



Where Community Connects

STOCKBRIDGE

CITY COUNCIL

Mayor

Anthony Ford

Mayor Pro Tem Alphonso Thomas

Councilman Elton Alexander

Councilwoman Yolanda Barber

Councilman John Blount

Councilwoman LaKeisha Gantt

CITY MANAGER

Frederick Gardiner

CITY CLERK

Vanessa Holiday

CITY TREASURER

John Wiggins

CITY ATTORNEY

Quinton G. Washington

Jeremy T. Berry

**Council Meeting
Agenda
August 8, 2022 6:00 PM**



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.cityofstockbridge.com

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA COUNCIL MEETING CITY OF STOCKBRIDGE

MONDAY, AUGUST 8, 2022 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

- 1 Draft Minutes June 13, 2022
- 2 Draft Minutes June 29, 2022

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

CEREMONIAL

- 3 Proclamation - City of Stockbridge 100th Centennial Celebration

PRESENTATION

- 4 FY2022 AUDIT REPORT - Presented by: Hope Pendergrass of Mauldin & Jenkins

- Presented by: John Wiggins

PUBLIC HEARING

- 5 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-01** -- The City of Stockbridge Mayor and City Council will hear a Comprehensive Plan Amendment Request by Remi Rose Development, LLC, the Applicant, represented by Battle Law, P.C., the Agent, to change the future land use designation of certain property from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for a mixed-use development. The property contains two parcels, as are listed below, with 68.87 +/- total acres within the Stockbridge City Limits. The City of Stockbridge Planning Commission recommends approval.
- #012-01003000** – The smaller parcel. Contains 3.131 +/- acres and comprises the property at 1036 Highway 138 West, across from Spivey Road. Located in Land Lot 55 of District 12.
- **Parcel #012-01002000** – The larger parcel. Contains 65.743 +/- acres. Situated adjacent to the western side of the smaller parcel, with frontage on Highway 138 West, across from Tributary Parkway. Located in Land Lot 42 of District 12.
- Presented by: Brecca Carter, Ryan Anderson
- 6 **REZONING CASE #RZ-2022-01** -- Remi Rose Development, LLC, the Applicant, represented by Battle Law, P.C., the Agent, requests the rezoning of certain property from the C-1 (Neighborhood Commercial) and C-2 (General Commercial), districts to the PUD (Planned Unit Development) Overlay) district to allow for a mixed-use development. The property contains two parcels, as are listed below, with 68.87 +/- total acres within the Stockbridge City Limits.
- **Parcel #012-01003000** – The smaller parcel. Currently zoned 'C-1' and 'PMU'. Contains 3.131 +/- acres and comprises the property at 1036 Highway 138 West, across from Spivey Road. Located in Land Lot 55 of District 12.
 - **Parcel #012-01002000** – The larger parcel. Currently zoned 'C-2' and 'PMU'. Contains 65.743 +/- acres. Situated adjacent to the western side of the smaller parcel, with frontage on Highway 138 West, across from Tributary Parkway. Located in Land Lot 42 of District 12.
- NOTE: *The Planning Commission recommended the approval of this case with conditions at its meeting on May 26, 2022, and the City Council recommended deferral of the vote on this item at its July 11, 2022 meeting until August 8, 2022.***

- Presented by: Ryan Anderson

- 7 **ANNEXATION CASE #AX-2022-01** -- The City of Stockbridge Planning Commission and the City of Stockbridge Mayor and City Council will hear an Annexation Request by S3 Capital Investments, LLC, the Applicant, represented by Battle Law, P.C., the Agent, to annex a parcel, as described below, into the Stockbridge City limits from unincorporated Henry County in order to allow the parcel to be combined with an adjacent parcel for an age-restricted residential development.
- Parcel #071-01034012** – Subject property is in unincorporated Henry County, with frontage on Highway 42 North, across from Summit View Drive. Currently zoned ‘MU’ (Mixed-Use), with a land use designation of ‘MIX’ (Mixed-Use). Contains 20.00 +/- acres. Located in Land Lot 31 of District 7. Presented by: Ryan Anderson
- NOTE: Request the deferral of the public hearing until the August 25, 2022 Planning Commission meeting and September 12, 2022 City Council Meeting for all three items.***
- Presented by: Ryan Anderson
- 8 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-02** -- The City of Stockbridge Planning Commission and the City of Stockbridge Mayor and City Council will hear a Comprehensive Plan Amendment Request by S3 Capital Investments, LLC, the Applicant, represented by Battle Law, P.C., the Agent, to change the future land use designations of certain parcels, as are described below, from ‘Light Industrial’ and ‘Mixed-Use’ to ‘High-Density Residential’ in order to allow for an age-restricted residential development.
- Parcel #071-01034014**—Located within the Stockbridge City Limits, with frontage on Highway 42 North and situated at the end of Technology Parkway. Applicant proposes to change the current land use designation from ‘Light Industrial’ to ‘High-Density Residential’. Contains 22.01 +/- acres. Located in Land Lot 31 of District 7.
- Parcel #071-01034012** – Subject property is in unincorporated Henry County, with frontage on Highway 42 North, across from Summit View Drive. Applicant proposes to change the current County land use designation of ‘Mixed-Use’ to the City land use designation of ‘High-Density Residential’ after the parcel is annexed into the Stockbridge City Limits. Contains 20.00 +/- acres. Located in Land Lot 31 of District 7.
- NOTE: Request the deferral of the public hearing until the August 25, 2022 Planning Commission meeting and September 12, 2022 City Council Meeting for all three items.***
- Presented by: Ryan Anderson
- 9 **REZONING CASE #RZ-2022-02** -- The City of Stockbridge Planning Commission and the City of Stockbridge Mayor and City Council will hear a Rezoning Request by S3 Capital Investments, LLC, the Applicant, represented by Battle Law, P.C., the Agent, to rezone certain property from ‘OI’ (Office-Institutional) and ‘LI’ (Light Industrial) in the Stockbridge City Limits and ‘MU’ (Mixed-Use) in unincorporated Henry County to ‘PUD’ (Planned Unit Development) to allow for an age-restricted residential development. The property contains two parcels, as are listed below, with 42.01 +/- total acres.

Parcel #071-01034014—Located within the Stockbridge City Limits, with frontage on Highway 42 North and situated at the end of Technology Parkway. Currently zoned OI' (Office-Institutional) and 'LI' (Light Industrial)'. Property lies within the Parkway Mixed-Use Overlay District. Contains 22.01 +/- acres. Located in Land Lot 31 of District 7.

Parcel #071-01034012 – Subject property is in unincorporated Henry County, with frontage on Highway 42 North, across from Summit View Drive. Currently zoned 'MU' (Mixed-Use). Contains 20.00 +/- acres. Located in Land Lot 31 of District 7.

NOTE: Request the deferral of the public hearing until the August 25, 2022 Planning Commission meeting and September 12, 2022 City Council Meeting for all three items. - Presented by: Ryan Anderson

NEW BUSINESS

- 10 Council Consideration to appoint a member to the Citywide Development Authority Board - Presented by: Quinton Washington
- 11 Council Consideration to fill a vacancy and appoint a member to the Downtown Development Authority - Presented by: Quinton Washington

MAYOR'S COMMENTS (Mayor Anthony Ford)

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS - Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change. Please visit the city's website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

☐ Youth Council Meeting, 5:30 p.m. - 2nd Wednesday of each month Levi Meeting Room - City Hall (Aug 10) ☐ Main Street Advisory Board Meeting, 2nd Friday of each month 9:00 a.m. Via Zoom (Aug 12) ☐ Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Aug 16) ☐ Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Aug 16) ☐ Planning Commission Meeting, 4th Thursday at 6:30 p.m. Via Zoom – (Aug 25) ☐ City Council Work Session Meeting, Tuesday – City Council Chamber (Aug 30) ☐ City Council Meeting, Second Monday of each month – City Council Chamber (Sep 12)

UPCOMING CITY EVENTS/INITIATIVES • A Continuous Salute to Veterans: Please forward pictures of Veterans including name, branch, rank, and years of service as Mayor Pro Tem Thomas presents a special tribute to our local veterans. Pictures should be submitted to: Rosalynd Rawls at rrawls@cityofstockbridge-ga.gov Thank you for your service! • Please join Councilwoman Barber for FREE Zumba on every Saturday morning at Clark Community Park at 8:00 a.m. Come out for fitness in the park! • Join Councilman Alexander for the next Keep Stockbridge Beautiful event taking place Saturday, July 30th from 8am – 10am on Campground Rd; please meet at the Winslow subdivision pool. • Join us for Tasty Tuesday Food Truck Takeover at Clark Park Tuesday, August 9th, August 16th, August 23rd and August 30th, each day from 5:30 – 8:30 p.m. Come out and enjoy great food and family fun! • The City of

Stockbridge will host its next Annexation Town Hall Meeting on Monday, August 15th at 6:30 p.m. at Global Impact Christian Ministries 125 Red Oak Road Stockbridge, GA. Come out and learn the facts about the Annexation Referendum, Neighborhoods in the proposed area, benefits of Stockbridge Annexation and proposed council districts. • Main Street Movie will be hosted on Friday, August 19th on the City Hall Lawn featuring (Spiderman) the fun starts at 7:00 p.m. Bring your lawn chairs and blankets! • Here is your opportunity to Meet the Mayor, and voice your questions and/or concerns Monday, August 22nd from 10 a.m. to noon (In-Person). Please contact Rosalynd Rawls to schedule an appointment. 770-389-7900 ext. 248. UPCOMING CONCERTS □ Fantasia and Johnny Gill – Saturday, August 13th SOLD OUT □ Fantasia and Johnny Gill 2nd Show – Sunday, August 14th □ Ladies Night Out Ft. 112, Blackstreet, Next and Ginuwine, Saturday, August 20th □ Justin Moore w/Spencer Crandall, Saturday, August 27th

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT



COUNCIL MEETING SUMMARY MINUTES

MONDAY, JUNE 13, 2022 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Alphonso Thomas
Councilman Elton Alexander
Councilwoman Yolanda Barber
Councilman John Blount
Councilwoman Lakeisha Gantt

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney
Jeremy T. Berry, 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 Mayor Pro Tem Thomas.

Pledge of Allegiance –was recited by all in attendance.

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

Mayor Pro Tem Thomas motioned to amend the Agenda: to remove Item #10 and Item #14 – 23; Second by Councilman Alexander. The motion passed 5-0.

Councilman Blount motioned to adopt the Agenda: Second by Councilwoman Barber. The motion passed 5-0.

Councilman Alexander motioned for the approval of the minutes: Second by Councilwoman Barber. The motion passed 5-0.

- 1 Draft Retreat Minutes March 8, 2022
- 2 Draft Retreat Minutes March 9, 2022
- 3 Draft Retreat Minutes March 10, 2022
- 4 Draft Council Meeting Minutes April 11, 2022
- 5 Draft SCM Minutes April 25, 2022
- 6 Draft Work Session Minutes April 26, 2022

PUBLIC COMMENTS - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated. None

CEREMONIAL - Proclamation presented and read by Mayor Ford

7. Proclamations for Juneteenth Celebration and Caribbean Heritage Month

PUBLIC HEARING

8. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-01 -- The City of Stockbridge Mayor and City Council will hear a Comprehensive Plan Amendment Request by Remi Rose Development, LLC, the Applicant, represented by Battle Law, P.C., the Agent, to change the future land use designation of certain property from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for a mixed-use development. The property contains two parcels, as are listed below, with 68.87 +/- total acres within the Stockbridge City Limits. The City of Stockbridge Planning Commission recommends approval.

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- Parcel #012-01002000 -- The larger parcel. Contains 65.743 +/- acres. Situated adjacent to the western side of the smaller parcel, with frontage on Highway 138 West, across from Tributary Parkway. Located in Land Lot 42 of District 12.

Presented by: Ryan Anderson, Chief Planner

Mr. Anderson presented the Comprehensive Plan Amendment as referenced.

Councilwoman Gantt asked for the date of the last adoption of the City's Future Land Use Map and Comprehensive Plan; Response from Mr. Anderson, 2018.

Councilman Alexander noted Henry County, Clayton County and the City of Stockbridge were working collectively to develop a CID (Community Improvement District) along the Hwy. 138 corridor in an effort to maintain the right-of-way and beautification efforts as part of the Keep America Beautiful program; noted this was the first cohesive effort involving all (3) entities on this type of initiative; noted the idea is to improve the area, noting this is the same program that keeps areas such as the Galleria, Cumberland, and the Battery Atlanta pristine; referenced a Henry County Study noting young people fail to return to the county/city due to a lack of amenities and life style choices they are looking for, and this development is an opportunity to change that with work, life, balance; noted the area needs quality retail and grocers; noted most of the members in the audience are Clayton County residents; stated no member of the Stockbridge City Council will approve cheap, poor quality apartments.

Councilman Blount asked for the percentage or quantity of apartments in the development.

Mr. Anderson responded there are 360 apartments proposed.

Councilman Blount noted the majority of the development would be apartments for rent and would be more than 75% of the development, and he supports a development with more ownership.

Councilman Alexander noted renters are already in everyone's neighborhoods, noting investors have purchased hundreds of homes in each and every community and those homes are now being occupied by renters; referenced a developer approved by the city to build a subdivision, built 4-5 homes and sold the remaining lots to an investor who built the homes and did not sell the homes, but instead, rents the homes, reiterating renters are already in every one's neighborhood.

Attorney Battle presented the proposed development and spoke on behalf of the Applicant, Remi Rose Development, and noted the 69-acre tract will be a high-quality, mixed-use development, not a low-end property; noted the Townhome Component will be fee-simple ownership asked the Council to approve the project.

Attorney Battle noted millennials are more fluid with their employment needs to be able to move in/out with flexibility; noted the prices for the apartments would be \$1300 for a one-bedroom unit, \$2000 for a two-bedroom unit, and \$2200 for a three-bedroom unit with a buildout projected around May 2023; and noted the homes would have sale price starting at \$350,000, and would agree to a rental cap.

Attorney Battle noted there needs to be a diversity of housing in the community where it is currently lacking; noted a great many of us started out as renters, which is a step toward ownership; where the property would have one property owner, one management company who could address any/all issues.

Attorney Battle noted this high-end development would drawer high-end restaurants and not the typical fast-food restaurant; noting for the high-end restaurants to come to any area, they require rooftops; and noted the commercial area will be 48,000 sq. feet and this would be a quality development.

Mayor Ford expressed his support for the development.

Mayor Pro Tem Thomas thanked Ms. Battle for her presentation and thanked everyone for coming out, noting he grew up in the Stockbridge community and can recall when the area surrounding the proposed development had nothing but peach orchards, and could certainly recall to the progress and growth that has come to the Stockbridge community and surrounding area; noted the community needs to understand the role of the local government and providing growth opportunities and services for the city with quality developments and making sure the governing acts in the best interest of the city of Stockbridge; noting you cannot stop growth, but you can control what does come in and make sure there is good housing stock within the community for everyone, and as a member of the elected body, there are times when there are going to be difficult decisions to be made.

Councilman Blount thanked Ms. Battle for the presentation noting he is a true believer in smart growth and making decisions on behalf of those who put him in office, noting that just because you have the right to do something, does not mean that it is the right thing to do; and asked if a traffic study had been done for the proposed development.

Attorney Battle noted a traffic study was not a requirement for the proposed development; and further noted the 69 acres already has an approved commercial land use designation for the standard old school 2-story apartments, and that this development will provide interior corridors, and will be a high-quality development; noting people choose to buy a home, and some people choose to rent; and noted that when you look at Stockbridge, this type of development is not available in the city's housing stock; and noted home ownership is a heavy burden that some may choose to expend their funds on their business or elsewhere; and note the location is ideal just west of the interstate.

Councilwoman Gantt asked if all the proposed units were in the city limits or were any of the units in Clayton County from this development.

Attorney Battle noted all the proposed units are in the City of Stockbridge jurisdiction.

Councilwoman Gantt noted renting vs ownership is not a concern for her, but more so as a parent; noting legally, schools can't be considered by Georgia law; noted she received data from the principal of Red Oak Elementary where the students of this development would attend, and noted that data currently shows classroom size for Red Oak Elementary to be 25-30 kids per classroom, and 10% or 36 of the units would consist of three-bedroom units would bring in an additional estimated 180 children, and that is a major concern; noted that while the property is currently zoned for low density apartments, she does not believe it would be financially smart for a developer to build apartments there; noted she is interested in quality and would not vote on the development as it is right now; noted the mixed-use development and the city can't determine what types of businesses would go into the mixed-used store fronts; agreed with Councilman Alexander that investors are buying homes in neighborhoods, however, those investors are maintaining the lawns of those rental homes; reiterated that she met with Dr. Akbar at Red Oak Elementary school where they are already busting at the seams and that is a major concern and would vote no.

Councilwoman Barber asked about the Rental Cap Option of 5-10 %; and wanted clarification from the attorneys regarding the legal aspect of denial.

Attorney Battle noted the townhome component is intended for owner occupancy.

City Manager, Frederick Gardiner noted under Georgia Law, you cannot consider schools or roads.

Councilwoman Barber asked if the applicant would consider reducing the number of units in the development.

Attorney Battle noted she would need to confer with her client, noting the applicant received a recommendation of approval from the city's staff and planning commission; and noted if the number of units decreased, the cost per unit would increase.

