMMARY OF DIMENSIONAL STANDARDS

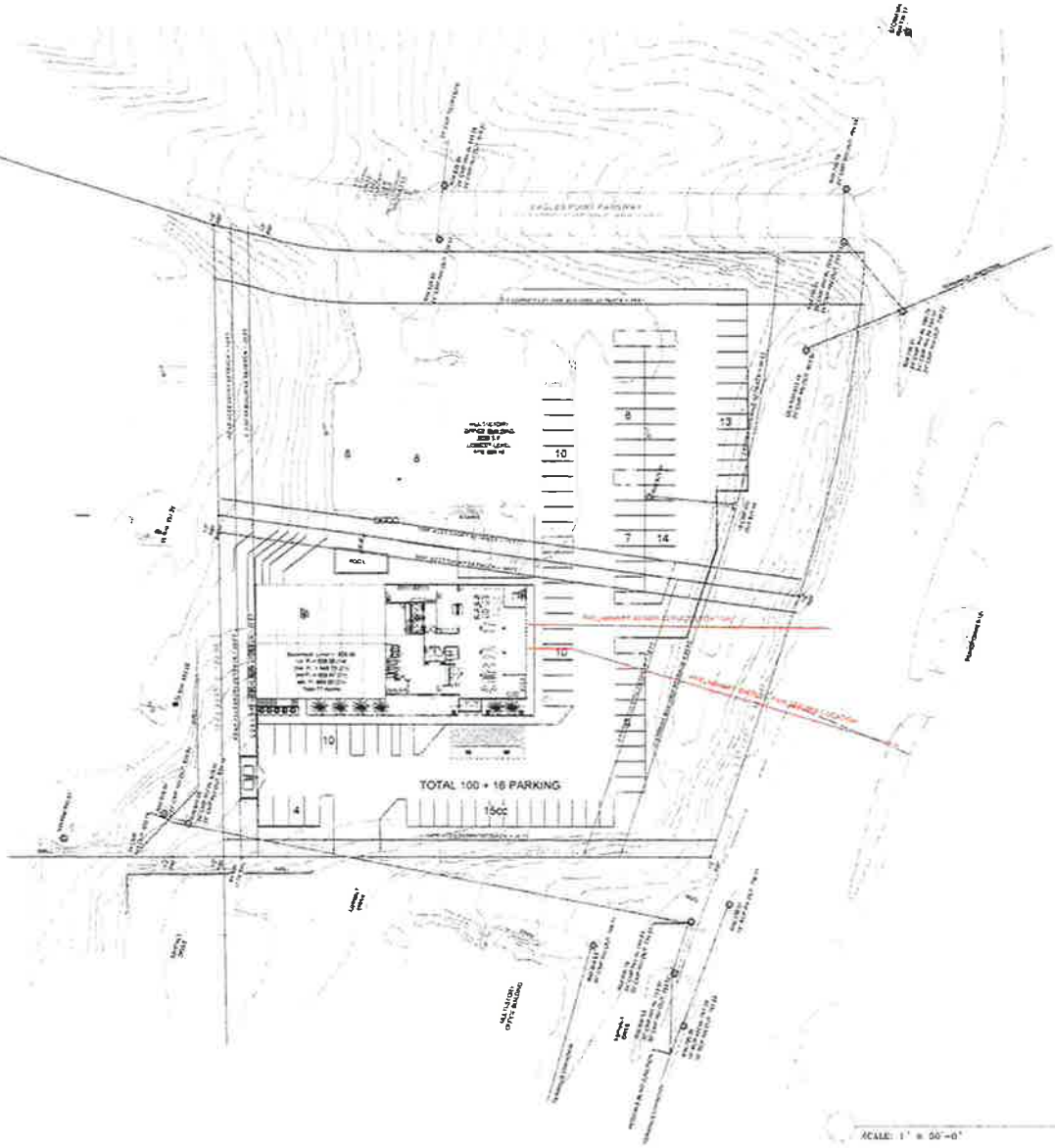
1. BUILDING HEIGHT: MAX HEIGHT 35 FEET
2. FRONT SETBACK: 30 FEET
3. SIDE SETBACK: NONE EXCEPT SIDEWALK LOTS SHALL HAVE A MINIMUM STREET SIDE YARD OF 15 FEET
4. REAR SETBACK: 20 FEET
5. MINIMUM LOT AREA: 10,000 SQUARE FEET
6. MINIMUM LOT WIDTH: 100 FEET

C-2 DEVELOPMENT STANDARDS
MINIMUM LOT AREA = 10,000 SF
MINIMUM LOT WIDTH = 100 FT
MINIMUM FRONT YARD SETBACK = 50 FT
MINIMUM SIDE YARD SETBACK = NONE
MINIMUM REAR YARD SETBACK = 20 FT
MAXIMUM HEIGHT = 35 FT
*CORNER LOT = 30 FT

C-3 DEVELOPMENT STANDARDS
MINIMUM LOT AREA = 10,000 SF
MINIMUM LOT WIDTH = 100 FT
MINIMUM FRONT YARD SETBACK = 10 FT
MINIMUM SIDE YARD SETBACK = NONE
MINIMUM REAR YARD SETBACK = 20 FT
MAXIMUM HEIGHT = 3 STORIES
*CORNER LOT = 20 FT

ACCESSORY STRUCTURES DIMENSIONAL STANDARDS
NOT LOCATED IN FRONT YARD
NOT WITHIN EASEMENTS
SETBACK FROM SIDE AND REAR PROPERTY LINES = 10 FT





SITE DATA
CURRENT ZONING - C2
THIS PROPERTY IS NOT LOCATED IN A
PROTECTED WATERSHED DISTRICT

C-2 DEVELOPMENT STANDARDS
MINIMUM LOT AREA = 10,000 SF
MINIMUM LOT WIDTH = 100 FT
MINIMUM FRONT YARD SETBACK = 50 FT
MINIMUM SIDE YARD SETBACK= NONE*
MINIMUM REAR YARD = 20 FT
MAXIMUM HEIGHT = 35 FT
*CORNER LOT = 30 FT

C-3 DEVELOPMENT STANDARDS
MINIMUM LOT AREA = 10,000 SF
MINIMUM LOT WIDTH = 100 FT
MINIMUM FRONT YARD SETBACK = 70 FT
MINIMUM SIDE YARD SETBACK = NONE*
MINIMUM REAR YARD SETBACK = 20 FT
MAXIMUM HEIGHT = SIX (6) STORIES
*CORNER LOT = 30 FT

ACCESSORY STRUCTURES DIMENSIONAL STANDARDS
NOT LOCATED IN FRONT YARD
NOT WITHIN EASEMENTS
SETBACK FROM SIDE AND REAR PROPERTY LINES = 10 FT

Stockbridge, Georgia

Holiday Inn Express & Suites

DANIEL LEMBERG - ARCHITECT
3445 CONCORD CORNER
CONYERS, GA 30013
PHONE: 770-922-8322

PUBLIC HEARING NOTICE
Stockbridge Planning Commission

Date:	**August 22, 2019**
Location:	**Stockbridge City Hall**
	4640 North Henry Boulevard, Stockbridge, GA 30281
Public Hearing:	**6:00 P.M. City Council Chambers**

PUBLIC HEARING NOTICE
Stockbridge City Council

Date:	**September 9, 2019**
Location:	**Stockbridge City Hall**
	4640 North Henry Boulevard, Stockbridge, GA 30281
Public Hearing:	**6:00 P.M. Council Chamber**

1. The City of Stockbridge will hear the following Rezoning Request for **Case #RZ-2019-01**: Georgia Health Care Association, Inc., Applicant; and YM Hospitality Group, Agent; requests the rezoning of their property from C-2 (General Commercial District) to C-3 (Heavy Commercial District) for the purpose of constructing a hotel. Property is identified by its Parcel ID, 051-01028038, and is located east of 160 Country Club Drive. Property consists of 1.268 acres within Land Lot 20 of District 6 in the City of Stockbridge.

2. The City of Stockbridge will hear the following Rezoning Request for **Case #RZ-2019-02**: Robbie Moore of Palace Hospitality, LLC, Applicant; representing George P. Harper, III, P.E. of Paramount Engineering, LLC; request the rezoning of property from C-2 (General Commercial District) to C-3 (Heavy Commercial District) for the purpose of constructing a hotel. Property is identified by its Parcel ID, 051-01028005, and is located at 2725 Patrick Henry Parkway. Property consists of 3.545 acres within Land Lot 19 of District 6 in the City of Stockbridge.

Site of Proposed Holiday Inn Express Hotel

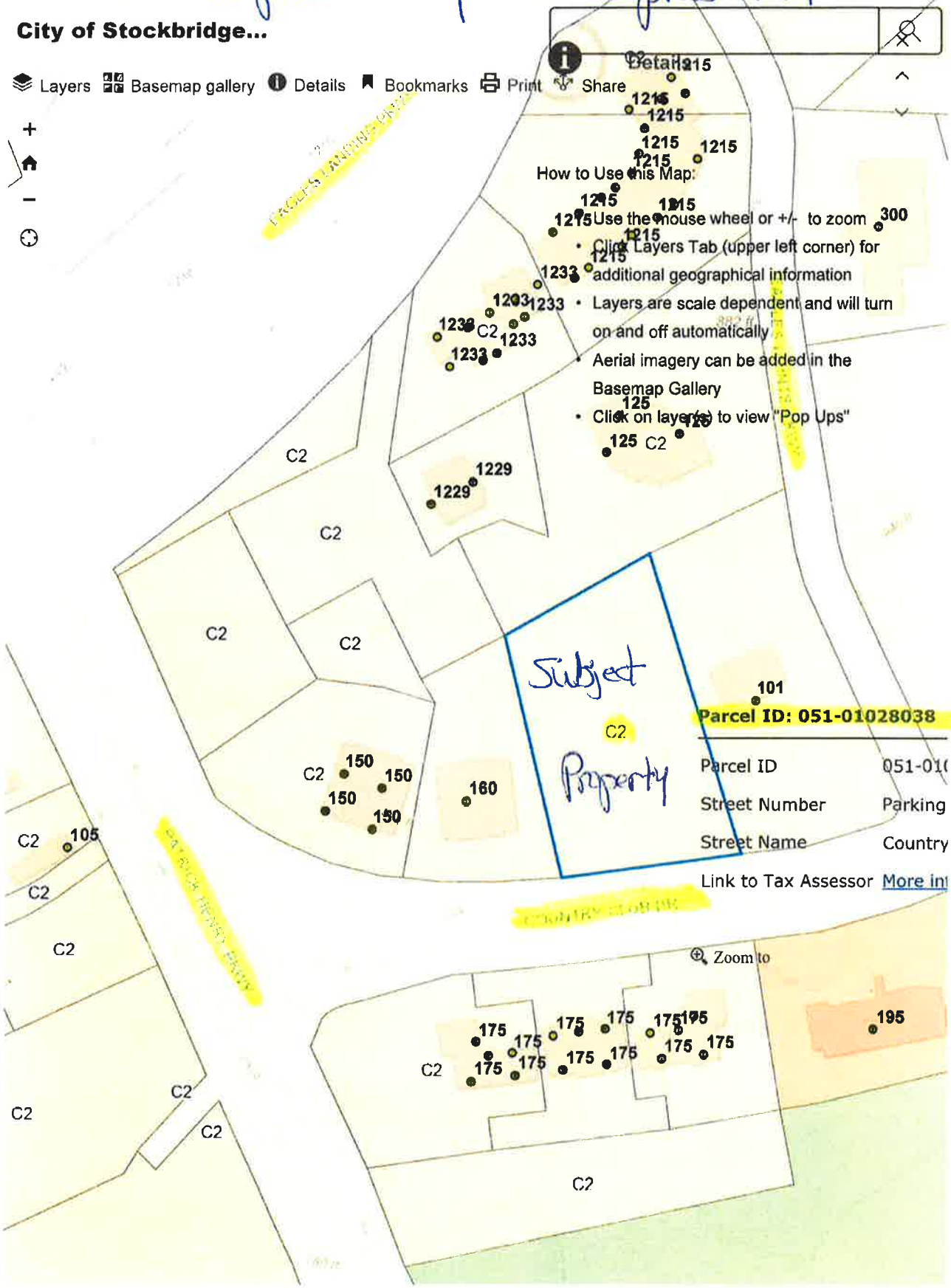
City of Stockbridge...

Layers Basemap gallery Details Bookmarks Print Share

Details

How to Use this Map:

- Use the mouse wheel or +/- to zoom
- Click Layers Tab (upper left corner) for additional geographical information
- Layers are scale dependent and will turn on and off automatically
- Aerial imagery can be added in the Basemap Gallery
- Click on layer(s) to view "Pop Ups"



Parcel ID: 051-01028038 (Holiday Inn rezoning site)

qPublic.net™ Henry County, GA

Summary

Parcel ID	051-01028038
Location Address	
Millage Group	0003 (City/Stockbridge)
Property Usage	COMMERCIAL (1000)
Total Acres	1.27
Landlot / District	20 / 6
Subdivision	
Lot/Block	
Plat Book	27
Plat Page	115

Exemptions:

Owners

GEORGIA HEALTH CARE ASSOCIATION INC
160 COUNTRY CLUB DRIVE
STOCKBRIDGE, GA 30281

Valuation

	2019	2018	2017
+ Building Value	$0	$0	$0
+ OB/Misc	$0	$0	$0
+ Land Value	$387,200	$387,200	$387,200
= Total Assessment	$387,200	$387,200	$387,200

Exemptions:

Assessment Notices 2019

2019 Assessment Notice

Land Information

Land Use	Number of Units	Unit Type
COMMERCIAL (001000)	55321.2	SF

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
5/8/2000	3701-251	$237,500	WARRANTY DEED		WMBC-1 PARTNERSHIP	GEORGIA NURSING HOME ASSOCIATION
3/26/1998	2844-201	$280,000	WARRANTY DEED	MULTI PRCL	KILLEARN INC	WMBC-1 PARTNERSHIP

Map

Generate Owner List by Radius

The Property Address option is unavailable for Henry County

Distance:

100 Feet

Show address of: Owner Property

Download format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For International addresses, please use the xlsx, csv or tab download formats.

Download

Additional owner options:

All Owners

Additional mailing label options:

Show parcel id on label

Skip labels: 0

No data available for the following modules: Buildings, Miscellaneous Data, Sketches.

Data contained on this website represent a work in progress toward completion of the annual tax digest. As such, data is subject to change at any time. Ownership and map information correspond with the most current information processed by our office. Search deed records at the Henry County Courthouse to ensure the most current ownership information. Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries. Contact 770-288-7526 to verify zoning.

User Privacy Policy

GDPR Privacy Notice

Developed by Schn GEOS

Last Data Upload: 8/20/2019 10:14:20 PM

Version 2.3.0

City of Stockbridge

Agenda Request Form For Community Development

Meeting Date

Oct 14, 2019

[X]	Action requested by City Council
[ ]	For informational purposes only
[ ]	Budget Amendment Required
[ ]	Attachment (s)

ACTION

[X]	PUBLIC HEARING
[ ]	ORDINANCE
[ ]	RESOLUTION
[ ]	BID/RFP AWARD
[ ]	PRESENTATION
[ ]	DISCUSSION
[ ]	REPORT
[ ]	

FROM ACCOUNT: N/A

TO ACCOUNT:

PRESENTER: Camilla Moore

ITEM/PROJECT/EVENT: REZONING (RZ-2019-02)

DESCRIPTION:

The Applicant proposes the development of a five-story Tru Hotel with 98 rooms, plus an outdoor pool, indoor fitness center, business center, and small conference room for private business meetings along Patrick Henry Parkway.

APPROVED BY:

LEGAL:	YES [X]	NO [ ]	or N/A	Sig.	
FINANCE DEPT:	YES [ ]	NO [X]	or N/A	Sig.	
CITY MANAGER:	YES [X]	NO [ ]			

AMOUNT

$ N/A

Signature of City Manager: _____

Rezoning Evaluation Report

City of Stockbridge Planning & Zoning

RZ—2019-02

Applicant:	**Robbie Moore – Palace Hospitality, LLC**
Agent:	**Robbie Moore**
Location:	**2725 Patrick Henry Pkwy**
Parcel ID:	**051-01028005**
Lot Size/Acres:	**3.51 acres**
Request:	**Rezone from: C2 to C3**
Proposed Use/ Purpose:	**Tru-Hilton Hotel**
Current Land Use:	**Vacant Land**
Future Land Use:	**Low Density Vertical Mixed Use**
Road Access:	**Patrick Henry Pkwy**
Sign Posted:	**August 1, 2019**
ZAB Meeting:	**August 22, 2019**
Council Meeting:	**September 9, 2019**
Zoning History:	**Annexed into the City of Stockbridge March 16, 1992. Zoning at that time CUD which is a mixed-use zoning. Eagles Landing Master Plan shows this property as a General Commercial Zoning with area marked for Motel use. No record of property being rezoned. No Conditions found. Official Zoning maps going back to 1997 have the property zoned C2. This is believed to be the correct zoning.**

Table 1.0 Current Zoning and Land Use of Adjacent Properties		
	Current Zoning	Current Land Use
North	C2	Vacant Land
East	PD	Vacant Land
South	PD	Vacant Land
West	C3	Vacant Land

Executive Summary:

The applicant intents to rezone 3.51 acres on the west side of Patrick Henry Pkwy at 2725 Patrick Henry Pkwy. Property is currently zoned (C2) General Commercial and requires a zoning of (C3) Heavy Commercial for the use of a Hotel.

Development Regulations Relevant to Request:
- City of Stockbridge Unified Development Code.
- All other City Code sections regarding site development standards and requirements.

Analysis of Request *(Sec. 12.02.09.C.2)*:

Criteria point 1: Consistency with the Comprehensive Plan.

While this proposed change differs from the Future Land Use Map it is consistent with the Eagles Landing Master Plan and the surrounding area.

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

Proposed amendment is consistent with other uses within this area and the City of Stockbridge Zoning Code.

Criteria Point 3: Potential positive effects of the amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

Growth within the Eagles Landing Area would support this type of use. Rezoning of the property will not affect the character of the Eagles Landing area.

Criteria Point 4: The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

This site is an ideal location for a Hotel. With visibility from I-75 it will bring new patrons from I-75 to the City of Stockbridge. Any issues with regard to physical conditions will be addressed during the development plan review process.

Criteria Point 5: The impact upon adjacent property owners should the request be granted.

No impact on the surrounding properties. Property to the North and South is undeveloped. I-75 to the west. Area to the east is Office Buildings.

Criteria Point 6: The potential impact of the rezoning on City infrastructure including water and sewage system.

This property is serviced by Henry County Water and Sewer Authority.

Criteria Point 7: The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

Streets and sidewalks: The subject property sits along Patrick Henry Pkwy. As this property and surrounding property is developed, sidewalks will be added.

Criteria Point 8: The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

Approval of this request would allow the subject property to be developed as a Hotel. Servicing the Eagles Landing Country Club, Piedmont Hospital and offices within the Eagles Landing Area.

Criteria Point 9: The ability of the subject land to be developed as it is presently zoned.

Property can be developed as zoned without hardship; however, a Hotel could be its best use.

City of Stockbridge Planning & Zoning Department
RECOMMENDATION
Staff recommends approval.

City of Stockbridge Planning Commission
RECOMMENDATION
APPROVAL W/CONDITIONS

CITY OF STOCKBRIDGE MAYOR/COUNCIL
ACTION:

Recommendations

Staff recommends approval of the prosed rezoning request. Should the Planning Commission and Mayor/Council **APPROVE** this Application, it should be subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by Mayor and Council.

1. To the owner's agreement to abide by the following:

a. To the site plan received by the Department of Community Development on March 26, 2018. Said site plan must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

2. The use of the subject property shall be for the use of a Tru-Hilton Hotel. Any other use of this property will have to go through the rezoning process.

3. No weekly or extended stay lodging rentals shall be allowed.

4. Vehicular parking shall be limited to passenger cars/SUVs/pickup trucks, as well as vans and limousines which may provide transportation services to airports.

5. Compliance with any Overlay Districts requirements and Eagles Landing Master Plan (if located within the Master Plan area) at the time of approval.

Attachments:

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

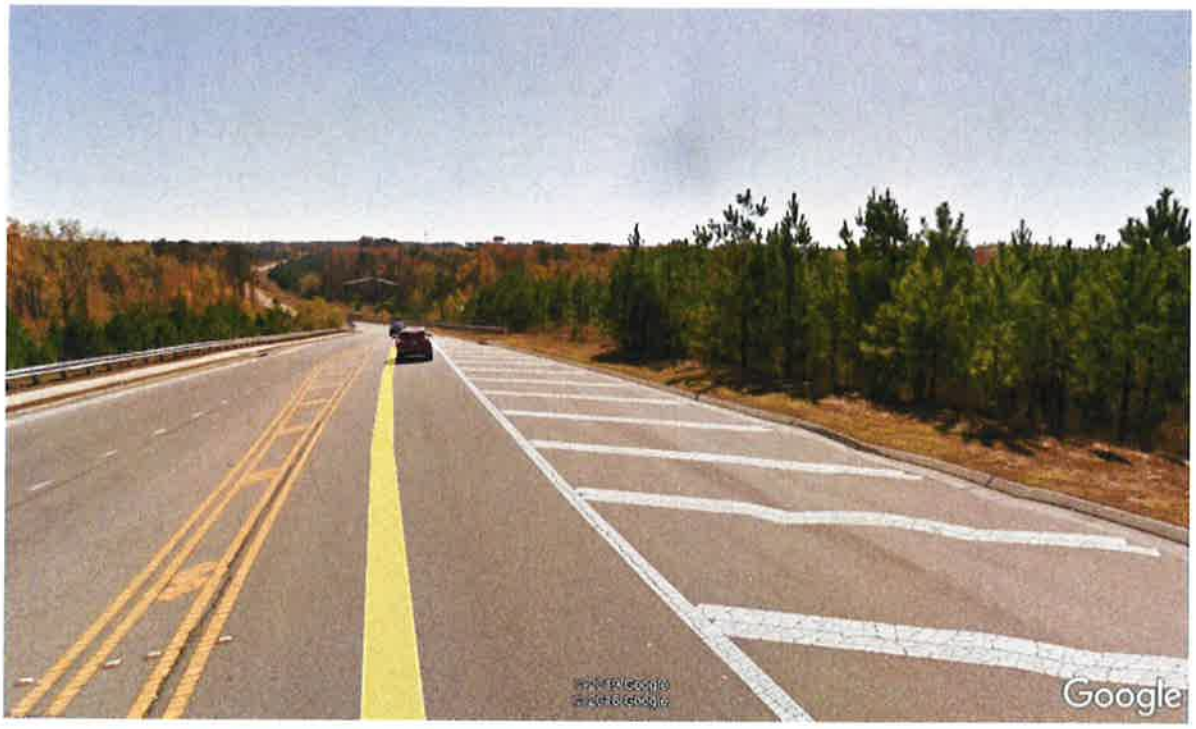
Arial Photo of Site

Rezoning Evaluation Report
City of Stockbridge Planning & Zoning
RZ—2019-02

Zoning Map of Site

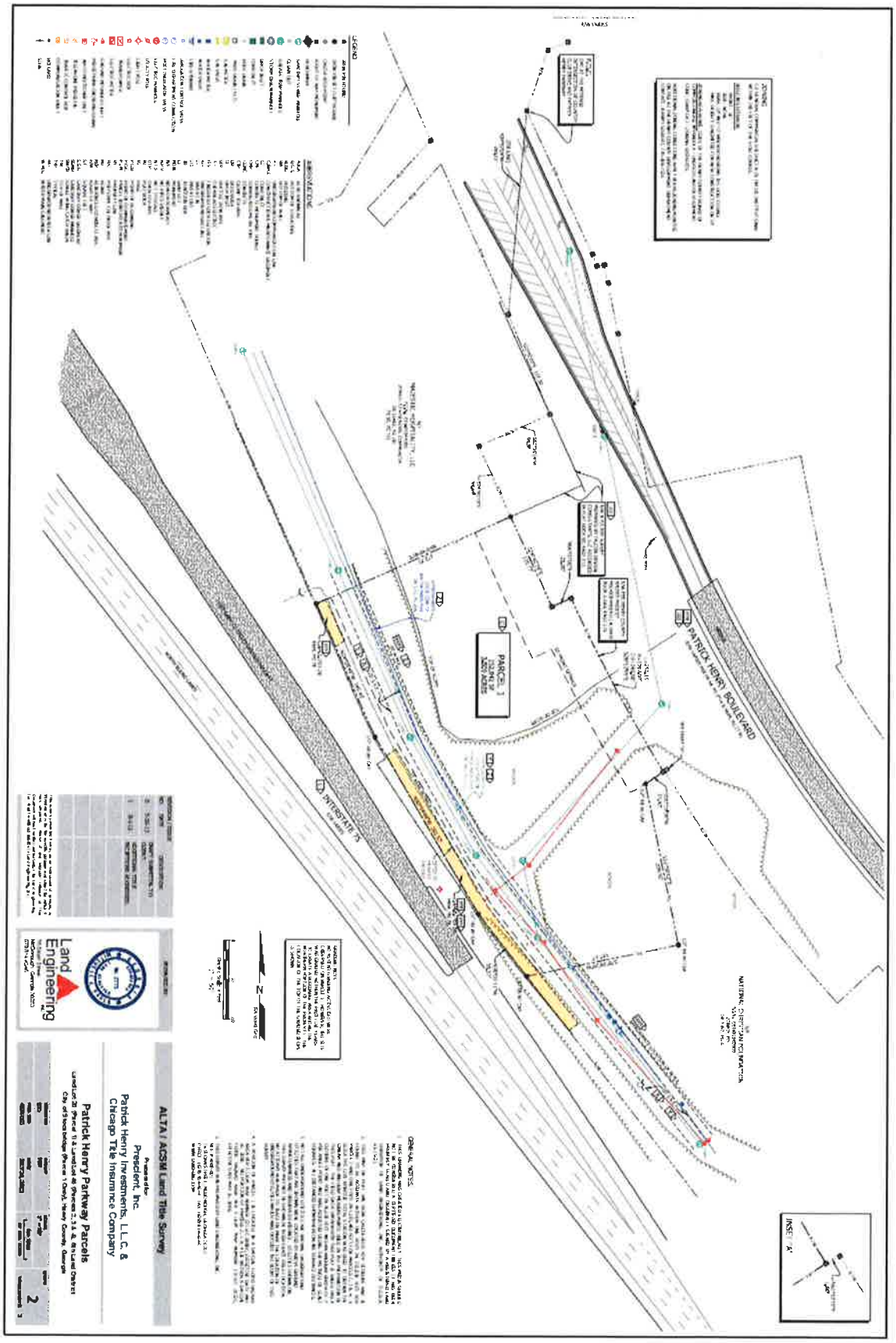
Site view looking to the North

Site view looking to the south



Sign Posted August 1, 2019

Site Survey


PATRICK HENRY BOULEVARD
INTERSTATE 75
PARCEL 1
ALTA / ACSM Land Title Survey
Patrick Henry Parkway Parcels

RZ-2019_02

RECEIVED
JUL 30 2019
BY:

City of Stockbridge Planning and Zoning Division,
Community Development Department
Rezoning Request Application

ROBBIE MOORE

Name of Applicant: PALACE HOSPITALITY, LLC. Phone: 404-401-0641 Date: 07-26-19
Address Applicant: 807 BLACK DIAMOND DR. Fax: Pager/Cell #: 404-401-0641
City: McDONOUGH State: GA Zip: 30253 E-mail: lincgrp@bellsouth.net
Name of Agent: ROBBIE MOORE Phone: 404-401-0641 Date: 07-26-19
Address Agent: 807 BLACK DIAMOND DR. Fax: Pager/Cell #: 404-401-0641
City: McDONOUGH State: GA Zip: 30253 E-mail: lincgrp@bellsouth.net

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

Request from C-2 (Current Zoning) to C-3 (Requested Zoning)

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

For the Purpose of (Use of Development) HOTEL CONSTRUCTION

Address of Property: 2725 Patrick Henry Parkway (Street Address) Nearest Intersection to the property: Country Club Dr.