Councilwoman Gantt noted for clarification that her vote of no is not because of the schools and is because low density is what has been approved.

Councilman Alexander noted there is currently a similar 306 apartment development under construction at the Bridges at Jodeco, along with a big-box retailer because you must have rooftops to attract quality grocers, quality retail and quality restaurants; and asked Ms. Carter, the Director of Community Development to explain why staff and the planning commission made the recommendation to approve.

Ms. Carter noted staff looked areas close to the interchange, high-density character of the area, noted there is not much residential in the proposed location, and bring in the facts based on a professional review of the product, noting there are not units of this type anywhere close to the interchange or in the city of Stockbridge, with the exception of the development underway at the Bridges of Jodeco.

The applicant, Kyle Brock, noted they have developed properties all over the country and they were attracted to Stockbridge noting the property being adjacent to the interstate; noted similar characteristics to a development in Covington, GA; confirmed 10' multi-use paths; and noted the outdoor amenities people like, having learned that as a result of the pandemic with people wanting to get outside and a huge component; and noted high-end development in West Midtown - Atlanta.

Councilman Alexander noted the development would attract quality grocers and noted the CVS at the corner has a non-compete agreement whereas there cannot be a grocer with a pharmacy component.

Mayor Pro Tem Thomas asked that citizens speak to what they would like to see in the area, noting the land is currently vacant.

Mayor Ford opened the Public Hearing.

Speakers in Favor

- Robert Russell – 1028 Hwy 138 Liquor Store, Stockbridge, GA
- Vicki Simmons – Eagle Ridge Subdivision

Encouraged development to increase revenue so the city could maintain roads; noted the site is currently being used as an unsightly dump site; and the revenue would help maintain the roads; and this type of development would encourage young adults to return/stay in the area and promote economic development.

Speakers Opposed

- Janet Burney – Pembroke Terrace
- Mr. & Mrs. Roberts 2803 Club House Way, Lake Spivey
- Name – Unintelligible
- Henry Pettway
- Melissa (Unintelligible) 358 Emerald Trace

- Maria Epps – Lake Spivey
- Name – Unintelligible
- Randy Hill – Lake Spivey
- Susan (Unintelligible) Glen Devon Rd.
- Shirley Rose – Glen Devon Rd.
- Dave Murphy – 2877 Spivey Cove Ct. - Lake Spivey
- Angela (Unintelligible) 719 Stoney Ridge Place – Spivey Glen
- Troy Finley – Clayton County
- Mickey Ford – Spivey Glen
- Sandy Wayne 843 Marina Bay Court – Lake Spivey
- Camille (Unintelligible) Claire Drive
- (Unintelligible) McCullough – Lake Spivey

Understands growth, but there are concerns with abandoned projects in the area, apartments being built on Mt. Zion Rd., and referenced apartments behind Kroger, noted additional public safety personnel and equipment would be required, traffic and accident concerns, too much coming at one time, I-75, Hwy. 138 heavily congested, no control over the mixed-use businesses, noise concerns, dangerous intersection, litter, crime associated with renters, concern with infrastructure to support the development, HOA not mentioned, increased cars and modulars for additional students, growth ordinance.

Mayor Ford closed the Public Hearing.

Councilwoman Barber noted as the newest member of the Council, she is still in the learning process and noted you cannot just deny a development, noting there are legal aspects, and suggested decreasing the number of units.

Attorney Battle noted the applicant would agree to the following (3) conditions:

1. Reduce the number of units from 360 to 315
2. Reduce the number of three-bedroom units to 5%
3. Restrict the commercial/mixed-use to exclude nails salons, barber shops and vape shops.

Councilman Alexander noted the Comp Plan must be voted on first.

Mr. Gardiner noted the Council must take legislative action.

Attorney Washington noted the Council needed to first vote on the Comp Plan as this is a 2-step process.

Councilman Alexander motioned to approve: there was no Second. The motion Failed.

9. REZONING CASE #RZ-2022-01 -- The City of Stockbridge Planning Commission and the City of Stockbridge Mayor and City Council will hear a Rezoning Request by Remi Rose Development, LLC, the Applicant, represented by Battle Law, P.C., the Agent, to rezone certain property from the C-1 (Neighborhood Commercial), C-2 (General Commercial), and PMU (Parkway Mixed-Use Overlay) districts to the PUD (Planned Unit Development) and PMU (Parkway Mixed-Use Overlay) districts to allow for a mixed-use

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Presented by: Ryan Anderson, Chief Planner

Councilman Alexander motioned to approve: there was no Second. The motion Failed.

OLD BUSINESS

10. Cultural Arts Center Funding Recommendation

Presented by: Frederick Gardiner, City Manager

Item removed from the Agenda

NEW BUSINESS

11. Council Consideration to approve updated and revised policies in sections of the employee manual.

Presented by: Renee Wheeler, Human Resources Manager

Ms. Wheeler noted there are four (4) policies in the employee handbook that need to be updated and/or revised, and referenced *Section 410.000- Introductory Period* amending the probationary period for police officers to twelve months instead of the three months for other employees; *Section 440.000- Workplace Violence* will be expanded to include Anti-Bulling and Workplace Violence; *Section 490.002- Infection Disease Control Policy* is a new policy to insure the City is taking proactive steps to protect the workplace in the event of an infectious disease outbreak; *Section 610.000-Meals/Break Periods* will allow nursing mothers to have a private location for lactation purposes; *Section 620.100- Alternate Work Schedule* is a new policy that will allow departments to implement various options such as flex time, transitional flexible work arrangements, compressed workweeks and telecommuting. Ms. Wheeler noted a study was conducted by the Harvard Business Review that showed 80% of US knowledge workers prefers a hybrid of in office and remote work.

Councilwoman Barber inquired on the difference with probationary periods between police officers and regular administrative staff.

Ms. Wheeler noted there has always been a three-month probationary period for administrative and public works staff and Chief Trammer requested all sworn police officers have a 12-month probationary period.

Councilwoman Barber noted there was a Resolution passed regarding Cost-of-Living Adjustments (COLA) and Bonus incentives and wanted to make sure the new hired police officers and new hired administrative staff serve twelve months before being eligible for bonuses and incentives.

City Clerk, Ms. Holiday confirmed the Resolution was approved during the budget process.

Councilman Blount noted he was fine with the 12-month probationary period and noted he understands there will be a lot of changes with the Standard Operating Procedures (SOP's) that could change throughout the year.

Councilwoman Barber noted that if there would be more changes, as suggested, there needs to be clarification regarding Performance Reviews making sure the language is clear for all department heads with direct reports along with the Human Resources investigation of claims, revising the language and not having certain items be optional.

Councilman Blount called for a Point of Order and noted to have Councilwoman Barber formulate her questions and recommendations to be voted on by Council and not to be a directive to staff.

Ms. Wheeler noted Performance Reviews are already in the employee manual.

Councilwoman Barber noted the discussion was around changes to the Employee Handbook and open to suggestions.

Mayor Ford stated the recommended changes Councilwoman Barber wants to see in the employee handbook and noted he believes the evaluations are already apart of the employee handbook, and if there are other revisions to the employee handbook, the entire Council should discuss it and vote on those items at a later date.

Councilwoman Barber asked that each policy presented today be voted on separately.

Mayor Ford called for the vote on each of the policies separately.

Councilwoman Barber motioned to approve to vote in each item separately; The motion failed for lack of a second.

Mayor Pro Tem Thomas noted he sent an email to Council suggesting voting on the policies separately and did not receive any feedback.

Mayor Ford called for the vote to continue to vote collectively.

Councilman Blount motioned to approve as presented: Second by Councilwoman Gantt. The motion passed 3-1-1 (Thomas Opposed, Barber Abstained).

12. Council Consideration to fill a vacancy and appoint a member to the Youth Council Advisory Committee to fill an expired term.

Presented by: Quinton Washington, City Attorney
Attorney Washington noted there are two applicants Tonya Williams and Michael Fields with one vacancy on the board.

Mayor Ford noted appointments are usually discussed during the Executive Session; there was a consensus of the Council to hear the item following Executive Session.

13. Council Consideration to approve a Youth Council Partnership with CaJo's FamFest and Radio One to host a Gospel Concert on October 15, 2022, utilizing the Stockbridge Amphitheater.

Presented by: Ericka Harvey, Canton Jones

Ms. Harvey introduced Pastor Canton Jones of Free Life Church who is also a Grammy nominated, stellar award-winning musician.

Pastor Jones noted he would like to host a family fest by partnering with Praise 102.5 who has one of the largest gospel concerts in the county and would like to host a youth version gospel concert call CaJo Family Fest which would include gospel concert, bouncy houses, giveaways, and rides.

Ms. Harvey and Miykla McCowan, Youth Council Mayor gave a presentation requesting Council's approval to host a Gospel Concert on October 15, 2022, utilizing the Stockbridge Amphitheater.

Mayor Pro Tem Thomas noted he is in favor of the event, however, the Council is obligated to protect the city's interest, and believes there should be a policy and procedures in place for use of the Amphitheater, and currently, there is no policy or procedures and believes the request for use of the facility is premature to lease or rent the Amphitheater.

Ms. Harvey noted the purpose of the event is to boost the morale of the youth in the community and stated the Youth Council is asking the city to fund \$20,000, however after meeting with Mr. Gardiner, City Manager the solution was to allow the Youth Council to raise \$10,000 of the \$20,000 in sponsorships and have the City match by funding \$10,000; further noting, the event will not be free and has the potential to bring in revenue as well as seeking grants and having an overall budget of \$60,000 with different levels of sponsorship packages to help offset the cost.

Mayor Ford noted there will be a policy drawn up for the public to utilize the Amphitheater.

Mayor Pro Tem Thomas noted he has requested to have a policy implemented going back to November 2021 and thinks it is a good idea for the Youth Council to utilize the Amphitheater.

Pastor Jones inquired on how the last concert happened without a policy.

Mayor Pro Tem Thomas noted the city has an agreement with Georgia Radio Alliance (GRA) who manages the Amphitheater.

Mayor Ford asked the city manager to prepare such documents with a timeline to allow Council to review.

Mr. Gardiner noted there is a document relating to the use and polices and rental of the Amphitheater and has been reviewed by legal counsel and once completed with edits, it will be forwarded to Council; noting, there is nothing in the Georgia Radio Alliance (GRA) contract that states not including a third party or renting out.

Councilwoman Barber noted she is excited to see the Youth Council come up with the ideas to utilize the Amphitheater, and noted the FY2022 budget has already been approved, and suggested holding a smaller event such as a talent show and noting Georgia Radio Alliance (GRA) holds exclusive rights, and the city cannot hold concerts. Councilwoman Barber also asked what would happen if the sponsorship does not raise enough funds.

Ms. Harvey noted the Youth Council has major supporter and sponsors who want to support and is confident they will raise the funds.

Councilwoman Barber inquired on the Youth Council using their \$21,000 budget and asked if the youth council anticipates asking for an increase in their budget.

Ms. Harvey noted the Youth Council is active in the community and by it being mid-year they do not have the full \$21,000 in their budget currently as they have been utilizing funds for certain activities throughout the year, and if the concert becomes an annual event, there would be a request for an increase.

Councilwoman Barber noted there has been a request for the city to conduct a mid-year budget review to stop the sporadic budget amendments.

Mr. Gardiner noted he will be presenting quarterly budget reviews.

Councilwoman Gantt noted she supports the project, but she would also prefer to see the contract agreement in place and is in support of the Youth Council holding the event once a contract is in place.

Councilman Blount noted the Youth Council is always commended on their behavior and appearance at conferences and noted the Council could approve the \$10,000 with a contingency of having a contract in place.

Councilwoman Barber reiterated Georgia Radio Alliance (GRA) holding exclusive rights.

Harold Young, Representative of Georgia Radio Alliance (GRA) noted he has just spoken with Mr. Chris Murray of GRA, and noting they are okay with the proposed event, and the city has the authority to hold events at the Amphitheater without Georgia Radio Alliance (GRA) and noted it is outside of their concert series dates.

Councilwoman Barber noted GRA is under contract with the City with exclusive rights to concerts taking place and questioned why GRA is managing this concert differently, noting there needs to be consistency in the way the city operates, and noting her numerous requests for the city to have contracts in place that protects the city with standard contact language.

Councilman Alexander called for a Point of Order.

Attorney Washington noted that with the GRA (Georgia Radio Alliance) representative stating they were okay with the concert, then it was legal counsel's opinion that it would be okay to proceed.

Mayor Ford noted there is a separate contract with Pepsi and noted there will be a separate contract for outside parties who would like to rent the Amphitheater out and has nothing to do with Georgia Radio Alliance (GRA).

Councilman Blount motioned to approve with \$10,000.00 with the contingency of approval of the policy and contract by the City Council: Second by Councilwoman Gantt. The motion passed 3-0-2 (Barber/Thomas Abstained).

Councilwoman Barber requested to make a comment on her abstention; Mayor Ford denied the request.

Mayor Ford tasked the City Manager with submitting the policy and contract to the City Council on June 14, 2022, for review.

14. Council Consideration to amend Stockbridge Code of Ordinances, Chapter 9.16, Pawnshops and Secondhand Dealers.
Presented by: Chief Frank Trammer
Item removed from the Agenda

15. Council Consideration to amend Stockbridge Code of Ordinances, Chapter 11.04, Section 11.04.010 - Disorderly Conduct.
Presented by: Chief Frank Trammer
Item removed from the Agenda

16. Council Consideration to amend Stockbridge Code of Ordinances Chapter 11.04.100 General Offenses Weapons Discharge Prohibited.
Presented by: Chief Frank Trammer
Item removed from the Agenda

17. Council Consideration to amend Stockbridge Code of Ordinances - Chapter 11.04 General Offenses - Section 11.04.140- General Offenses - Defecating or urinating on public property or in certain areas.
Presented by: Chief Frank Trammer
Item removed from the Agenda

18. Council Consideration to add a new ordinance under Stockbridge Code of Ordinances, Chapter 11.04, Section 11.04.150 Monetary Solicitation.
Presented by: Chief Frank Trammer
Item removed from the Agenda

19. Council Consideration to add a new ordinance under Stockbridge Code of Ordinances, Chapter 11.04, Section 11.04.160 False representation to police or any city department.

Presented by: Chief Frank Trammer
Item removed from the Agenda

20. Council Consideration to amend Stockbridge Code of Ordinances, Chapter 11.04, Section 11.06, Section 11.06.010- Administration of state offenses in municipal courts to add clarifying language and to remove duplicate phrasing.

Presented by: Chief Frank Trammer
Item removed from the Agenda

21. Council Consideration to add a new ordinance under the Stockbridge Code of Ordinances, Chapter 11.20, Section 11.20.030 Loitering for Illegal Sexual Purposes.

Presented by: Chief Frank Trammer
Item removed from the Agenda

22. Council Consideration to add new ordinance under Stockbridge Code of Ordinances, Chapter 11.24, Section 11.24.030 Urban Camping.

Presented by: Chief Frank Trammer
Item removed from the Agenda

23. Council Consideration amend the Stockbridge Code of Ordinances, Chapter 11.26, Section 11.26.040- Noise Nuisances- Specific prohibitions.

Presented by: Chief Frank Trammer
Item removed from the Agenda

24. Council consideration to approve the award of RFP No. 2021-0011 to Diversified Contract for the renovation of 114 Martin Luther King, Sr. Heritage Trail in the amount of \$368,113.40. Funding Source: 353-15650-541336

Presented by: Alan Peterson, Economic Development Director
Mr. Peterson noted this request if for renovations for 114 and will be considered a white box project that will include a store front, new HVAC system, new roof, and constructional repairs due to water damage; noted he met with an appraiser who is working on the appraisal of this location to be delivered by the end of June.

Councilwoman Barber noted a fully executed contract to white box 114 Martin Luther King, Sr. Heritage Trail was signed in January 2022 and inquired if staff was asking for Council's approval of the contract noting the contract has already been signed by Mayor Ford and before it was presented to Council.

Mayor Ford confirmed signing the contract, noting he does not want to sign contracts that have not been approved by Council and noted the contract was presented to him for signature, it was in fact mistakenly signed, and apologized for the error.

Mr. Gardiner noted Mayor Ford assumed the contract had already been through the process of going before Council and had been approved, when it had not.

Councilman Blount noted the contract should have not been signed as it will be a cost to the city and referenced the appraisal, and if the property will be white-boxed or for sale “as is.”

Councilwoman Barber called for a Point of Order and reference the item presented on the Agenda.

Mayor Pro Tem Thomas noted the contract was not presented to the Council for approval and noted the Council has not made a decision whether to sell or lease the property; and has questions about the \$368,000 proposed in the contract for renovations.

Mayor Ford asked the Council to reserve the discussion of real estate for Executive Session.

COMMENTS FROM THE MAYOR

Mayor Ford noted we are still dealing with COVID with testing taking place at Red Hawk Field on Henry Parkway, and the Department of Health administering the Moderna and Pfizer from 9am – 11:30 am and 1:00pm – 2:30 pm – contact number is 470-661-0005; noted the July 4th celebration will feature fireworks and a concert featuring Con Funk Shun; and referenced the upcoming Juneteenth celebration from 4-7pm on June 19th; and gave a special shout to Stockbridge High School baseball alum Michael Harris doing great things for the Atlanta Braves.

UPCOMING MEETINGS & ANNOUNCEMENTS: Meetings will be held via Zoom unless otherwise noted. Meeting dates and times are subject to change. Please visit the city’s website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Jun 21)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Patrick Henry Meeting Room - City Hall Jun 21)
- Planning Commission Meeting, 4th Thursday at 6:30 p.m. Via Zoom – (Jun 23)
- City Council Work Session Meeting, REVISED DATE – **WEDNESDAY** (Jun 29) at 6:00 p.m.
- Main Street Advisory Board Meeting, 2nd Friday of each month 9:00 a.m. Via Zoom (Jul 8)
- City Council Meeting, Second Monday of each month – Via Zoom (July 11)
- Youth Council Meeting, 5:30 p.m. - 2nd Wednesday of each month Levi Meeting Room - City Hall (Jul 13)

UPCOMING CITY EVENTS/INITIATIVES

- *A Continuous Salute to Veterans:* Please forward pictures of Veterans including name, branch, rank, and years of service as Mayor Pro Tem Thomas presents a special tribute to our local veterans. Pictures should be submitted to: rrawls@cityofstockbridge-ga.gov Thank you for your service!

- Please join Councilwoman Barber for FREE Zumba on every Saturday morning at Clark Community Park at 8:00 a.m. Come out for fitness in the park!
- Join us for Tasty Tuesday Food Truck Takeover at Clark Park Tuesday, June 14th, June 28th, July 12th, July 26th, August 2nd, August 9th, August 23rd and August 30th, each day from 5:30 – 8:30 p.m. Come out and enjoy great food **and family fun!**
- Here is your opportunity to *Meet the Mayor*, and voice your questions and/or concerns Wednesday, June 29, 2022, from 10 a.m. to noon (In-Person). Call Rosalynd Rawls to schedule an appointment. 770-389-7900 ext. 248.
- Join Mayor Pro Tem Thomas for a Sip 'n See Tour of the City's Amphitheater, Tuesday, June 21st from 4pm – 7pm. Here is an opportunity for the community to see seating layout, get information on upcoming events, enjoy live music and refreshments.

EXECUTIVE SESSION

Councilwoman Gantt motioned to convene Executive Session for Real Estate, Personnel and Potential Litigation: Second by Councilman Blount. The motion passed 4-0-1 (Barber Abstained).

Councilwoman Gantt motioned to adjourn Executive Session: Second by Councilman Blount. The motion passed 5-0.

Councilwoman Gantt motioned to reconvene the meeting: Second by Councilman Blount. The motion passed 5-0.

Councilwoman Gantt motioned to appoint Tonya Williams to the Youth Council Advisory Committee to fill an unexpired term through December 31, 2022: Second by Councilman Blount. The motion passed 5-0.

Councilman Blount motioned to adjourn: Second by Councilwoman Gantt. The motion passed 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk MMC

Anthony S. Ford, Mayor



Where Community Connects

WORK SESSION MEETING SUMMARY MINUTES

WEDNESDAY, JUNE 29, 2022 6:00 P.M.

Mayor & City Council

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

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney
Jeremy T. Berry, 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.

Call to Order made by Mayor Ford.

Invocation by Chief Trammer.

Pledge of Allegiance was recited by all in attendance.

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

Mayor Pro Tem Thomas motioned to amend the Agenda to Table Item #13: Second by Councilman Alexander. The motion passed 4-0-1 (Blount Abstained).

Councilman Blount motioned to adopt the Agenda: Second by Councilwoman Barber. The motion passed 5-0.

REVIEW OF THE MINUTES – No Action

1 **Draft** Minutes May 9, 2022

2 **Draft** Minutes May 16, 2022

3 **Draft** Minutes March 10, 2022

PUBLIC COMMENTS - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated. None

NEW BUSINESS

4. Council consideration to amend Stockbridge Code of Ordinances, Chapter 9.16, Pawnshops and Secondhand Dealers. Presented by: Chief Frank Trammer
Chief Trammer noted the Stockbridge Police Department is requesting to amend the Stockbridge Code of Ordinances, Chapter 9.16, to add definitions, clarifying language and additional requirements.
- Councilman Alexander motioned to approve to amend Stockbridge Code of Ordinances, Chapter 9.16, Pawnshops and Secondhand Dealers: Second by Councilman Blount. The motion passed 5-0.
5. Council Consideration to amend Stockbridge Code of Ordinances, Chapter 11.04, Section 11.04.010 - Disorderly Conduct striking Section "T". Presented by: Chief Frank Trammer
Chief Trammer noted the Stockbridge Police Department is requesting to amend the Stockbridge Code of Ordinances, Chapter 11.04, Section 11.04.010-Disorderly Conduct to add additional offenses, and to remove duplicate provisions and striking Section "T". Chief Trammer noted the previous ordinance made it in permissible for those to sag their pants.
- Councilman Alexander motioned to approve striking Sub-Section "T": Second by Councilwoman Gantt. The motion passed 5-0.
6. Council Consideration to amend Stockbridge Code of Ordinances Chapter 11.04.100 General Offenses Weapons Discharge Prohibited. Presented by: Chief Frank Trammer
Chief Trammer noted the addition of paintballs and any other weapon design cartridges have been added to the Stockbridge Code of Ordinances Chapter 11.04.100 General Offenses Weapons Discharge Prohibited.
- Councilman Blount motioned to approve to amend Stockbridge Code of Ordinances Chapter 11.04.100 General Offenses Weapons Discharge Prohibited: Second by Councilwoman Barber. The motion passed 5-0.
7. Council Consideration to amend Stockbridge Code of Ordinances - Chapter 11.04 General Offenses - Section 11.04.140- General Offenses - Defecating or urinating on public property or in certain areas. Presented by: Chief Frank Trammer
Chief Trammer noted Stockbridge Police Department is requesting to amend Stockbridge Code of Ordinances - Chapter 11.04 General Offenses - Section 11.04.140- General Offenses - Defecating or urinating on public property or in certain areas.
- Councilwoman Barber motioned to approve to amend Stockbridge Code of Ordinances - Chapter 11.04 General Offenses - Section 11.04.140- General Offenses - Defecating or urinating on public property or in certain areas: Second by Councilman Blount. The motion passed 5-0.

8. Council Consideration to add a new ordinance under Stockbridge Code of Ordinances, Chapter 11.04, Section 11.04.150 Monetary Solicitation.

Presented by: Chief Frank Trammer

Chief Trammer noted the city does not currently have an ordinance on monetary solicitation and an issue that has come up within the community is how to deal with panhandling; and noted revisions were made to include item #4 which makes it not permissible to solicit money within 15 feet of the entrance and exit of a highway or interstate and struck item #5 making it illegal to solicit near payphones.

Councilman Blount inquired on addressing issues with solicitation near businesses.

Chief Trammer noted the higher courts ruling stated solicitation is protected speech and citizens have the right to ask for money as long as they are not doing it within certain parameters, or business owners could have a no trespassing on the property which would then become a violation.

Councilman Alexander motioned to approve to add a new ordinance under Stockbridge Code of Ordinances, Chapter 11.04, Section 11.04.150 Monetary Solicitation: Second by Councilwoman Barber. The motion passed 5-0.

9. Council Consideration to add a new ordinance under Stockbridge Code of Ordinances, Chapter 11.04, Section 11.04.160 False representation to police or any city department.

Presented by: Chief Frank Trammer

Chief Trammer noted it would be unlawful for any person to give false information knowingly and willfully and with intent thereby to mislead to any police officer of the city or any city official.

Councilwoman Barber motioned to approve to add a new ordinance under Stockbridge Code of Ordinances, Chapter 11.04, Section 11.04.160 False representation to police or any city department: Second by Councilman Blount. The motion passed 5-0.

10. Council Consideration to amend Stockbridge Code of Ordinances, Chapter 11.04, Section 11.06, Section 11.06.010- Administration of state offenses in municipal courts to add clarifying language and to remove duplicate phrasing.

Presented by: Chief Frank Trammer

Chief Trammer noted there have been modifications of an existing ordinance by expanding on what offenses would be brought to the Municipal Court; and also noted offenses such as: possession of one ounce or less of marijuana; operating a motor vehicle without effective insurance; misdemeanor by shoplifting, furnishing alcohol to and possession and the purchase of alcohol beverages by person under 21 years of age; criminal trespass and transactions in drug-related objects would be brought before the municipal court.

Councilman Alexander inquired on County police giving citations within city limits and wondered if the tickets would go to the Stockbridge municipal court.

Chief Trammer noted if county police wrote tickets within the city limits, they could go to the Stockbridge municipal court, however, they may cite using a county ordinance for state offenses.

Councilwoman Gantt noted she believed the county had to give citations within the jurisdiction and noted the city also handles state violations and asked Chief Trammer to follow up if the tickets written by the county would go to the city municipal court.

Councilman Alexander motioned to approve to amend Stockbridge Code of Ordinances, Chapter 11.04, Section 11.06, Section 11.06.010- Administration of state offenses in municipal courts to add clarifying language and to remove duplicate phrasing: Second by Councilwoman Gantt. The motion passed 5-0.

11. Council Consideration to add a new ordinance under the Stockbridge Code of Ordinances, Chapter 11.20, Section 11.20.030 Loitering for Illegal Sexual Purposes. Presented by: Chief Frank Trammer

Chief Trammer noted the new ordinance is to create an offense for loitering for illegal sexual purposes.

Councilwoman Gantt motioned to approve to add a new ordinance under the Stockbridge Code of Ordinances, Chapter 11.20, Section 11.20.030 Loitering for Illegal Sexual Purposes: Second by Councilman Blount. The motion passed 5-0.

12. Council Consideration to add new ordinance under Stockbridge Code of Ordinances, Chapter 11.24, Section 11.24.030 Urban Camping. Presented by: Chief Frank Trammer

Chief Trammer noted issues within the community with urban camping with no current ordinance put into place addressing the issue; and noted the new ordinance would make it impermissible to set up camps within ingress and egress; with stipulations of not being allowed to arrest anyone who has not received an oral or written warning from police.

Mayor Ford noted if approved, the ordinance may have to change to allow something more widespread for the county regarding homelessness.

Chief Trammer noted the ordinance only addresses camping and staff is working on creating a resource list for the homeless.

Councilman Blount asked how the department will handle issues around mental illness.

Chief Trammer noted staff is looking at a co-responder model and can apply for grant funding that could help the police department to better address mental illness.

Councilman Alexander motioned to approve to add new ordinance under Stockbridge Code of Ordinances, Chapter 11.24, Section 11.24.030 Urban Camping: Second by Councilwoman Gantt. The motion passed 5-0.

13. Council Consideration amend the Stockbridge Code of Ordinances, Chapter 11.26, Section 11.26.040- Noise Nuisances- Specific prohibitions.
Presented by: Chief Frank Trammer
Item Tabled

14. Council Consideration to approve Cultural Arts Center Funding
Presented by: Frederick Gardiner, City Manager
Mr. Gardiner noted Council tasked staff to look at different funding options for the Cultural Art Center with staff presenting three (3) options of potential funding sources are: General Fund; Cash Funds balance; Bond Finance via the market over a 20-25 period; SPLOST VI in 2025 if approved by voters; Community Development Block Grant (CDBG) funds; Private Sector Grants such as the Ford Foundation, Andrew W. Mellon Foundation, Bernard Osher Foundation, etc.

Mr. Gardiner noted the Public Facilities Authority did a 2021 Series C Bond and borrowed \$14,865,000 with \$11,100,000 dedicated to the Cultural Arts Center and \$3 million to the police department; borrowed \$2,900,000 in a Series B Bond from SPLOST V totaling \$14 million; noted the city has passed the concept iteration and has now entered the schematic iteration phase which shows what the building will look like and still needs to go through the design development iteration and the construction iteration.

Mr. Gardiner presented three different options: Option #1- looking at different funding sources by utilizing the existing \$14 million, Bond Finance the \$11 million to fund the gap, repay bond with future SPLOST VI funds in 2026 if approved by citizens, having the city pay interest on the bond for up to one(1) year until SPLOST is approved or portions of SPLOST revenue being dedicated to off the bond over a four to five year period (pay to go format). Option #1: if SPLOST is not approved, the City will have to make payments via the City's General Fund and the General Fund would be strained due to other obligations such as the existing City Hall, Amphitheater, Police Department, etc. Option #2- utilizing the existing \$14 million to fund the facility, Bond Finance the \$6 million to fund the gap and repay the bond with future SPLOST VI in 2026, use CDBG funding of \$3 million and to request use of County CDBG funds under the ESG program and Grant Funding from private sources up to \$2 million. Option #3: Utilize existing \$14 million dollars to fund the project up to construction documents iteration, hold off on Bond Financing for 2-3 years to get a handle on combined projects impact on the General Fund, hold off on Bond Financing to see if inflation will subside whereby the Federal Reserve to lower interest rates on short and long-term borrowing and apply for Grant Funding from private sources up to \$2 million with doing a feasibility study.

Mayor Ford inquired if the feasibility study would start automatically if Option #3 was chosen.

Mr. Gardiner confirmed, yes.

Mayor Pro Tem Thomas noted he is in favor of Options 2 and 3 and recommends moving forward with CBDG funding and other grant funding.

Councilman Alexander noted he likes the idea of using CDBG grants and would not be opposed to using fund balance.

Councilman Blount noted he was in favor of Option #3 and to continue looking at other funding.

Councilwoman Gantt noted she was in favor of Option #3 and noted the city deserves the best.

Councilwoman Barber noted she is in favor of Option #3 and not in favor of bonding.

Mayor Pro Tem Thomas noted hotel/motel funds are also available.

Councilman Blount motioned to approve Option 3: Second by Councilwoman Gantt. Councilman Blount withdrew the motion; the second was withdrawn by Councilwoman Gantt.

Staff was tasked with continuing to search for funding sources and grant opportunities for the project, noting the vision of the facility needs to be captured.

15. Council Consideration to approve the Amphitheater Rental Policy Presented by: Frederick Gardiner, City Manager

Mr. Gardiner noted the draft policy covers days and hours of operations, fees, cancellations, domifications, safety and security, use and maintenance of facility, advertising, sponsorships, concessions, traffic control, parking, rules, and regulations.

Mayor Pro Tem Thomas noted he wants a provision to include allowing the elected officials to be able to utilize the facility to include the Green Room and Amphitheater noting there is not a provision included as well as third parties and noted he will share his recommendations to Council.

Councilman Alexander noted he supports the recommendations of Mayor Pro Tem Thomas and noted the Amphitheater needs to be rented out and utilized more than twelve days for concerts.

Councilwoman Barber inquired about the guidelines of the rental policy and the difference between events and concerts and if the management company would manage the event.

Mr. Gardiner noted the management company would be guided by the contract to book concert acts during the concert months of April-September; outside of those months, the rental policy will be used for whatever reason the applicant wants.

Councilwoman Gantt expressed her concerns with the elected officials being able to utilize the entire amphitheater and thinks they should be hands off.

Councilman Alexander motioned to approve with a contingency for Council use of the Green Room and Amphitheater facilities with approval of the Council: Second by Mayor Pro Tem Thomas. The motion passed 3-0-2 (Blount, Gantt Abstained).

COMMENTS FROM THE MAYOR

Mayor Ford noted we are still under a pandemic we are still in a pandemic, noting there are a number of locations throughout the county where you can get tested for COVID-19; noted the Henry County Health Department located at 135 Henry Pkwy. administers the Pfizer and Moderna vaccine Mon – Fri from 9am – 11:30 am or 1pm – 2:30pm and you can call ahead to schedule an appointment at 470-664-0005; noted free testing is available at Red Hawk Field Mon, Wed, Fri from 9am – 3pm; noted the CDC recommends you receive your 2nd Booster, and the Johnson and Johnson booster as well, noting young children are now eligible for the vaccine, check with your healthcare provider; noted the Mayor & Council recently attended the Annual GMA Conference for training and both gubernatorial candidates (Kemp and Abrams) gave presentations during the conference, and encourage everyone to exercise their right to vote in November.

UPCOMING MEETINGS & ANNOUNCEMENTS: Meetings are held at City Hall. Please visit the city's website www.cityofstockbridge.com, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- City Council Meeting, Second Monday of each month – City Council Chamber (Jul 11)
- Youth Council Meeting, 5:30 p.m. - 2nd Wednesday of each month Levi Meeting Room - City Hall (Jul 13)
- Main Street Advisory Board Meeting, 2nd Friday of each month 9:00 a.m. (Jul 8)
- Downtown Development Authority Meeting, 6:00 p.m. 3rd Tuesday of each month (Jul 19)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Jul 19)
- Planning Commission Meeting, 4th Thursday of each month at 6:30 p.m. (Jul 28)
- City Council Work Session Meeting, Last Tuesday of each month – City Council Chamber (Jul 26) 6:00 p.m.

UPCOMING CITY EVENTS/INITIATIVES

- *A Continuous Salute to Veterans:* Please forward pictures of Veterans including name, branch, rank, and years of service as Mayor Pro Tem Thomas presents a special tribute to our local veterans. Pictures should be submitted to: [Rosalyn Rawls at \[rawls@cityofstockbridge-ga.gov\]\(mailto:Rosalyn.Rawls@cityofstockbridge-ga.gov\)](mailto:Rosalyn.Rawls@cityofstockbridge-ga.gov) Thank you for your service!
- Please join Councilwoman Barber for FREE Zumba on every Saturday morning at Clark Community Park at 8:00 a.m. Come out for fitness in the park! Canceled for July 2nd; will resume July 9th.
- Join us for Tasty Tuesday Food Truck Takeover at Clark Park Tuesday, July 12th, July 19th, July 26th, August 2nd, August 9th, August 16th, August 23rd and August 30th, each day from 5:30 – 8:30 p.m. Come out and enjoy great food and family fun!