Size of Tract: 3.51 acre(s), Land Lot Number(s): 46, District(s): 6th

Gross Density: n/a units per acre Net Density: n/a units per acre

Property Tax Parcel Number: 051 . 0102 . 8005 . (Required)

Owner's Signature: Lee Moore
Printed Name of Owner

Signature of Applicant: JAES STEPHEN - PALACE HOSPITALITY
Printed Name of Applicant

Notary: Andrea N
ANDREA NICOLE WINKLER
NOTARY PUBLIC
Coweta County, Georgia
My Commission Expires
August 16, 2022

NOTARY STAMP:
(For Office Use Only)

Total Amount Paid $ 927.85 Cash ____ Check # 1633 Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: Linda Date: 7/30/19 Map Number(s): _____

Pre-application meeting: Unknown Date: _____

Recommendation of Planning Commission: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

RZ-2019-02

Paramount
ENGINEERING, LLC

RECEIVED
JUL 30 2019
BY:

July 26, 2019

City of Stockbridge
4640 North Henry Blvd.
Stockbridge, GA. 30281

Re: Letter of Intent- Rezoning of Parcel No. 051-01028005

To Whom It May Concern,

This is a letter of request parcel No. 051-1028005 from C-2 to C-3 for a Tru Hilton Hotel construction.

If you have any questions feel free to call me at (770) 473-9576.

Sincerely,

George P. Harper III, P.E.

11 E. Broad St. • Newnan, Georgia • p (770) 473-9576

City of Stockbridge

Staff/Council Recommendation For Council Approval

Meeting Date

10/14/2019

[X] **Action requested by City Council**

[ ] **For informational purposes only**

[ ] **Budget Amendment Required**

FROM ACCOUNT:

TO ACCOUNT:

PRESENTER Camilla Moore/ Lindell Y. Miller

ITEM/PROJECT/EVENT: Purchase of Public Safety Vehicle and Equipment

FUNDING SOURCE

[X]	GENERAL FUND
[ ]	FUND BALANCE
[ ]	SPLOST
[ ]	CDBG
[ ]	GRANT FUNDING
[ ]	COUNCIL INITIATIVE
[ ]	SPONSORSHIP
[ ]	DEPT. FUND BALANCE

DESCRIPTION:

The Procurement Division is requesting approval to purchase a 2019 Ford Expedition, 4X2 XL 3.5L Ecoboost V6 Engine, from Legacy Ford, Inc, for $51,505.00 and installation and upgrades from Trans Comm Services for $3,738.00, for an overall total cost of $55,243.00.

Invitation To Bid number (ITB) Number 181TB101818-DRR for Leasing & Purchasing of Fleet Vehicles, was awarded to Legacy Ford, Inc. by Council, November, 2018 (Resolution Number R18-991).

The Permitting Department has obtained a quote from Legacy Ford, Inc. and Trans Comm Services and has reviewed and approved the specifications. (Exhibit I).

Section 3.30.100 - Competitive sealed bids, Approval of Bid. All bid awards for amounts greater than twenty - five thousand dollars ($25,000.00) (cost or revenue) shall be approved by the City Council.

APPROVED BY:

FINANCE DEPT. _____

CITY MANAGER _____

AMOUNT

$55,243.00

105 Manley Rd Griffin, GA 30223
phone(770)227-2200 fax(770)227-2860

Proposal

Customer: Stockbridge Fire
Name: Chief Wells
Address:
City/St/Zip:
Phone: 770-899-9618
email: Dwells@cityofstockbridge-ga.gov

Date: 9/4/2019
Quote # 16570

Quantity	DESCRIPTION	T	Price	TOTAL
1	Feniex FN-2615D RW - Multi-color Interior lightbar red/white		$765.00	$ 765.00
2	Code 3 C3RNR-72 RW - Running board lightstick red/white		$305.00	$ 610.00
1	Code 3 3595L5 - Remote handheld siren/switchbox		$320.00	$ 320.00
1	C3100U - 100w siren speaker		$155.00	$ 155.00
1	HB4PAKMC-RW (pair) - Rear bumper step lights red/white		$165.00	$ 165.00
6	MR6MCRW - Grill & rear tag lights multi-color red/white		$89.00	$ 534.00
4	XT6LBKT - Grill brackets		$10.00	$ 40.00
1	Feniex FN-0616D RW - Rear window lightstick multi-color red/white		$429.00	$ 429.00
				$ -
				$ -
				$ -
Services	**DESCRIPTION**		**Price**	**TOTAL**
1	Installation of above equipment		$720.00	$ 720.00
				$ -
				$ -
				$ -
			SUBTOTAL	$ 3,738.00
			TAX RATE	
			SALES TAX	$ -
			OTHER	-
			TOTAL	$ 3,738.00

Mike Merrick
phone:(770)227-2200 web:www.Transcommservices.com email:mike@transcommservices.com

Print window sticker

Vehicle Description

VIN 1FMJU1FT7KE **A29173**

EXPEDITION

2019 4X2 XL
3.5L ECOBOOST V6 ENGINE
10SPD AUTO TRANS W/SLCTSHFT

Exterior
AGATE BLACK METALLIC
Interior
EBONYXL CLOTH BUCKET SEATS

Standard Equipment INCLUDED AT NO EXTRA CHARGE

EXTERIOR
- FOG LAMPS
- HEADLAMPS - AUTO HALOGEN
- INTEGRATED SPOTTER MIRRORS
- MIRRORS-MAN-FOLD DUAL PWR
- PRIVACY GLASS - REAR DOORS
- ROOF-RACK SIDE RAILS-BLACK
- TRAILER SWAY CONTROL

INTERIOR
- 2ND ROW 40/20/40 FOLD-FLAT
- CARPETED FLOOR MATS
- CLOTH BUCKET FRONT SEATS
- LEATHER WRAPPED STR WHEEL
- MANUAL A/C, SINGLE ZONE
- ROTARY GEAR SHIFT DIAL
- TILT/TELESCOPE STR COLUMN

FUNCTIONAL
- AM/FM/MP3, 6 SPEAKERS
- BRAKES, 4-WHEEL DISC/ABS
- CLASS IV TRAILER TOW PKG
- HILL START ASSIST
- POWER STEERING W/EPAS
- REAR VIEW CAMERA
- SELECTSHIFT®

SAFETY/SECURITY
- AIRBAGS - DUAL STAGE FRONT
- AIRBAGS - SIDE IMPACT
- LATCH CHILD SAFETY SYSTEM
- PERSONAL SAFETY SYSTEM
- SOS POST-CRASH ALERT SYS

WARRANTY
- 5YR/60,000 POWERTRAIN

- EASY FUEL® CAPLESS FILLER
- GRILLE - 5 BAR, CHROME
- HEADLAMPS -WIPER ACTIVATED
- LIFTGATE W/ LIFTGLASS
- HEATED WITH APPROACH LAMP
- REAR INT WIPER/WASH/DFRST
- RUNNING BOARDS
- VARIABLE INTERVAL WIPERS
- 1TOUCH UP/DOWN DR/PASS WIN
- CARGO BIN
- CENTER CONSOLE W/ARMREST
- DUAL ILLUM VIS VANITY MIRR
- W/CRUISE AND AUDIO CONTROL
- POWER DRIV SEAT - 8-WAY
- SMART CHARGING USB PORT(1)
- 4.2" LCD CTR STACK SCREEN
- AUTO START STOP TECH
- CARGO PROTECTOR
- FRONT/REAR IND SUSPENSION
- MYKEY®
- PUSH-BUTTON START
- SECURICODE KEYLESS KEYPAD
- SYNC® WITH APPLINK®
- ADVANCETRAC® WITH RSC®
- AIRBAGS - SAFETY CANOPY®
- INDIV TIRE PRESS MONIT SYS
- PERIMETER ALARM
- SECURILOCK® ANTI-THEFT SYS
- 3YR/36,000 BUMPER / BUMPER
- 5YR/60,000 ROADSIDE ASSIST

Price Information

	MSRP
STANDARD VEHICLE PRICE	**$48,530**

Included on this Vehicle
EQUIPMENT GROUP 100A

Optional Equipment

2019 MODEL YEAR	
AGATE BLACK METALLIC	
EBONY CLOTH SEATS	
18" MACH ALUM WHL W/PTND PKTS	
3.5L ECOBOOST V6 ENGINE	
10SPD AUTO TRANS W/SLCTSHFT	
275/65R18 A/S BSW TIRES	
HEAVY-DUTY TRAILER TOW PKG	1,570
3.73 RATIO ELSD AXLE	
REVERSE SENSING SYSTEM	110
TOTAL VEHICLE & OPTIONS	50,210
DESTINATION & DELIVERY	1,295
TOTAL MSRP	**$51,505**

Disclaimer: Option pricing will be blank for any item that is priced as 0 or "No Charge".

CITY MPG
17
HIGHWAY MPG
24

Estimated Annual Fuel Cost: $

Vehicle Engine Information

Actual mileage will vary with options, driving conditions, driving habits and vehicle's condition. Results reported to EPA indicate that the majority of vehicles with these estimates will achieve between _ and _ mpg in the city and between _ and _ mpg on the highway. **For Comparison Shopping** all vehicles classified as have been issued mileage ratings from _ to _ mpg city and _ to _ mpg highway.

EXTENDED SERVICE PLAN

Ford Extended Service Plan is the ONLY service contract backed by Ford and honored by the Ford and Lincoln dealers. Ask your dealer for prices and additional details or see our website at www.Ford-ESP.com.

City of Stockbridge

Agenda Request Form For Community Development

Meeting Date

October 14, 2019

[x]	**Action requested by City Council**
[ ]	**For informational purposes only**
[ ]	**Budget Amendment Required**
[ ]	**Attachment (s)**

ACTION

[x]	PUBLIC HEARING
[ ]	ORDINANCE
[ ]	RESOLUTION
[ ]	BID/RFP AWARD
[ ]	PRESENTATION
[ ]	DISCUSSION
[ ]	REPORT
[ ]	DISCUSSION

FROM ACCOUNT: N/A

TO ACCOUNT:

PRESENTER: Camilla Moore

ITEM/PROJECT/EVENT: Single-Family Townhome Development

DESCRIPTION:

Rezone property from C-2 (General Commercial District) to MUND (Mixed-Use Neighborhood Development District) . The subject parcel was originally a part of a Master Development Plan (Centre @ Stockbridge) for a total of 70.16 acres which was annexed by the City of Stockbridge in 2002. The subject site as a part of the Master Plan is described as "Tract 2". Tracts 1, 2, were annexed as C-2 (Commercial – Medium Density) and C-3 (Heavy Commercial). A Development Regional Impact Analysis (DRI) was completed on the Master Plan November 21, 2003 which includes the subject site. Per the DRI "The site shall be mixed-use and contain a minimum of 200 residential units and a maximum of 343,500 square feet of commercial/office/retail space".

Tracts 1 and 2 were further subdivided on February 4, 2004, creating a "new" Tract 2 as a part of the Walmart Development. The original Tract 2 would become a "stand alone" parcel for development. The current configuration of the site, limits how it can be developed.

Staff and the Planning Commission Recommends APPROVAL W/CONDITIONS

APPROVED BY:

LEGAL: YES [x] **NO** [ ] **or N/A** **Sig.**_____

FINANCE DEPT: YES [ ] **NO** [ ] **or N/A** **Sig.**_____

CITY MANAGER: YES [x] **NO** [ ]

AMOUNT

$ N/A

Signature of City Manager: _____

City of Stockbridge

Agenda Request Form For Community Development

Meeting Date

September 24, 2019

[x]	**Action requested by City Council**
[ ]	**For informational purposes only**
[ ]	**Budget Amendment Required**
[ ]	**Attachment (s)**

ACTION

[x]	PUBLIC HEARING
[X]	ORDINANCE
[ ]	RESOLUTION
[ ]	BID/RFP AWARD
[ ]	PRESENTATION
[ ]	DISCUSSION
[ ]	REPORT
[ ]	DISCUSSION

FROM ACCOUNT: N/A

TO ACCOUNT:

PRESENTER: Camilla Moore

ITEM/PROJECT/EVENT: Business Limitation Ordinance

DESCRIPTION:

The following Ordinance sets up interim standards for all of the uses set forth in the moratorium. For certain businesses, an overall numerical limitation is put in place. For all of the businesses, a distance separation is imposed. Note that for businesses like barbers and nail salons, multiple license owners could operate out of the same location as is currently the practice.

APPROVED BY:

LEGAL: YES [x] **NO** [ ] **or N/A** **Sig.**_____

FINANCE DEPT: YES [ ] **NO** [x] **or N/A** **Sig.**_____

CITY MANAGER: YES [x] **NO** [ ]

AMOUNT

$ N/A

Signature of City Manager: _____

STATE OF GEORGIA

CITY OF STOCKBRIDGE

ORDINANCE NO.

AN ORDINANCE TO PROVIDE STANDARDS FOR CERTAIN BUSINESSES; 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 standards with respect to certain businesses; 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 creating a new Chapter 9.105 attached hereto as Exhibit A.

Section 2. That Chapter 12.04 of the Stockbridge Municipal Code is hereby amended by creating a new Section 12.044.0333 attached hereto as Exhibit B.

Section 3. The moratorium extended on August ___, 2019 is hereby repealed.

Section 4. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 5. (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 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7. 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 8. 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

9.105.010 - Purpose.

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

9.104.020 – Numerical Limitations on Certain Businesses.

A. This code section shall apply to the following types of businesses:

1. tire shops
2. vaper shops
3. thrift stores and consignment shops
4. used appliances shops

B. The city shall issue a maximum of three (3) permits for each of the types of businesses set forth in part A above. No additional permits shall be issued unless the population of the City of Stockbridge reaches thirty-thousand (30,000) residents, at which time one (1) additional license may be permitted for each five thousand (5,000) residents of the city over the thirty thousand (30,000) initial threshold. No application for a permit to do business as one of the types of businesses set forth in part A above shall be considered or approved or a permits issued where the total number of permits for that type of business issued and in effect at the time of such application numbers less than one for each five thousand (5,000) residents according to the latest officially and finally published annual population estimates by the U.S. Census Bureau. In making this computation, fractions of each five thousand (5,000) residents shall not be considered. For purposes of this section, non-conforming (grandfathered) business shops shall be included for purposes of calculating the number of outstanding permits.

C. Whenever it shall be recognized by the city manager or his/her designee that the release of population projections by the U.S. Census Bureau results in the availability of one (1) or more additional permits, and it is determined by the city manager that one (1) or more additional permits are available, the city shall publish a notice, one (1) time, advising the public of such, and that applications will be received for a period of forty-five (45) days subsequent to the publication.

D. If, during this period, applications are received which exceed the number of newly available permits, there shall be held a lottery, administered by the city manager, to determine the order in which applications shall be processed. Thereafter, the applications shall be processed in the order reflected in the results of the lottery. Once the proceeding of applications has resulted in the issuance of permits up to the limit contained in this chapter, the remaining applications shall be returned to the applicants, unprocessed.

E. If no applications are received during the forty-five-day period after publication, applications shall thereafter be processed in the order in which they may thereafter be received.

9.105.030 - Spacing.

A. This code section shall apply to the following types of businesses:

1. hair salons and barbershops
2. nail salons
3. tire shops
4. pawn, title lending and cash for title shops
5. vaper shops
6. thrift stores and consignment shops
7. auto shops
8. used appliances shops
9. tattoo shops

B. To avoid over-concentration, no location for any business listed in part A above shall be established on a lot or lots within five thousand two hundred eighty (5,280) feet of another lot or lots containing an existing such business. The required separation distance must be measured in a straight line from the nearest point on the lot line of the property occupied by such business to the nearest point on a lot line of the other property occupied by such business.

EXHIBIT B

12.044.0333 Places of Assembly

"(a) As used in this The Zoning Ordinance of the City of Stockbridge, Georgia, a place of assembly is a structure, portion of a structure, or area (either indoor or outdoor), designed primarily for people to gather to observe or participate in a single event or series of events. Places of assembly primarily consist of:

(1) Places of religious worship;
(2) Conference centers;
(3) Funeral homes;
(4) Auditoriums;
(5) Stadiums and coliseums;
(6) Movie theaters;
(7) Concert halls;
(8) Dance halls;
(9) Movie, television and radio studios admitting an audience;
(10) Private commercial/vocational schools (including martial arts or dance studios, and technical or vocational training); and
(11) Clubs and/or lodges.

The following uses are not considered places of assembly for purposes of The Zoning Ordinance of the City of Stockbridge, Georgia:

(1) Public libraries;
(2) Hospitals, clinics and/or medical offices;
(3) Nursing homes;
(4) Flea markets;
(5) Transit stations;
(6) Restaurants;
(7) Recreational facilities without spectator seating;

(b) Subject to all conditions of the underlying zoning district and the conditions below, the following specific type(s) of place of assembly are permitted by right in the commercial and industrial zoning districts of the city:

(1) Places of religious worship;
(2) Movie theaters;
(3) Concert halls;
(4) Private commercial/vocational schools (including martial arts or dance studios, and technical or vocational training); and
(5) Clubs and/or lodges.

(c) Subject to subsection (b) above and all conditions of any underlying zoning district places of assembly shall be conditional uses in all other zoning districts and subject to the provisions of Section 12.11.050.

(d) In the event any place of assembly shall be designed to serve more than fifty (50) persons at any given time, the parcel shall:

(1) Be located on a lot fronting a major thoroughfare; and

(2) Be located on a tract of land not less than two (2) acres in area and having a street frontage of not less than two hundred (200) feet. In the case of parcels of land containing multiple tenants, the total land area shall be prorated among the tenant spaces based on square footage of each tenant space. In such cases, the prorated area for the place of assembly shall be not less than two (2) acres in area.

(e) Nothing in this Section shall be deemed to amend or otherwise alter any life safety code or any other provision of Code of Ordinances, City of Stockbridge, Georgia unless express provided for herein."

City of Stockbridge

Agenda Request Form For Community Development

Meeting Date

September 24, 2019

[X]	**Action requested by City Council**
[ ]	**For informational purposes only**
[ ]	**Budget Amendment Required**
[ ]	**Attachment (s)**

ACTION

[X]	PUBLIC HEARING
[X]	ORDINANCE
[ ]	RESOLUTION
[ ]	BID/RFP AWARD
[ ]	PRESENTATION
[ ]	DISCUSSION
[ ]	REPORT
[ ]	DISCUSSION

FROM ACCOUNT: N/A

TO ACCOUNT:

PRESENTER: Camilla Moore

ITEM/PROJECT/EVENT: JODECO SOUTH

DESCRIPTION:

MOD-2019-01 -Amendment of zoning conditions of RZ-16-30S, Jodeco Crossing, zoned Planned Town Development (PTD) to adopt "Design Standards".

APPROVED BY:

LEGAL: YES [X] **NO** [ ] **or N/A** **Sig.**_____

FINANCE DEPT: YES [X] **NO** [ ] **or N/A** **Sig.**_____

CITY MANAGER: YES [X] **NO** [ ]

AMOUNT

$ N/A

Signature of City Manager: Randy Kaplan

City of Stockbridge

Agenda Request Form For Community Development

Meeting Date

September 24, 2019

[X]	**Action requested by City Council**
[ ]	**For informational purposes only**
[ ]	**Budget Amendment Required**
[ ]	**Attachment (s)**

ACTION

[X]	PUBLIC HEARING
[X]	ORDINANCE
[ ]	RESOLUTION
[ ]	BID/RFP AWARD
[ ]	PRESENTATION
[ ]	DISCUSSION
[ ]	REPORT
[ ]	DISCUSSION

FROM ACCOUNT: N/A

TO ACCOUNT:

PRESENTER: Camilla Moore

ITEM/PROJECT/EVENT: HIGHWAY OVERLAY DISTRICT

DESCRIPTION:

Amendment of Chapter 12.02.104, Highway Overlay District, to amend the boundaries to include the following: Patrick Henry Parkway, Country Club Drive, Flippen Road, Walt Stephens, Mt. Zion Parkway, and Campground Road Extension.

APPROVED BY:

LEGAL: YES [X] **NO** [ ] **or N/A** **Sig.**_____

FINANCE DEPT: YES [X] **NO** [ ] **or N/A** **Sig.**_____

CITY MANAGER: YES [X] **NO** [ ]

AMOUNT

$ N/A

Signature of City Manager: _____

City of Stockbridge

Agenda Request Form For Community Development

Meeting Date

October 14, 2019

[x]	**Action requested by City Council**
[ ]	**For informational purposes only**
[ ]	**Budget Amendment Required**
[ ]	**Attachment (s)**

ACTION

[x]	PUBLIC HEARING
[ ]	ORDINANCE
[ ]	RESOLUTION
[ ]	BID/RFP AWARD
[ ]	PRESENTATION
[ ]	DISCUSSION
[ ]	REPORT
[ ]	DISCUSSION

FROM ACCOUNT: N/A

TO ACCOUNT:

PRESENTER: Camilla Moore

ITEM/PROJECT/EVENT: Rezoning Case No. RZ-2019-04

DESCRIPTION: Single Family Townhome Development

Rezone property from C-2 (General Commercial District) to MUND (Mixed-Use Neighborhood Development District) . The subject parcel was originally a part of a Master Development Plan (Centre @ Stockbridge) for a total of 70.16 acres which was annexed by the City of Stockbridge in 2002. The subject site as a part of the Master Plan is described as "Tract 2". Tracts 1, 2, were annexed as C-2 (Commercial – Medium Density) and C-3 (Heavy Commercial). A Development Regional Impact Analysis (DRI) was completed on the Master Plan November 21, 2003 which includes the subject site. Per the DRI "The site shall be mixed-use and contain a minimum of 200 residential units and a maximum of 343,500 square feet of commercial/office/retail space".

Tracts 1 and 2 were further subdivided on February 4, 2004, creating a "new" Tract 2 as a part of the Walmart Development. The original Tract 2 would become a "stand alone" parcel for development. The current configuration of the site, limits how it can be developed.

Staff and the Planning Commission Recommends APPROVAL W/CONDITIONS

APPROVED BY:

LEGAL:	**YES** [x]	**NO** [ ]	**or N/A**	**Sig.**	
FINANCE DEPT:	**YES** [ ]	**NO** [ ]	**or N/A**	**Sig.**	
CITY MANAGER:	**YES** [x]	**NO** [ ]			

AMOUNT

$ N/A

Signature of City Manager:

REZONING FOR THE PROPOSED STOCKBRIDGE TOWNHOMES OFF HUDSON BRIDGE ROAD

Applicant:	TPA Residential
Agent:	Falcon Design Consultants, LLC
Location:	Hudson Bridge Road
Parcel ID:	032-01026000 in Land Lot 21 of the 6th District
Lot Size/Acres:	20.367
Request:	Rezone property from C-2 (General Commercial District) to MUND (Mixed-Use Neighborhood Development District)
Proposed Use/ Purpose	Development of a mixed-use development project which would include 138 single-family attached fee-simple townhomes on 18.23+/- acres and commercial uses on 2.14 +/- acres of land.
Current Land Use:	Vacant land. Most of it is wooded, with the eastern portion of the site containing wetlands with a 25-foot state buffer, a 50-foot stream buffer, and a 75-foot impervious setback that are associated with a nearby stream.
Future Land Use:	Medium-Density Vertical Mixed-Use.
Road Access:	The current site does not have access to any public street. Access exists to an internal street for the Shopping Center (Centre @ Stockbridge), which includes Walmart. The original "Master Plan" for the development initially allowed the subject site to have access to Hudson Bridge Road, however, a later subdivision of the Master Plan creating outparcels, removed access to Hudson Bridge Road.
Sign Posted:	September 4, 2019
Planning Commission Meeting:	September 26, 2019
Council Meeting:	October 14, 2019
Zoning History:	The subject parcel was originally a part of a Master Development Plan (Centre @ Stockbridge) for a total of 70.16 acres which was annexed by the City of Stockbridge in 2002. The subject site as a part of the Master Plan is described as "Tract 2". Tracts 1, 2, were annexed as C-2 (Commercial – Medium Density) and C-3 (Heavy Commercial).

A Development Regional Impact Analysis (DRI) was completed on the Master Plan November 21, 2003 which includes the subject site. Per the DRI "The site shall be mixed-use and contain a minimum of 200 residential units and a maximum of 343,500 square feet of commercial/office/retail space".

Tracts 1 and 2 were further subdivided on February 4, 2004, creating a "new" Tract 2 as a part of the Walmart Development. The original Tract 2 would become a "stand alone" parcel for development.

Table 1.0 Current Zoning and Land Use of Adjacent Properties

	Current Zoning	Current Land Use
North	RM	St. Ives Apartments
Northwest	R3	St. Margrit Subdivision
East	C2 & C3	Walmart and adjacent shopping center
South	C2	Commercial uses fronting onto Hudson Bridge Road, including J & J Liquor and Western Union.
Southeast		Retail uses (Taco Bell and Quik Trip) outside of the City, with access from a private street adjacent to the subject property
West	Unknown (outside of the City)	Oakwood Subdivision (outside of the City)

EXECUTIVE SUMMARY:

GRTA's comments for Tracts 1 and 2, describes the development of the site for mix-use along with Tract 1. The Applicant seeks to rezone Track 2 from C2 to a mix-use development to be consistent with the city's Land Use Map as adopted in 2019 and the original intent for the development as a part of the Master Plan.

The applicant proposes to develop approximately138 Single-family, fee simple, townhomes on eighteen (18) acres of land. The gross density would **be 6.8 dwelling units per acres**, and the net density (excluding right-of-way, detention, and commercial areas) would be 9.0 dwelling units per acre. An Amenity Area with a clubhouse, pool, and 34 parking spaces would be provided in the southern area of the site, while a Play Lawn Area would be provided in the northern area of the site. Two WQA/Detention areas would also be provided on the site.

Two Retail/Food buildings will be constructed at the south end of the property, adjacent to an existing private drive leading to Walmart and an adjacent shopping center. They will have a combined total of 10,200 square feet on approximately two acres of land, and a parking lot with 61 spaces will service them.

The developer plans to comply with the MUND development standards for single-family attached. They require townhome buildings to be at least 20 feet wide and have at least 20 feet between buildings. The maximum building height is two (2) stories, and the minimum floor area is 1,000 square feet for one-bedroom units, 1,300 square feet for two-bedroom units, and 1,400 square feet for three-bedroom units. A maximum of 6 units may be built in each building. The proposed units would be 20, 22, and 24 feet wide, and 55 feet deep. Thirty-four (34) on-street parking spaces would be provided.

Development Regulations Relevant to Request:

- City of Stockbridge Unified Development Code.
- All other City Code sections regarding site development standards and requirements.
- Development Regional Impact Analysis (where applies)

ANALYSIS OF REQUEST *(Sec. 12.02.09.C.2):*

Criterion #1: Consistency with the Comprehensive Plan.