- Here is your opportunity to *Meet the Mayor*, and voice your questions and/or concerns Wednesday, July 25, 2022, from 10 a.m. to noon (In-Person). Call Rosalynd Rawls to schedule an appointment. 770-389-7900 ext. 248.
- Join us for the first Fourth of July Extravaganza! Food Trucks, Music, and Fireworks! Location: Stockbridge Amphitheater from 6:30 p.m. to 11:00 p.m.
- Concert at the Amphitheater featuring the Stylistics, Delphonics, Heatwave, Blue Notes and Enchantment, Saturday, July 16th at 8:00 p.m. (Doors open at 6:00 p.m.)
- Back to School Kick Off – Saturday, July 23rd Location TBD, kicking off the new school year with free backpacks and school supplies from 12:00 noon – 3:00 p.m.

Councilman Alexander motioned to adjourn: Second by Councilman Blount. The motion passed 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk MMC

Anthony S. Ford, Mayor



**To the Honorable Mayor and Members
of the City Council
City of Stockbridge
Stockbridge, Georgia**

In planning and performing our audit of the financial statements of the City of Stockbridge, Georgia (the "City") as of and for the year ended December 31, 2021, in accordance with auditing standards generally accepted in the United States of America, we considered the City's internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

However, during our audit, we became aware of matters that are opportunities for strengthening internal controls and operating efficiency. This letter includes comments and suggestions with respect to matters that came to our attention in connection with our audit of the financial statements of the City as of and for the year ended December 31, 2021. A separate report dated June 30, 2022 contains our report on the City's internal control. This letter does not affect our report dated June 30, 2022, on the financial statements of the City.

The following items are offered as constructive suggestions to be considered as part of the ongoing process of modifying and improving the City's practices and procedures:

Accounts Payable

During our review of subsequent disbursements, we noted items incurred in 2021 but paid in 2022 were improperly excluded from accounts payable at year-end. Adjustments in the Water and Sewer Fund in the amount of \$7,962 and in the ARPA fund in the amount of \$6,230 were needed to properly adjust expenses/expenditures and accounts payable as of December 31, 2021. We recommend management strengthen internal controls over the accounts payable process to ensure proper cut-off and that balances are complete as of year-end.

Old Outstanding Checks

During our testing of cash, we noted outstanding checks from an old, closed bank account dating back to 2013 through 2015. We recommend these checks be investigated, voided, and either reissued or escheated to the State of Georgia Department of Revenue as unclaimed property.

Closing Thoughts

We have already discussed these comments and suggestions with various City personnel, and we will be pleased to discuss them in further detail at your convenience, to perform any additional study of these matters, or to assist you in implementing the recommendations.

We appreciate serving the City of Stockbridge, Georgia and would be happy to assist you in addressing and implementing any of the suggestions in this letter.

Mauldin & Jenkins, LLC

Macon, Georgia
June 30, 2022

CITY OF STOCKBRIDGE, GEORGIA



ANNUAL COMPREHENSIVE FINANCIAL REPORT

**FOR THE YEAR ENDED
DECEMBER 31, 2021**

CITY OF STOCKBRIDGE, GEORGIA

**ANNUAL COMPREHENSIVE
FINANCIAL REPORT**

**FOR THE YEAR ENDED
DECEMBER 31, 2021**

Prepared By: Department Of Finance

CITY OF STOCKBRIDGE, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021

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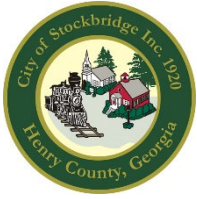
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INTRODUCTORY SECTION



June 30, 2022

To the Honorable Mayor, Distinguished Members of City Council
and the Citizens of the City of Stockbridge

Ladies and Gentlemen:

State Law requires that all general-purpose local governments publish within six months of the close of each fiscal year a complete set of financial statements presented in conformity with the general accepted accounting principles (“GAAP”) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the annual comprehensive financial report of the City of Stockbridge, Georgia for the fiscal year ended December 31, 2021.

This report consists of management’s representations concerning the finances of the City of Stockbridge, Georgia. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Stockbridge has established a comprehensive internal control framework that is designed both to protect the government’s assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Stockbridge’s financial statements in conformity with GAAP. Because the cost of the internal controls should not outweigh their benefits, the City of Stockbridge’s comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City of Stockbridge’s financial statements have been audited by Mauldin & Jenkins, LLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Stockbridge for the fiscal year ended December 31, 2021, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Stockbridge’s financial statements for the fiscal year ended December 31, 2021, are fairly presented in conformity with GAAP. The independent auditor’s report is presented as the first component of the financial section of the report. A single audit was necessary in 2021. The requirement for a single audit is the expense of \$750,000 or more in federal funds.

Government Auditing Standards require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government’s internal controls and compliance with legal requirements. This report is available under a separate cover.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis ("MD&A"). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City of Stockbridge's MD&A can be found immediately following the report of the independent auditors.

PROFILE OF THE CITY

The City of Stockbridge was founded in 1829 and was incorporated as a city in 1920. The City of Stockbridge is in the northern part of Henry County, Georgia and is approximately eighteen miles from the state capital of Atlanta. The City is a municipal corporation created under the laws of the State of Georgia and has its corporate name as "City of Stockbridge, Georgia." The affairs of the City are conducted by a Mayor and a five-member City Council. The Mayor and City Council members are elected at large. This elected body is responsible for the active coordination of community resources, to anticipate problems and meet community needs.

The City Manager, who is appointed by the Mayor and City Council, oversees the day-to-day operations of the City and ensures the smooth and efficient delivery of city services. All activities and functions of the City are administered by the City Manager under the jurisdiction of the Mayor and City Council, as set forth in State and local law.

The City provides a full range of services to approximately 29,163 residents. These services are provided in whole either by the City or through contractual agreements with Henry County. They include public safety (police and fire), community development, highways and streets, water, sewer, sanitation, public improvements, planning and zoning, code enforcement and general administrative services. The City currently employs 93 full time employees.

The City is one of four incorporated municipalities within Henry County and is not included in Henry County's reporting entity.

The annual budget serves as the foundation for the City of Stockbridge's financial planning and control. All funds and departments of the City are required to submit requests for appropriations to the City Manager in August of each year. The City Manager uses these requests as the starting point for developing a proposed budget. The City Manager then presents this proposed budget to the Council for review in October. The Council is required to hold public hearings on the proposed budget and to adopt a final budget no later than December 31st, the close of the City of Stockbridge's fiscal year. The appropriated budget is prepared by fund and department. Department supervisors may make transfers of appropriations within a department. Transfers of appropriations between departments require the special approval of the governing council. Budget to actual comparisons is provided in this report for the general fund. These comparisons are presented beginning on page 21 of the basic financial statements.

On January 1, 1995, the City of Stockbridge received its status as a Certified City by the State of Georgia Department of Community Affairs. The State designated the Stockbridge Main Street Program on January 26, 2015. The Main Street Program was established to design an identifiable downtown historic district that promotes economic vitality, encourages cultural enrichment, and nurtures a collaborative community spirit.

FACTORS AFFECTING FINANCIAL CONDITION

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of Stockbridge operates.

Strategic Financial Planning

The Mayor and Council of the City of Stockbridge are very diligent with budgeting and planning. With the Joint Comprehensive Development Plan, the Short-Term Work program as well as other programs, we share in the planning for growth and development of infrastructure with our County. These plans also address population, economic development, natural histories, and cultural resources as well as transportation and community facilities throughout the City and County. In May 2016, sanitation services were contracted through Waste Industries at no additional cost to the citizens. Waste Industries also offers curbside recycling services. Henry County diverted the tickets from our Municipal Court revenues for fines and forfeitures to the Henry County State Court in McDonough, thus reducing court revenue by 49%.

Local Economy

Stockbridge is intersected by two interstate expressways, I-75 and I-675. These heavily traveled Interstates bring tourists into our City. The tourist boosts the sales tax revenue as well as the Hotel/Motel tax revenue. The City has a Hotel/Motel tax rate of 8%. We currently have five hotels in the city limits of Stockbridge for which we receive this tax revenue. This revenue has increased due to the overall economy.

Our citizen's employment, as well as our local economy, depends largely on what happens in and around Atlanta. The 2021 unemployment rates for the State of Georgia and the City of Stockbridge, are at 3.9 and 3.8%, respectively. Property values have increased 5% in the net maintenance and operation tax digest from 2020 to 2021.

The City depends largely on Local Option Sales Tax for revenue. The 2021 sales tax revenue increased by approximately 12.9% compared to 2020. Other increases in revenue occurred in occupational taxes and insurance premium taxes. Franchise taxes were down overall by \$105,019 in 2021 from 2020.

RELEVANT FINANCIAL POLICIES

Fiscal Policies

The City of Stockbridge actively supports economic development efforts to expand our revenue base and extend support to local business owners already established within our city limits. Budgeted revenue projections are made conservatively so that actual revenues will consistently meet or exceed budgeted revenues. The City provides medical, dental, and life insurance for its employees. The cost for these benefits is shared by the City and its employees. The City also provides a defined benefit pension plan for the City employees and elected officials.

Treasury Policies

The City's financial policies authorize investment in any securities approved by the State of Georgia for local governments. The City administers the conservative treasury approach, and we employ safe and financially stable practices to protect the City's liquid assets. Other policies that have been established by the Council include Capital Assets, as well as Purchasing and Procurement.

Debt Administration

On December 31, 2021, the only outstanding long-term debt of the City, other than compensated absences and net pension liability, were Urban Redevelopment Agency revenue bonds in the amount of \$9,615,000 and Public Facilities Authority revenue bonds in the amount of \$25,805,000. Under current state statutes, the City's general obligation bonded debt issuances are subject to a legal limitation based on 10% of total assessed value of real and personal property. As of December 31, 2021, the City did not have any general obligation bonded debt outstanding. The City's legal limit was \$105,723,358 and related debt per capita was zero.

The City's Water and Sewer Enterprise Fund was issued a note by the Georgia Environmental Facilities Authority in 2010 to finance construction projects to improve the City's water distribution facilities. The outstanding balance that matures in 2031, is \$1,120,169 at the end of 2021.

MAJOR INITIATIVES AND ACCOMPLISHMENTS

In 2016, the Mayor and Council adopted a Mission statement:

To provide visionary leadership and superior municipal services that enhance the quality of life for the citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events. They are passionate on establishing the Values of PEACE.

Professionalism
Excellence
Adaptability
Communications
Ethics

The Special Purpose Local Option Sale Tax ("SPLOST") IV was passed by the citizens in November of 2013. We began receiving these funds in May of 2014. The plans are to use these funds for Capital Projects such as roads, bridges, sidewalks as well as public works facilities and equipment, parks and recreation and public safety facilities and equipment.

There are currently several projects that are being funded through our SPLOST revenues and supplemented by fund balance in the enterprise funds or Community Development Block Grant Funds:

- Multiplex Renovations
Approximately \$500,000
- Public Works Maintenance Facility
Approximately \$3,000,000
- Water Source Development
Approximately \$1,000,000
- Sewer Line Replacement
Approximately \$1,000,000

The Amphitheater was completed in time to host two concerts for the year 2021. Also, the Public Works Administration Facility was completed.

The Future

The Mayor and Council are working on the Main Street Revitalization and Economic Development in our downtown area. In 2017 the Carrie Mae Hambrick building was demolished with plans to rebuild a state-of-the-art community center. Future considerations include a fiber optic network for our City buildings and downtown area. The City is designing/building a new Cultural Art Facility, Main Street Welcome Center, Splash Pad, and Senior/Youth Center.

AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers Association of the United States and Canada ("GFOA") awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Stockbridge for its annual comprehensive financial report for the fiscal year ended December 31, 2020, though as of the date of this letter, the City has yet to receive the certificate for 2020 and any related comments. The City is hopeful to obtain this prestigious award once again this year.

The Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report meets the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff (current and former) of the finance and administration departments. We would like to express our appreciation to all members of the department who assisted and contributed to the preparations of this report. The independent audit firm of Mauldin & Jenkins, LLC is also to be commended for their guidance and assistance in the preparation of this document.

We would like to also thank the Mayor, Members of City Council, City Manager and Department Heads for their support in planning and conducting the financial operations of the City in a responsible and progressive manner.

Respectfully submitted,

A handwritten signature in black ink that reads "John Wiggins". The script is cursive and fluid.

John Wiggins
City Treasurer



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Stockbridge
Georgia**

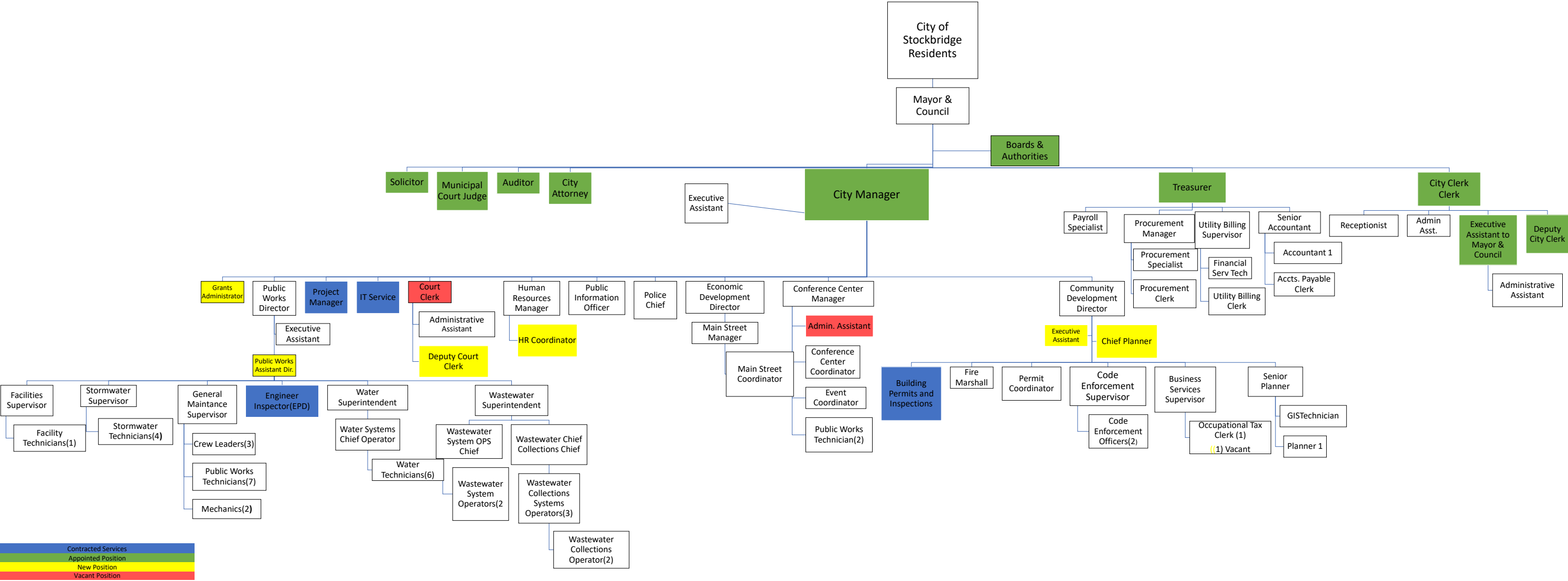
For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

December 31, 2019

Christopher P. Morrill

Executive Director/CEO

City of StockBridge Organizational Chart - effective 1/1/2021



CITY OF STOCKBRIDGE, GEORGIA

LIST OF ELECTED AND APPOINTED OFFICIALS DECEMBER 31, 2021

LEGISLATIVE BRANCH MAYOR AND CITY COUNCIL

Anthony Ford	Mayor
Elton Alexander	Mayor Pro Tem
John Blount	Council Member
LaKeisha Gantt	Council Member
Alphonso Thomas	Council Member
Yolanda Barber	Council Member

OFFICERS OF THE COUNCIL

Vacant as of 12/31/2021	City Manager
Vanessa Holiday	City Clerk
Randi Rainey	Deputy City Clerk
Quinton Washington	City Attorney
Jeremy Berry	City Attorney

JUDICIAL BRANCH

Matthew McCord	Municipal Court Judge
Julie Kert	City Solicitor
Dayna Biles	Court Clerk

FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT

**Honorable Mayor and Members
of City Council
City of Stockbridge, Georgia
Stockbridge, Georgia**

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Stockbridge, Georgia's (the "City"), as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of December 31, 2021, and the respective changes in financial position and, where applicable, cash flows thereof, and the budgetary comparison for the General Fund and the ARPA Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in the Government Auditing Standards issued by the Comptroller General of the United States ("*Government Auditing Standards*"). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements. In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis (on pages 5 through 13), the Schedule of Changes in the City's Net Pension Liability and Related Ratios (on pages 56 and 57), and the Schedule of City Contributions (on pages 58 and 59) be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedules of expenditures of special purpose local option sales tax proceeds are presented for purposes of additional analysis as required by the Official Code of Georgia Annotated ("O.C.G.A.") §48-8-121, and are also not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 *U.S. Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and is not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and schedules, schedule of expenditures of federal awards, as well as the schedules of expenditures of special purpose local option sales tax proceeds (the "supplementary information") are the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2022, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Mauldin & Jenkins, LLC". The script is cursive and fluid, with the letters "M", "J", and "L" being particularly large and stylized.