The Stockbridge Future Land Use Map of the City's adopted Comprehensive Plan (2019-2038) shows a future land use designation for the subject property of "Medium-Density Vertical Mixed-Use." This designation is intended for commercial areas that are located around major intersections, including Hudson Bridge Road at I-75. Compatible zoning districts include the MUND district. The focus of future development should be on making these areas more pedestrian-oriented by having mixed-use developments which feature "mostly commercial uses with some smaller office tenants, and medium density residential uses." Buildings with two or three stories are suggested, whereby the first floors would be occupied by commercial, retail, or office uses, and the second and third stories would have offices or lofts/apartments/ condominiums.

The proposed mixed-use development project would seem to be compatible with this designation, since MUND districts and mixed-use developments are encouraged. While developments having "mostly commercial uses" are recommended, the proposed project would consist of mostly medium-density residential uses, which are also are recommended use.

Furthermore, adjacent north of the site is located St. Ives Apartments and St. Margrit Subdivision which have a higher density than the proposed development. The Master Plan recommended a minimum of 200 residential units. The proposed development does not exceed the recommendation as suggested by GRAT, thus allowing future development to reach the minimum recommended.

Criterion #2: The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.

As a mixed-use development, the proposed project would carry out the intent of the Zoning Code in allowing for the introduction of an MUND district in an area which is zoned commercial to the south and east, and residential to the north and west. The MUND district would therefore serve to act as a transition between the surrounding commercial and residential districts, and it would allow for a mixture of land uses. The Walmart Development with an excess of over 400,000 square feet, suggests a land use type with a lower density moving west towards residential developments.

Criterion #3: Potential positive effects of the amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The requested MUND zoning district would allow for the development of a large, vacant tract of land in a populous area. Existing commercial uses to the south and east of the site would have access to a significant amount of potential new customers, thereby increasing their business revenues. Potential new residents of the proposed townhomes would have convenient access to adjacent commercial uses, and they could also benefit from the commercial uses that are proposed on the site. Conversely, the proposed commercial uses on the site also could benefit by patronage from residents of the townhomes.

Criterion #4: The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The property has access through an internal street which supports the Walmart development. The property is set back from Hudson Bridge Road by several blocks. The Development Agreement governing Tract 1 (Walmart development) does speak to access points for the subject site, "The City acknowledges that the use by the Owner of a driveway easement to an ingress-egress point at the intersection of Hudson Bridge Road and Hudson Bridge Drive does not disqualify such ingress-egress point from serving as an independent access point to Hudson Bridge Road for the approximately 20 acre parcel of land located directly to the west of the Property".

The eastern portion of the site contains a large area with wetlands and stream buffers. For this reason, the development of townhomes on the site rather than single-family residential units, minimizes the impact on adjacent wetlands.

Criterion #5: The impact upon adjacent property owners should the request be granted.

The proposed development is residential in nature and will not have a negative impact on the adjacent residential properties.

Criterion #6: The potential impact of the rezoning on City infrastructure including water and sewage system.

The applicant has submitted a letter from the Henry County Water and Sewage Authority, as part of the rezoning application, to indicate the availability of satisfactory available water and sewerage facilities to serve the site.

The applicant has also submitted a letter from Henry County Schools which projects the impact of the proposed project on the school system. Based on two students from the proposed 138 townhomes, 276 new students would need to be accommodated within 11 new classrooms (at a rate of 25 students per classroom).

Criterion #7: The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The submitted site plan shows that the subject site would have access through an internal street that support the Walmart development. From the south, access off Hudson Bridge Road would be provided by an internal road, which leads to a QuikTrip store and Taco Bell restaurant; and beyond that, to Walmart and an adjacent shopping center. A traffic light is present at Hudson Bridge Road.

Due to the proximity of the existing commercial uses, including stores and restaurants, near the proposed townhomes, it is likely that many residents will want to walk to those businesses.

Criterion #8: The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

Approval of the requested rezoning would allow the subject property to be developed for a mixed-use development project, which could serve as a transition between the adjacent retail and single-family uses.

Criterion #9: The ability of the subject land to be developed as it is presently zoned.

Due to the property's location and not having access to Hudson Bridge Road (land lock) it is reasonable to believe that further commercial development could not occur on the site with its existing C-2 zoning classification. The most appropriate use for the site based on similar land use classifications and current uses, supports residential development as a part of a mix-use.

Recommendations

Staff recommends **APPROVAL** of the rezoning application. Should the ZAB and Mayor/Council **APPROVE** the Application, it should be subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by Mayor and Council.

1. To the owner's agreement to abide by the following:

    a. To the site plan received by the Department of Community Development on July 29, 2019. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

2. A townhome association shall be established, or a property management company shall be secured, for the purpose of maintaining all common areas of the site.

3. Construction of a fence adjacent to the Oakwood Subdivision.

4. Compliance with Development Regional Impact Analysis (where applies).

5. Preserve wetlands and open space to include walking paths.

6. On the construction phase of the commercial development to ensure that the commercial property will be developed the following applies:

    a. Developer will install the retail infrastructure, including pad grading, sewer connection point, storm water piping and detention, and access to water concurrently with residential development.
    b. The retail infrastructure will be completed prior to issuance of the first residential building permit.
    c. Developer will have the retail site actively listed with a retail broker until the retail is completed.
    d. Developer will post a $50,000 cash surety bond with the City of Stockbridge. If the retail construction has not commenced within 12 months following completion of the Residential portion of the project, the bond will be forfeited to the City. The bond will be posted at the time the residential building permits are issued.

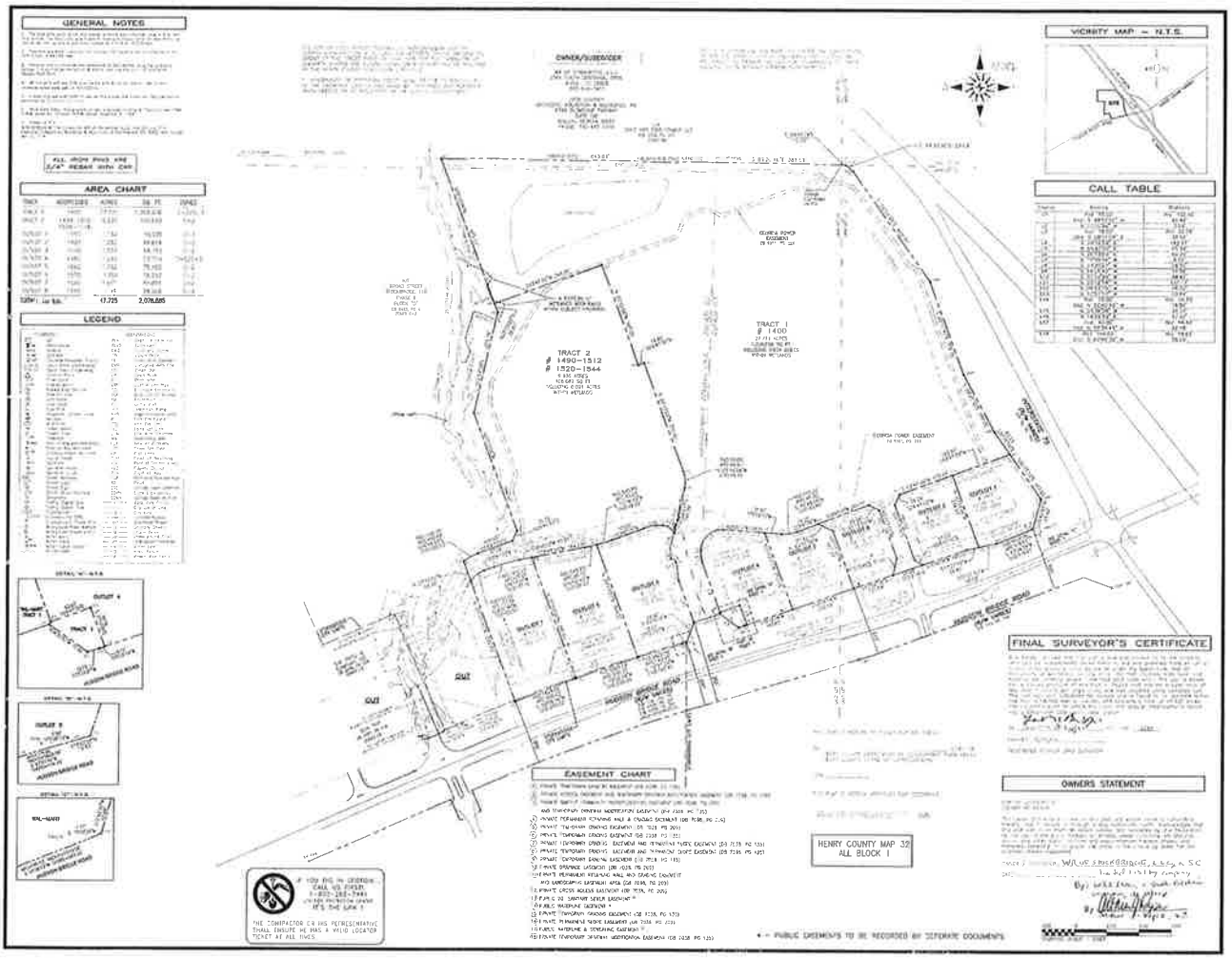
City of Stockbridge Planning Staff
RECOMMENDATION:
APPROVAL W/CONDITIONS

City of Stockbridge Planning Commission
RECOMMENDATION:
APPROVAL W/CONDITIONS

CITY OF STOCKBRIDGE MAYOR/COUNCIL
ACTION:

Attachments:

- Application
- Letter of Intent
- Survey/Site Plan
- Site Photos
- Exhibit Maps
- Rezoning Advertisement (signage)

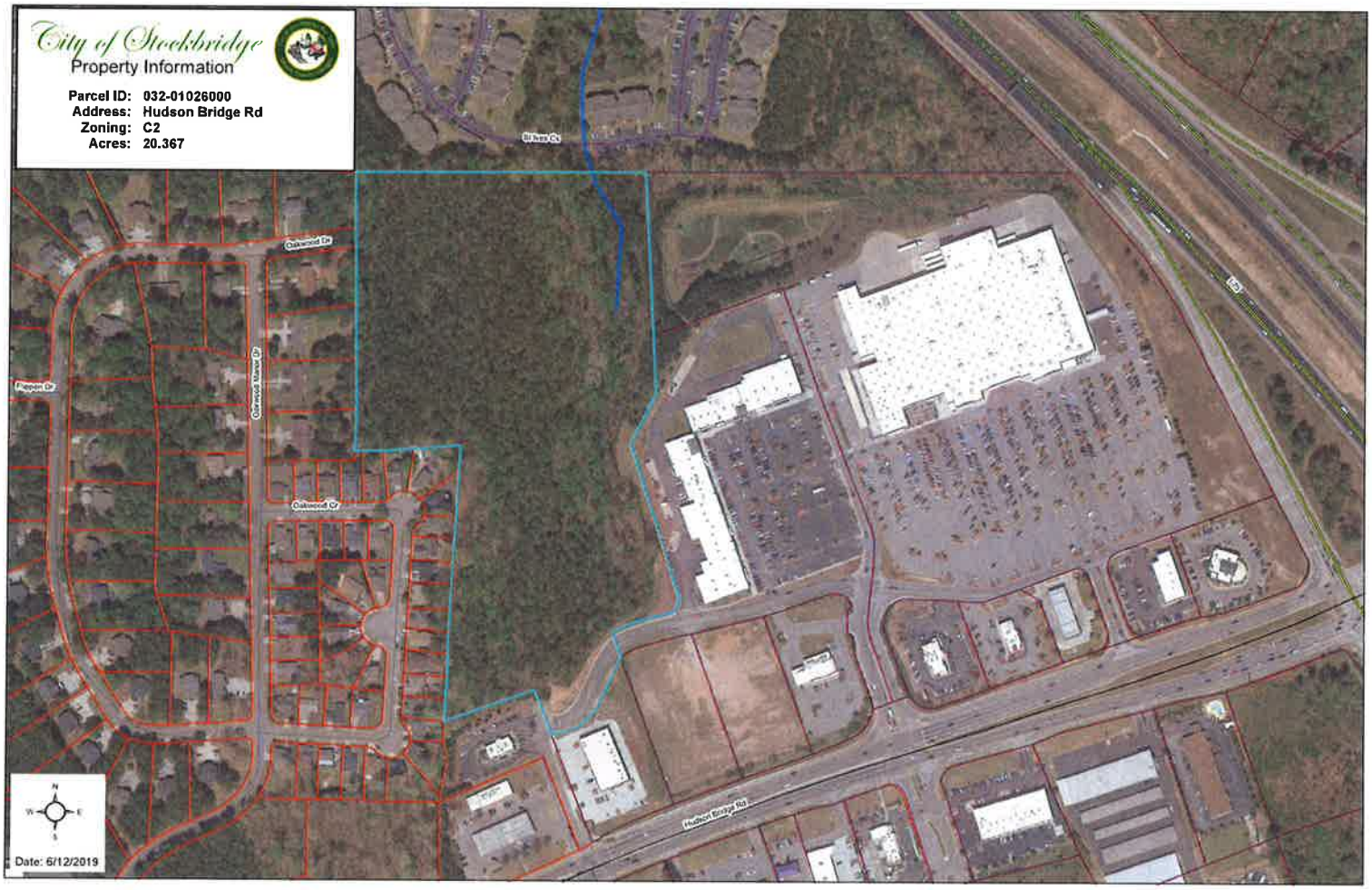


Wolverton & Associates

FINAL SUBDIVISION PLAT FOR:
THE CENTRE AT STOCKBRIDGE
LAND LOTS 20 & 21 - 6TH DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

REVISIONS

1


City of Stockbridge
Property Information
Parcel ID: 032-01026000
Address: Hudson Bridge Rd
Zoning: C2
Acres: 20.367
Oakwood Dr
Oakwood Manor Dr
Oakwood Cir
Pepper Dr
Hudson Bridge Rd
N
W
E
S
Date: 6/12/2019

City of Stockbridge Planning and Zoning Division,

Community Development Department

Zoning Application Checklist

RECEIVED
AUG 07
BY:

PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL REZONING APPLICATIONS. ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK/ INTIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application (by appointment only).	
Application Form	1	1. Signed and **notarized** by owner. 2. In lieu of owner's signature, applicant has signed and **notarized** a copy of a "Contract", "Power of Attorney" or "Lease"	✓
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application and must be **notarized**	✓
Letter of Ownership	1	Letter stating that the owner is aware of the zoning request and owns the property in question	✓
Letter of Intent	1	Must clearly state the proposed use and development intent	✓
Site Plans (24 x 36) And (11 x 17)	1 20	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers and proposed lot layout. Subject to the discretion of the Planning & Zoning Director	✓
Survey Plat (8 ½ x 11) Or (11 x 17)	1	Subject Property, prepared and sealed ***within the last five years*** by a professional engineer, landscape architect or land surveyor registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100 year floodplain; and 3) Include a notation as to the total acreage or square footage of the subject property	✓
Letter from the Henry County Water and Sewerage Authority	1	This letter must accompany the application at the time of submittal. Submitted HCWSA	✓
Form from the Health Department	1	This letter must accompany the application at the time of submittal ***(Only needed if property is not on sewer)***	n/a
Form from the Henry County School Board	1	This letter must be available and accompany application at the time of submittal ***(Only needed for residential rezoning applications)***	✓

RECEIVED
AUG 0 2 2018
BY:

PRE-APPLICATION FORM

DATE _____

APPLICANT: TPA Residential / Agent: Falcon Design

TYPE OF APPLICATION: Mixed Use - Townhomes and Commercial

PROPERTY ADDRESS: Hudson Bridge & I-75

DIST: 6 LAND LOT(S): 21 PARCEL I.D.: 032-010 26000

MAP NUMBER: ____ CURRENT ZONING: C2 PROPOSED ZONING: MUND

FUTURE LAND USE MAP DESIGNATION:
Medium Density Vertical Mixed Use

REQUEST/ITEMS DISCUSSED:

Rezoning from C2 to MUND for the purpose of developing townhomes and commercial.

± 18.23 acres single family attached townhomes
± 2.14 acres commercial

ADJACENT PROPERTIES ZONING:

NORTH: RM SOUTH: C3 EAST: C3 WEST: County RS or RD?

PREVIOUS REZONING REQUESTS IN THE AREA/INCLUDING SURROUNDING SUBDIVISIONS:

RECEIVED
AUG 0 2015
BY:

ATTENDANTS:

_____ Signature (Owner/Agent)
_____ Signature
_____ Signature
_____ Signature

PLEASE NOTE:

No application will be accepted unless all necessary documentation is complete, and a pre-application meeting has been held (No exceptions).

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

RECEIVED
AUG 0 1 2019
BY:

City of Stockbridge Planning and Zoning Division,
Community Development Department

Rezoning Request Application

Name of Applicant: TPA Residential Phone: 770.480.1415 Date: 7/29/2019

Address Applicant: 1776 Peachtree Street, NW Fax _____ Pager/Cell # _____

City: Atlanta State: GA Zip: 30309 E-mail: tgaines@tpa-res.com

Name of Agent: Falcon Design Consultants, LLC Phone: 770-389-8600 Date: 7/29/2019

Address Agent: 235 Corporate Center Drive Suite # 200 Fax _____ Pager/Cell # _____

City: Stockbridge State: GA Zip: 30281 E-mail: _____

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

Request from C2 (Current Zoning) to MUND (Requested Zoning)

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

For the Purpose of (Type of Development): Mixed Use Development of Townhome and Commercial Land Uses

Address of Property (Street Address): Tract 1 (No address at this point) Nearest intersection to the property: Hudson Bridge Road & I-75

Size of Tract: 20.367 acre(s), Land Lot Number(s): 21, District(s): 6th

Gross Density: 6.8 units per acre Net Density: 9.0 units per acre

Property Tax Parcel Number: 032-01026000 (Required)

Witness' Signature

Signature of Applicant/s

Chris Lindgren
Printed Name of Witness

Tyler Gaines (TPA Residential)
Printed Name of Applicant/s

Notary

Signature of Agent

Wanda D. Moore (Falcon Design Consultants, LLC)

ALEXANDRA LOGAN NOTARY PUBLIC My Commission Expires 11-19-2021 COBB COUNTY, GEORGIA

NOTARY STAMP:
(For Office Use Only)

Total Amount Paid $_____ Cash ____ Check # _____ Received by: _____ *(FEES ARE NON-REFUNDABLE)*

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Recommendation of Planning Commission: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

RECEIVED
AUG 07 2019
BY:

owner

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes_____ No Y

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 28th day of July, 2019

STEPHEN RAINER (OWNER)
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 28th day of July, 2019.

Witness

SARAH SHIRK NOTARY PUBLIC EXP 01/04/2020 HENRY COUNTY, GEORGIA

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.

RECEIVED
AUG 0 2 2019
BY:

applicant

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes_____**No** Y

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 28th day of July, 2019

Tyler Gaines (TPA Residential)
Applicant's Name - Printed

X
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 28th day of July, 2019.

ALEXANDRA LOGAN
MY Commission Expires
NOTARY PUBLIC
11-19-2021
COBB COUNTY, GEORGIA

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.

RECEIVED
AUG 1 2019
BY:

Agent

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes_____**No** X

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 31 day of July, 2019

Wanda D. Moore, PLA (Agent)
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 31 day of July, 2019.

SARAH SHIRK NOTARY PUBLIC EXP 01/04/2020 HENRY COUNTY, GEORGIA

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.

R[illegible]VED
AUG [illegible]019
BY: [illegible]

Letter of Ownership

July 20, 2019

Ms. Camilla Moore
Assistant City Manager
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, GA 30281

Re: Rezoning - +/- 20.367 acres located on Hudson Bridge Road / LL 2, 6th District
Parcel ID No(s): 032-01026000

I, Stephen Rainer, am the owner of the property located north of Hudson Bridge Road west of the existing Wal-Mart (Parcel 032-01026000) consisting of +/- 20.367 acres. I am granting authorization to Falcon Design Consultants, LLC to act on my behalf for all aspects of rezoning of the above-referenced property in conjunction with this application.

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

Stephen Rainer

1311 Chuck Dawley Blvd., Suite 102
Mt. Pleasant, SC 29464

Henry County Schools

RECEIVED
AUG 0 2019
BY:

To: Sarah Shirk, Falcon Design Consultants

Date: August 2, 2019

Re: Henry County Department of Planning and Zoning
School Board Information for Zoning Requests

Property Address and Nearest Intersection: Hudson Bridge & I-75

Projected Number of Dwelling Units: 138

Estimated Period of Construction: Approximately 2-3 Years

The below information is provided in response to your request.

Schools Serving Proposed Development	Current Number of Trailers	Projected Number of School Children for Development	Projected Number of Additional Classrooms to Serve Proposed Development	Projected Capital Improvement Costs
Pates' Creek Elementary	-0-	**138 units** x 2 children per unit = 276 students	276 students ÷ 25 per class = 11 classrooms	If Modular **$25,000** per classroom If Permanent **$300,000** per classroom
Dutchtown Middle School	-0-			
Dutchtown High School	-0-			

Respectfully,

Carl Knowlton, Ed.D
Chief of Staff
Superintendent's Office
carl.knowlton@henry.k12.ga.us

FALCON DESIGN CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

WWW.FALCONDESIGNCONSULTANTS.COM

Stockbridge Office
235 Corporate Center Dr , Suite 200
Stockbridge, GA 30281
Ph 770-389-8666 * Fax 770-389-8656

Cumming Office
500 Pirkle Ferry Rd , Suite C
Cumming, GA 30040
Ph 678-807-7100

RECEIVED
AUG 0 2019
BY:

Letter of Intent

July 29, 2019

Ms. Camilla Moore
Assistant City Manager
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, GA 30281

Re: Rezoning - +/- 20.367 acres located on Hudson Bridge Road / LL 2, 6th District
Parcel ID No(s): 032-01026000
Proposed: MUND Zoning (Townhomes and Commercial)

Dear Ms. Moore,

Please accept this letter of intent for the +/-20.367 acre parcel of land on the north side of Hudson Bridge Road, west of Interstate 75.

We are requesting to rezone the property from C-2 (General Commercial) to MUND (Mixed-Use Neighborhood Development District) for the purpose of developing a residential townhome development consisting of single-family attached homes and commercial as shown on the concept plan date July 29, 2019.

Please do not hesitate to contact me should you have any questions or need anything further.

Sincerely,

Wanda D. Moore, PLA
VP Planning and Landscape Architecture

GENERAL NOTES

1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 104,950 FEET AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A TRIMBLE S6 WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. WORK WAS COLLECTED ON 01-21-2012. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 330,457 FEET.
2. THIS SURVEY IS RELATIVE TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS REFERENCED TO NAD83 (2011) HORIZONTAL AND NAVD88 (GEOID2012A) VERTICAL. COORDINATES WERE DERIVED FROM NETWORK GPS MEASUREMENTS USING A LEICA VRS GS15 GPS RECEIVER.
3. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA, AS SHOWN ON MAP NUMBER 13151C0058G, HAVING AN EFFECTIVE DATE OF MAY 16, 2006 AND HENRY COUNTY PRESENT AND FUTURE CONDITIONS MAPS PANEL 58 OF 305 DATED MAY 2010.
4. CORNERS NOTED HEREON AS IRON PIN SET (IPS) ARE 3/4 INCH REBARS WITH A PLASTIC CAP STAMPED "WOLVERTON LSF 709" AND PKS IS "PK" NAIL SET.
5. LAND SURVEYORS, AS LICENSED PROFESSIONALS BY THE STATE OF GEORGIA, ARE NOT EXPERTS IN THE IDENTIFICATION OF WETLANDS, CEMETERIES OR BURIAL GROUNDS, ITEMS OF HISTORICAL OR CULTURAL SIGNIFICANCE; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH MATTERS WHICH MAY EXIST ON THIS PROPERTY.
6. THE PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
7. ALL SUBJECT PROPERTY CORNERS HAVE BEEN SET OR FOUND AS LABELED.
8. C-2 ZONING CONDITIONS:
   - 50' FRONT SETBACK
   - 0' SIDE SETBACK
   - 20' REAR SETBACK
   - 100' MINIMUM LOT WIDTH
   - 10,000 SQUARE FOOT MINIMUM LOT AREA
   - 35' MAXIMUM BUILDING HEIGHT

   NONE OF THE PARCELS DELINEATED ON THIS PLAT ARE CORNER LOTS, THEREFORE NO SIDE YARD SETBACK LINES ARE REQUIRED BY THE CODE OF ORDINANCES OF THE CITY OF STOCKBRIDGE
9. ACCESS FOR TRACT 1 IS PROVIDED BY THE CURRENT PRIVATE ACCESS(1) AND CROSS ACCESS(7) EASEMENTS SHOWN HEREON

TRACT CHART

TRACT 1 – NO ADDRESS ASSIGNED PARCEL # – 032-01026000

TRACT 2 – 1590 HUDSON BRIDGE RD PARCEL # – 032-01026002

AREA CHART

TRACT	ACRES	SQ. FT.	ZONED
TRACT 1	20.367	887,136	C-2
TRACT 2	1.709	74,457	C-2
TOTAL:	**22.076**	**961,593**	

RECEIVED
AUG 1 2013
BY:

EASEMENT CHART

1. PRIVATE ACCESS EASEMENT (DB 7038, PG 185).
2. PRIVATE PERMANENT RETAINING WALL & GRADING EASEMENT (DB 7038, PG 209)
3. PRIVATE BAPTIST COMMUNITY INGRESS/EGRESS EASEMENT (DB 7038, PG 209)
4. PERMANENT SLOPE EASEMENT (DB 7038, PG 185).
5. PRIVATE DRAINAGE EASEMENT (DB 7038, PG 209)
6. PRIVATE PERMANENT RETAINING WALL AND GRADING EASEMENT AND LANDSCAPING EASEMENT AREA (DB 7038, PG 209)
7. PRIVATE CROSS ACCESS EASEMENT (DB 7038, PG 209)
8. PUBLIC 20' SANITARY SEWER EASEMENT (D.B. 9710, PG. 241)
9. PUBLIC WATERLINE EASEMENT (D.B. 9710, PG. 235)
10. PRIVATE PERMANENT SLOPE EASEMENT (DB 7038, PG 209)

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

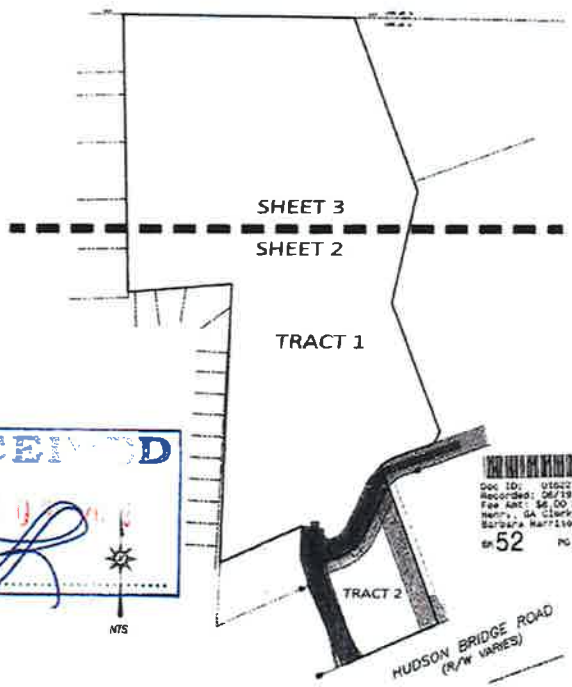
SURVEYORS CERTIFICATE

THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE PROPERTY SURVEYED UNDER MY SUPERVISION. THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY.