Macon, Georgia
June 30, 2022

CITY OF STOCKBRIDGE

MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2021

As management of the City of Stockbridge, Georgia (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2021. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in the City's financial statements, which follow this narrative.

Financial Highlights

- The assets and deferred outflows of the City exceeded its liabilities and deferred inflows on December 31, 2021, by \$102,015,873 (total net position). Of this amount, \$2,603,378 is unrestricted and may be used to meet the government's ongoing obligations to citizens and creditors.
- The total net position, on an entity-wide basis, increased by \$6,526,570. Of this amount, an increase of \$8,706,197 was associated with governmental activities and a decrease of \$2,179,627 was associated with business-type activities.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$46,088,250, an increase of \$222,832,897 in comparison with the prior year. Of this amount, \$5,769,093 is unassigned and available for spending and \$29,686,883 is restricted by third parties or assigned for other specific future uses.
- At the end of the current year, unassigned fund balance for the general fund was \$5,769,093, or 54.5%, of total General Fund expenditures.
- The City's total debt obligations increased by \$21,979,223 for an overall increase of 147.4% in total debt obligations. The net pension liability decreased by \$2,926,798 and accrued compensated absences decreased by \$60,499. Bonds and notes payable increased by \$24,966,520 due to issuance of new revenue bonds net of scheduled debt service payments.

Overview of the Financial Statements

This Management Discussion and Analysis ("MD&A") is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components:

- 1) Government-wide financial statements;
- 2) Fund financial statements; and
- 3) Notes to the financial statements.

The basic financial statements present two different views of the City through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report also contains other supplementary information that will enhance the reader's understanding of the financial condition of the City.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Basic Financial Statements

The first two statements in the basic financial statements are the Government-wide Financial Statements. They provide both short and long-term information about the City's financial position.

The next statements are Fund Financial Statements. These statements focus on the activities of the individual parts of the City government. These statements provide more detail than the government-wide statements. There are three parts to the Fund Financial Statements:

- 1) Governmental funds statements;
- 2) Budgetary comparison statements; and
- 3) Proprietary fund statements.

The next section of the basic financial statements is the notes. The notes to the financial statements explain in detail some of the data contained in those statements. After the notes, supplemental information is provided to show details about the City's individual funds.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the City's assets and deferred outflows and liabilities and deferred inflows, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety and courts, highways and streets, parks and recreation, tourism and promotion, and code enforcement. The business-type activities of the City are water and sewer, solid waste management, conference center, community center, amphitheater and stormwater management.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City of Stockbridge can be divided into two categories: governmental funds and proprietary funds.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between the two.

The City maintains five major governmental funds. The City's major governmental funds are the General Fund, ARPA Fund, the City-wide Capital Projects Fund, the Public Facilities Authority and the Special Purpose Local Option Sales Tax ("SPLOST V") Capital Project Fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for all major funds. The nonmajor governmental funds are the Hotel/Motel Fund, the CARES Act Fund, the Perpetual Care Permanent Fund, the Downtown Development Authority ("DDA") Fund, the State and Federal Grants Fund, the Impact Fee Fund and the Urban Redevelopment Fund, along with the SPLOST III Capital Project Fund and the SPLOST IV Capital Project Fund.

The City adopts an annual budget for all its governmental funds. Budgetary comparison statements have been provided for the General Fund and the special revenue funds for the Fiscal Year 2021 budget. A project length budget has been adopted for the SPLOST Capital Project Funds.

Proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its Water and Sewer Fund, Solid Waste Management Fund, Amphitheater Fund, and Stormwater Management Fund. The first two enterprise funds are considered by the City to be major funds.

Proprietary funds provide the same type of information as government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for each of the City's major funds.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain other supplementary information which consists of individual fund financial statements.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. On December 31, 2021, the City's assets exceeded liabilities by \$102,015,873. The City's net position reflects its investment in capital assets of \$69,720,612 (68.3%), less any related debt used to acquire those assets that is still outstanding. Capital assets are used to provide services to citizens, and they are not available for future spending. Although the investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. Of the total net position, \$11,599,061 (11.4%) is restricted for capital projects and other external restrictions on how they may be used. The unrestricted amount of \$20,696,200 (20.3%) may be used to meet the government's ongoing obligations to citizens and creditors.

The following is a comparison statement of the City's net position as of December 31, 2021:

	Governmental Activities		Business-Type Activities		Totals	
	2021	2020	2021	2020	2021	2020
Current and other assets	\$ 53,065,492	\$ 28,558,623	\$ 7,997,539	\$ 8,440,566	\$ 61,063,031	\$ 36,999,189
Capital assets	65,939,935	55,110,923	22,629,252	24,749,208	88,569,187	79,860,131
Total assets	<u>119,005,427</u>	<u>83,669,546</u>	<u>30,626,791</u>	<u>33,189,774</u>	<u>149,632,218</u>	<u>116,859,320</u>
Deferred outflows of resources						
Pension	<u>415,829</u>	<u>1,206,898</u>	<u>261,346</u>	<u>565,615</u>	<u>677,175</u>	<u>1,772,513</u>
Long-term liabilities outstanding	35,653,436	12,619,612	2,227,816	2,291,178	37,881,252	14,910,790
Other liabilities	7,330,232	5,471,868	1,236,577	2,485,523	8,566,809	7,957,391
Total liabilities	<u>42,983,668</u>	<u>18,091,480</u>	<u>3,464,393</u>	<u>4,776,701</u>	<u>46,448,061</u>	<u>22,868,181</u>
Deferred inflows of resources						
Pension	<u>1,133,230</u>	<u>186,803</u>	<u>712,229</u>	<u>87,546</u>	<u>1,845,459</u>	<u>274,349</u>
Net position:						
Net investment in capital assets	48,261,529	43,717,019	21,459,083	23,368,409	69,720,612	67,085,428
Restricted	11,599,061	9,284,117	-	-	11,599,061	9,284,117
Unrestricted	<u>15,443,768</u>	<u>13,597,025</u>	<u>5,252,432</u>	<u>5,522,733</u>	<u>20,696,200</u>	<u>19,119,758</u>
Total net position	<u>\$ 75,304,358</u>	<u>\$ 66,598,161</u>	<u>\$ 26,711,515</u>	<u>\$ 28,891,142</u>	<u>\$ 102,015,873</u>	<u>\$ 95,489,303</u>

MANAGEMENT'S DISCUSSION AND ANALYSIS

Governmental activities. Governmental activities increased the City's net position by \$8,706,197, primarily due to strong intergovernmental sales tax receipts and contributed capital from SPLOST for Public Works Equipment and Improvements. Other key elements of this increase are as follows:

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Revenues:						
Program revenues						
Charges for services	\$ 1,439,128	\$ 1,041,948	\$ 6,951,378	\$ 6,672,372	\$ 8,390,506	\$ 7,714,320
Capital grants and contributions	11,203,137	8,950,956	563,657	427,618	11,766,794	9,378,574
General revenues						
Other tax	7,091,392	6,511,510	-	-	7,091,392	6,511,510
Interest	1,894	27,337	-	-	1,894	27,337
Total Revenues	19,735,551	16,531,751	7,515,035	7,099,990	27,250,586	23,631,741
Expenses:						
General Government	3,760,382	4,448,902	-	-	3,760,382	4,448,902
Judicial	155,059	276,608	-	-	155,059	276,608
Public safety	345,410	292,705	-	-	345,410	292,705
Public works	3,149,973	4,191,206	-	-	3,149,973	4,191,206
Health and welfare	42,502	1,509,531	-	-	42,502	1,509,531
Culture and Recreation	376,263	-	-	-	376,263	-
Housing and development	1,972,305	1,639,480	-	-	1,972,305	1,639,480
Interest on long-term debt	1,381,846	480,220	-	-	1,381,846	480,220
Water and sewer	-	-	4,370,327	4,359,746	4,370,327	4,359,746
Stormwater management	-	-	628,728	573,183	628,728	573,183
Solid waste	-	-	1,658,235	1,577,462	1,658,235	1,577,462
Conference center	-	-	2,315,364	639,116	2,315,364	639,116
Community center	-	-	567,622	44,115	567,622	44,115
Total Expenses	11,183,740	12,838,652	9,540,276	7,193,622	20,724,016	20,032,274
Increase (decrease) in net position before transfers	8,551,811	3,693,099	(2,025,241)	(93,632)	6,526,570	3,599,467
Transfers	154,386	(616,109)	(154,386)	616,109	-	-
Increase in net position	8,706,197	3,076,990	(2,179,627)	522,477	6,526,570	3,599,467
Net position - beginning of year	66,598,161	63,521,171	28,891,142	28,368,665	95,489,303	91,889,836
Net position - end of year	\$ 75,304,358	\$ 66,598,161	\$ 26,711,515	\$ 28,891,142	\$102,015,873	\$ 95,489,303

- Revenues from Local Option Sales Tax (reported as intergovernmental revenues/capital contributions) increased by \$676,939, or 12.9%, from 2020 to 2021. This increase is due to the overall economy. SPLOST increased by \$2,201,812, or 63.3%, for the SPLOST V revenues, due to the beginning of revenue collections of SPLOST V.
- Investment earnings remained the same from 2020 to 2021. This is due to the fluctuations in interest rates.
- The City received \$260,854 for Local Maintenance Improvement Grants for the year associated with street improvements.
- Expenses in the General Government were down due primarily to the policing services agreement with Henry County, and the Local Option Sales Taxes revenues were up which offset the loss in the courts.
- Revenue from Courts was up \$29,997 due to municipal court receiving fines on current and past cases.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Business-type activities. Business-type activities decreased the City's net position by \$2,179,627. The decrease is basically the result of the capital contributions and transfers from the SPLOST IV Fund to the Water and Sewer Fund. The sanitation department privatized the collection of residential solid waste with Waste Industries and the startup proved beneficial.

Financial Analysis of the Government's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance related legal requirements.

Governmental Funds. The purpose of the City's governmental fund financial statements is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

On December 31, 2021, the City's governmental funds reported combined ending fund balances of \$46,088,250, an increase of \$22,832,897 in comparison to the prior year. Of this amount, \$5,769,093 (12.5%) is unassigned fund balance, which is available for spending at the government's discretion. Additionally, \$29,686,883 is restricted by third parties for: 1) capital items, most of which is funded mainly by the proceeds of the SPLOST (\$28,620,712); 2) Perpetual Care of the City's cemetery (\$6,950); and 3) tourism (\$1,059,221). The General Fund's decrease of fund balance in the amount of \$958,650 resulted from transfers out to other funds for local capital outlay projects.

The General Fund is the City's chief operating fund. At the end of the current fiscal year, unassigned fund balances of the General Fund was \$5,769,093. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balances and total fund balances to total fund expenditures. Unassigned fund balances represent 54.5% of the total general fund expenditures, while total fund balances represent 151.5% of that same amount.

During the current fiscal year, the fund balance of the City's General Fund decreased by \$958,650. A key factor in the decrease is due to an increase in funds transferred out. The City collected a total of \$5,935,293 in local option sales taxes for 2021, an increase of 12.9% over 2020. Franchise taxes decreased by 6.6% to \$1,494,487 in 2021 from \$1,599,506 in 2020, for electric, television and telephone taxes. The City's general fund revenues increased due to an increase in tax revenues. The expenditures in General Fund increased by 20%, from \$8,895,328 to \$10,586,099 in 2021 compared to 2020.

The City received \$3,476,312 in SPLOST in 2021 compared to \$1,274,500 in 2020. This is up by 172.7% due primarily to the collections starting in April 2021 for SPLOST V. The projects approved for SPLOST V includes, new park equipment, the City's share of roads, bridges, sidewalks and transportation facilities and public safety facilities and equipment.

As of December 31, 2021, the Urban Redevelopment Agency of the City had long-term liabilities from Revenue Bonds in the amount of \$9,615,000. The majority of these funds were used for purchasing property and building and furnishing a new City Hall facility which was completed in 2009. The cost of the building is approximately \$11,964,000.

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Hotel/Motel Tax Fund is used to promote tourism in the City. The Fund is used to account for proceeds from the City's Hotel/Motel tax. The City is required to pay Henry County Chamber of Commerce 43.75% of all payments. The total fund balances on December 31, 2021, for this fund amounted to \$1,059,221.

The City has a Perpetual Care Permanent Fund which is for the upkeep of the City cemetery. A donation of \$5,000 was made with only the investment earnings to be used for cemetery upkeep purposes. Currently, the City has not used any of these proceeds.

Proprietary funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements but in more detail.

Unrestricted net position of the proprietary funds at the end of the year were \$5,252,432 of which the Water and Sewer Fund had \$2,860,014 (54.4%) and the Solid Waste Fund had \$1,253,003 (23.8%). Other factors concerning the finances of proprietary funds have already been addressed in the discussion of the City's business-type activities.

General Fund Budgetary Highlights

The original budget for the City's General Fund for 2021 was \$12,590,750. There was a \$677,308 difference between the net change in fund balance from the original budget.

Capital Assets and Debt Administration

Capital assets. The City's investment in capital assets for its governmental and business-type activities on December 31, 2021, amounts to \$88,569,187 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, automobiles and equipment, sidewalks, bridges, and roads.

Major capital asset events during the current fiscal year include the following:

- \$297,008 for Public Works Department Vehicles and Equipment.
- \$26,590 for WTR/SWR SCADA Improvements – SPLOST III.
- \$972,671 for Public Works Facility Construction – SPLOST IV.
- \$197,950 for Amphitheater Road Paving Projects Design – SPLOST IV.
- \$53,096 for the Cultural Art Center Design.
- \$3,443,319 Amphitheater Construction.
- \$328,655 for WWTP Improvements Phase I & II.
- \$17,356 for Watershed Monitoring.
- \$206,178 for the Water Department Vehicles and Equipment.
- \$194,691 for the Sewer Department Vehicles and Equipment.
- \$56,555 for Storm Water Improvements.
- \$50,000 for the Merle Manders Improvements.

Additional information on the City's capital assets can be found in Note 6.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Long-term debt. At the end of the current fiscal year, the City had \$36,890,013 in outstanding debt consisting of the following:

	Balance
Governmental Activities	
Revenue Bonds	\$ 35,420,000
Accrued Compensated Absences	146,737
Net Pension Liability	86,699
Business-Type Activities	
GEFA Notes Payable	1,120,169
Accrued Compensated Absences	61,918
Net Pension Liability	54,490
TOTAL	\$ 36,890,013

The City's total debt increased by \$21,979,223. Additional information on the City's long-term debt can be found in Note 7.

State statutes limit the amount of general obligation debt a governmental entity may issue to 10% of its total assessed valuation. The current debt limitation for the City is \$95,638,341, which is in excess of the City's outstanding general obligation debt.

Economic Factors and Next Year's Budgets and Rates

- The estimated unemployment rate for the City is currently 3.8%, which is slightly below the state and the national rates.
- Cost of Living indices in the region compare favorably to national indices.
- Occupational Taxes (Business Licenses) were up from 2021 due to the economy rebound. These are based on gross receipts.
- Sales tax receipts have been raising in recent months.
- During 2021 and going forward, the City will continue to do its best to secure additional funding sources, such as fees, grants and private participation, to continue to construct roads and capital projects and purchase and improve capital items.