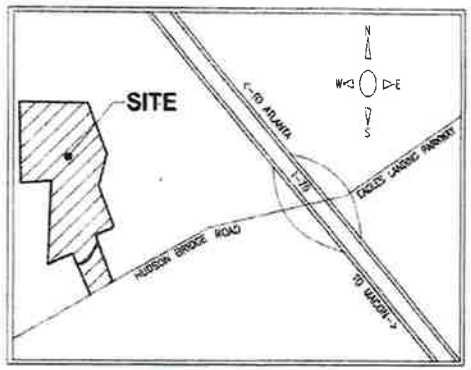
MICHAEL G. HIGH
GA. RLS # 2986

DATE

SHEET INDEX



VICINITY MAP - N.T.S.



THE CITY OF STOCKBRIDGE ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINTS SHOWN ON THIS PLAT AND AS REQUIRED BY THE CITY OF STOCKBRIDGE SUBDIVISION ORDINANCE.

MAINTENANCE OF DETENTION PONDS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND SHALL BE MAINTAINED AND REPAIRED WHEN NEEDED OR AS REQUESTED BY THE CITY OF STOCKBRIDGE.

WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

LIVE STREAMS DO EXIST ONSITE

Doc ID: 010027730001 Type: PLAT
Recorded: 06/19/2013 at 12:36:19 PM
Fee Amt: $6.00 Page 1 of 1
Henry, GA Clerk of Superior Court
Barbara Harrison Clerk of Court
BK 52 PG 176

OWNER/SUBDIVIDER

BROAD STREET STOCKBRIDGE II, L.L.C.
BY: SR INVESTMENTS, INC., ITS MANAGER
300 WEST COLEMAN BLVD., STE 106
MOUNT PLEASANT, SC 29464
JASON SMALLWOOD
803-474-0930

OWNERS STATEMENT

CITY OF STOCKBRIDGE
COUNTY OF HENRY

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Declaration to the use of the public forever, all streets, sewer collectors, lift stations, drains, and other public facilities and appurtenances thereon shown, and transfers ownership of all public use areas in fee simple by deed, for the purposes therein expressed.

Broad Street Stockbridge II, L.L.C.

BY: SR Investments, Inc., its manager

BY: Stephen Rainer
NAME: Stephen Rainer
ITS: President
DATE: June 10, 2013

THIS PLAT IS HEREBY APPROVED FOR RECORDING

BY: _____, DIRECTOR,
HENRY COUNTY DEPARTMENT OF ENVIRONMENTAL COMPLIANCE & PLAN REVIEW

DATE: 6/18/13

THIS PLAT IS HEREBY APPROVED FOR RECORDING

Mark A. Mason 6-18-13
MAYOR, CITY OF STOCKBRIDGE DATE

GEORGIA REGISTERED No. 2986 LAND SURVEYOR MICHAEL G. HIGH

THIS PLAT IS NOT VALID UNLESS IT CONTAINS THE ORIGINAL SIGNATURE, IN BLUE INK, OF THE REGISTRANT ACROSS THE REGISTRANTS SEAL

HENRY COUNTY MAP 32
ALL BLOCK 1

Wolverton & Associates
Consulting Engineers + Land Surveyors
0745 Bugleroof Parkway - Suite 100 - Duluth, Georgia 30097
Phone (770) 447-8885 - Fax (770) 447-8010
www.wolverton-assoc.com

FINAL SUBDIVISION PLAT FOR:
BROAD STREET STOCKBRIDGE II
LAND LOT 21 OF THE 6TH DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

REVISIONS	BY
ADDRESS COUNTY COMMENTS - 04/24/2013	KBW
ADDRESS COUNTY COMMENTS - 05/15/2013	KBW

DRAWN BY	KBW
CHECKED BY	MGH
DATE:	02/26/2013
SCALE:	1"= 100'
JOB No.	13-602
SHEET NUMBER	1

OF 4 SHEETS

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY: _____ DIRECTOR, HENRY COUNTY DEPARTMENT OF ENVIRONMENTAL & PLAN REVIEW

DATE: 6/18/13

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

MAYOR, CITY OF STOCKBRIDGE _____ DATE 6-18-13

Doc ID: 016227740001 Type: PLAT
Recorded: 06/19/2013 at 12:36:36 PM
Fee Amt: $8.00 Page 1 of 1
Henry, GA Clerk of Superior Court
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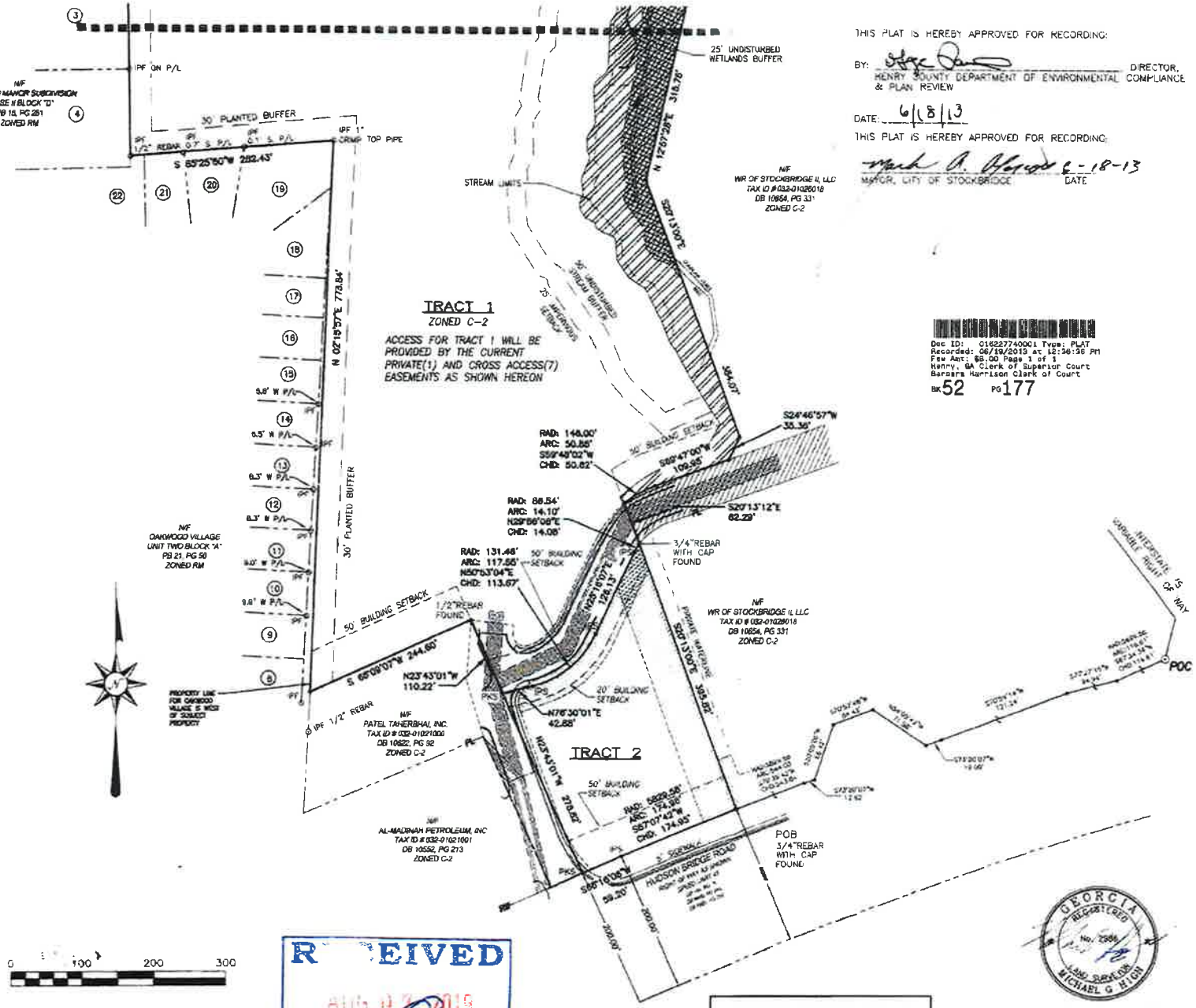
BK 52 PG 177



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HENRY COUNTY MAP 32
ALL BLOCK 1

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Phone (770) 443-1668 - Fax (770) 447-0071
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SHEET NUMBER

2

OF 4 SHEETS

LEGEND

SURVEY CONTROL
- Benchmark
- Control Point

TOPOGRAPHIC FEATURES
- Right-of-Way Monument Found
- Borehole
- Mile Post
- Street Sign
- Woods Line
- Air Condition Unit
- Bollard
- Camera
- Column
- Downspout
- Mailbox

DRAINAGE
- Catch Basin Double-wing
- Catch Basin Single-wing
- Curb Inlet
- Drop Inlet
- Storm Drain Manhole

SEWER
- Grease Trap
- Sanitary Sewer Manhole
- Cleanout
- Air Release Valve
- Sanitary Sewer Force Main Valve
- Vent

WATER
- Fire Hydrant
- Fire Department Connection
- Irrigation Control Valve
- Post Indicator Valve
- Sprinkler Head
- Water Meter
- Water Valve
- Water Valve Marker
- Well
- Water Manhole
- Backflow Preventer
- Pressure Indicator Valve
- Air Release Valve
- Water Vault
- Stand Pipe

ELECTRIC/POWER
- Underground Power Box
- Electric Box
- Transformer
- Underground Electric Manhole
- Hand Hole
- Guy Wire
- Electric Meter
- Power Pole/Utility Pole
- Spotlight
- Street Light/Light Pole

TELEPHONE
- Signal Head
- Telephone Pole
- Telephone Manhole
- Telephone Terminal Box
- Traffic Signal Box
- Traffic Signal Pole
- Underground Cable TV
- Underground Telephone Box
- Splice Box
- Subscriber Loop Carrier
- Cabinet
- Phone Booth
- Cable TV Pedestal

GAS
- Gas Manhole
- Gas Pressure Regulator
- Gas Vault
- Gas Test Station
- Petroleum Valve
- Gas Fill Cap
- Gas Meter
- Gas Valve

MISC. UTILITY
- Utility Grate
- Utility Marker

UTILITY CONTACTS

GAS
AGL RESOURCES
OSCAR PEREZ
10 PEACHTREE PLACE
ATLANTA, GA 30309
678-554-4526

WATER & SEWER
HENRY COUNTY WATER & SEWER
KENNY MORRIS
533 HAMPTON RD
MCDONOUGH, GA 30253
770-288-7678

TELEPHONE
AT&T DISTRIBUTION
ROBERT HULL
675 PEACHTREE ST
ATLANTA, GA 30375
404-305-1393

POWER
GEORGIA POWER
JOHN WISEHART
829 JEFFERSON ST
ATLANTA, GA 30318
678-432-2069

CABLE
CHARTER COMM.
JIMMY PRICE
3075 BECKINGRIDGE BLVD.
DULUTH, GA 30096
770-806-7060

WATER & SEWER
HENRY COUNTY WATER & SEWER
KENNY MORRIS
533 HAMPTON RD
MCDONOUGH, GA 30253
770-288-7678

LINETYPES

EXISTING OVERHEAD
- Electric Line
- Electric/Telecommunications
- Electric/Cable TV
- Electric/Traffic Control
- Electric/Telecommunications/Cable TV
- Electric/Telecommunications/Cable TV/Traffic Control
- Electric/Cable TV/Traffic Control
- Telecommunications
- Telecommunications/Traffic Control
- Telecommunications/Cable TV/Traffic Control
- Telecommunications/Cable TV
- Cable TV
- Cable TV/Traffic Control
- Traffic Control

PROPERTY
- Limited Access
- Center of Creek

EXISTING UNDERGROUND
- Electric
- Telecommunications
- Cable TV
- Water
- Sanitary Sewer
- Gas
- Petroleum
- Traffic Control

APPROX. UNDERGROUND
- Gas Line (approximate)
- Underground power (approximate)
- Underground Telephone (approximate)
- Water Line (approximate)

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

ABBREVIATIONS

BLA	Begin Limited Access	IPF	Iron Pin Found
B/W	Bottom of wall	IPS	Iron Pin Set
C&G	Curb and Gutter	L/W	Low Wire Elevation
CE	Construction Easement	MW	Monitoring Well
CMP	Corrugated Metal Pipe	N/F	Now or Formerly
CO	Clean Out	OTP	Open top Pipe
CPP	Corrugated Plastic Pipe	PB	Plat Book
DB	Deed Book	PG	Page
DIP	Ductile Iron Pipe	POB	Point of Beginning
DE	Drainage Easement	POC	Point of Commencement
ELA	End Limited Access	PVC	Polyvinyl Chloride Pipe
FES	Flared End Section	RCP	Reinforced Concrete Pipe
FM	Forcemain	SSE	Sanitary Sewer Easement
GI	Grate Inlet	T/W	Top of Wall
HW	Headwall	VCP	Vitrified Clay Pipe
I.E.	Invert Elevation	YI	Yard Inlet

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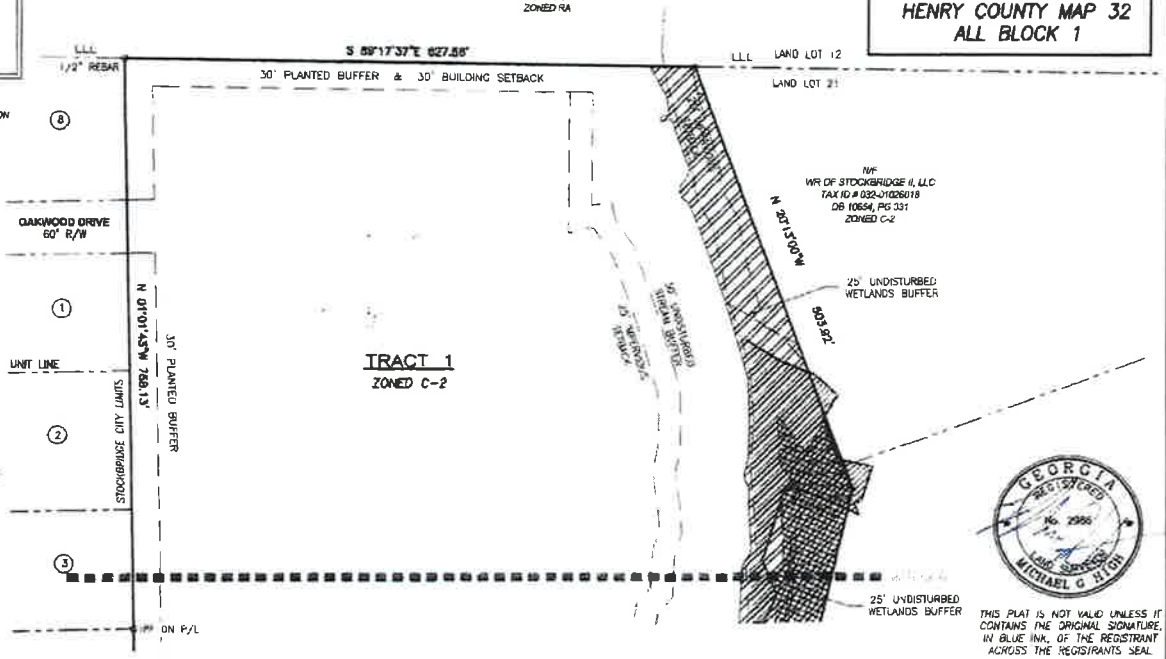
HENRY COUNTY MAP 32
ALL BLOCK 1



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BY: [illegible]

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY [illegible] DIRECTOR,
HENRY COUNTY DEPARTMENT OF ENVIRONMENTAL COMPLIANCE & PLAN REVIEW

DATE: 6/18/13

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[illegible] 6-18-13
MAYOR, CITY OF STOCKBRIDGE DATE

GEORGIA REGISTERED No. 2966 LAND SURVEYOR MICHAEL G HIGH

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LAND LOT 21 OF THE 6TH DISTRICT
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HENRY COUNTY, GEORGIA

REVISIONS	BY
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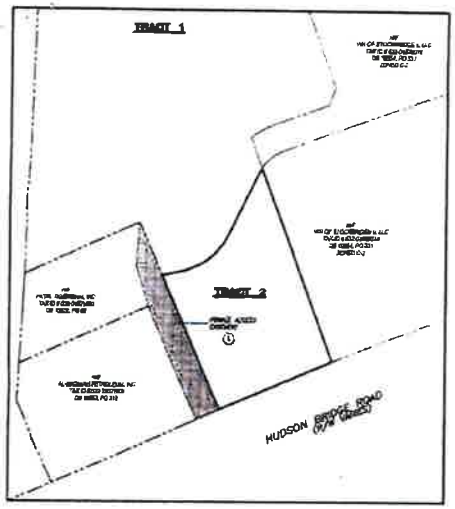
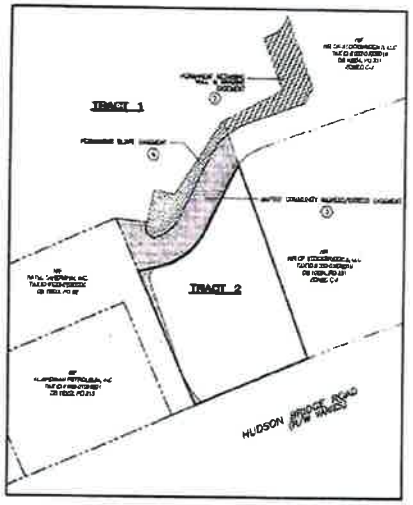
SHEET NUMBER
3
OF 4 SHEETS

EASEMENT 1



EASEMENTS 2,3 & 4



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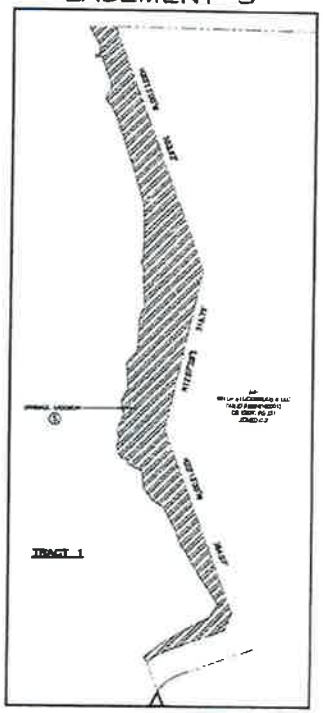
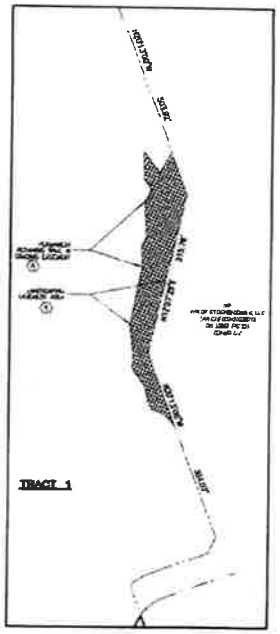
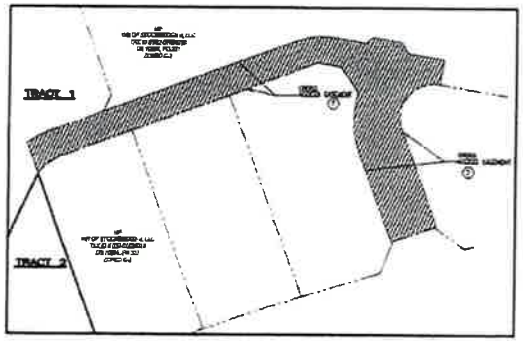


EASEMENT 6



EASEMENT 7



HENRY COUNTY MAP 32
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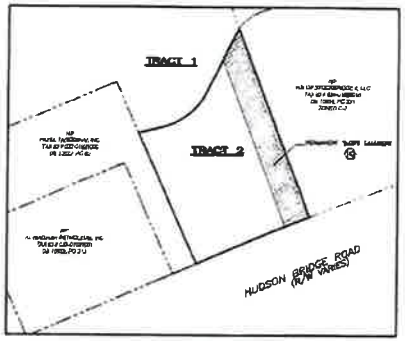
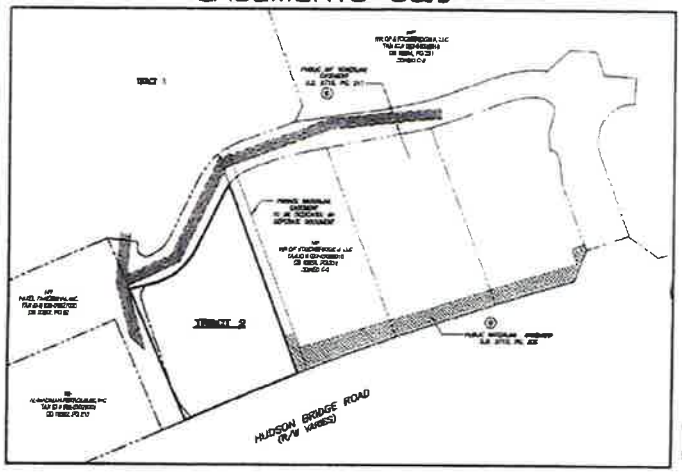
EASEMENT 10



EASEMENTS 8&9



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DATE: 6/18/13

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MAYOR, CITY OF STOCKBRIDGE — DATE 6-18-13

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BY

SEE SHEET 1 FOR EASEMENT CHART

GEORGIA REGISTERED No. 2966 LAND SURVEYOR MICHAEL C. HIGH

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EASEMENT DETAILS

Wolverton & Associates
Consulting Engineers + Land Surveyors
6718 Sugarloaf Parkway - Suite 100 - Duluth, Georgia 30097
Phone: (770) 447-5889 - Fax: (770) 447-9270
www.wolvertonassoc.com

FINAL SUBDIVISION PLAT FOR:
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LAND LOT 21 OF THE 6TH DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

REVISIONS	BY
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ADDRESS COUNTY COMMENTS - 05/15/2013	KBW

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SCALE:	1"= 100'
JOB No.	13-602
SHEET NUMBER	4

PUD Master Development Plan for:

Stockbridge Townhomes

Land Lot 22 / 3rd District - City of Stockbridge, Georgia

prepared for:

TPA GROUP

2796 Peachtree Street, NW / Atlanta, Georgia

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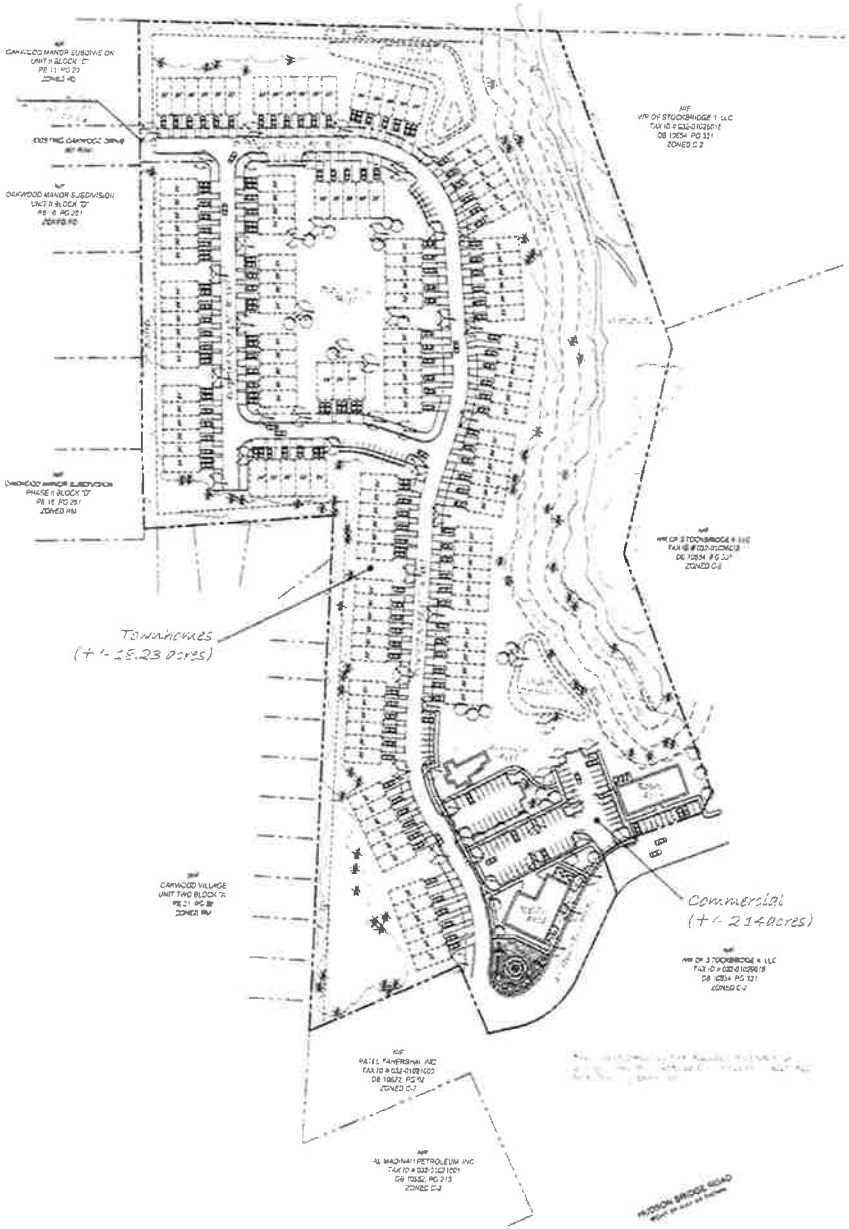


VICINITY MAP

N.T.S.

Land Use Summary

EXISTING ZONING: C-2 (General Commercial)
PROPOSED ZONING: MUND (Mixed-use Neighborhood Development District)

TOTAL ACRES +/- 20.37 acres
RESIDENTIAL: +/- 18.23 acres
COMMERCIAL: +/- 2.14 acres

TOTAL RESIDENTIAL UNITS: +/- 138 (Townhomes)
GROSS DENSITY +/- 6.8 du/acre
NET ACRES: +/- 15.13 acres (less R/W, Detention, commercial)
NET DENSITY +/- 9.2 du/ac

MUND Development Standards

Proposed Townhome Development Standards
~~Min. Lot Area: 1ac~~
Min. Lot Width: 20'
Min. Frontyard: 20' from r/w
Min. Distance between Buildings: 20
Min. Rearyard: 20'
Max. Building Height: 45' (or 4 stories)
Min. Floor Area: 1,000 sf / one-bed: 1,320 sf / two-bed: 1,400 sf three-bed: 205 sf additional / additional bedroom

Max. Units / Building: 6
Max. Net Density: 9.0 du/ac

Townhomes
Total Units: 138
Min. Width 20', 22' and 24' wide @ 55' deep
On-street parking: 24 spaces

Townhome Mix Ratio:
84 units @ 20' x 55' (61%)
33 units @ 22' x 55' (24%)
21 units @ 24' x 55' (15%)

Amenities
Clubhouse and Pool Area
Play Lawn Area
Parking: 20 spaces

Commercial Development Standards

Proposed Commercial Development Standards
Min. Lot Area: 0' (MUND)
Min. Lot Width: 0 (MUND)
Max. Lot Width: 0 (MUND)
Min. Frontyard: 15' from curb
Max. Frontyard: 30' from curb
Min. Sideyard: 0' (15' from curb on corner lot)
Min. Rearyard: 30'
Max. Height: 3' (MUND)
Parking: Rear parking preferred (on street requires approval on master plan)

Proposed Commercial
Total: 37,200 sf

Parking Requirements

Retail: Existing/Proposed: [illegible] sf
Restaurant: [illegible] sf

Parking Calcs:
[illegible]
[illegible]
[illegible]

Provided parking: 62 spaces

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

FALCON DESIGN
ENGINEERING · PLANNING · SURVEYING

TPAGROUP

TOWNHOME DEVELOPMENTS

VISION BOARD

Sugar Hill Overlook
Sugar Hill, GA

The Cottages at Greystone
Hiram, GA

Sugar Hill Overlook
Sugar Hill, GA

The Cottages at Greystone
Hiram, GA






The Park at Historic Roswell
Roswell, GA

The Park at Historic Roswell
Roswell, GA





Floor Plans

2 BR / 2.5 BA Example

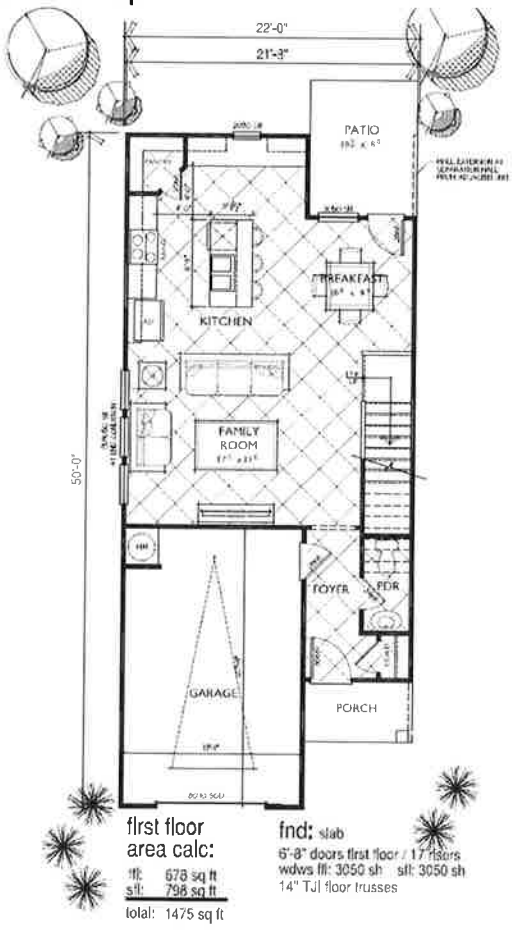
first floor
area calc:
ffl: 654 sq ft
sfl: 730 sq ft

fnd: slab
6'-8" doors first floor / 17 risers
wdws ffl: 3050 sh sfl: 3050 sh
14" TJI floor trusses

second floor

Floor Plans

3 BR / 2.5 BA Example



ARC
ATLANTA REGIONAL COMMISSION 40 COURTLAND STREET, NE ATLANTA, GEORGIA 30303

January 16, 2004

Honorable Rudy G. Kelley, Mayor
City of Stockbridge
4545 North Henry Boulevard
Stockbridge, Georgia 30281

RE: Development of Regional Impact Review
Wal-Mart (Hudson Bridge Road)

Dear Mayor Kelley:

I am writing to let you know that the ARC staff has completed the Development of Regional Impact (DRI) review Wal-Mart (Hudson Bridge Road) development. After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that this DRI is in the best interest of the State. The Atlanta Regional Commission reviewed the proposed project with regard to conflicts with regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the project is or is not in the best interest of the City of Atlanta.

I am enclosing a copy of our final review report and comments we received during the review. Please feel free to call me, or Mike Alexander (404-463-3302), if you have any questions concerning the review.

Sincerely,

Charles Krautler
Director

CK/mda

Enclosures

C: Mr. Danny Taylor, Henry County
Mr. Jim Price, WRS, Inc.
Mr. Harold Linnenkohl, GDOT
Mr. Rick Brooks, GDCA
Mr. David Word, GEPD
Mr. Steve Stancil, GRTA

Preliminary Report:	December 17, 2003	**DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT**	Project:	Wal-Mart (Hudson Bridge Road) DRI # 481
Final Report Due:	January 16, 2004		Comments Due By:	December 31, 2003

Go to Headings: Description, Regional Plan Consistency, Population/Employment, Location, Economy, Transportation, Trip Generation, VC Ratios, Trans. Projects, Transit, Historic Resources, Wastewater Water Supply, Housing

Georgia Department of Community Affairs DRI:	FORM 1	Submitted on: 10/13/03	FORM 2	Submitted on: 10/21/03

PROPOSED DEVELOPMENT:

The Wal-Mart (Hudson Bridge Road) development consists of a large, suburban shopping center with 288,000 square feet of commercial/retail space and eight outparcels containing and additional 55,000 square feet for a total commercial/retail space of 343,000 square feet on the 49.45-acre tract. In addition to the commercial component, there is a 20.72-acre area in the northwestern portion of the site proposed for 202 multi-family residential units. The site is located in the northwestern corner of the Hudson Bridge Road/Interstate 75 intersection. The development gains access from three full service driveways onto Hudson Bridge Road. The project is located in northern Henry County, within the City of Stockbridge and is in Land Lots 20 and 21 of the 6th District.

PROJECT PHASING:

The project's retail component is projected with a completion 2008, while a true projection is not possible for the residential portion, although it is anticipated that the residential portion would be completed prior to the completion of the retail component.

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

Information submitted with the review indicates the project is consistent with the host-local government's comprehensive plan.

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

The site is located adjacent to Henry County. No inconsistencies with other local government comprehensive plans were determined during the review.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

No impacts were determined during the review.

ARC regional review of the proposed development is conducted, where appropriate, using the following Regional Development Plan Policies and Best Practices:

REGIONAL DEVELOPMENT PLAN POLICIES

1. Provide development strategies and infrastructure investments to accommodate forecasted population and employment growth more efficiently.
2. Guide an increased share of new development to the Central Business District, transportation corridors, activity centers and town centers.
3. Increase opportunities for mixed-use development, infill and redevelopment.
4. Increase transportation choices and transit-oriented development (TOD).
5. Provide a variety of housing choices throughout the region to ensure housing for individuals and families of diverse incomes and age groups.
6. Preserve and enhance existing residential neighborhoods.
7. Advance sustainable greenfield development.
8. Protect environmentally sensitive areas.
9. Create a regional network of greenspace that connects across jurisdictional boundaries.
10. Preserve existing rural character.
11. Preserve historic resources.
12. Inform and involve the public in planning at regional, local and neighborhood levels.
13. Coordinate local policies and regulations to support the RDP.
14. Support growth management at the state level.

BEST LAND USE PRACTICES

Practice 1: Keep vehicle miles of travel (VMT) below the area average.
Practice 2: Contribute to the area's jobs-housing balance
Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.
Practice 4: Develop in clusters and keep the clusters small.
Practice 5: Place higher-density housing near commercial centers, transit lines, and parks.
Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing.
Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges.
Practice 8: Reserve school sites and donate them if necessary to attract new schools.
Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

Practice 10: Make shopping centers and business parks into all-purpose activity centers.
Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate "big box" stores to areas where they will do the least harm to the community fabric.

BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.
Practice 2: Space through-streets no more than a half-mile apart, or the equivalent route density in a curvilinear network.
Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps, and raised crosswalks.
Practice 4: Keep speeds on local streets down to 20 mph.
Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).
Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. It is suggested that access streets be 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.
Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading, and prevailing breezes.
Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.
Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.
Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.
Practice 11: Incorporate transit-oriented design features.
Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.
Practice 2: Channel development into areas that are already disturbed.
Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.
Practice 4: Design around significant wetlands.
Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.
Practice 6: Preserve significant uplands, too.
Practice 7: Restore and enhance ecological functions damaged by prior site activities.
Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.
Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat, and others.
Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.
Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

BEST HOUSING PRACTICES

Practice 1: Offer "life cycle" housing. Providing integrated housing for every part of the "life cycle".
Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.
Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.
Practice 4: Design of energy-saving features. Natural shading and solar access.
Practice 5: Supply affordable single-family homes for moderate-income households.

Practice 6: Supply affordable multi-family and accessory housing for low-income households.
Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.
Practice 8: Mix housing to the extent the market will bear.

Is the proposed development consistent with regional plans and policies?

This proposal, while meeting many of the Regional Development Plan Policies could be further refined to improve overall compliance with regional plans and policies.

Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?

Based on regional averages, the proposed development will add 686 additional employment opportunities to the area, as well as provide housing for 404 individuals, including 58 school-aged children. The number of short-term jobs will depend on the construction schedule.

What other major development projects are planned near the proposed project?

The following projects were reviewed by the ARC as either any Area Plan (1984 to1991) or as a DRI (1991 to present) and are located within 2.0 miles of the subject site:

Year	Name
1991	EAGLE'S LANDING
1995	WYNGATE PLANTATION
1996	ABERDEEN VILLAGE
1998	WYNGATE EXPANSION/REDESIGN
1991	EAGLE'S LANDING

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

According to information submitted with the review, the project will displace the Georgia Baptist Retirement facility, which consists of 160 beds, 30 beds in the Garrison Personal Care Home, and 20 one-bedroom apartment units. This facility is being relocated to Palmetto, GA.

Will the development cause a loss in jobs? If yes, how many.

No.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The development is located in northern Henry County, within the City of Stockbridge and is in the northwestern corner of the Hudson Bridge Road/Interstate 75 intersection in Land Lots 20 and 21 of the 6th District.

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

The site is adjacent to Henry County.

Will the proposed project be located close to land uses in other jurisdictions that would benefit or be negatively impacted by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

There appears to be potential that land uses within adjacent jurisdictions could be impacted by the development, as the site is adjacent the city line of Stockbridge.

ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

The build-out value of the project is estimated at $ 40,000,000.

Annual Tax Revenue	**$563,000**	(property tax)
	$ 9,000,000	(projected sales tax)

How many short-term jobs will the development generate in the Region?

The number of short-term jobs generated by the project will depend on the construction schedule.

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes.

In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

The development could have a positive impact on existing businesses by increasing the number of potential costumers and employees in the area.

NATURAL RESOURCES

Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor or other environmentally sensitive area of the Region? If yes, identify those areas.

Yes, the southern portion of the site, along Hudson Bridge Road, is located in a groundwater recharge area. The site is also located within the Cotton Indian/Pates Watershed Protection Area. Additionally, a stream is located in the northern portion of the site and had 0.36-acres of wetland associated with it.

In what ways could the proposed project create impacts that would damage or help to preserve the resource?

Watershed Protection

The property is located within the Cotton Indian/Pates Watershed Protection Area.

Georgia Erosion and Sedimentation Act/Stream Buffer Requirements

The Georgia Erosion and Sedimentation Control Act requires a 25-foot buffer on 'State waters".

Floodplains & Wetlands

Any Floodplains and/or wetlands on the site should be preserved. This is consistent with ARC's Regional Development Plan policies. A proposed retaining wall near the existing stream and wetland area may impact those areas.

Storm Water/Water Quality

The estimated amounts of pollutants that will be produced after construction of the proposed development will be estimated during the review. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs./ac/yr.) The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. The impervious areas are based on estimated averages for land uses in the Atlanta Region. These estimates are generalized for the metropolitan area and do not necessarily reflect the conditions of high-density development.

Structural Storm Water Controls

The City should not release the site plans for development or issue any grading or construction permits until a storm water management plan has been approved and a fully executed maintenance/monitoring agreement is in place.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

No impacts to Historic Resources were determined during the review.

In what ways could the proposed project create impacts that would damage the resource?

N/A

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

N/A

INFRASTRUCTURE

Transportation

Transportation

Georgia Regional Transportation Authority Review Findings

This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Expedited Review. The proposed development will consist of 50 acres on the northwest quadrant of I-75 and Hudson Bridge Road/Eagles Landing Parkway. The site has also been annexed by the City of Stockbridge. For the retail component of the site, there will be a total of 287,807 square feet where 203,007 square feet will be occupied by Wal-Mart, the anchor tenant. Eight outlots occupying a total of 11.1 acres will average 4,500 square feet of retail per outlot or a total of 36,000 square feet combined. In this mixed-use development, 202 apartments will be situated in the northwestern section of the site behind the retail. A total of 1,411 parking spaces will be in place for the anchor tenant. Three site entrances will be located on Hudson Bridge Road at the west site entrance, at the main site entrance, and at the right-in/right-out access on Hudson Bridge Road. Build-out is scheduled for 2008.

How much traffic (both average daily and peak am/pm) will be generated by the proposed project?

URS Corporation performed the transportation analysis. GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The net trip generation is based on the rates published in the 6th edition of the Institute of Transportation Engineers (ITE) Trip Generation report as listed in the following table:

Land Use	P.M. Peak Hour			Saturday Peak Hour			24-Hour
	Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way
Apartments 202 Units	59	38	97	37	42	79	780
Discount Superstore 203, 007 square feet	254	261	514	338	301	639	7,630
Retail 84, 800 square feet	163	171	334	238	212	450	3,820
Bank 4,000 square feet	80	76	156	67	64	131	895
Outlots 32,000 square feet	242	196	438	478	386	863	7,064
TOTAL NEW TRIPS	**798**	**742**	**1,539**	**1,158**	**1,005**	**2,162**	**20,189**

What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?

Incorporating the trip generation results, the transportation consultant distributed the traffic on the current roadway network. An assessment of the existing Level of Service (LOS) and projected LOS based on the trip distribution findings helps to determine the study network. The results of this exercise determined the study network, which has been approved by ARC and GRTA. If analysis of an intersection or roadway results in a substandard LOS "D", then the consultant recommends improvements.

Projected traffic volumes from the Regional Travel Demand Model are compared to the assigned capacity of facilities within the study network. This data is used to calculate a volume to capacity (V/C) ratio. The V/C ratio values that define the LOS thresholds vary depending on factors such as the type of terrain traversed and the percent of the road where passing is prohibited. As a V/C ratio reaches 1.0, congestion increases. The V/C ratios for traffic in various network years are presented in the following table. Any facilities that have a V/C ratio of 0.8 or above are considered congested.

V/C Ratios

			AM						PM					
			Volume			V/C			Volume			V/C		
		Lns/dir.	Total	SB/EB	NB/WB	Total	SB/EB	NB/WB	Total	SB/EB	NB/WB	Total	SB/EB	NB/WB
Hudson Bridge Road (between Flippen Road and Jodeco Road)	2005	1	3,820	1,660	2,160	0.57	0.49	0.64	5,260	2,920	2,340	0.78	0.86	0.69
	2010	1	4,570	2,090	2,480	0.68	0.62	0.73	6,290	3,260	3,030	0.93	0.96	0.89
	2025	2	6,910	3,190	3,720	0.51	0.47	0.55	9,060	4,640	4,420	0.67	0.68	0.65
	% Change 2005-2010		19.6%	25.9%	14.8%	19.5%	26.5%	14.1%	19.6%	11.6%	29.5%	19.4%	11.6%	29.0%
	% Change 2010-2025		51.2%	52.6%	50.0%	-24.4%	-24.2%	-24.7%	44.0%	42.3%	45.9%	-28.1%	-29.2%	-27.0%
	% Change 2005-2025		80.9%	92.2%	72.2%	-9.7%	-4.1%	-14.1%	72.2%	58.9%	88.9%	-14.2%	-20.9%	-5.8%
Hudson Bridge Road @ I-75 Overpass	2005	1	4,360	2,730	1,630	0.78	0.97	0.58	5,180	3,280	1,900	0.93	1.17	0.68
	2010	3	5,840	3,750	2,090	0.35	0.45	0.25	9,200	6,540	2,660	0.55	0.78	0.32
	2025	3	7,420	4,480	2,940	0.44	0.53	0.35	10,970	7,850	3,120	0.66	0.94	0.37
	% Change 2005-2010		33.9%	37.4%	28.2%	-54.8%	-53.6%	-56.9%	77.6%	99.4%	40.0%	-40.5%	-33.3%	-52.9%
	% Change 2010-2025		27.1%	19.5%	40.7%	25.7%	17.8%	40.0%	19.2%	20.0%	17.3%	19.1%	20.5%	15.6%
	% Change 2005-2025		70.2%	64.1%	80.4%	-43.2%	-45.4%	-39.7%	111.8%	139.3%	64.2%	-29.2%	-19.7%	-45.6%
Eagles Landing Parkway (between I-75 NB on/off-ramps and Rock Quarry/Country Club Drive)	2005	1	6,560	3,050	3,510	0.97	0.90	1.03	7,630	3,930	3,700	1.13	1.16	1.09
	2010	2	9,700	4,280	5,420	0.72	0.63	0.8	12,680	7,190	5,490	0.94	1.06	0.81
	2025	2	10,870	4,640	6,230	0.80	0.68	0.92	13,620	8,010	5,610	1.01	1.18	0.83
	% Change 2005-2010		47.9%	40.3%	54.4%	-25.9%	-30.0%	-22.3%	66.2%	83.0%	48.4%	-16.9%	-8.6%	-25.7%
	% Change 2010-2025		12.1%	8.4%	14.9%	11.9%	7.9%	15.0%	7.4%	11.4%	2.2%	7.5%	11.3%	2.5%
	% Change 2005-2025		65.7%	52.1%	77.5%	-17.1%	-24.4%	-10.7%	78.5%	103.8%	51.6%	-10.7%	1.7%	-23.9%

			AM						PM					
			Volume			V/C			Volume			V/C		
		Lns/dir.	Total	SB/EB	NB/WB	Total	SB/EB	NB/WB	Total	SB/EB	NB/WB	Total	SB/EB	NB/WB
I-75 NB on-ramp	2005	1	2,690	0	2,690	0.45	0.00	0.45	2,690	0	2,690	0.45	0.00	0.45
	2010	1	4,100	0	4,100	0.68	0.00	0.68	3,940	0	3,940	0.66	0.00	0.66
	2025	1	4,540	0	4,540	0.76	0.00	0.76	3,740	0	3,740	0.62	0.00	0.62
	% Change 2005-2010		52.4%	0.0%	52.4%	51.1%	0.0%	51.1%	46.5%	0.0%	46.5%	46.7%	0.0%	46.7%
	% Change 2010-2025		10.7%	0.0%	10.7%	11.8%	0.0%	11.8%	-5.1%	0.0%	-5.1%	-6.1%	0.0%	-6.1%
	% Change 2005-2025		68.8%	0.0%	68.8%	68.9%	0.0%	68.9%	39.0%	0.0%	39.0%	37.8%	0.0%	37.8%
I-75 SB on-ramp	2005	1	980	980	0	0.16	0.16	0	1,150	1,150	0	0.19	0.19	0
	2010	1	950	950	0	0.16	0.16	0	1,220	1,220	0	0.20	0.20	0
	2025	1	1,120	1,120	0	0.19	0.19	0	1,440	1,440	0	0.24	0.24	0
	% Change 2005-2010		-3.1%	-3.1%	0.0%	0.0%	0.0%	0.0%	6.1%	6.1%	0.0%	5.3%	5.3%	0.0%
	% Change 2010-2025		17.9%	17.9%	0.0%	18.8%	18.8%	0.0%	18.0%	18.0%	0.0%	20.0%	20.0%	0.0%
	% Change 2005-2025		14.3%	14.3%	0.0%	18.8%	18.8%	0.0%	25.2%	25.2%	0.0%	26.3%	26.3%	0.0%
I-75 NB off-ramp	2005	1	1,130	0	1,130	0.19	0.00	0.19	1,540	0	1,540	0.26	0.00	0.26
	2010	1	1,290	0	1,290	0.22	0.00	0.22	1,760	0	1,760	0.29	0.00	0.29
	2025	1	1,420	0	1,420	0.24	0.00	0.24	1,400	0	1,400	0.23	0.00	0.23
	% Change 2005-2010		14.2%	0.0%	14.2%	15.8%	0.0%	15.8%	14.3%	0.0%	14.3%	11.5%	0.0%	11.5%
	% Change 2010-2025		10.1%	0.0%	10.1%	9.1%	0.0%	9.1%	-20.5%	0.0%	-20.5%	-20.7%	0.0%	-20.7%
	% Change 2005-2025		25.7%	0.0%	25.7%	26.3%	0.0%	26.3%	-9.1%	0.0%	-9.1%	-11.5%	0.0%	-11.5%

			AM						PM					
			Volume			V/C			Volume			V/C		
		Lns/dir.	Total	SB/EB	NB/WB	Total	SB/EB	NB/WB	Total	SB/EB	NB/WB	Total	SB/EB	NB/WB
I-75 SB off-ramp	2005	1	1,940	1,940	0	0.32	0.32	0	3,190	3,190	0	0.53	0.53	0
	2010	1	2,640	2,640	0	0.44	0.44	0	5,120	5,120	0	0.85	0.85	0
	2025	1	2,810	2,810	0	0.47	0.47	0	6,490	6,490	0	1.08	1.08	0
	% Change 2005-2010		36.1%	36.1%	0.0%	37.5%	37.5%	0.0%	60.5%	60.5%	0.0%	60.4%	60.4%	0.0%
	% Change 2010-2025		6.4%	6.4%	0.0%	6.8%	6.8%	0.0%	26.8%	26.8%	0.0%	27.1%	27.1%	0.0%
	% Change 2005-2025		44.8%	44.8%	0.0%	46.9%	46.9%	0.0%	103.4%	103.4%	0.0%	103.8%	103.8%	0.0%

For the V/C ratio table, the data is based on 2005, 2010 and 2025 A.M./P.M. peak volume data generated from ARC's travel demand model for the 2025 RTP Limited Update and FY 2003-2005 TIP, adopted in October 2002. The demand model incorporates lane addition improvements and updates to the network as appropriate. As the life of the RTP progresses, volume and/or V/C ratio data may appear inconsistent due to (1) effect of implementation of nearby new or expanded facilities or (2) impact of socio-economic data on facility types.

What transportation improvements are under construction or planned for the Region that would affect or be affected by the proposed project? What is the status of these improvements (long or short range or other)?

2003-2005 TIP*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
HE-132B	Eagles Landing Parkway from I-75 South to US 23/SR 42	Roadway Capacity	2008
HE-161	Roack Quarry Road from Eagles Landing Parking to Red Oak Road	Roadway Capacity	2007
HE-AR-215	I-75 South at Hudson Bridge Road/Eagles Landing Parkway	Interchange Upgrade	2006
HE-AR-225A	Patrick Henry Boulevard from End of Existing Road to Eagles Landing Parkway	Roadway Capacity	2005

2025 RTP Limited Update*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
HE-132A	Hudson Bridge Road from Jodeco Road to I-75 South	Roadway Capacity	2015

**The ARC Board adopted the 2025 RTP Limited Update and FY 2003-2005 TIP in October 2002. USDOT approved in January 2003*

Impacts of Hudson Bridge Road Mixed-Use Development: What are the recommended transportation improvements based on the traffic study done by the applicant?

According to the findings, there will be some capacity deficiencies as a result of future year **background** traffic. The following are recommended improvements to elevate the area's existing LOS D to its appropriate level:

Hudson Bridge Road at Flippen Road

- Addition of right-turn lane on northbound approach
- Addition of right-turn lane on southbound approach
- Optimization of signal timing

According to the findings, there will be some capacity deficiencies as a result of future year **total** traffic. The transportation consultant has made the following recommendations to upgrade the existing level of service:

Hudson Bridge Road at Jodeco Road

- Installation of protected-permissive phasing for eastbound left-turns and permissive-plus-overlap phasing for southbound right-turns

Hudson Bridge Road at Flippen Road

- Conversion of eastbound right-turn lane into shared through-right lane
- Addition of second through lane on Hudson Bridge Road east of Flippen Road
- Modificiation of protected-permissive phasing to eastbound, westbound, and southbound left-turns
- Optimization of signal timing

Will the proposed project be located in a rapid transit station area? If yes, how will the proposed project enhance or be enhanced by the rapid transit system?

The proposed site area is not located in a rapid transit area.

Is the site served by transit? If so, describe type and level of service.

The site is currently not served by transit.

Are there plans to provide or expand transit service in the vicinity of the proposed project?

There are no plans in place to provide or expand transit service in the site area.

What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?

None proposed.

What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?

The presence of the Hudson Bridge Road Mixed-Use Development will be an addition to an already existing corridor with commercial and residential uses. Based on the volume/capacity ratios of nearby or adjacent roadway networks, there appear to be high levels of congestion due to the site's proximity to the I-75 interchange as well as the traffic generated from surrounding land uses. The combination of activity from surrounding land uses along with the proposed development may prompt further roadway congestion unless improvements are made such as those recommended by the consultant and any future programmed roadway improvements scheduled in the TIP.

The development **FAILS** the ARC's Air Quality Benchmark test.

Air Quality Impacts/Mitigation (based on ARC strategies)	Type Yes below if taking the credit or blank if not	Credits
Where Retail is dominant, 10% Residential or 10% Office	Yes	4%
TMA or Parking Management Program	Yes	3%
Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses	Yes	5%
Total Calculated ARC Air Quality Credits (15 % reduction required)	**Fails Benchmark Standards**	**12%**

INFRASTRUCTURE: Wastewater and Sewage

How much wastewater and sewage will be generated by the proposed project?

Wastewater is estimated at 0.1164 MGD based on regional averages.

Which facility will treat wastewater from the project?

Information not available at the time of final publication.

What is the current permitted capacity and average annual flow to this facility?

PERMITTED CAPACITY MMF, MGD [1]	DESIGN CAPACITY MMF, MGD	2001MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS

MMF: Maximum Monthly Flow. Mgd: million of gallons per day.

[1] *Source: Metropolitan North Georgia Water Planning District* ***SHORT-TERM WASTEWATER CAPACITY PLAN*** *Final Report*

What other major developments the plant serving this project will serve?

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand is estimated at 0.1370 MGD based on regional averages.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

Water supply should be sufficient, but water-conserving measures are essential in all new developments.

INFRASTRUCTURE

Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

Based on regional averages, the development will generate 1,841 tons of solid waste per year.

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste.

None stated.

INFRASTRUCTURE: Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- **Levels of governmental services?**
- **Administrative facilities?**
- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**

- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

No additional impacts were determined during the review.

HOUSING

Will the proposed project create a demand for additional housing?

Yes.

Will the proposed project provide housing opportunities close to existing employment centers?

No.

Is there housing accessible to the project in all price ranges demanded?

Yes.

Is it likely or unlikely that potential employees of the proposed project will be able to find affordable* housing?

Within the projects Area of Influence (AOI), approximately 66% of employees would be able to find affordable housing.

- Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2002 median income of $57,795 for family of 4 in Georgia.

Notice of Decision for
Request for Expedited Review of
DRI # 481, Hudson Bridge Road Wal-Mart

The purpose of this notice is to inform Jim Price, WRS (the Applicant), Henry County (i.e., the local government), the GRTA DRI Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 481 Hudson Bridge Road (the DRI Plan of Development). GRTA has completed an expedited review for the DRI Plan of Development pursuant to sections 3-101 and 3-102.D of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-102.D. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

This decision will become final and no further review will be required, unless: (1) a request for review by the DRI Committee is submitted to the Executive Director within five (5) calendar days of receipt of this notice pursuant to Section 2-502 of the *Procedures and Principles for GRTA Development of Regional Impact Review,* or (2) an appeal by the Applicant is submitted to the Executive Director within ten (10) working days of receipt of this notice pursuant to Section 2-202(G), or (3) an appeal by the local government is submitted to the Executive Director within five (5) calendar days of receipt of this notice pursuant to Section 2-501. If GRTA staff receives a request for review or an appeal, you will receive another notice from GRTA and the DRI Committee will hear the appeal or request for expedited review at its December regular meeting.