All of these factors were considered in preparing the City's budget for Fiscal Year 2022.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Requests for Information

This financial report is designed to provide a general overview of the City of Stockbridge's finances, comply with finance-related laws and regulations, and demonstrate the City's commitment to public accountability. Questions concerning this report or requests for additional information can be obtained by contacting the City at (770) 389-7900 or at the following address:

City of Stockbridge
Finance Department
4640 North Henry Boulevard
Stockbridge, Georgia 30281

BASIC FINANCIAL STATEMENTS

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF NET POSITION DECEMBER 31, 2021

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	\$ 48,133,602	\$ 7,016,336	\$ 55,149,938
Investments	12,284	58,000	70,284
Taxes receivable	2,501,188	-	2,501,188
Accounts receivable, net of allowances	23,420	714,299	737,719
Due from other governments	89,093	30,096	119,189
Inventories	-	103,343	103,343
Prepaid expenses	108,873	75,465	184,338
Assets held for resale	2,197,032	-	2,197,032
Capital assets, non-depreciable	15,871,821	7,263,547	23,135,368
Capital assets, depreciable, net of accumulated depreciation	50,068,114	15,365,705	65,433,819
Total assets	119,005,427	30,626,791	149,632,218
DEFERRED OUTFLOWS OF RESOURCES			
Pension	415,829	261,346	677,175
Total deferred outflows of resources	415,829	261,346	677,175
LIABILITIES			
Accounts payable	1,338,550	341,948	1,680,498
Retainage payable	235,708	50,000	285,708
Accrued interest expense	400,328	2,920	403,248
Other accrued expenses	71,273	22,366	93,639
Customer deposits	-	116,395	116,395
Compensated absences due within one year	29,347	12,384	41,731
Compensated absences due in more than one year	117,390	49,534	166,924
Unearned revenue	5,284,373	1,694,187	6,978,560
Bonds payable due within one year	3,465,000	-	3,465,000
Bonds payable due in more than one year	31,955,000	-	31,955,000
Notes payable due within one year	-	93,480	93,480
Notes payable due in more than one year	-	1,026,689	1,026,689
Net pension liability due in more than one year	86,699	54,490	141,189
Total liabilities	42,983,668	3,464,393	46,448,061
DEFERRED INFLOWS OF RESOURCES			
Pension	1,133,230	712,229	1,845,459
Total deferred inflows of resources	1,133,230	712,229	1,845,459
NET POSITION			
Net investment in capital assets	48,261,529	21,459,083	69,720,612
Restricted for capital projects	10,527,890	-	10,527,890
Restricted for tourism	1,059,221	-	1,059,221
Restricted for cemetery maintenance - non-expendable	5,000	-	5,000
Restricted for cemetery maintenance - expendable	6,950	-	6,950
Unrestricted	15,443,768	5,252,432	20,696,200
Total net position	\$ 75,304,358	\$ 26,711,515	\$ 102,015,873

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government				
Governmental activities:				
General government	\$ 3,760,382	\$ 1,382,633	\$ -	\$ 3,979,937
Judicial	155,059	56,495	-	191,594
Public safety	345,410	-	-	1,077,470
Public works	3,149,973	-	-	4,164,288
Health and welfare	42,502	-	-	-
Culture and recreation	376,263	-	-	331,741
Housing and development	1,972,305	-	-	1,458,107
Interest on long-term debt	1,381,846	-	-	-
Total governmental activities	<u>11,183,740</u>	<u>1,439,128</u>	<u>-</u>	<u>11,203,137</u>
Business-type activities:				
Water and sewer	4,370,327	3,949,637	-	455,214
Stormwater	628,728	1,042,072	-	108,443
Solid waste	1,658,235	1,785,974	-	-
Amphitheater	-	173,695	-	-
Conference center	2,315,364	-	-	-
Community center	567,622	-	-	-
Total business-type activities	<u>9,540,276</u>	<u>6,951,378</u>	<u>-</u>	<u>563,657</u>
Total primary government	<u>\$ 20,724,016</u>	<u>\$ 8,390,506</u>	<u>\$ -</u>	<u>\$ 11,766,794</u>

General revenues:

- Property taxes
- Franchise taxes
- Alcoholic beverage excise taxes
- Business and occupation taxes
- Insurance premium taxes
- Hotel/motel taxes
- Other taxes
- Unrestricted investment earnings

Transfers

- Total general revenues and transfers
- Change in net position
- Net position, beginning of year
- Net position, end of year

The accompanying notes are an integral part of these financial statements.

**Net (Expenses) Revenues and
Changes in Net Position**

Governmental Activities	Business-type Activities	Total
\$ 1,602,188	\$ -	\$ 1,602,188
93,030	-	93,030
732,060	-	732,060
1,014,315	-	1,014,315
(42,502)	-	(42,502)
(44,522)	-	(44,522)
(514,198)	-	(514,198)
(1,381,846)	-	(1,381,846)
<u>1,458,525</u>	<u>-</u>	<u>1,458,525</u>
-	34,524	34,524
-	521,787	521,787
-	127,739	127,739
-	173,695	173,695
-	(2,315,364)	(2,315,364)
-	(567,622)	(567,622)
<u>-</u>	<u>(2,025,241)</u>	<u>(2,025,241)</u>
<u>1,458,525</u>	<u>(2,025,241)</u>	<u>(566,716)</u>
806,485	-	806,485
1,494,487	-	1,494,487
841,605	-	841,605
1,083,528	-	1,083,528
2,187,071	-	2,187,071
546,818	-	546,818
131,398	-	131,398
1,894	-	1,894
154,386	(154,386)	-
<u>7,247,672</u>	<u>(154,386)</u>	<u>7,093,286</u>
8,706,197	(2,179,627)	6,526,570
66,598,161	28,891,142	95,489,303
<u>\$ 75,304,358</u>	<u>\$ 26,711,515</u>	<u>\$ 102,015,873</u>

CITY OF STOCKBRIDGE, GEORGIA

BALANCE SHEET GOVERNMENTAL FUNDS DECEMBER 31, 2021

	General Fund	ARPA Fund	Public Facilities Authority	SPLOST V Fund	City-wide Capital Projects Fund	Other Governmental Funds	Total Governmental Funds
ASSETS							
Cash and cash equivalents	\$ 13,447,842	\$ 5,092,676	\$ 18,092,822	\$ 2,879,917	\$ 562,851	\$ 8,057,494	\$ 48,133,602
Investments	-	-	-	-	-	12,284	12,284
Taxes receivable	1,863,853	-	-	596,409	-	40,926	2,501,188
Accounts receivable	20,920	-	-	-	-	2,500	23,420
Due from other governments	89,093	-	-	-	-	-	89,093
Due from other funds	-	-	188,042	-	-	-	188,042
Prepaid expenditures	101,683	-	-	-	7,190	-	108,873
Assets held for resale	2,197,032	-	-	-	-	-	2,197,032
Total assets	<u>\$ 17,720,423</u>	<u>\$ 5,092,676</u>	<u>\$ 18,280,864</u>	<u>\$ 3,476,326</u>	<u>\$ 570,041</u>	<u>\$ 8,113,204</u>	<u>\$ 53,253,534</u>
LIABILITIES, DEFERRED INFLOWS OF LIABILITIES							
Accounts payable	\$ 380,765	\$ 798,292	\$ -	\$ -	\$ 32,132	\$ 127,361	\$ 1,338,550
Retainage payable	-	-	-	-	-	235,708	235,708
Accrued liabilities	71,273	-	-	-	-	-	71,273
Unearned revenue - occupational taxes	989,989	-	-	-	-	-	989,989
Unearned revenue - grants	-	4,294,384	-	-	-	-	4,294,384
Due to other funds	188,042	-	-	-	-	-	188,042
Total liabilities	<u>1,630,069</u>	<u>5,092,676</u>	<u>-</u>	<u>-</u>	<u>32,132</u>	<u>363,069</u>	<u>7,117,946</u>
DEFERRED INFLOWS OF RESOURCES							
Unavailable revenue - court fines	10,369	-	-	-	-	-	10,369
Unavailable revenue - rental income	5,700	-	-	-	-	-	5,700
Unavailable revenue - franchise taxes	31,269	-	-	-	-	-	31,269
Total deferred inflows of resources	<u>47,338</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>47,338</u>
FUND BALANCES							
Fund balances							
Non-spendable:							
Prepays	101,683	-	-	-	-	-	101,683
Permanent fund corpus	-	-	-	-	-	5,000	5,000
Assets held for resale	2,197,032	-	-	-	-	-	2,197,032
Restricted for:							
Capital projects	-	-	18,280,864	3,476,326	537,909	6,325,613	28,620,712
Tourism	-	-	-	-	-	1,059,221	1,059,221
Cemetery maintenance	-	-	-	-	-	6,950	6,950
Assigned for:							
Purchases on order	7,975,208	-	-	-	-	-	7,975,208
Capital projects	-	-	-	-	-	353,351	353,351
Unassigned	5,769,093	-	-	-	-	-	5,769,093
Total fund balances	<u>16,043,016</u>	<u>-</u>	<u>18,280,864</u>	<u>3,476,326</u>	<u>537,909</u>	<u>7,750,135</u>	<u>46,088,250</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 17,720,423</u>	<u>\$ 5,092,676</u>	<u>\$ 18,280,864</u>	<u>\$ 3,476,326</u>	<u>\$ 570,041</u>	<u>\$ 8,113,204</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	65,939,935
Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds.	47,338
The net pension liability and related deferred outflows and inflows of resources are not financial resources and, therefore, are not reported in the governmental funds.	(804,100)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.	(35,967,065)
Net position of governmental activities	<u>\$ 75,304,358</u>

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021

	General Fund	ARPA Fund	Public Facilities Authority	SPLOST V Fund	City-wide Capital Projects Fund	Other Governmental Funds	Total Governmental Funds
Revenues							
Taxes	\$ 6,527,594	\$ -	\$ -	\$ -	\$ -	\$ 546,818	\$ 7,074,412
Licenses and permits	667,913	-	-	-	-	-	667,913
Intergovernmental	6,202,147	1,289,236	-	3,476,312	-	-	10,967,695
Fines and forfeitures	56,495	-	-	-	-	-	56,495
Charges for services	168,441	-	-	-	-	-	168,441
Impact fees	-	-	-	-	-	234,829	234,829
Interest income	1,894	-	-	14	-	599	2,507
Other revenues	546,279	-	-	-	-	-	546,279
Total revenues	14,170,763	1,289,236	-	3,476,326	-	782,246	19,718,571
Expenditures							
Current:							
General government	4,462,506	-	-	50	-	-	4,462,556
Judicial	212,568	-	-	-	-	-	212,568
Public safety	380,252	745,936	-	-	-	-	1,126,188
Public works and parks	3,526,873	-	-	-	-	3,187	3,530,060
Health and welfare	-	-	-	-	-	42,502	42,502
Culture and recreation	365,855	-	-	-	-	-	365,855
Housing and development	1,638,045	-	-	-	-	336,248	1,974,293
Capital outlay:							
General government	-	-	-	-	-	51,892	51,892
Public works	-	543,300	-	-	584,893	1,202,740	2,330,933
Culture and recreation	-	-	-	-	5,983,279	974,026	6,957,305
Debt service:							
Principal	-	-	-	-	-	745,000	745,000
Interest	-	-	184,039	-	-	460,337	644,376
Bond issuance costs	-	-	536,098	-	-	-	536,098
Total expenditures	10,586,099	1,289,236	720,137	50	6,568,172	3,815,932	22,979,626
Excess (deficiency) of revenues over (under) expenditures	3,584,664	-	(720,137)	3,476,276	(6,568,172)	(3,033,686)	(3,261,055)
Other financing sources (uses)							
Proceeds from sale of assets	134,566	-	-	-	-	-	134,566
Proceeds from bonds	-	-	25,805,000	-	-	-	25,805,000
Transfers in	697,019	-	50,320	50	10,489,862	1,251,026	12,488,277
Transfers out	(5,374,899)	-	(6,854,319)	-	-	(104,673)	(12,333,891)
Total other financing sources (uses)	(4,543,314)	-	19,001,001	50	10,489,862	1,146,353	26,093,952
Net change in fund balances	(958,650)	-	18,280,864	3,476,326	3,921,690	(1,887,333)	22,832,897
Fund balances, beginning of year	17,001,666	-	-	-	(3,383,781)	9,637,468	23,255,353
Fund balances, end of year	\$ 16,043,016	\$ -	\$ 18,280,864	\$ 3,476,326	\$ 537,909	\$ 7,750,135	\$ 46,088,250

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	\$ 22,832,897
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation expense in the current period.	10,840,435
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net position.	(11,423)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	16,980
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.	(25,060,000)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	<u>87,308</u>
Changes in net position - governmental activities	<u>\$ 8,706,197</u>

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

GENERAL FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES BUDGET AND ACTUAL FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021

	Budget		Actual	Variance With Final Budget
	Original	Final		
Revenues				
Other taxes	\$ 6,145,026	\$ 6,145,026	\$ 6,527,594	\$ 382,568
Licenses and permits	1,132,442	1,132,442	667,913	(464,529)
Intergovernmental	4,749,759	4,749,759	6,202,147	1,452,388
Fines and forfeitures	31,973	31,973	56,495	24,522
Charges for services	87,801	87,801	168,441	80,640
Contributions	10,700	10,700	-	(10,700)
Interest income	27,000	27,000	1,894	(25,106)
Other revenues	406,049	406,049	546,279	140,230
Total revenues	12,590,750	12,590,750	14,170,763	1,580,013
Expenditures				
Current				
General government:				
Mayor and council	367,359	367,359	302,067	65,292
Executive	516,233	516,233	448,647	67,586
City manager	551,888	551,888	456,495	95,393
Financial administration	1,412,932	1,416,094	1,449,144	(33,050)
Business services	190,710	190,710	162,329	28,381
Data processing	500,626	539,848	407,722	132,126
Building and plant	884,420	884,420	815,106	69,314
Human resources	460,629	457,467	420,996	36,471
Total general government	4,884,797	4,924,019	4,462,506	461,513
Judicial:				
Municipal court	246,796	246,796	212,568	34,228
Public safety:				
Police administration	275,000	306,000	380,252	(74,252)
Public works:				
Public works	3,287,809	3,287,809	3,325,719	(37,910)
Parks	290,600	290,600	201,154	89,446
Total public works	3,578,409	3,578,409	3,526,873	51,536
Culture and recreation:				
Community Center	685,019	720,016	357,776	362,240
Conference Center	8,000	8,000	8,079	(79)
Total culture and recreation	693,019	728,016	365,855	362,161
Housing and development:				
Code enforcement	287,792	287,792	201,956	85,836
Main street	219,768	219,280	191,275	28,005
Planning and zoning	751,283	751,771	590,355	161,416
Permitting development	659,821	659,821	513,097	146,724
City events	204,500	204,500	141,362	63,138
Total housing and development	2,123,164	2,123,164	1,638,045	485,119
Total expenditures	11,801,185	11,906,404	10,586,099	1,320,305
Excess of revenues over expenditures	789,565	684,346	3,584,664	2,900,318
Other financing sources (uses)				
Proceeds from sale of assets	13,398	13,398	134,566	121,168
Transfers in	120,000	120,000	697,019	577,019
Transfers out	(1,600,271)	(1,600,271)	(5,374,899)	(3,774,628)
Total other financing (uses), net	(1,466,873)	(1,466,873)	(4,543,314)	(3,076,441)
Net change in fund balances	(677,308)	(782,527)	(958,650)	(176,123)
Fund balances, beginning of year	17,001,666	17,001,666	17,001,666	-
Fund balances, end of year	\$ 16,324,358	\$ 16,219,139	\$ 16,043,016	\$ (176,123)

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

ARPA FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES BUDGET AND ACTUAL FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues				
Intergovernmental	\$ -	\$ 5,583,620	\$ 1,289,236	\$ (4,294,384)
Total revenues	-	5,583,620	1,289,236	(4,294,384)
Expenditures				
Current:				
Public safety	-	3,151,960	745,936	2,406,024
Capital outlay:				
Public works	-	1,010,350	543,300	467,050
Total expenditures	-	4,162,310	1,289,236	2,873,074
Net change in fund balances	-	1,421,310	-	(1,421,310)
Fund balances, beginning of year	-	-	-	-
Fund balances, end of year	\$ -	\$ 1,421,310	\$ -	\$ (1,421,310)

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF NET POSITION PROPRIETARY FUNDS DECEMBER 31, 2021

	Water and Sewer Fund	Solid Waste Fund	Other Enterprise Funds	Total
ASSETS				
CURRENT ASSETS				
Cash and cash equivalents	\$ 2,815,931	\$ 3,029,515	\$ 1,170,890	\$ 7,016,336
Investments	58,000	-	-	58,000
Accounts receivable, net of allowances	438,270	65,983	210,046	714,299
Due from other governments	11,659	11,496	6,941	30,096
Inventories	103,343	-	-	103,343
Prepaid expenses	73,503	744	1,218	75,465
Total current assets	<u>3,500,706</u>	<u>3,107,738</u>	<u>1,389,095</u>	<u>7,997,539</u>
NON-CURRENT ASSETS				
Capital assets:				
Capital assets, non-depreciable	6,512,537	-	751,010	7,263,547
Capital assets, depreciable, net of accumulated depreciation	<u>14,462,645</u>	<u>79,826</u>	<u>823,234</u>	<u>15,365,705</u>
Total capital assets	<u>20,975,182</u>	<u>79,826</u>	<u>1,574,244</u>	<u>22,629,252</u>
Total non-current assets	<u>20,975,182</u>	<u>79,826</u>	<u>1,574,244</u>	<u>22,629,252</u>
Total assets	<u>24,475,888</u>	<u>3,187,564</u>	<u>2,963,339</u>	<u>30,626,791</u>
DEFERRED OUTFLOWS OF RESOURCES				
Pension	<u>151,174</u>	<u>10,056</u>	<u>100,116</u>	<u>261,346</u>
Total deferred outflows of resources	<u>151,174</u>	<u>10,056</u>	<u>100,116</u>	<u>261,346</u>
LIABILITIES				
CURRENT LIABILITIES				
Accounts payable	169,938	138,729	33,281	341,948
Retainage payable	50,000	-	-	50,000
Accrued liabilities	17,542	797	4,027	22,366
Unearned revenue	-	1,694,187	-	1,694,187
Notes payable, current portion	93,480	-	-	93,480
Compensated absences due within one year	8,314	315	3,755	12,384
Customer deposits	116,395	-	-	116,395
Accrued interest	<u>2,920</u>	<u>2,920</u>	<u>2,920</u>	<u>2,920</u>
Total current liabilities	<u>458,589</u>	<u>1,834,028</u>	<u>41,063</u>	<u>2,333,680</u>
NON-CURRENT LIABILITIES				
Compensated absences due in more than one year	33,254	1,260	15,020	49,534
Net pension liability	31,519	2,097	20,874	54,490
Notes payable, long-term portion	<u>1,026,689</u>	<u>-</u>	<u>-</u>	<u>1,026,689</u>
Total non-current liabilities	<u>1,091,462</u>	<u>3,357</u>	<u>35,894</u>	<u>1,130,713</u>
Total liabilities	<u>1,550,051</u>	<u>1,837,385</u>	<u>76,957</u>	<u>3,464,393</u>
DEFERRED INFLOWS OF RESOURCES				
Pension	<u>411,984</u>	<u>27,406</u>	<u>272,839</u>	<u>712,229</u>
Total deferred inflows of resources	<u>411,984</u>	<u>27,406</u>	<u>272,839</u>	<u>712,229</u>
NET POSITION				
Net investment in capital assets	19,805,013	79,826	1,574,244	21,459,083
Unrestricted	<u>2,860,014</u>	<u>1,253,003</u>	<u>1,139,415</u>	<u>5,252,432</u>
Total net position	<u>\$ 22,665,027</u>	<u>\$ 1,332,829</u>	<u>\$ 2,713,659</u>	<u>\$ 26,711,515</u>