The notice of decision is based on the information found in the applicant's DRI review package. The Review Package includes the site development plan dated and received by GRTA on October 20, 2003, prepared by Wolverton & Associates (dated 10/16/03) and titled "Conceptual Site Plan" and the transportation analysis prepared by URS Corporation dated October 7, 2003.

Approval of the above referenced DRI by expedited review shall not constitute GRTA approval of any subsequent material modifications to the proposed DRI by the local government such that the proposed DRI is no longer eligible for approval by expedited review.

Steven L. Stancil
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

Proposed Conditions to GRTA Notice of Decision:

- Development intensity and use
  - The site shall be mixed-use and contain a minimum of 200 residential units and a maximum of 343,500 square feet of commercial/office/retail.

- Road Connectivity
  - The parking lots of all commercial pods shall be connected by internal drives.
  - Out-parcels 5, 6, and 7 shall be designed and constructed so that inter-parcel connectivity between the out-parcel parking areas is allowed.
  - Out-parcels 3, 4, and the future lease lot shall be designed and constructed so that inter-parcel connectivity between the out-parcel parking areas is allowed.
  - No access to out-parcel 4 or 5 shall be allowed along the main site access road within 200' of the proposed traffic signal (north leg of the intersection).

- Site Access
  - The development shall have a maximum of three (3) site driveways along Hudson Bridge Road (the easternmost shall be right-in/right-out, while the other two will be full-movement and occur at signalized intersections).
  - No exclusive direct access onto Hudson Bridge Road from any individual out-parcel shall be allowed.
  - At the main site driveway, the ingress and egress movements shall be separated by a median.

- Pedestrian facilities
  - Provide sidewalks along the frontage of all seven out-parcels.
  - Provide sidewalks adjacent to all commercial buildings.
  - Provide sidewalks along both sides of all major internal drive aisles (or internal roadways).
  - Provide sidewalks that connect the retail portion of the development to the sidewalk system adjacent to a public street.
  - Provide crosswalks across both sides of all vehicular entrances.
  - Provide sidewalks to/from each of the proposed land uses on site, especially from the residential to the commercial areas.
  - Both proposed traffic signals along Hudson Bridge Road shall be designed and constructed to accommodate pedestrians (crosswalks and actuation).

- Bicycle facilities
  - Provide bicycle racks at the entrances to all retail tenant spaces over 15,000 square feet and at each out-parcel.

Proposed Roadway Improvements as Conditions to GRTA Notice of Decision:

The following improvements are required on and adjacent to *state* roads:

- No improvements required on and adjacent to state roads

The following improvements are required on and adjacent to *non-state* roads:

- Hudson Bridge Road/West Site Driveway
  - The southbound approach shall consist of two egress lanes.
  - Provide an exclusive eastbound left-turn lane along Hudson Bridge Road.
  - Provide an exclusive westbound right-turn lane along Hudson Bridge Road.

- Hudson Bridge Road/Main Site Driveway
  - The southbound approach shall consist of three lanes (dual left-turn lanes and a single right-turn lane).
  - The entering geometry shall consist of two ingress lanes.
  - Provide an exclusive eastbound left-turn lane along Hudson Bridge Road.
  - Provide an exclusive westbound right-turn lane along Hudson Bridge Road.

- Hudson Bridge Road/Easternmost Driveway (right-in/right-out)
  - Provide an exclusive westbound right-turn lane along Hudson Bridge Road.

Attachment B – Required Elements of the DRI Plan of Development

Proposed Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All "Proposed Conditions to GRTA Notice of Decision" set forth in Attachment A are provided.
- All "Proposed Roadway Improvements as Conditions to GRTA Notice of Decision" are provided.

Your DRI ID NUMBER for this submission is: 481
Use this number when filling out a DRI REVIEW REQUEST.
Submitted on: 10/13/2003 6:09:34 PM

DEVELOPMENT OF REGIONAL IMPACT
Henry County Initial DRI Information (Form1b)

This form is intended for use by local governments within the Metropolitan Region Tier that are also within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). The form is to be completed by the city or county government for submission to your Regional Development Center (RDC), GRTA and DCA. This form provides basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Local governments should refer to both the Rules for the DRI Process 110-12-3 and the DRI Tiers and Thresholds established by DCA.

Local Government Information

Submitting Local Government:	Henry County, City of Stockbridge
*Individual completing form and Mailing Address:	Taurus Freeman, Planning 140 Henry Parkway McDonough, GA. 30253
Telephone:	770-954-2457
Fax:	770-954-2958
E-mail **(only one)**:	tfreeman@co.henry.ga.us

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:	Wal-Mart (Hudson Bridge Road)

Development Type	Description of Project	Thresholds
Commercial	288000 sq. ft. commercial shopping center plus eight out-parcels consisting of 11.1 acres to be developed at a maximum ratio of 5000 sq. ft. per acre or 55000 sq. ft. of commercial.	View Thresholds

Developer / Applicant and Mailing Address:	Jim Price, WRS Inc. 1080 Silver Bluff Road Aiken, SC 29803
Telephone:	803-502-2235
Fax:	803-502-2219
Email:	jprice@WRSrealty.com
Name of property owner(s) if different from developer/applicant:	Baptist Retirement Communities of GA. (Attn: Laura Willis)
Provide Land-Lot-District Number:	20 and 21; 6th district
What are the principal streets or roads providing vehicular access to the site?	I-75 and Hudson Bridge Road
Provide name of nearest street(s) or intersection:	Off-On ramps from I-75 to Hudson Bridge Road
Provide geographic coordinates (latitude/longitude) of the center of the proposed project (optional):	/
If available, provide a link to a website providing a general location map of the proposed project (optional). (http://www.mapquest.com or http://www.mapblast.com are helpful sites to use.):	
Is the proposed project entirely located within your local government's jurisdiction?	Y
If yes, how close is the boundary of the nearest other local government?	Abutting Henry County
If no, provide the following information:	
In what additional jurisdictions is the project located?	N/A
In which jurisdiction is the majority of the project located? (give percent of project)	Name: (NOTE: This local government is responsible for initiating the DRI review process.)
	Percent of Project: 100
Is the current proposal a continuation or expansion of a previous DRI?	N

If yes, provide the following information (where applicable):	Name:
	Project ID:
	App #:
The initial action being requested of the local government by the applicant is:	Sewer, Water, Permit, Other Development Permit
What is the name of the water supplier for this site?	City of Stockbridge
What is the name of the wastewater treatment supplier for this site?	City of Stockbridge
Is this project a phase or part of a larger overall project?	N
If yes, what percent of the overall project does this project/phase represent?	
Estimated Completion Dates:	This project/phase: Overall project: 2008

Local Government Comprehensive Plan

Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map?	Y
If no, does the local government intend to amend the plan/map to account for this development?	
If amendments are needed, when will the plan/map be amended?	

Service Delivery Strategy

Is all local service provision consistent with the countywide Service Delivery Strategy?	Y
If no, when will required amendments to the countywide Service Delivery Strategy be complete?	

Land Transportation Improvements

Are land transportation or access improvements planned or needed to support the proposed project?	Y
If yes, how have these improvements been identified:	
Included in local government Comprehensive Plan or Short Term Work Program?	
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	
Included in an official Transportation Improvement Plan (TIP)?	Y
Developer/Applicant has identified needed improvements?	Y
Other (Please Describe): Accel, decel lanes; signalization at entrances in order to provide smooth safe ingress, egress into and out of the facility and the safety of the traveling public.	Y

Submitted on: 10/21/2003 11:23:34 AM

DEVELOPMENT OF REGIONAL IMPACT
DRI Review Initiation Request (Form2a)

Local Government Information

Submitting Local Government:	Henry County; City of Stockbridge
Individual completing form:	Taurus Freeman
Telephone:	770-954-2457
Fax:	770-954-2958
Email (**only one**):	tfreeman@co.henry.ga.us

Proposed Project Information

Name of Proposed Project:	Wal-Mart (Hudson Bridge Road)
DRI ID Number:	481
Developer/Applicant:	Jim Price, WRS Inc.
Telephone:	803-649-1411
Fax:	803-502-2219
Email(s):	jprice@wrsrealty.com

DRI Review Process

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	Y
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	Y

If no, the official review process can not start until this additional information is provided.

Economic Impacts

Estimated Value at Build-Out:	40 million
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	$563,000 in property taxes, $9 million in sales tax
Is the regional work force sufficient to fill the demand created by the proposed project?	Y

If the development will displace any existing uses, please describe (using number of units, square feet., etc): The project will displace the Georgia Baptist Retirement facility, which consists of 160 beds in the Baptist Inn, 30 beds in the Garrison Personal Care Home, and 20 one bedroom apartment units. This facility is being relocated to the Palmetto, GA. Baptist Children's Village Campus. The existing facility no longer serves the association's needs and the buildings and their associated improvements will be demolished.

Community Facilities Impacts

Water Supply

Name of water supply provider for this site:	Henry County Water & Sewerage Authority
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.04
Is sufficient water supply capacity available to serve the proposed project?	Y
If no, are there any current plans to expand existing water supply capacity?	

If there are plans to expand the existing water supply capacity, briefly describe below:

If water line extension is required to serve this project, how much additional line (in miles) will be required?	

Wastewater Disposal

Name of wastewater treatment provider for this site:	Henry County Water & Sewerage Authority
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.04
Is sufficient wastewater treatment capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing wastewater treatment capacity?	

If there are plans to expand existing wastewater treatment capacity, briefly describe below:

If sewer line extension is required to serve this project, how much additional line (in miles) will be required?	

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	2,107 Sat Peak Hour; 1,474 weekday peak hour
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	Y
If yes, has a copy of the study been provided to the local government?	Y

If transportation improvements are needed to serve this project, please describe below:
See traffic impact study

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	300
Is sufficient landfill capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing landfill capacity?	

If there are plans to expand existing landfill capacity, briefly describe below:

Will any hazardous waste be generated by the development? If yes, please explain below:	N

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	80%
Is the site located in a water supply watershed?	N

If yes, list the watershed(s) name(s) below:

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:
Mutliple detention ponds with first flush stormwater treatment will be used. Vegetated buffers will also be utilized.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?	N
2. Significant groundwater recharge areas?	N
3. Wetlands?	Y
4. Protected mountains?	N
5. Protected river corridors?	N

If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below:
Wetlands are located on the site, but the development will not encroach upon them in any way.

Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?	Y

Is the development located within, or likely to affect any of the following:

1. Floodplains?	N
2. Historic resources?	N
3. Other environmentally sensitive resources?	Y

If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below:
There is a creek identified as State Waters on the site. However, the jurisdictional stream buffer will be adhered to.

ARC
ATLANTA REGIONAL COMMISSION 40 COURTLAND STREET, NE ATLANTA, GEORGIA 30303

December 17, 2003

File
New Walmart
Hudson Bridge

Honorable Rudy G. Kelley, Mayor
City of Stockbridge
4545 North Henry Boulevard
Stockbridge, Georgia 30281

RE: Development of Regional Impact Review
Wal-Mart (Hudson Bridge Road)

Dear Mayor Kelley:

I am writing to let you know that the submittal of the Development of Regional Impact (DRI) known as Wal-Mart (Hudson Bridge Road) is certified complete and that we are initiating review of the project. As a part of our review, we are notifying the following agencies of the review—Henry County Schools, Henry County, Georgia Regional Transportation Authority, and Georgia Departments of Transportation, Natural Resources, and Community Affairs—to afford all an opportunity to comment.

Enclosed is a copy of our preliminary report. The 45-day DRI review period ends on January 31, 2004, but we will complete the review as soon as possible. In the meantime, please feel free to call me, or Mike Alexander (404-463-3302), if you have any questions.

Sincerely,

Charles Krautler
Director

CK/bgb

Enclosures

C: Mr. Danny Taylor, Henry County
Mr. Jim Price, WRS, Inc.

404-463-3100 FAX 404-463-3105 WWW.ATLANTAREGIONAL.COM

DEVELOPMENT OF REGIONAL IMPACT

DRI- REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: Wal-Mart (Hudson Bridge Road) ***See the Preliminary Report*.**

Comments from affected party (attach additional sheets as needed):

Individual Completing form:

Local Government:

Department:

Telephone: ( )

Signature: Date:

Please Return this form to:
Mike Alexander, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3302 Fax (404) 463-3254
malexander@atlantaregional.com

Return Date: Dec. 31st, 2003

DRI COORDINATION INPUT FORM

ID	Project Name	Is the Project Active	Jurisdiction:
211	Wal-Mart (Hudson Bridge Road)	☑	City of Stockbridge

Jurisdiction County:	Henry County	ARC Code	R312171	DCA ID	481	Local Code	

Value	$40,000,000	Major Review Type:	DRI	Review Type	Development of Regional Impact

Federal Share	$0.00	Primary Access Street	Hudson Bridge Road

Date Opened	End of Comment Period	Date to Close	Date Closed
12/17/2003	12/31/2003	1/16/2004	

Last Status

Under Review

Description:

The Wal-Mart (Hudson Bridge Road) development consists of a large, suburban shopping center with 288,000 square feet of commercial/retail space and eight outparcels containing and additional 55,000 square feet for a total commercial/retail space of 343,000 square feet on the 49.45-acre tract. In addition to the commercial component, there is a 20.72-acre area in the northwestern portion of the site proposed for 202 multi-family residential units. The site is located in the northwestern corner of the Hudson Bridge Road/Interstate 75 intersection. The development gains access from three full service driveways onto Hudson Bridge Road. The project is located in northern Henry County, within the City of Stockbridge and is in Land Lots 20 and 21 of the 6th District.

Notified Organization

ARC Land Use Planning	ARC Transportation Planning
ARC Environmental Planning	ARC Data Research
Georgia Department of Community Affairs	Georgia Department of Transportation
Georgia Department of Natural Resources	Georgia Regional Transportation Authority
Henry County Schools	Henry County

Preliminary Report:	December 17, 2003	**DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT**	Project:	Wal-Mart (Hudson Bridge Road) DRI # 481
Final Report Due:	January 16, 2004		Comments Due By:	December 31, 2003

Go to Headings: Description, Regional Plan Consistency, Population/Employment, Location, Economy, Transportation, Trip Generation, V/C Ratios, Trans. Projects, Transit, Historic Resources, Wastewater Water Supply, Housing

Georgia Department of Community Affairs DRI:	FORM 1	Submitted on: 10/13/03	FORM 2	Submitted on: 10/21/03

PROPOSED DEVELOPMENT:

The Wal-Mart (Hudson Bridge Road) development consists of a large, suburban shopping center with 288,000 square feet of commercial/retail space and eight outparcels containing and additional 55,000 square feet for a total commercial/retail space of 343,000 square feet on the 49.45-acre tract. In addition to the commercial component, there is a 20.72-acre area in the northwestern portion of the site proposed for 202 multi-family residential units. The site is located in the northwestern corner of the Hudson Bridge Road/Interstate 75 intersection. The development gains access from three full service driveways onto Hudson Bridge Road. The project is located in northern Henry County, within the City of Stockbridge and is in Land Lots 20 and 21 of the 6th District.

PROJECT PHASING:

The project's retail component is projected with a completion 2008, while a true projection is not possible for the residential portion, although it is anticipated that the residential portion would be completed prior to the completion of the retail component.

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

Information submitted with the review indicates the project is consistent with the host-local government's comprehensive plan.

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

The site is located adjacent to Henry County. Inconsistencies with other local government comprehensive plans will be determined during the review.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

This will be determined during the review.

ARC regional review of the proposed development is conducted, where appropriate, using the following Regional Development Plan Policies and Best Practices:

REGIONAL DEVELOPMENT PLAN POLICIES

1. Provide development strategies and infrastructure investments to accommodate forecasted population and employment growth more efficiently.
2. Guide an increased share of new development to the Central Business District, transportation corridors, activity centers and town centers.
3. Increase opportunities for mixed-use development, infill and redevelopment.
4. Increase transportation choices and transit-oriented development (TOD).
5. Provide a variety of housing choices throughout the region to ensure housing for individuals and families of diverse incomes and age groups.
6. Preserve and enhance existing residential neighborhoods.
7. Advance sustainable greenfield development.
8. Protect environmentally sensitive areas.
9. Create a regional network of greenspace that connects across jurisdictional boundaries.
10. Preserve existing rural character.
11. Preserve historic resources.
12. Inform and involve the public in planning at regional, local and neighborhood levels.
13. Coordinate local policies and regulations to support the RDP.
14. Support growth management at the state level.

BEST LAND USE PRACTICES

Practice 1: Keep vehicle miles of travel (VMT) below the area average.
Practice 2: Contribute to the area's jobs-housing balance
Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.
Practice 4: Develop in clusters and keep the clusters small.
Practice 5: Place higher-density housing near commercial centers, transit lines, and parks.
Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing.
Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges.
Practice 8: Reserve school sites and donate them if necessary to attract new schools.
Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

Practice 10: Make shopping centers and business parks into all-purpose activity centers.
Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate "big box" stores to areas where they will do the least harm to the community fabric.

BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.
Practice 2: Space through-streets no more than a half-mile apart, or the equivalent route density in a curvilinear network.
Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps, and raised crosswalks.
Practice 4: Keep speeds on local streets down to 20 mph.
Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).
Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. It is suggested that access streets be 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.
Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading, and prevailing breezes.
Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.
Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.
Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.
Practice 11: Incorporate transit-oriented design features.
Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.
Practice 2: Channel development into areas that are already disturbed.
Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.
Practice 4: Design around significant wetlands.
Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.
Practice 6: Preserve significant uplands, too.
Practice 7: Restore and enhance ecological functions damaged by prior site activities.
Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.
Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat, and others.
Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.
Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

BEST HOUSING PRACTICES

Practice 1: Offer "life cycle" housing. Providing integrated housing for every part of the "life cycle".
Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.
Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.
Practice 4: Design of energy-saving features. Natural shading and solar access.
Practice 5: Supply affordable single-family homes for moderate-income households.

Practice 6: Supply affordable multi-family and accessory housing for low-income households.
Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.
Practice 8: Mix housing to the extent the market will bear.

Is the proposed development consistent with regional plans and policies?

This will be determined during the review.

Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?

Based on regional averages, the proposed development will add 686 additional employment opportunities to the area, as well as provide housing for 404 individuals, including 58 school-aged children. The number of short-term jobs will depend on the construction schedule.

What other major development projects are planned near the proposed project?

The following projects were reviewed by the ARC as either any Area Plan (1984 to1991) or as a DRI (1991 to present) and are located within 2.0 miles of the subject site:

Year	Name
1991	EAGLE'S LANDING
1995	WYNGATE PLANTATION
1996	ABERDEEN VILLAGE
1998	WYNGATE EXPANSION/REDESIGN
1991	EAGLE'S LANDING

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

According to information submitted with the review, the project will displace the Georgia Baptist Retirement facility, which consists of 160 beds, 30 beds in the Garrison Personal Care Home, and 20 one-bedroom apartment units. This facility is being relocated to Palmetto, GA.

Will the development cause a loss in jobs? If yes, how many.

No.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The development is located in northern Henry County, within the City of Stockbridge and is in the northwestern corner of the Hudson Bridge Road/Interstate 75 intersection in Land Lots 20 and 21 of the 6th District.

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

The site is adjacent to Henry County.

Will the proposed project be located close to land uses in other jurisdictions that would benefit or be negatively impacted by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

There appears to be potential that land uses within adjacent jurisdictions could be impacted by the development, as the site is adjacent the city line of Stockbridge.

ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

The build-out value of the project is estimated at $ 40,000,000.

Annual Tax Revenue	**$563,000**	(property tax)
	$ 9,000,000	(projected sales tax)

How many short-term jobs will the development generate in the Region?

The number of short-term jobs generated by the project will depend on the construction schedule.

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes.

In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

The development could have a positive impact on existing businesses by increasing the number of potential costumers and employees in the area.

NATURAL RESOURCES

Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor or other environmentally sensitive area of the Region? If yes, identify those areas.

Yes, the southern portion of the site, along Hudson Bridge Road, is located in a groundwater recharge area. The site is also located within the Cotton Indian/Pates Watershed Protection Area. Additionally, a stream is located in the northern portion of the site and had 0.36-acres of wetland associated with it.

In what ways could the proposed project create impacts that would damage or help to preserve the resource?

Watershed Protection

The property is located within the Cotton Indian/Pates Watershed Protection Area.

Georgia Erosion and Sedimentation Act/Stream Buffer Requirements

The Georgia Erosion and Sedimentation Control Act requires a 25-foot buffer on 'State waters".

Floodplains & Wetlands

Any Floodplains and/or wetlands on the site should be preserved. This is consistent with ARC's Regional Development Plan policies. A proposed retaining wall near the existing stream and wetland area may impact those areas.

Storm Water/Water Quality

The estimated amounts of pollutants that will be produced after construction of the proposed development will be estimated during the review. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs./ac/yr.) The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. The impervious areas are based on estimated averages for land uses in the Atlanta Region. These estimates are generalized for the metropolitan area and do not necessarily reflect the conditions of high-density development.

Structural Storm Water Controls

According to information submitted with the review, the development proposes storm water management. ARC staff recommends that before any permits are issued, the City should require that the developer submit a storm water management plan as a key component of the Plan of Development. The storm water plan should include location, construction and design details and all engineering calculations for all storm water quality control measures. The Plan also should include a monitoring program to ensure storm water pollution control facilities function properly. ARC staff recommends that structural controls be designed to accommodate the installation, operation and maintenance of automatic equipment at inlet and outlet locations for the monitoring of flow rates and water quality. It is recommended that the monitoring program consider the following minimum elements:

- Monitoring of four storms per year (1 per quarter);
- Collection of flow weighted composite of the inflow to the structure during the entire storm event;
- Collection of a flow weighted composite of the outflow from the structure—the sampling period should include the peak outflow resulting from the storm event;
- Analysis of inflow and outflow flow weighted composite samples for biochemical oxygen demand (BOD), total suspended solids (TSS), zinc, lead, total phosphorous (TP) and total nitrogen (TKN & NO3); and

- Collection of grab samples at the inlet and outlet locations during the periods of peak inflow and outflow for pH, dissolved oxygen (DO) and fecal coliform bacteria.

The City should determine the actual number and size of storms to be monitored as well as who should be responsible for conducting the monitoring. Monitoring should be conducted at the development's expense. Analysis should conform to EPA standards. Specific monitoring procedures and parameters analyzed may change in the future based on continuing storm water runoff and water quality studies.

The storm water plan should require the development to submit a detailed, long-term schedule for inspection and maintenance of the storm facilities. This schedule should describe all maintenance and inspection requirements and persons responsible for performing maintenance and inspection activities. These provisions and the monitoring program should be included in a formal, legally binding maintenance agreement between the City and the developer.

In addition to inspections required in the storm water management plan, the formal maintenance agreement between the developer and the City should allow for periodic inspections for the storm water facilities to be conducted by the City. If inadequate maintenance is observed, the development should be notified and given a period of time to correct any deficiencies. If the development fails to respond, the City should be given the right to make necessary repairs and bill the development.

The City should not release the site plans for development or issue any grading or construction permits until a storm water management plan has been approved and a fully executed maintenance/monitoring agreement is in place.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

Potential impact to Historic Resources will be determined during the review.

In what ways could the proposed project create impacts that would damage the resource?

N/A

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

N/A

INFRASTRUCTURE

Transportation

An analysis of the submitted traffic study will be performed during the review.

The development **FAILS** the ARC's Air Quality Benchmark test.

Air Quality Impacts/Mitigation (based on ARC strategies)	Type Yes below if taking the credit or blank if not	Credits
Where Retail is dominant, 10% Residential or 10% Office	Yes	4%
TMA or Parking Management Program	Yes	3%
Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses	Yes	5%
Total Calculated ARC Air Quality Credits (15 % reduction required)	**Fails Benchmark Standards**	**12%**

INFRASTRUCTURE: Wastewater and Sewage

How much wastewater and sewage will be generated by the proposed project?

Wastewater is estimated at 0.1164 MGD based on regional averages.

Which facility will treat wastewater from the project?

Information not available at publication.

What is the current permitted capacity and average annual flow to this facility?

PERMITTED CAPACITY MMF, MGD [1]	DESIGN CAPACITY MMF, MGD	2001MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS

MMF: Maximum Monthly Flow. Mgd: million of gallons per day.

[1] *Source: Metropolitan North Georgia Water Planning District* ***SHORT-TERM WASTEWATER CAPACITY PLAN*** *Final Report*

What other major developments the plant serving this project will serve?

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand is estimated at 0.1370 MGD based on regional averages.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

Water supply should be sufficient, but water-conserving measures are essential in all new developments.

INFRASTRUCTURE

Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

Based on regional averages, the development will generate 1,841 tons of solid waste per year.

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste.

None stated.

INFRASTRUCTURE: Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- **Levels of governmental services?**
- **Administrative facilities?**
- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

This will be determined during the review.

HOUSING

Will the proposed project create a demand for additional housing?

Yes.

Will the proposed project provide housing opportunities close to existing employment centers?

No.

Is there housing accessible to the project in all price ranges demanded?

Yes.

Is it likely or unlikely that potential employees of the proposed project will be able to find affordable* housing?

Within the projects Area of Influence (AOI), approximately 66% of employees would be able to find affordable housing.

- Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2002 median income of $57,795 for family of 4 in Georgia.

NOTICE OF DECISION

To: Chick Krautler, ARC
(via electronic mail) Sonny Deriso, GRTA
Andrella Baylis, GRTA
Ken Bernard, GRTA
Eric Hovdesven, GRTA
Lee Morris, GRTA
Richard Tucker, GRTA

To: Leland Maddox, Henry County Board of Commissioners
(via electronic mail and certified mail) Ray Gibson, Henry County
Kimberly Smith, Henry County
Mr. Jim Price, WRS, Inc.

From: Steven L. Stancil, GRTA

Copy: Kirk Fjelstul, GRTA
(via electronic mail) Mark Willey, GRTA
Elizabeth Smith, DCA
Mike Alexander, ARC
Steve Walker, GDOT
John Walker, KHA
Leah Guillebeau, URS
David Buckel, Wolverton
Bruce Propst, Carter & Associates

Date: December 17, 2003

Re: Notice of Decision Regarding DRI #481, Hudson Bridge Road Wal-Mart

Notice of Decision for
Request for Expedited Review of
DRI # 481, Hudson Bridge Road Wal-Mart

The purpose of this notice is to inform Jim Price, WRS (the Applicant), Henry County (i.e., the local government), the GRTA DRI Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 481 Hudson Bridge Road (the DRI Plan of Development). GRTA has completed an expedited review for the DRI Plan of Development pursuant to sections 3-101 and 3-102.D of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-102.D. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

This decision will become final and no further review will be required, unless: (1) a request for review by the DRI Committee is submitted to the Executive Director within five (5) calendar days of receipt of this notice pursuant to Section 2-502 of the *Procedures and Principles for GRTA Development of Regional Impact Review,* or (2) an appeal by the Applicant is submitted to the Executive Director within ten (10) working days of receipt of this notice pursuant to Section 2-202(G), or (3) an appeal by the local government is submitted to the Executive Director within five (5) calendar days of receipt of this notice pursuant to Section 2-501. If GRTA staff receives a request for review or an appeal, you will receive another notice from GRTA and the DRI Committee will hear the appeal or request for expedited review at its December regular meeting.

The notice of decision is based on the information found in the applicant's DRI review package. The Review Package includes the site development plan dated and received by GRTA on October 20, 2003, prepared by Wolverton & Associates (dated 10/16/03) and titled "Conceptual Site Plan" and the transportation analysis prepared by URS Corporation dated October 7, 2003.

Approval of the above referenced DRI by expedited review shall not constitute GRTA approval of any subsequent material modifications to the proposed DRI by the local government such that the proposed DRI is no longer eligible for approval by expedited review.

Steven L. Stancil
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

Proposed Conditions to GRTA Notice of Decision:

- Development intensity and use
  - The site shall be mixed-use and contain a minimum of 200 residential units and a maximum of 343,500 square feet of commercial/office/retail.

- Road Connectivity
  - The parking lots of all commercial pods shall be connected by internal drives.
  - Out-parcels 5, 6, and 7 shall be designed and constructed so that inter-parcel connectivity between the out-parcel parking areas is allowed.
  - Out-parcels 3, 4, and the future lease lot shall be designed and constructed so that inter-parcel connectivity between the out-parcel parking areas is allowed.
  - No access to out-parcel 4 or 5 shall be allowed along the main site access road within 200' of the proposed traffic signal (north leg of the intersection).

- Site Access
  - The development shall have a maximum of three (3) site driveways along Hudson Bridge Road (the easternmost shall be right-in/right-out, while the other two will be full-movement and occur at signalized intersections).
  - No exclusive direct access onto Hudson Bridge Road from any individual out-parcel shall be allowed.
  - At the main site driveway, the ingress and egress movements shall be separated by a median.

- Pedestrian facilities
  - Provide sidewalks along the frontage of all seven out-parcels.
  - Provide sidewalks adjacent to all commercial buildings.
  - Provide sidewalks along both sides of all major internal drive aisles (or internal roadways).
  - Provide sidewalks that connect the retail portion of the development to the sidewalk system adjacent to a public street.
  - Provide crosswalks across both sides of all vehicular entrances.
  - Provide sidewalks to/from each of the proposed land uses on site, especially from the residential to the commercial areas.
  - Both proposed traffic signals along Hudson Bridge Road shall be designed and constructed to accommodate pedestrians (crosswalks and actuation).

- Bicycle facilities
  - Provide bicycle racks at the entrances to all retail tenant spaces over 15,000 square feet and at each out-parcel.

Proposed Roadway Improvements as Conditions to GRTA Notice of Decision:

The following improvements are required on and adjacent to *state* roads:

- No improvements required on and adjacent to state roads

The following improvements are required on and adjacent to *non-state* roads:

- Hudson Bridge Road/West Site Driveway
  - The southbound approach shall consist of two egress lanes.
  - Provide an exclusive eastbound left-turn lane along Hudson Bridge Road.
  - Provide an exclusive westbound right-turn lane along Hudson Bridge Road.

- Hudson Bridge Road/Main Site Driveway
  - The southbound approach shall consist of three lanes (dual left-turn lanes and a single right-turn lane).
  - The entering geometry shall consist of two ingress lanes.
  - Provide an exclusive eastbound left-turn lane along Hudson Bridge Road.
  - Provide an exclusive westbound right-turn lane along Hudson Bridge Road.

- Hudson Bridge Road/Easternmost Driveway (right-in/right-out)
  - Provide an exclusive westbound right-turn lane along Hudson Bridge Road.

Attachment B – Required Elements of the DRI Plan of Development

Proposed Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All "Proposed Conditions to GRTA Notice of Decision" set forth in Attachment A are provided.
- All "Proposed Roadway Improvements as Conditions to GRTA Notice of Decision" are provided.

Your DRI ID NUMBER for this submission is: 481
Use this number when filling out a DRI REVIEW REQUEST.
Submitted on: 10/13/2003 6:09:34 PM

DEVELOPMENT OF REGIONAL IMPACT
Henry County Initial DRI Information (Form1b)

This form is intended for use by local governments within the Metropolitan Region Tier that are also within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). The form is to be completed by the city or county government for submission to your Regional Development Center (RDC), GRTA and DCA. This form provides basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Local governments should refer to both the Rules for the DRI Process 110-12-3 and the DRI Tiers and Thresholds established by DCA.

Local Government Information

Submitting Local Government:	Henry County, City of Stockbridge
*Individual completing form and Mailing Address:	Taurus Freeman, Planning 140 Henry Parkway McDonough, GA. 30253
Telephone:	770-954-2457
Fax:	770-954-2958
E-mail (only one):	tfreeman@co.henry.ga.us

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:	Wal-Mart (Hudson Bridge Road)

Development Type	Description of Project	Thresholds
Commercial	288000 sq. ft. commercial shopping center plus eight out-parcels consisting of 11.1 acres to be developed at a maximum ratio of 5000 sq. ft. per acre or 55000 sq. ft. of commercial.	View Thresholds

Developer / Applicant and Mailing Address:	Jim Price, WRS Inc. 1080 Silver Bluff Road Aiken, SC 29803
Telephone:	803-502-2235
Fax:	803-502-2219
Email:	jprice@WRSrealty.com
Name of property owner(s) if different from developer/applicant:	Baptist Retirement Communities of GA. (Attn: Laura Willis)
Provide Land-Lot-District Number:	20 and 21; 6th district
What are the principal streets or roads providing vehicular access to the site?	I-75 and Hudson Bridge Road
Provide name of nearest street(s) or intersection:	Off-On ramps from I-75 to Hudson Bridge Road
Provide geographic coordinates (latitude/longitude) of the center of the proposed project (optional):	/
If available, provide a link to a website providing a general location map of the proposed project (optional). (http://www.mapquest.com or http://www.mapblast.com are helpful sites to use.):	
Is the proposed project entirely located within your local government's jurisdiction?	Y
If yes, how close is the boundary of the nearest other local government?	Abutting Henry County
If no, provide the following information:	
In what additional jurisdictions is the project located?	N/A
In which jurisdiction is the majority of the project located? (give percent of project)	Name: (NOTE: This local government is responsible for initiating the DRI review process.)
	Percent of Project: 100
Is the current proposal a continuation or expansion of a previous DRI?	N

If yes, provide the following information (where applicable):	Name: Project ID: App #:
The initial action being requested of the local government by the applicant is:	Sewer, Water, Permit, Other Development Permit
What is the name of the water supplier for this site?	City of Stockbridge
What is the name of the wastewater treatment supplier for this site?	City of Stockbridge
Is this project a phase or part of a larger overall project?	N
If yes, what percent of the overall project does this project/phase represent?	
Estimated Completion Dates:	This project/phase: Overall project: 2008

Local Government Comprehensive Plan

Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map?	Y
If no, does the local government intend to amend the plan/map to account for this development?	
If amendments are needed, when will the plan/map be amended?	

Service Delivery Strategy

Is all local service provision consistent with the countywide Service Delivery Strategy?	Y
If no, when will required amendments to the countywide Service Delivery Strategy be complete?	

Land Transportation Improvements

Are land transportation or access improvements planned or needed to support the proposed project?	Y
If yes, how have these improvements been identified:	
Included in local government Comprehensive Plan or Short Term Work Program?	
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	
Included in an official Transportation Improvement Plan (TIP)?	Y
Developer/Applicant has identified needed improvements?	Y
Other (Please Describe): Accel, decel lanes; signalization at entrances in order to provide smooth safe ingress, egress into and out of the facility and the safety of the traveling public.	Y

Submitted on: 10/21/2003 11:23:34 AM

DEVELOPMENT OF REGIONAL IMPACT
DRI Review Initiation Request (Form2a)

Local Government Information

Submitting Local Government:	Henry County; City of Stockbridge
Individual completing form:	Taurus Freeman
Telephone:	770-954-2457
Fax:	770-954-2958
Email (**only one**):	tfreeman@co.henry.ga.us

Proposed Project Information

Name of Proposed Project:	Wal-Mart (Hudson Bridge Road)
DRI ID Number:	481
Developer/Applicant:	Jim Price, WRS Inc.
Telephone:	803-649-1411
Fax:	803-502-2219
Email(s):	jprice@wrsrealty.com

DRI Review Process

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	Y
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	Y

If no, the official review process can not start until this additional information is provided.

Economic Impacts

Estimated Value at Build-Out:	40 million
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	$563,000 in property taxes, $9 million in sales tax
Is the regional work force sufficient to fill the demand created by the proposed project?	Y

If the development will displace any existing uses, please describe (using number of units, square feet., etc): The project will displace the Georgia Baptist Retirement facility, which consists of 160 beds in the Baptist Inn, 30 beds in the Garrison Personal Care Home, and 20 one bedroom apartment units. This facility is being relocated to the Palmetto, GA. Baptist Children's Village Campus. The existing facility no longer serves the association's needs and the buildings and their associated improvements will be demolished.

Community Facilities Impacts

Water Supply

Name of water supply provider for this site:	Henry County Water & Sewerage Authority
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.04
Is sufficient water supply capacity available to serve the proposed project?	Y
If no, are there any current plans to expand existing water supply capacity?	

If there are plans to expand the existing water supply capacity, briefly describe below:

If water line extension is required to serve this project, how much additional line (in miles) will be required?	

Wastewater Disposal

Name of wastewater treatment provider for this site:	Henry County Water & Sewerage Authority
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.04
Is sufficient wastewater treatment capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing wastewater treatment capacity?	

If there are plans to expand existing wastewater treatment capacity, briefly describe below:

If sewer line extension is required to serve this project, how much additional line (in miles) will be required?	

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	2,107 Sat Peak Hour; 1,474 weekday peak hour
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	Y
If yes, has a copy of the study been provided to the local government?	Y

If transportation improvements are needed to serve this project, please describe below:
See traffic impact study

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	300
Is sufficient landfill capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing landfill capacity?	

If there are plans to expand existing landfill capacity, briefly describe below:

Will any hazardous waste be generated by the development? If yes, please explain below:	N

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	80%
Is the site located in a water supply watershed?	N

If yes, list the watershed(s) name(s) below:

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:
Mutliple detention ponds with first flush stormwater treatment will be used. Vegetated buffers will also be utilized.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?	N
2. Significant groundwater recharge areas?	N
3. Wetlands?	Y
4. Protected mountains?	N
5. Protected river corridors?	N

If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below:
Wetlands are located on the site, but the development will not encroach upon them in any way.

Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?	Y

Is the development located within, or likely to affect any of the following:

1. Floodplains?	N
2. Historic resources?	N
3. Other environmentally sensitive resources?	Y

If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below:
There is a creek identified as State Waters on the site. However, the jurisdictional stream buffer will be adhered to.

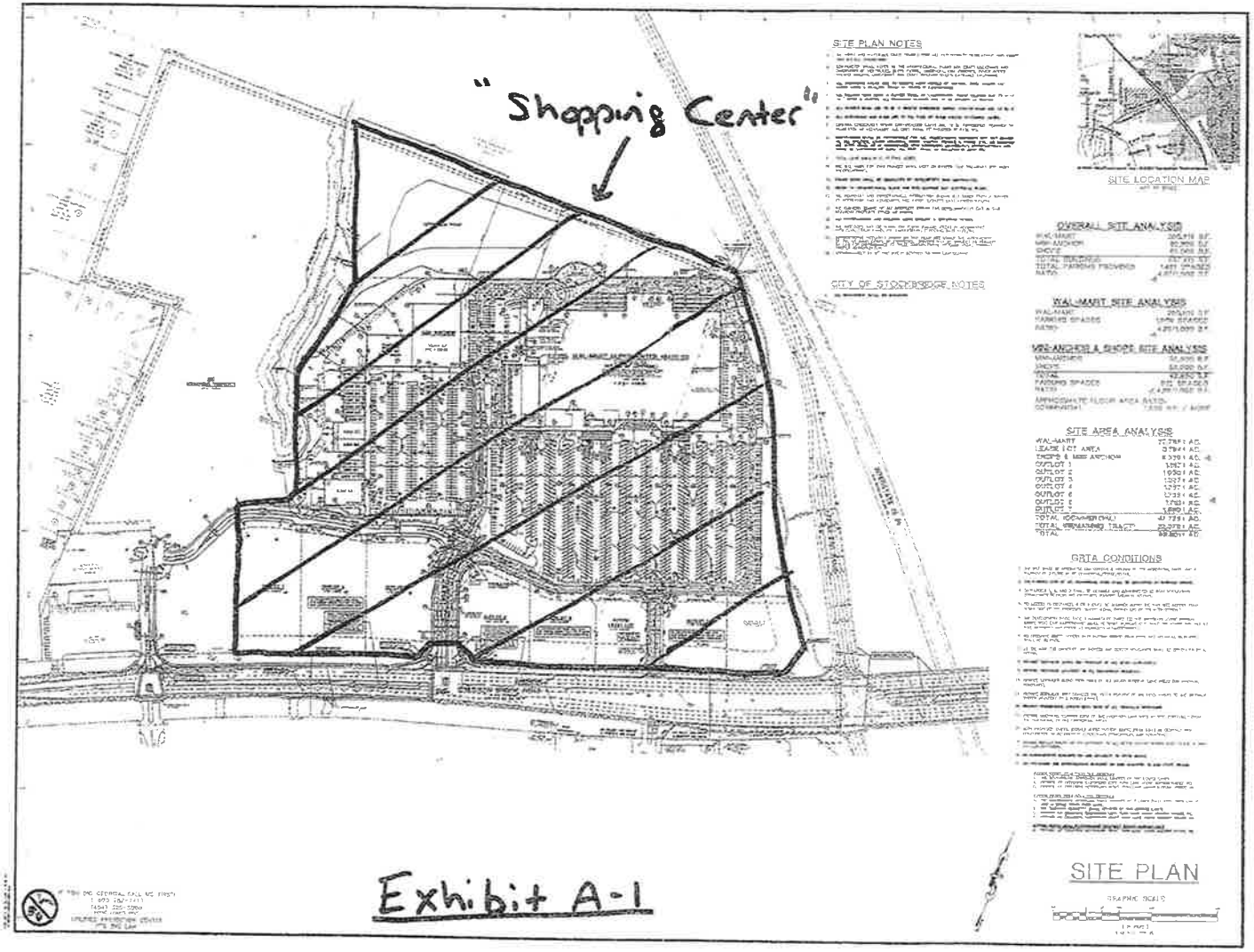


Exhibit A-1

Wolverton & Associates

PROPOSED CENTRE @ STOCKBRIDGE
STOCKBRIDGE SOUTH, HENRY COUNTY, GA
LAND LOTS 90, 91, 4th DISTRICT
BY: WR OF STOCKBRIDGE I, LLC.
3391 SOUTH CENTENNIAL DR.
AIKEN, SC 29803 PH: (803) 649-1411

DESIGNED BY: LDL
DRAWN BY: RDS
DATE: 2/22/06
SCALE: 1" = 50'
JOB NO.: 05-102

C-1

City of Stockbridge

Staff/Council Recommendation For Council Approval

Meeting Date

10/14/2019

[X] **Action requested by City Council**

[ ] **For informational purposes only**

[ ] **Budget Amendment Required**

FROM ACCOUNT:

TO ACCOUNT:

PRESENTER Camilla Moore/ Lindell Y. Miller

ITEM/PROJECT/EVENT: Purchase of Public Safety Vehicle and Equipment

FUNDING SOURCE

[X]	GENERAL FUND
[ ]	FUND BALANCE
[ ]	SPLOST
[ ]	CDBG
[ ]	GRANT FUNDING
[ ]	COUNCIL INITIATIVE
[ ]	SPONSORSHIP
[ ]	DEPT. FUND BALANCE

DESCRIPTION:

The Procurement Division is requesting approval to purchase a 2019 Ford Expedition, 4X2 XL 3.5L Ecoboost V6 Engine, from Legacy Ford, Inc, for $51,505.00 and installation and upgrades from Trans Comm Services for $3,738.00, for an overall total cost of $55,243.00.

Invitation To Bid number (ITB) Number 181TB101818-DRR for Leasing & Purchasing of Fleet Vehicles, was awarded to Legacy Ford, Inc. by Council, November, 2018 (Resolution Number R18-991).

The Permitting Department has obtained a quote from Legacy Ford, Inc. and Trans Comm Services and has reviewed and approved the specifications. (Exhibit I).

Section 3.30.100 - Competitive sealed bids, Approval of Bid. All bid awards for amounts greater than twenty - five thousand dollars ($25,000.00) (cost or revenue) shall be approved by the City Council.

APPROVED BY:

FINANCE DEPT. _____

CITY MANAGER _____

AMOUNT

$55,243.00

105 Manley Rd Griffin, GA 30223
phone(770)227-2200 fax(770)227-2860

Proposal

Customer: Stockbridge Fire
Name: Chief Wells
Address:
City/St/Zip:
Phone: 770-899-9618
email: Dwells@cityofstockbridge-ga.gov

Date: 9/4/2019
Quote # 16570

Quantity	DESCRIPTION	T	Price	TOTAL
1	Feniex FN-2615D RW - Multi-color Interior lightbar red/white		$765.00	$ 765.00
2	Code 3 C3RNR-72 RW - Running board lightstick red/white		$305.00	$ 610.00
1	Code 3 3595L5 - Remote handheld siren/switchbox		$320.00	$ 320.00
1	C3100U - 100w siren speaker		$155.00	$ 155.00
1	HB4PAKMC-RW (pair) - Rear bumper step lights red/white		$165.00	$ 165.00
6	MR6MCRW - Grill & rear tag lights multi-color red/white		$89.00	$ 534.00
4	XT6LBKT - Grill brackets		$10.00	$ 40.00
1	Feniex FN-0616D RW - Rear window lightstick multi-color red/white		$429.00	$ 429.00
				$ -
				$ -
				$ -
Services	**DESCRIPTION**		**Price**	**TOTAL**
1	Installation of above equipment		$720.00	$ 720.00
				$ -
				$ -
				$ -
			SUBTOTAL	$ 3,738.00
			TAX RATE	
			SALES TAX	$ -
			OTHER	-
			TOTAL	$ 3,738.00

Mike Merrick
phone:(770)227-2200 web:www.Transcommservices.com email:mike@transcommservices.com

Print window sticker

Vehicle Description

VIN 1FMJU1FT7KE **A29173**

EXPEDITION

2019 4X2 XL
3.5L ECOBOOST V6 ENGINE
10SPD AUTO TRANS W/SLCTSHFT

Exterior
AGATE BLACK METALLIC
Interior
EBONYXL CLOTH BUCKET SEATS

Standard Equipment INCLUDED AT NO EXTRA CHARGE

EXTERIOR
- FOG LAMPS
- HEADLAMPS - AUTO HALOGEN
- INTEGRATED SPOTTER MIRRORS
- MIRRORS-MAN-FOLD DUAL PWR
- PRIVACY GLASS - REAR DOORS
- ROOF-RACK SIDE RAILS-BLACK
- TRAILER SWAY CONTROL

INTERIOR
- 2ND ROW 40/20/40 FOLD-FLAT
- CARPETED FLOOR MATS
- CLOTH BUCKET FRONT SEATS
- LEATHER WRAPPED STR WHEEL
- MANUAL A/C, SINGLE ZONE
- ROTARY GEAR SHIFT DIAL
- TILT/TELESCOPE STR COLUMN

FUNCTIONAL
- AM/FM/MP3, 6 SPEAKERS
- BRAKES, 4-WHEEL DISC/ABS
- CLASS IV TRAILER TOW PKG
- HILL START ASSIST
- POWER STEERING W/EPAS
- REAR VIEW CAMERA
- SELECTSHIFT®

SAFETY/SECURITY
- AIRBAGS - DUAL STAGE FRONT
- AIRBAGS - SIDE IMPACT
- LATCH CHILD SAFETY SYSTEM
- PERSONAL SAFETY SYSTEM
- SOS POST-CRASH ALERT SYS

WARRANTY
- 5YR/60,000 POWERTRAIN

- EASY FUEL® CAPLESS FILLER
- GRILLE - 5 BAR, CHROME
- HEADLAMPS -WIPER ACTIVATED
- LIFTGATE W/ LIFTGLASS
- HEATED WITH APPROACH LAMP
- REAR INT WIPER/WASH/DFRST
- RUNNING BOARDS
- VARIABLE INTERVAL WIPERS
- 1TOUCH UP/DOWN DR/PASS WIN
- CARGO BIN
- CENTER CONSOLE W/ARMREST
- DUAL ILLUM VIS VANITY MIRR
- W/CRUISE AND AUDIO CONTROL
- POWER DRIV SEAT - 8-WAY
- SMART CHARGING USB PORT(1)
- 4.2" LCD CTR STACK SCREEN
- AUTO START STOP TECH
- CARGO PROTECTOR
- FRONT/REAR IND SUSPENSION
- MYKEY®
- PUSH-BUTTON START
- SECURICODE KEYLESS KEYPAD
- SYNC® WITH APPLINK®
- ADVANCETRAC® WITH RSC®
- AIRBAGS - SAFETY CANOPY®
- INDIV TIRE PRESS MONIT SYS
- PERIMETER ALARM
- SECURILOCK® ANTI-THEFT SYS
- 3YR/36,000 BUMPER / BUMPER
- 5YR/60,000 ROADSIDE ASSIST

Price Information

	MSRP
STANDARD VEHICLE PRICE	**$48,530**

Included on this Vehicle
EQUIPMENT GROUP 100A

Optional Equipment

2019 MODEL YEAR	
AGATE BLACK METALLIC	
EBONY CLOTH SEATS	
18" MACH ALUM WHL W/PTND PKTS	
3.5L ECOBOOST V6 ENGINE	
10SPD AUTO TRANS W/SLCTSHFT	
275/65R18 A/S BSW TIRES	
HEAVY-DUTY TRAILER TOW PKG	1,570
3.73 RATIO ELSD AXLE	
REVERSE SENSING SYSTEM	110
TOTAL VEHICLE & OPTIONS	50,210
DESTINATION & DELIVERY	1,295
TOTAL MSRP	**$51,505**

Disclaimer: Option pricing will be blank for any item that is priced as 0 or "No Charge".

CITY MPG
17
HIGHWAY MPG
24

Estimated Annual Fuel Cost: $

Vehicle Engine Information

Actual mileage will vary with options, driving conditions, driving habits and vehicle's condition. Results reported to EPA indicate that the majority of vehicles with these estimates will achieve between _ and _ mpg in the city and between _ and _ mpg on the highway. **For Comparison Shopping** all vehicles classified as have been issued mileage ratings from _ to _ mpg city and _ to _ mpg highway.

EXTENDED SERVICE PLAN

Ford Extended Service Plan is the ONLY service contract backed by Ford and honored by the Ford and Lincoln dealers. Ask your dealer for prices and additional details or see our website at www.Ford-ESP.com.

City of Stockbridge

Staff Recommendation For Council Approval

Meeting Date

10/14//2019

[X] Action requested by City Council

[ ] For informational purposes only

[ ] Budget Amendment Required

FROM ACCOUNT:

TO ACCOUNT:

PRESENTER (S): Renee Wheeler and John Wiggins

ITEM/PROJECT/EVENT: Reclass of Position

FUNDING SOURCE

[ ]	GENERAL FUND
[ ]	FUND BALANCE
[ ]	SPLOST
[ ]	CDBG
[ ]	GRANT FUNDING
[ ]	COUNCIL INITIATIVE
[ ]	SPONSORSHIP
[X]	DEPT. FUND BALANCE

DESCRIPTION: Request to reclass the position Utility Billing Clerk to a Financial Services Technician. This reclass is for the additional duties the current position will be undertaking along with other functions and/or tasks in the Finance department. Staff is requesting Council's approval to reclass of the position in this current budget year so certain functions can be transferred and immediately implementation.

APPROVED BY:

FINANCE DEPT. _____

CITY MANAGER _____

AMOUNT

$0.00

Job Title: Financial Services Technician

Job Summary: This position is responsible for utility billing for the City of Stockbridge, and processes payments, updates accounts and resolves billing issues, cash management, receives and processes miscellaneous income.

Class Characteristics: This is the full-performance classification level.

Major Duties:

- Receives utility payments online, by phone, in person and by mail; Manages payment in a computerized account management system; Balances payments at day end;
- Resolves customer service issues related to water, sewer and sanitation questions and billing in person and by phone; escalates issues to supervisor as appropriate; refers customers to other departments as appropriate;
- Processes all monthly utility billing in accordance to billing procedures;
- Compiles billing and tax data for monthly Finance reports and as required by supervisor;
- Reconcile contract payment from Events on a daily basis;
- Communicates work orders to other departments to resolve customer service needs related to utility accounts;
- Processes returned checks according to department procedures;
- Assists in sorting and distributing mail;
- Receives all payments and processes for Events & miscellaneous income;
- Assists in balancing the Accounts Receivables with the Finance Director/Treasurer involving Utility Billing and miscellaneous income;
- Mails late notices to customers who are delinquent, and sends accounts to the city's collection agency after 90 days past due;
- Maintains customer records such as payment records and meter reading information;
- Assists customers and resolve any issues.
- Performs other duties as assigned.

Knowledge Required by the Position:

- Exceptional customer service skills;
- Quick learner and strong computer skills: advanced Microsoft Office skills, especially Microsoft Word and Excel;
- Experience communicating personnel policies and procedures;

- **Job Title: Financial Services Technician (continued)**

- Excellent verbal and written communication skills required;
- Must be able to interact and communicate with individuals at all levels of the organization;
- Knowledge of modern office procedures and equipment;
- Knowledge of assigned department's operations and functions;

- Consistently demonstrate ability to respond to changing situations in a flexible manner in order to meet current needs, such as reprioritizing work as necessary;
- Must have high level of interpersonal skills to handle sensitive and confidential situations and data;
- Ability to take the initiative to make decisions/choices without direct supervision;
- Knowledge of City ordinances, policies and procedures;
- Proficient mathematical skills;
- Ability to carry out oral and written instructions;
- Ability to maintain an organized office environment;
- Ability to communicate clearly and in a pleasant manner with the general public, elected officials and other City employees.
- Knowledge of customer service principles and practices;
- Knowledge of basic accounting principles, practices and procedures, including account auditing;
- Ability to use electronic meter reading and billing systems;
- Ability to organize and maintain files and records accurately;
- Ability to compile data and write clear, concise reports.

Supervisory Controls: The work of this position is performed under the general supervision of the Utility Billing Supervisor and Treasurer.

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

Complexity: The work consists of administrative and clerical duties.

Personal Contacts: Contacts are typically with finance division staff; water, sewer and sanitation department staff; Henry County officials; and the general public.

Purpose of Contacts: Contacts typically occur in order to give and exchange information and provide services.