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION PROPRIETARY FUNDS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021

	Water and Sewer Fund	Solid Waste Fund	Other Enterprise Funds	Total
OPERATING REVENUES				
Charges for services:				
Water sales	\$ 2,095,952	\$ -	\$ -	\$ 2,095,952
Sewer sales	1,779,325	-	-	1,779,325
Ticket sales	-	-	155,863	155,863
Concession sales	-	-	17,832	17,832
Stormwater fees	-	-	1,042,072	1,042,072
Sanitation charges	-	1,682,080	-	1,682,080
Rentals	-	103,894	-	103,894
Other fees and charges	74,360	-	-	74,360
Total operating revenues	<u>3,949,637</u>	<u>1,785,974</u>	<u>1,215,767</u>	<u>6,951,378</u>
OPERATING EXPENSES				
Personal services and employee benefits	1,502,548	75,359	457,016	2,034,923
Contracted services	660,324	1,559,246	46,837	2,266,407
Supplies	1,095,136	5,182	20,792	1,121,110
Repairs and maintenance	34,127	-	25,589	59,716
Bad debt expense	16,668	-	-	16,668
Depreciation	808,314	18,448	196,938	1,023,700
Impact Fees	219,450	-	-	219,450
Total operating expenses	<u>4,336,567</u>	<u>1,658,235</u>	<u>747,172</u>	<u>6,741,974</u>
Operating income (loss)	<u>(386,930)</u>	<u>127,739</u>	<u>468,595</u>	<u>209,404</u>
NON-OPERATING REVENUE (EXPENSE)				
Loss on disposal of assets	-	-	(2,764,542)	(2,764,542)
Interest expense	(33,760)	-	-	(33,760)
Total non-operating revenues, net	<u>(33,760)</u>	<u>-</u>	<u>(2,764,542)</u>	<u>(2,798,302)</u>
Income (loss) before capital contributions and transfers	(420,690)	127,739	(2,295,947)	(2,588,898)
CAPITAL CONTRIBUTIONS	455,214	-	108,443	563,657
TRANSFERS IN	-	-	542,633	542,633
TRANSFERS OUT	-	-	(697,019)	(697,019)
Change in net position	34,524	127,739	(2,341,890)	(2,179,627)
NET POSITION, beginning of year	<u>22,630,503</u>	<u>1,205,090</u>	<u>5,055,549</u>	<u>28,891,142</u>
NET POSITION, end of year	<u>\$ 22,665,027</u>	<u>\$ 1,332,829</u>	<u>\$ 2,713,659</u>	<u>\$ 26,711,515</u>

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF CASH FLOWS PROPRIETARY FUNDS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021

	<u>Water and Sewer Fund</u>	<u>Solid Waste Fund</u>	<u>Other Enterprise Funds</u>	<u>Totals</u>
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	\$ 4,012,230	\$ 1,835,604	\$ 1,217,425	\$ 7,065,259
Payments to suppliers and service providers	(2,058,282)	(1,552,891)	(119,888)	(3,731,061)
Payments to employees	<u>(1,726,636)</u>	<u>(88,013)</u>	<u>(471,392)</u>	<u>(2,286,041)</u>
Net cash provided by operating activities	<u>227,312</u>	<u>194,700</u>	<u>626,145</u>	<u>1,048,157</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES				
Transfers to other funds	<u>-</u>	<u>-</u>	<u>(154,386)</u>	<u>(154,386)</u>
Net cash used in non-capital financing activities	<u>-</u>	<u>-</u>	<u>(154,386)</u>	<u>(154,386)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Purchase of property and equipment	(881,091)	-	(223,539)	(1,104,630)
Principal payments on notes payable	(93,480)	-	-	(93,480)
Interest paid	<u>(33,760)</u>	<u>-</u>	<u>-</u>	<u>(33,760)</u>
Net cash used in capital and related financing activities	<u>(1,008,331)</u>	<u>-</u>	<u>(223,539)</u>	<u>(1,231,870)</u>
Increase (decrease) in cash and cash equivalents	(781,019)	194,700	248,220	(338,099)
Cash and cash equivalents:				
Beginning of year	<u>3,596,950</u>	<u>2,834,815</u>	<u>922,670</u>	<u>7,354,435</u>
End of year	<u><u>\$ 2,815,931</u></u>	<u><u>\$ 3,029,515</u></u>	<u><u>\$ 1,170,890</u></u>	<u><u>\$ 7,016,336</u></u>

(Continued)

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF CASH FLOWS PROPRIETARY FUNDS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021

	<u>Water and Sewer Fund</u>	<u>Solid Waste Fund</u>	<u>Other Enterprise Funds</u>	<u>Total</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES				
Operating income (loss)	\$ (386,930)	\$ 127,739	\$ 468,595	\$ 209,404
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:				
Depreciation	808,314	18,448	196,938	1,023,700
(Increase) decrease in accounts receivable	58,615	11,744	(3,383)	66,976
Decrease in inventories	16,596	-	-	16,596
(Increase) decrease in due from other governments	9,203	(817)	5,041	13,427
Decrease in deferred outflows of resources - pension	173,293	25,014	105,962	304,269
(Decrease) in customer deposits	(5,225)	-	(2,200)	(7,425)
Decrease in prepaid expenses	6,849	-	1,080	7,929
(Decrease) in accrued liabilities	(9,604)	(1,042)	(25,460)	(36,106)
Increase (decrease) in accounts payable	(158,322)	11,537	(25,550)	(172,335)
(Decrease) in retainage payable	(117,150)	-	-	(117,150)
Increase in unearned revenue	-	38,703	-	38,703
Increase in deferred inflows of resources - pension	361,763	21,978	240,942	624,683
Net cash provided by operating activities	<u>\$ 227,312</u>	<u>\$ 194,700</u>	<u>\$ 626,145</u>	<u>\$ 1,048,157</u>
NON-CASH CAPITAL AND RELATED FINANCING ACTIVITIES				
Contributions of capital assets	<u>\$ 455,214</u>	<u>\$ -</u>	<u>\$ 108,443</u>	<u>\$ 563,657</u>

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Stockbridge, Georgia (the "City") have been prepared in conformity with accounting principles generally accepted in the United States of America ("GAAP") as applied to governments. The Governmental Accounting Standards Board ("GASB") is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below.

A. Reporting Entity

The City was incorporated in 1920 and is located in the northern part of Henry County about 18 miles south of Atlanta. The City provides a full range of services to approximately 26,000 residents. These services are provided in whole by the City or through contractual agreements with Henry County. These services include police services, community development, highways and streets, water and sewer, sanitation, parks, public improvements, planning and zoning, and general administrative services.

In 2013, the City adopted the provisions of GASB Statement No. 61, *The Financial Reporting Entity: Omnibus – an amendment to GASB Nos. 14 and 34*, which defines the reporting entity for determining which potential component units should be included in the primary government's financial statements. Inclusion is based on financial accountability or the fact that exclusion would make the financial statements misleading or incomplete. The criteria for determining financial accountability includes appointing a voting majority of an organization's governing body and: 1) the ability of the City to impose its will on that organization, or 2) the potential for the organization to provide specific financial benefits or to impose specific financial burdens on the City. In addition to the above criteria, GASB Statement No. 61 added that if the primary government is expected to repay substantially all of the component unit's debt, then the component unit should be blended.

Blended Component Units - Blended component units, although legally separate entities, are, in substance, part of the government's operations.

The City of Stockbridge Urban Redevelopment Agency (the "URA") was created by the City's elected officials to provide for the issuance of bonds to finance the construction of the Town Center facilities including City Hall. The City Council appoints the majority of the URA board members and the URA's debt is expected to be repaid almost entirely from the resources of the City. Although legally separate, the URA is blended as a governmental fund into the primary government. Separate financial statements for the URA are not issued.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-wide and Fund Financial Statements

The City of Stockbridge Public Facilities Authority (the “PFA”) was created by the City’s elected officials to provide for the issuance of bonds to finance the construction of the Amphitheater and Cultural Arts Center, to fund the Trails Project, and to fund purchase of police equipment. The City Council appoints the majority of the PFA board members and the PFA’s debt is expected to be repaid almost entirely from the resources of the City. Although legally separate, the PFA is blended as a governmental fund into the primary government. Separate financial statements for the PFA are not issued.

The City of Stockbridge Downtown Development Authority (the “DDA”) exists to encourage growth and redevelopment of the Stockbridge, Georgia central business district. The City Council appoints the majority of the DDA board members and the DDA’s debt is expected to be repaid almost entirely from the resources of the City. Although legally separate, the DDA is blended as a nonmajor governmental fund into the primary government. Separate financial statements for the DDA are not issued.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the government. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to those who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting and Basis of Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Intergovernmental grants and investment income associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

Substantially all governmental fund revenues are accrued. In applying GASB Statement No. 33 to grant revenues, the provider recognizes liabilities and expenses and the recipient recognizes receivables and revenues when the applicable eligibility requirements, including time requirements, are met. Resources transmitted before the eligibility requirements are met, are reported as advances by the provider and unearned revenue by the recipient.

The format of the fund financial statements has been modified by GASB Statement No. 34. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. GASB Statement No. 34 also requires, as required supplementary information, the Management's Discussion and Analysis ("MD&A") which includes an analytical overview of the City's financial activity.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)

The City reports the following major governmental funds:

The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The **American Rescue Plan Act ("ARPA") Fund** is used for accounting for the financial resources provided and subsequently expended from the ARPA grant received from the federal government.

The **Public Facilities Authority** accounts for capital expenditures. Funding is provided by bonds issued in fiscal year 2021.

The **Special Purpose Local Option Sales ("SPLOST") V Fund** accounts for capital expenditures. Funding is provided by special purpose sales taxes, which are collected by Henry County and remitted to the City through an intergovernmental agreement.

The **City-wide Capital Projects Fund** accounts for major capital projects that are paid out of the General Fund.

The City reports the following major proprietary funds:

The **Water and Sewer Fund** accounts for the operation of the water and sewerage system including all revenues from sources applicable to these operations and all expenses of the operation.

The **Solid Waste Fund** accounts for revenues generated from the charges for sanitation and recycling services provided to the residential and commercial users of the City.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the City's water and sewer function and the other functions of the government. Elimination of these charges would distort the direct costs reported for the various functions concerned.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise funds are charges for goods and services provided. Operating expenses of the enterprise funds include the cost of these goods and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

D. Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

E. Cash and Investments

Cash includes amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the City. For purposes of the statement of cash flows, the enterprise funds consider all highly liquid investments (including restricted assets) with a maturity date of three months or less when purchased to be cash equivalents.

The City's investments consist of certificates of deposit with a maturity date greater than three months from the date of purchase. For reporting purposes, all investments are recorded at fair value.

State statutes authorize the City to invest in: obligations of the United States, the State of Georgia and other political subdivisions of the State of Georgia, and other states; prime bankers' acceptances; repurchase agreements; and the Georgia Fund 1.

The City's policy is to hold investments to maturity.

In applying GASB Statement No. 72, the City utilized the following methods and assumptions as of December 31, 2021:

1. Fair value is based on quoted market prices as of the valuation date;
2. The investment portfolio did not hold investments in any of the following: a) items required to be reported at amortized costs; b) items subject to involuntary participation in an external pool; and c) items associated with a fund other than the fund to which the income is assigned.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Inventories

Inventories are valued at cost, which approximates market, using the first in/first out ("FIFO") method. The consumption method is used to account for inventories. Under the consumption method, inventory items are recognized as expenditures when used.

G. Prepaid Expenditures/Expenses

Prepaid items are accounted for using the consumption method. A prepaid item is recognized when a cash expenditure/expense is made for goods or services that were purchased for consumption, but not consumed as of December 31, 2021.

H. Restricted Assets

Certain proceeds from the Urban Redevelopment Authority ("URA") Fund's debt issues are classified as restricted assets on the balance sheet because they are maintained in separate bank accounts and their use is limited by applicable debt covenants.

I. Deferred Outflows/Inflows

In addition to assets, the statement of net position will sometimes report a separate section for *deferred outflows of resources*. This separate financial statement element represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has four items that qualify for reporting in this category. These four items relate to the City's defined benefit pension plan. The pension assumption changes, experience differences, investment differences, and the contributions made subsequent to the measurement date are deferred and recognized as pension expense in future years.

In addition to liabilities, the statement of net position and/or the governmental funds balance sheet will sometimes report a separate section for *deferred inflows of resources*. This separate financial statement element represents an acquisition of fund balance/net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has three items that qualify for reporting in this category. The first item, unavailable revenue, arises only under the modified accrual basis of accounting, and is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenue for court fines, rental income, and franchise taxes levied, and these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available. The other two items relate to the City's defined benefit pension plan and are reported in the government-wide statement of net position. The pension experience differences and pension investment earnings difference represent future acquisitions of net position and, accordingly, are reported as deferred inflows of resources.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

J. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City of Stockbridge Retirement Plan (the "Plan") and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

K. Capital Assets

General capital assets are capital assets which are associated with and generally arise from governmental activities. They generally result from expenditures in governmental funds. General capital assets are reported in the governmental activities column of the government-wide statement of net position but are not reported in the fund financial statements. Capital assets utilized by the proprietary funds are reported both in the business-type activities column of the government-wide statement of net position and in respective funds.

Capital assets purchased or acquired with an original cost of \$5,000 or more are reported at historical cost or estimated historical cost. Contributed assets are reported at acquisition value. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of assets constructed. Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

Asset	Years
Building and improvements	30 – 50
Improvements other than buildings	25 – 50
Furniture and fixtures	10 – 20
Vehicles	5 – 10
Machinery and equipment	5 – 10
Infrastructure	40 – 50

The City only reports infrastructure assets purchased subsequent to December 31, 2003.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

L. Compensated Absences

In 2017, the City switched from using a Paid Time Off (“PTO”) system to a compensated absences system. Under the compensated absences system, the City accrues accumulated unpaid vacation and sick benefits. Annual leave will be paid to employees upon separation from service when earned (or estimated to be earned) by the employee. The non-current portion (the amount estimated to be used in subsequent fiscal years) for governmental funds is maintained separately and represents a reconciling item between the fund and government-wide presentations. In accordance with the provisions of GASB Statement No. 16, *Accounting for Compensated Absences*, no liability is recorded for non-vesting accumulating rights to receive sick pay benefits.

M. Accrued Liabilities and Long-Term Obligations

All payables, accrued liabilities, and long-term obligations are reported in the government-wide financial statements. All payables, accrued liabilities, and long-term obligations payable from proprietary funds are reported on the proprietary fund financial statements.

In general, governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources and are reported as obligations of the funds. However, claims and judgments and compensated absences that will be paid from governmental funds are reported as liabilities in the fund financial statements only to the extent that they are due for payment during the current year. Long-term loans are recognized as a liability on the governmental fund financial statements when due.

N. Interfund Activity

Interfund activity is reported as either loans, services provided, reimbursements or transfers. Loans are reported as interfund receivables and payables as appropriate and are subject to elimination upon consolidation. Services provided, deemed to be market or near market rates, are treated as revenues and expenditures/expenses and are not eliminated in the process of consolidation. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental funds are netted as part of the reconciliation to the government-wide financial statements. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

O. Budgets and Budgetary Accounting

The City adopts an annual budget for all of the City's funds and is required by state law to adopt annual budgets for the General Fund and all special revenue funds,(i.e., Hotel/Motel Tax Fund and CARES ACT Fund). Public hearings are conducted to obtain taxpayer comments. The operating budget includes proposed expenditures and the means of financing them. The budget is legally enacted by the passage of an ordinance. Any revisions that alter the total expenditures of any department must be approved by City Council. Formal budgetary integration is employed as a management control device during the year.

Governmental fund type budgets are adopted on a basis consistent with GAAP at the legal level of budgetary control which is the department level. Expenditures may not exceed the appropriations within a fund. Budgets, as reported in the financial statements, are as amended in December 2021. All annual appropriations lapse at year-end.

For the year ended December 31, 2021, the following General Fund departments had actual expenditures in excess of budgeted amounts: Financial administration (\$43,101), Police administration (\$74,531), Public works (\$62,626), and Conference Center (\$79). These over expenditures were covered by under expenditures in other departments.

P. Fund Equity

Fund equity at the governmental fund financial reporting level is classified as "fund balance". Fund equity for all other reporting is classified as "net position".