Physical Demands: This work is performed indoors in an office

Job Title: Financial Services Technician (continued)

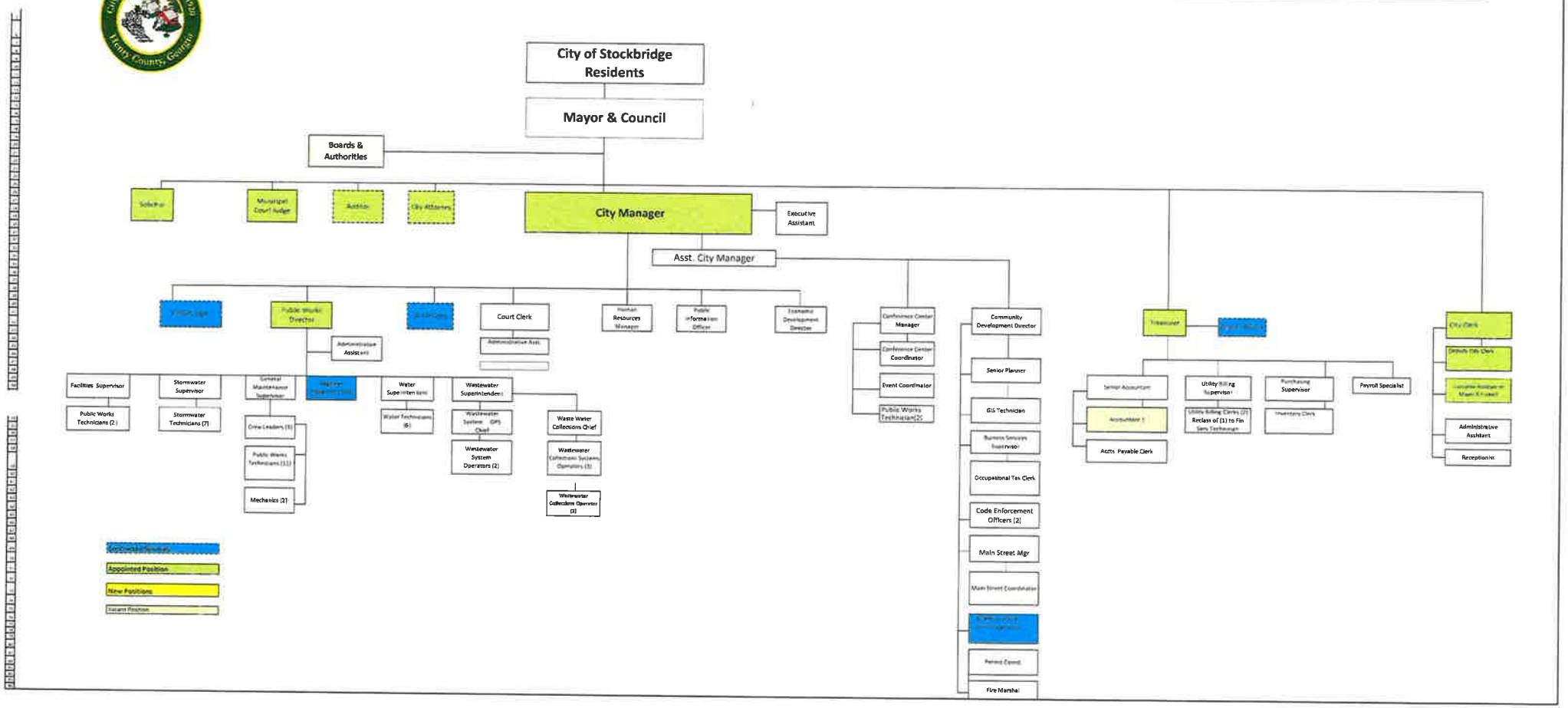
Minimum Qualifications: Must have Associates Degree in Business Administration or related field; four (4) to two (2) years of cash management or bookkeeping experience; with a High School diploma or equivalent required supplemented by three (3) years of experience performing administrative financial support and clerical duties; or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for this job; must be proficient with Microsoft Office: Excel, Word, Outlook and experience with financial software.

setting and involves occasional light lifting.

Work Environment: This work is performed indoors in an office setting.

Supervisory and Management Responsibility: None

City of Stockbridge -- Organizational Chart -- Approved for FY 2019



City of Stockbridge Pay Plan 2019

DEPARTMENT	REPORTS TO	CLASS TITLE	Pay Grade	Min	Mid	Max
City Clerk	City Clerk	Receptionist	101	$24,252.80	$30,922.32	$37,591.84
MMCC	Conference Center Manager	Public Works Technician	102	$25,465.44	$32,468.44	$39,471.43
Public Works	General Maintenance Supervisor	Public Works Technician	102	$25,465.44	$32,468.44	$39,471.43
Administration	Procurement Specialist	Inventory Clerk	102	$25,465.44	$32,468.44	$39,471.43
Sanitation	Utility Billing Supervisor	Utility Billing Clerk	104	$28,075.65	$35,796.45	$43,517.25
Sewer	Wastewater Superintendent	Wastewater Collections Operator I	104	$28,075.65	$35,796.45	$43,517.25
Sewer	Utility Billing Supervisor	Utility Billing Clerk	104	$28,075.65	$35,796.45	$43,517.25
Water	Water Systems Superintendent	Water Systems Technician I	104	$28,075.65	$35,796.45	$43,517.25
Sewer	Wastewater Superintendent	Wastewater Systems Operator I	105	$29,479.43	$37,586.27	$45,693.12
City Clerk	City Clerk	Administrative Assistant	106	$30,953.40	$39,465.59	$47,977.77
Public Works	Public Works Administrative Assistant	Administrative Assistant	106	$30,953.40	$39,465.59	$47,977.77
Public Works	General Maintenance Supervisor	Mechanic	106	$30,953.40	$39,465.59	$47,977.77
Sewer	Wastewater Superintendent	Wastewater Technician I	106	$30,953.40	$39,465.59	$47,977.77
Stormwater	Stormwater Supervisor	Stormwater Technician	106	$30,953.40	$39,465.59	$47,977.77
Finance	Senior Accountant	Financial Services Technician	106	$30,953.40	$39,465.59	$47,977.77
Water	Water Superintendent	Water Systems Technician II	106	$30,953.40	$39,465.59	$47,977.77
Business Services	Business Services Supervisor	Occupational Tax Clerk	107	$32,501.07	$41,438.87	$50,376.66
Administration	Senior Accountant	Accounts Payable Clerk	107	$32,501.07	$41,438.87	$50,376.66
Public Works	General Maintenance Supervisor	Public Works Crew Leader	107	$32,501.07	$41,438.87	$50,376.66
Sewer	Wastewater Superintendent	Wastewater Systems Operator II	107	$32,501.07	$41,438.87	$50,376.66
Main Street	Main Street Manager	Main Street Coordinator	108	$34,126.13	$43,510.81	$52,895.49
Code Enforcement	Community Development Director	Code Enforcement Officer	108	$34,126.13	$43,510.81	$52,895.49
Water	Water Superintendent	Water Systems Technician III	108	$34,126.13	$43,510.81	$52,895.49
Business Services	Community Development Director	Business Services Supervisor	109	$36,173.69	$46,121.46	$56,069.22
Administration	Treasurer/CFO	Payroll Specialist	109	$36,173.69	$46,121.46	$56,069.22
Municipal Court	Court Clerk	Deputy Court Clerk	109	$36,173.69	$46,121.46	$56,069.22
MMCC	Community Development Director	Conference Center Coordinator	109	$36,173.69	$46,121.46	$56,069.22
Water	Treasurer/CFO	Utility Billing Clerk Supervisor	109	$36,173.69	$46,121.46	$56,069.22
Executive	City Manager	Executive Assistant	110	$38,344.11	$48,888.75	$59,433.38
MMCC	Conference Center Manager	Events Coordinator	110	$38,344.11	$48,888.75	$59,433.38
Permitting	Community Development Director	Building Permit Coordinator	110	$38,344.11	$48,888.75	$59,433.38
Planning	Senior Planner	GIS Technician/Planner	110	$38,344.11	$48,888.75	$59,433.38
Administration	Senior Accountant	Accountant	111	$40,644.76	$51,822.07	$62,999.38

Proposed Pay Plan 2019

City of Stockbridge Pay Plan 2019

City Clerk	City Clerk	Deputy City Clerk	111	$40,644.76	$51,822.07	$62,999.38
Stormwater	Public Works Director	Stormwater Supervisor	112	$43,083.45	$54,931.39	$66,779.34
Permitting	Community Development Director	Fire Marshal	112	$43,083.45	$54,931.39	$66,779.34
Administration	Treasurer/CFO	Purchasing Supervisor	113	$45,668.45	$58,227.28	$70,786.10
Executive	City Manager	Public Information Officer	113	$45,668.45	$58,227.28	$70,786.10
Main Street	Community Development Director	Main Street Manager	113	$45,668.45	$58,227.28	$70,786.10
Administration	Treasurer/CFO	Senior Accountant	113	$45,668.45	$58,227.28	$70,786.10
MMCC	Community Development Director	Conference Center Manager	113	$45,668.45	$58,227.28	$70,786.10
Municipal Court	City Manager	Court Clerk	113	$45,668.45	$58,227.28	$70,786.10
Sewer	Wastewater Superintendent	Wastewater Systems Chief Operator	113	$45,668.45	$58,227.28	$70,786.10
Sewer	Wastewater Superintendent	Wastewater Collections Chief Operator	113	$45,668.45	$58,227.28	$70,786.10
Water	Water Superintendent	Water Systems Chief Operator	113	$45,668.45	$58,227.28	$70,786.10
Public Works	Public Works Director	Facilities Maintenance Supervisor	116	$54,391.86	$69,349.62	$84,307.38
Public Works	Public Works Director	General Maintenance Supervisor	116	$54,391.86	$69,349.62	$84,307.38
Sewer	Public Works Director	Wastewater Plant Superintendent	116	$54,391.86	$69,349.62	$84,307.38
Water	Public Works Director	Water Superintendent	116	$54,391.86	$69,349.62	$84,307.38
Planning	Community Development Director	Senior Planner	116	$54,391.86	$69,349.62	$84,307.38
Executive	City Manager	Project Manager	118	$61,691.25	$78,656.34	$95,621.43
Econ Development	City Manager	Economic Development Director	119	$66,009.63	$84,162.28	$102,314.93
Human Resources	City Manger	Human Resources Manager	119	$66,009.63	$84,162.28	$102,314.93
City Clerk	Mayor & Council	City Clerk	119	$66,009.63	$84,162.28	$102,314.93
Public Works	City Manger	Public Works Director	121	$75,574.43	$96,357.40	$117,140.37
Executive	City Manager	Community Development Director	122	$80,864.64	$103,102.42	$125,340.19
Executive	Mayor & Council	Treasurer/CFO	123	$86,525.16	$110,319.58	$134,114.00
Executive	City Manager	Assistant City Manager	124	$92,581.93	$118,041.96	$143,501.98
Executive	Mayor & Council	City Manager	125	$99,062.66	$126,304.89	$153,547.12

Proposed Pay Plan 2019

City of Stockbridge Pay Plan 2019

Reclass of UBC 10.14.19

Proposed Pay Plan 2019

City of Stockbridge

Staff Recommendation For Council Approval

Meeting Date

10/14//2019

[X] **Action requested by City Council**

[ ] **For informational purposes only**

[ ] **Budget Amendment Required**

FROM ACCOUNT:

TO ACCOUNT:

PRESENTER: Renee Wheeler

ITEM/PROJECT/EVENT: Amend Chapter 2.12

FUNDING SOURCE

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

DESCRIPTION: To amend Chapter 2.12 – Administration to formally assign Finance powers and duties to the City Treasurer position .

APPROVED BY:

FINANCE DEPT. _____

CITY MANAGER _____

AMOUNT

$0.00

City of Stockbridge

Staff/Council Recommendation For Council Approval

Meeting Date

10/14/2019

[X] Action requested by City Council

[ ] For informational purposes only

[ ] Budget Amendment Required

FROM ACCOUNT:

TO ACCOUNT:

PRESENTER: Decius T. Aaron

ITEM/PROJECT/EVENT: Approve Minimum Development Standards.

FUNDING SOURCE

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

DESCRIPTION:

Approve Minimum Development Standards for water, sewer, stormwater and roads.

APPROVED BY:

FINANCE DEPT. N/A

CITY MANAGER

AMOUNT

N/A

City of Stockbridge

Minimum Development Standards

ISSUED: September 2019
REV.:
REV.:
REV.:

Prepared By

Carter & Sloope

CONSULTING ENGINEERS

TABLE OF CONTENTS

ARTICLE I: DEFINITIONS

Section 101: Interpretation of Certain Terms and Words

For the purposes of this document, certain words or terms used herein are interpreted as follows: Additional definitions may be found in individual Articles.

A. The words "shall," "must," and "will," are mandatory in nature, implying an obligation or duty to comply with the particular provision.

B. The word "may" is permissive in nature.

C. Words used in the present tense include the future tense.

D. Words used in the singular number include the plural number and the plural number includes the singular number, unless the context of the particular usage clearly indicates otherwise.

E. Words used in the masculine gender include the feminine gender.

F. The word "person" includes a firm, association, organization, partnership, trust, company or corporation, as well as an individual.

G. The word "lot" includes the words "plot" or "parcel".

H. The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended", "arranged", or "designed to be used or occupied".

I. Any act authorized by this document to be carried out by a specific official or agency of the City is impliedly authorized to be carried out by a designee of such official or agency. Any transfer of duties to a different official impliedly transfers the authority to carry out acts under this ordinance.

J. The time within which an act is to be done shall be computed by excluding the first and including the last day; if the last day is a Saturday, Sunday or a legal holiday, that day shall be excluded.

K. Any words and terms not defined herein shall have the meaning indicated by common dictionary definition.

L. Any reference to State of Georgia or Federal statutes shall be construed to be a reference to the most recent enactment of such statute and shall include any amendments as may from time to time be adopted.

Document in its entirety on file in the Clerk's Office.

City of Stockbridge

Staff/Council Recommendation For Council Approval

Meeting Date

12/10/2018

[X] **Action requested by City Council**

[ ] **For informational purposes only**

[ ] **Budget Amendment Required**

FROM ACCOUNT:

TO ACCOUNT:

PRESENTER: Decius T. Aaron

ITEM/PROJECT/EVENT: 2019 LMIG Resurfacing List

FUNDING SOURCE

[ ]	GENERAL FUND
[X]	FUND BALANCE
[ ]	SPLOST
[ ]	CDBG
[ ]	GRANT FUNDING
[ ]	COUNCIL INITIATIVE
[ ]	SPONSORSHIP
[ ]	DEPT. FUND BALANCE

DESCRIPTION:

Council approval of the 2019 LMIG resurfacing list.

Council Consideration to approve Bid Award Recommendation for Roadway Resurfacing in the amount of $1,322,458.32 Funding Sources: DOT Grant $291,306.61, Fund Balance $650,000.00 (previously approved) and Fund Balance and SPLOST $381,151.71.

APPROVED BY:

FINANCE DEPT. _____

CITY MANAGER _____

AMOUNT

Stockbridge

Where Community Connects

City of Stockbridge Purchasing Division

City of Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, Ga 30281

BID AWARD RECOMMENDATION

DATE: August 16, 2019

TO: Decius T. Aaron, Public Works Director

RE: Bid/RFP NO: ITB No. 2019-00021

Bid Description: 20019 LMIG Program Project

Bid Opened: August 14, 2019

Attached for your review are copies of bids and descriptive literature received in response to the referenced Invitation To Bid.

X We recommend an award be made to Stewart Brothers, Inc.
A copy of the bid Tabulation (Evaluation documents) is attached for your review.

___ If your evaluation of the bids is in disagreement with our recommendation, please provide explanation below with supporting documentation.

Please supply full details if the low bid fails to meet the quality and functional requirements of the invitation to bid. If literature or samples are needed, please advise as soon as possible.

Sincerely,

Lindell Y. Miller, M.B.A, C.P.P.O
Procurement Department
4640 North Henry Boulevard
Stockbridge, GA 30281

lmiller@cityofstockbridge-ga.gov

YOUR REPLY:

_____

_____

_____

_____
Department Signature

BID TABULATION

CITY OF STOCKBRIDGE
2019 LMIG PROGRAM - ITB NO.: 2019-00021
AUGUST 14, 2019 - 3:00 PM

				Stewart Bros., Inc. 2480 Pleasant Dale Rd. Doraville, GA 30340		C.W. Matthews Contracting Co., Inc. 1600 Kenview Drive Marietta, GA 30060		HEH Paving, Inc. 3384 Almand Road Atlanta, GA 30316	
ITEM NO.:	ESTIMATED QUANTITY	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	1	L.S	MOBILIZATION AND TRAFFIC CONTROL	$ 59,208.65	$ 59,208.65	$ 138,807.16	$ 138,807.16	$ 147,712.37	$ 147,712.37
2	45,600	L.F.	6' WIDE EDGE MILLING, 1 ½"-2 ½" DEPTH @ EDGE OF PAVEMENT, FEATHERED TO 0"	$ 4.25	$ 193,800.00	$ 2.43	$ 110,808.00	$ 2.88	$ 131,328.00
3	4,000	S.Y.	1" DEEP ASPHALT SURFACE MILLING	$ 4.46	$ 17,840.00	$ 3.18	$ 12,720.00	$ 4.17	$ 16,680.00
4	2,000	L.F.	ASPHALT JOINT AND CRACK SEALANT INSTALLED INCLUDING CLEANING AND REMOVAL OF VEGETATION	$ 1.42	$ 2,840.00	$ 3.00	$ 6,000.00	$ 9.54	$ 19,080.00
5	200	TON	3"-4" RECYCLED ASPHALTIC CONC. PATCH -19.0 MM SUPERPAVE INCL. BITUMINOUS MATERIAL & H LIME	$ 305.05	$ 61,010.00	$ 449.76	$ 89,952.00	$ 187.30	$ 37,460.00
6	1,250	TON	1" RECYCLED ASPHALTIC CONC. PERMA-FLEX OR EQUIVALENT	$ 124.91	$ 156,137.50	$ 118.92	$ 148,650.00	$ 127.93	$ 159,912.50
7	6,600	TON	1.5" RECYCLED ASPHALTIC CONC. -12.5 MM SUPERPAVE INCL. BITUMINOUS MATERIAL & H LIME	$ 102.30	$ 675,180.00	$ 98.07	$ 647,262.00	$ 102.88	$ 679,008.00
8	25	TON	RECYCLED ASPHALTIC CONC. LEVELING INCL. BITUMINOUS MATERIAL & H LIME	$ 266.99	$ 6,674.75	$ 271.75	$ 6,793.75	$ 293.97	$ 7,349.25
9	4,400	GAL	BITUMINOUS TACK COAT	$ 3.45	$ 15,180.00	$ 0.01	$ 44.00	$ 5.05	$ 22,220.00
10	4	EA.	REPLACEMENT/REPAIR OF TRAFFIC SIGNAL DETECTOR LOOP (COMPLETE INCLUDING SAWCUT, WIRE, SEALANT, ETC.)	$ 2,310.00	$ 9,240.00	$ 1,967.48	$ 7,869.92	$ 1,907.42	$ 7,629.68
11	1,500	L.F.	COMPACTED BACKFILL AGAINST EDGE OF PAVEMENT 4' WIDE MINIMUM ON SHOULDER AND INSTALL PERMANENT GRASSING	$ 5.72	$ 8,580.00	$ 12.44	$ 18,660.00	$ 16.59	$ 24,885.00
12	105	EA.	ADJUST MANHOLE FRAME AND COVER TO FINISHED GRADE	$ 227.00	$ 23,835.00	$ 768.00	$ 80,640.00	$ 1,072.92	$ 112,656.60
13	1	EA.	ADJUST OVERSIZE AT&T MANHOLE FRAME AND COVER TO FINISHED GRADE	$ 320.00	$ 320.00	$ 1,775.00	$ 1,775.00	$ 1,549.78	$ 1,549.78
14	14	EA.	ADJUST WATER VALVE BOX AND COVER TO FINISHED GRADE	$ 58.00	$ 812.00	$ 760.00	$ 10,640.00	$ 715.28	$ 10,013.92
15	1	EA.	ADJUST STORMWATER DROP INLET GRATE TO FINISHED GRADE	$ 190.00	$ 190.00	$ 768.00	$ 768.00	$ 1,549.78	$ 1,549.78
16	550	L.F.	GDOT THERMOPLASTIC STOP BAR, 24" WIDE	$ 5.15	$ 2,832.50	$ 12.00	$ 6,600.00	$ 8.35	$ 4,592.50
17	150	L.F.	GDOT THERMOPLASTIC 7' WIDE CROSSWALK STRIPING COMPLETE	$ 2.60	$ 390.00	$ 30.00	$ 4,500.00	$ 11.92	$ 1,788.00
18	15,000	L.F.	GDOT THERMOPLASTIC SOLID LANE EDGE STRIPING, 5" WIDE WHITE	$ 0.69	$ 10,350.00	$ 0.90	$ 13,500.00	$ 1.25	$ 18,750.00
19	8,000	L.F.	GDOT THERMOPLASTIC TRAFFIC LANE SKIP STRIPING, 5" WIDE WHITE	$ 0.64	$ 5,120.00	$ 0.60	$ 4,800.00	$ 1.19	$ 9,520.00
20	15,000	L.F.	GDOT THERMOPLASTIC SOLID CENTERLINE 5" WIDE YELLOW	$ 0.69	$ 10,350.00	$ 1.00	$ 15,000.00	$ 2.38	$ 35,700.00
21	2,000	L.F.	GDOT THERMOPLASTIC SOLID HATCH LINE 8" WIDE YELLOW	$ 2.51	$ 5,020.00	$ 3.00	$ 6,000.00	$ 3.28	$ 6,560.00
22	1,500	L.F.	GDOT THERMOPLASTIC SOLID HATCH LINE 8" WIDE WHITE	$ 2.51	$ 3,765.00	$ 3.00	$ 4,500.00	$ 3.28	**$ 4,920.00**
23	2	EA.	GDOT THERMOPLASTIC SOLID WHITE R/R "X-ING" SYMBOL	$ 429.00	$ 858.00	$ 500.00	$ 1,000.00	$ 327.74	$ 655.48
24	4	EA.	GDOT THERMOPLASTIC SOLID WHITE RIGHT TURN ARROW	$ 121.55	$ 486.20	$ 75.00	$ 300.00	$ 131.10	$ 524.40
25	4	EA.	GDOT THERMOPLASTIC SOLID WHITE "LEFT" TURN ARROW	$ 121.55	$ 486.20	$ 75.00	$ 300.00	$ 131.10	$ 524.40
26	2	EA.	GDOT THERMOPLASTIC SOLID WHITE "STRAIGHT" ARROW	$ 106.26	$ 212.52	$ 75.00	$ 150.00	$ 131.10	$ 262.20
27	3	EA.	REMOVE EXISTING TRAFFIC SPEED BUMP AND REPLACE WITH 12" WIDE RECYCLED SOLID RUBBER SPEED BUMP (BLACK/YELLOW) AND END CAPS INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FULL WIDTH OF ROADWAY	$ 580.00	$ 1,740.00	$ 1,207.41	$ 3,622.23	$ 2,692.58	$ 8,077.74
28	1	L.S.	PROJECT CONTINGENCY ALLOWANCE (FOR USE BY CITY ONLY)	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00
			TOTAL		**$ 1,322,458.32**		**$ 1,391,662.06**		**$ 1,520,909.60**

Note: Figures shown in "RED" in the Bid Tabulation table indicated a correction of an error in the Original Bid.

I hereby certify that this is a correct tabulation for all bids received for this project on August 14, 2019 at 3:00 PM at the City of Stockbridge.

Falcon Design Consultants, LLC

G.A. "Skip" Layton, Jr.

City of Stockbridge

Staff Recommendation Form For Council Approval/Review

Meeting Date

September 24, 2019

- [x] Action requested by City Council
- [ ] For informational purposes only
- [ ] Discussion Item
- [ ] Budget Amendment Required
- [ ] Presentation

FUNDING SOURCE

- [x] GENERAL FUND
- [ ] FUND BALANCE
- [ ] SPLOST
- [ ] CDBG
- [ ] GRANT FUNDING
- [ ] COUNCIL INITIATIVE
- [ ] SPONSORSHIP
- [ ] DEPT. FUND BALANCE

FROM ACCOUNT: N/A

TO ACCOUNT:

PRESENTER: Lindell Y. Miller and Decius T. Aaron

DEPARTMENT: Procurement/Public Works Department

ITEM/PROJECT: Public Works—Beautification City Gateways

DESCRIPTION: The Procurement Division is requesting approval to Amend the contract with CGL Facility Management, LLC, and the City, under the State of Georgia Contract No. 99999-001-SPD0000154-0001, Facility Maintenance Solutions; City of Stockbridge Procurement Contract No. 2019-00022P, Groundskeeper/Landscaper, for the Public Works Department, modifying the scope of services and increasing the overall estimated contract amount to $200,000 annually.

On July 8, 2019, (Resolution R19-1077), the Council approved Piggybacking the State of Georgia contract with CGL Facility Management, LLC, for an annual amount of $68,000. The contract was effective September 1, 2018 and expires August 31, 2021, and provides the City with preventive and corrective maintenance services for the beautification of the City gateways.

The Public Works Department is modifying the scope of services and increasing the estimated annual amount to include the beautification of the following streets: Walt Stephens Road, Old Atlanta Road, Flippen Road, Davidson Parkway and East Atlanta Road. (Exhibit 1)

The City of Stockbridge Ordinance 3.30.223, indicates that any change order or other modification of a contract term shall be approved by the City Council.

APPROVED BY:

FINANCE John Wiggins

CITY MANAGER [signature]

CITY ATTORNEY _____

Annual Contract Amount

$ 200,000.00

ATTACHMENT(S:) [x]

CGL FACILITY MANAGEMENT, LLC GATEWAY MOWING

Gateways

Project	Monthly Cost	Annual Cost
Highway 138 West	$ 2,574.29	$ 30,891.48
Hudson Bridge Road Medians & ROW	$ 1,501.84	$ 18,022.08
North Henry BLVD ROW	$ 905.33	$ 10,863.96
Rock Quarry RD	$ 1,980.00	$ 23,760.00
Walt Stephens Road	$ 1,152.00	$ 13,824.00
Old Atlanta Road	$ 1,362.00	$ 16,344.00
Flippen Road	$ 2,556.00	$ 30,672.00
Davidson Parkway	$ 1,380.00	$ 16,560.00
East Atlanta Road	$ 1,152.00	$ 13,824.00
Total	**$ 14,563.46**	**$ 174,761.52**

Mulch Application for Highway 138 West

Project	Per Application	Annual Cost
** Highway 138 Mulch (115 Yards)	$ 9,082.60	**$ 18,165.20**

** Two (**2**) applications per year.

TOTAL **$ 192,926.72**

City of Stockbridge

Staff/Council Recommendation For Council Approval

Meeting Date

10/14/2019

[X] **Action requested by City Council**

[ ] **For informational purposes only**

[ ] **Budget Amendment Required**

FROM ACCOUNT:

TO ACCOUNT:

PRESENTER Decius T. Aaron/ Lindell Y. Miller

ITEM/PROJECT/EVENT: New Public Works Facility Construction

FUNDING SOURCE

[ ]	GENERAL FUND
[ ]	FUND BALANCE
[X]	SPLOST
[ ]	CDBG
[ ]	GRANT FUNDING
[ ]	COUNCIL INITIATIVE
[ ]	SPONSORSHIP
[ ]	DEPT. FUND BALANCE

DESCRIPTION:

On **September 9, 2019**, City Council approved the lowest responsive, responsible bidder, Pellicano Construction Co., Inc, Invitation To Bid (ITB) Number 2019-00020, for the demolition of three buildings and associated utilities; removal of asphalt and concrete pavement; and construction of a one-story administrative building with office spaces, a training room, and conference room in the total amount of $2,120,000.00.

The Public Works Department is seeking approval for Pond Company, Inc. to provide Construction Program Management for the construction of the Public Works Administrative Building.

APPROVED BY:

FINANCE DEPT. John Wiggins

CITY MANAGER _____

AMOUNT

$126,250.00

Council Consideration to approve ranking of bidders and authorize negotiations of construction contracts for the Amphitheater.

Presented by
Randy Knighton City Manager
and
Lindell Miller
Purchasing Supervisor