Fund Balance – Generally, fund balance represents the difference between the assets and deferred outflows, and liabilities and deferred inflows under the current financial resources measurement focus of accounting. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Fund balances are classified as follows:

- **Nonspendable** – Fund balances are reported as nonspendable when amounts cannot be spent because they are either: a) not in spendable form (i.e., items that are not expected to be converted to cash), or b) legally or contractually required to be maintained intact.
- **Restricted** – Fund balances are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

P. Fund Equity (Continued)

Fund Balances (Continued) –

- **Committed** – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Council. The action to commit funds must occur prior to fiscal year-end, to report such commitments in the balance sheet of the respective period, even though the amount may be determined subsequent to fiscal year-end. Only the City Council may modify or remove the commitment.
- **Assigned** – Fund balances are reported as assigned when amounts are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. Through resolution, the City Council has authorized the Treasurer and his designee to assign fund balances. Assignments may occur subsequent to fiscal year-end.
- **Unassigned** – Fund balances are reported as unassigned when the balances do not meet any of the above criterion. The City reports positive unassigned fund balances only in the General Fund. All funds may report negative unassigned fund balances.

Flow Assumptions – When both restricted and unrestricted amounts of fund balances are available for use for expenditures incurred, it is the City's policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balances, it is the City's policy to use fund balances in the following order: 1) committed; 2) assigned; and 3) unassigned.

Net Position – Net position represents the difference between assets and deferred outflows, and liabilities and deferred inflows in reporting which utilizes the economic resources measurement focus. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used (i.e., the amount that the City has spent) for the acquisition, construction or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use either through constitutional provisions or enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

The City applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

NOTES TO FINANCIAL STATEMENTS

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS

A. Explanation of Certain Differences between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

The governmental fund balance sheet includes a reconciliation between *fund balances – total governmental funds* and *net position – governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that “Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.” The details of this difference are as follows:

Accrued interest payable	\$ (400,328)
Compensated absences payable	(146,737)
Bonds payable	<u>(35,420,000)</u>
Net adjustment to reduce <i>fund balances – total governmental funds</i> to arrive at <i>net position – governmental activities</i>	<u>\$ (35,967,065)</u>

B. Explanation of Certain Differences between the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances and the Government-wide Statement of Activities

The governmental fund statement of revenues, expenditures and changes in fund balances includes a reconciliation between *net changes in fund balances – total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their useful lives and reported as depreciation expense.” The details of this difference are as follows:

Capital outlay	\$ 9,859,708
Depreciation expense	(1,783,812)
Transfer of capital assets to governmental activities	<u>2,764,539</u>
Net adjustment to increase <i>net changes in fund balances – total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u>\$ 10,840,435</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS (CONTINUED)

B. Explanation of Certain Differences between the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances and the Government-wide Statement of Activities (Continued)

Another element of that reconciliation states that “the issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.” The details of this difference are as follows:

Bond issuance proceeds	\$ (25,805,000)
Principal payments: bonds payable	<u>745,000</u>
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u><u>\$ (25,060,000)</u></u>

Another element of that reconciliation states that “Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.” The details of this difference are as follows:

Compensated absences	\$ 23,892
Pension expense	264,788
Accrued interest	<u>(201,372)</u>
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u><u>\$ 87,308</u></u>

NOTE 3. CASH AND INVESTMENTS

Credit Risk. State statutes authorize the City to invest in: obligations of the United States, the State of Georgia and other political subdivisions of the State of Georgia, and other states; prime bankers' acceptances; repurchase agreements; and Georgia Fund 1.

Interest Rate Risk. The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

NOTES TO FINANCIAL STATEMENTS

NOTE 3. CASH AND INVESTMENTS (CONTINUED)

Custodial Credit Risk – Deposits. Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes require all deposits and investments (other than federal or state government instruments) to be collateralized by depository insurance, obligations of the U.S. government, or bonds of public authorities, counties, or municipalities. As of December 31, 2021, all of the deposits for the City were fully collateralized in accordance with the state statutes.

Fair Value Measurements. The City categorizes its fair value measurements within the fair value hierarchy established by GAAP. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. Georgia Fund 1 is an investment pool which does not meet the criteria of GASB Statement No. 79 and is thus valued at fair value in accordance with GASB Statement No. 31. As a result, the City does not disclose the investment in Georgia Fund 1 within the fair value hierarchy. Additionally, the City's certificates of deposit are nonnegotiable and, therefore, are not subject to fair value hierarchy.

Investments. The City's financial policies authorize investment in any securities approved by the State of Georgia for local governments. Authorized investments include certificates of deposit, repurchase agreements, direct and agency obligations of the United States, obligations of the State of Georgia, pooled investment programs of the State of Georgia, and no-load mutual funds of direct obligations of the United States.

At December 31, 2021, the City had the following investments:

Investment	Maturities	Fair Value
Certificate of Deposit	August 19, 2024	\$ 12,284
Certificate of Deposit	December 29, 2023	58,000
		<u>\$ 70,284</u>

NOTE 4. PROPERTY TAXES

Property taxes attach as an enforceable lien on property as of January 1. The City, when applicable, obtains the services of Henry County to bill and collect the City's property taxes. Henry County remits taxes collected to the City on a bi-monthly basis. Property taxes are levied approximately October 1 of each year and are due 60 days after issuance. A local option sales tax is in force. Proceeds from the tax are remitted to the City monthly and are utilized to give property tax owners tax relief. No property taxes were levied for the year ended December 31, 2021. There were no property taxes receivable as of December 31, 2021.

NOTES TO FINANCIAL STATEMENTS

NOTE 5. RECEIVABLES

Receivables at December 31, 2021 for the City's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts are as follows:

Governmental Funds

	General	SPLOST V Fund	Nonmajor Governmental Funds	Total
Receivables:				
Intergovernmental	\$ 89,093	\$ -	\$ -	\$ 89,093
Taxes	1,863,853	596,409	40,926	2,501,188
Accounts	31,439	-	2,500	33,939
Gross receivables	1,984,385	596,409	43,426	2,624,220
Less allowance for uncollectibles	(10,519)	-	-	(10,519)
Net total receivables	<u>\$ 1,973,866</u>	<u>\$ 596,409</u>	<u>\$ 43,426</u>	<u>\$ 2,613,701</u>

Proprietary Funds

	Water and Sewer	Solid Waste	Nonmajor Enterprise Funds	Total
Receivables:				
Intergovernmental	\$ 11,659	\$ 11,496	\$ 6,941	\$ 30,096
Accounts	496,343	65,983	210,046	772,372
Gross receivables	508,002	77,479	216,987	802,468
Less allowance for uncollectibles	(58,073)	-	-	(58,073)
Net total receivables	<u>\$ 449,929</u>	<u>\$ 77,479</u>	<u>\$ 216,987</u>	<u>\$ 744,395</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 6. CAPITAL ASSETS

Capital asset activity for the fiscal year ended December 31, 2021, is as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental activities:					
Capital assets, not being depreciated:					
Land	\$ 11,733,317	\$ -	\$ -	\$ 28,641	\$ 11,761,958
Construction in progress	19,269,625	1,067,921	-	(16,227,683)	4,109,863
Total	31,002,942	1,067,921	-	(16,199,042)	15,871,821
Capital assets, being depreciated:					
Buildings and improvements	21,998,949	6,633,845	-	19,910,240	48,543,034
Improvements other than buildings	3,035,196	1,042,638	-	68,500	4,146,334
Infrastructure	8,317,631	-	-	-	8,317,631
Machinery and equipment	1,718,944	124,769	-	389,877	2,233,590
Office equipment	1,422,599	81,485	-	410,429	1,914,513
Vehicles	1,579,975	909,050	(103,945)	-	2,385,080
Furniture and fixtures	1,063,391	-	-	418,545	1,481,936
Total	39,136,685	8,791,787	(103,945)	21,197,591	69,022,118
Less accumulated depreciation for:					
Buildings and improvements	(6,616,722)	(1,154,709)	-	(1,516,561)	(9,287,992)
Improvements other than buildings	(1,380,182)	(200,275)	-	(8,330)	(1,588,787)
Infrastructure	(2,329,513)	(201,682)	-	-	(2,531,195)
Machinery and equipment	(1,383,309)	(71,230)	92,522	(279,261)	(1,641,278)
Office equipment	(986,371)	(56,567)	-	-	(1,042,938)
Vehicles	(1,272,555)	(98,940)	-	-	(1,371,495)
Furniture and fixtures	(1,060,052)	(409)	-	(429,858)	(1,490,319)
Total	(15,028,704)	(1,783,812)	92,522	(2,234,010)	(18,954,004)
Total assets, being depreciated, net	24,107,981	7,007,975	(11,423)	18,963,581	50,068,114
Governmental activities capital assets, net	\$ 55,110,923	\$ 8,075,896	\$ (11,423)	\$ 2,764,539	\$ 65,939,935

NOTES TO FINANCIAL STATEMENTS

NOTE 6. CAPITAL ASSETS (CONTINUED)

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Business-type activities:					
Capital assets, not being depreciated:					
Land	\$ 445,603	\$ -	\$ -	\$ (28,641)	\$ 416,962
Construction in progress	6,172,501	1,054,422	-	(380,338)	6,846,585
Total	<u>6,618,104</u>	<u>1,054,422</u>	<u>-</u>	<u>(408,979)</u>	<u>7,263,547</u>
Capital assets, being depreciated:					
Buildings and improvements	12,886,394	25,607	-	(4,058,083)	8,853,918
Improvements other than buildings	11,701,857	-	-	276,933	11,978,790
Infrastructure	696,261	14,850	-	-	711,111
Vehicles	1,889,359	511,593	(96,378)	-	2,304,574
Furniture and fixtures	460,496	-	-	(452,106)	8,390
Machinery and equipment	5,067,748	61,811	-	(356,316)	4,773,243
Total	<u>32,702,115</u>	<u>613,861</u>	<u>(96,378)</u>	<u>(4,589,572)</u>	<u>28,630,026</u>
Less accumulated depreciation for:					
Buildings and improvements	(6,460,285)	(342,452)	-	1,516,563	(5,286,174)
Improvements other than buildings	(4,165,811)	(258,436)	-	8,330	(4,415,917)
Infrastructure	(131,647)	(23,539)	-	-	(155,186)
Vehicles	(1,524,379)	(145,794)	96,378	-	(1,573,795)
Furniture and fixtures	(418,681)	(19,567)	-	429,858	(8,390)
Machinery and equipment	(1,870,208)	(233,912)	-	279,261	(1,824,859)
Total	<u>(14,571,011)</u>	<u>(1,023,700)</u>	<u>96,378</u>	<u>2,234,012</u>	<u>(13,264,321)</u>
Total assets, being depreciated, net	<u>18,131,104</u>	<u>(409,839)</u>	<u>-</u>	<u>(2,355,560)</u>	<u>15,365,705</u>
Business-type activities capital assets, net	<u>\$ 24,749,208</u>	<u>\$ 644,583</u>	<u>\$ -</u>	<u>\$ (2,764,539)</u>	<u>\$ 22,629,252</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 6. CAPITAL ASSETS (CONTINUED)

Depreciation expense was charged to functions/programs of the City as follows:

Governmental activities:

General government	\$ 1,100,919
Judicial	88,185
Public safety	55,291
Public works	539,417
Total depreciation expense - governmental activities	<u>\$ 1,783,812</u>

Business-type activities:

Water and sewer	\$ 808,314
Solid waste	18,448
Stormwater	78,494
Conference center	96,179
Community center	22,265
Total depreciation expense - business-type activities	<u>\$ 1,023,700</u>

Net investment in Capital Assets. Net investment in capital assets on the Government-wide statement of net position and the major proprietary funds statement of net position as of December 31, 2021 are as follows:

Governmental Activities

Capital assets, non-depreciable	\$ 15,871,821
Capital assets, depreciable	69,022,118
Accumulated depreciation	(18,954,004)
Bonds payable	(35,420,000)
Accounts payable - SPLOST IV Fund	(83,388)
Accounts payable - City-wide Capital Projects Fund	(32,132)
Retainage payable	(235,708)
Unspent proceeds - Public Facilities Authority	<u>18,092,822</u>
Net investment in capital assets,	
Governmental Activities	<u><u>\$ 48,261,529</u></u>

NOTES TO FINANCIAL STATEMENTS

NOTE 6. CAPITAL ASSETS (CONTINUED)

Net investment in Capital Assets (Continued).

Business-type Activities

Capital assets, non-depreciable	\$ 7,263,547
Capital assets, depreciable	28,630,026
Accumulated depreciation	(13,264,321)
Notes payable	(1,120,169)
Retainage payable	(50,000)
Net investment in capital assets, Business-type Activities	<u>\$ 21,459,083</u>

Capital assets, non-depreciable	\$ 6,512,537
Capital assets, depreciable	26,781,119
Accumulated depreciation	(12,318,474)
Notes payable	(1,120,169)
Retainage payable	(50,000)
Net investment in capital assets, Water and Sewer Fund	<u>\$ 19,805,013</u>

Capital assets, depreciable	\$ 468,083
Accumulated depreciation	(388,257)
Net investment in capital assets, Solid Waste Fund	<u>\$ 79,826</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT

Changes in Long-term Debt. The following is a summary of changes in long-term liabilities reported in the government-wide financial statements for the year ended December 31, 2021:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Urban Redevelopment revenue bonds	\$ 10,360,000	\$ -	\$ (745,000)	\$ 9,615,000	\$ 780,000
Public Facilities Authority revenue bonds	-	25,805,000	-	25,805,000	2,685,000
Accrued compensated absences	170,629	162,704	(186,596)	146,737	29,347
Net pension liability	2,088,983	762,540	(2,764,824)	86,699	-
Total governmental-type activity long-term debt	<u>\$ 12,619,612</u>	<u>\$ 26,730,244</u>	<u>\$ (3,696,420)</u>	<u>\$ 35,653,436</u>	<u>\$ 3,494,347</u>
Business-type activities:					
GEFA notes payable	\$ 1,213,649	\$ -	\$ (93,480)	\$ 1,120,169	\$ 93,480
Accrued compensated absences	98,525	74,282	(110,889)	61,918	12,384
Net pension liability	979,004	479,261	(1,403,775)	54,490	-
Total business-type activity long-term debt	<u>\$ 2,291,178</u>	<u>\$ 553,543</u>	<u>\$ (1,608,144)</u>	<u>\$ 1,236,577</u>	<u>\$ 105,864</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (CONTINUED)

The City's General Fund is typically used to liquidate all governmental activity long-term liabilities. However, proceeds from any asset sales relative to the Urban Redevelopment project or Public Facilities project will be used to liquidate the related revenue bond obligation.

The Water and Sewer Enterprise Fund is used to liquidate all of the business-type activity long-term liabilities.

Urban Redevelopment Revenue Bonds. The City entered into an agreement with a financial institution that provided for the issuance of revenue bonds for the purchase of land and construction of structures and improvements for the New Town Center. Various bond issues were used by the City during the purchase and construction phases. During the year ended December 31, 2021, the City repaid various bond issues in the amount of \$745,000. Amounts outstanding at year-end of \$9,615,000 reflect total drawdowns to date net of repayments, if any.

Urban Redevelopment Fund long-term liabilities outstanding at December 31, 2021, are as follows:

Series 2005 B Revenue bonds payable to Capital One Bank, in the total amount of \$7,330,000, interest at 4.45%, matures 2/1/31.	\$ 4,075,000
Series 2006 A Revenue bonds payable to Capital One Bank, in the total amount of \$4,795,000, current interest at 4.58%, matures 2/1/31.	2,695,000
Series 2006 C Revenue bonds payable to Capital One Bank, in the total amount of \$5,000,000, current interest at 4.865%, matures 2/1/31.	<u>2,845,000</u>
Total	<u>\$ 9,615,000</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (CONTINUED)

Annual debt service requirements to maturity for the revenue bonds that have closed are as follows:

Fiscal Year	Principal	Interest	Total
2022	\$ 780,000	\$ 425,213	\$ 1,205,213
2023	820,000	388,356	1,208,356
2024	855,000	353,765	1,208,765
2025	890,000	309,562	1,199,562
2026	930,000	267,625	1,197,625
2027 – 2031	5,340,000	637,403	5,977,403
Total	<u>\$ 9,615,000</u>	<u>\$ 2,381,924</u>	<u>\$ 11,996,924</u>

Public Facilities Authority Revenue Bonds. The City entered into an agreement with a financial institution that provided for the issuance of revenue bonds for the purchase of land and equipment for the Amphitheater and Cultural Arts Center, the purchase of buildings for the Cultural Arts Center, and the improvement of trails. Various bond issues were used by the City during the purchase and construction phases. Amounts outstanding at year-end of \$25,805,000 reflect total drawdowns to date net of repayments, if any.

Public Facilities Authority Fund long-term liabilities outstanding at December 31, 2021, are as follows:

Series 2021 B Revenue bonds payable to Truist Bank, in the total amount of \$1,030,000, interest at 1.04%, matures 12/31/2025.	\$ 1,030,000
Series 2021 A Revenue bonds payable to Truist Bank, in the total amount of \$9,910,000, current interest at 1.32%, matures 12/31/2025.	9,910,000
Series 2021 C Revenue bonds payable to Truist Bank, in the total amount of \$14,865,000, current interest at 2.53%, matures 12/31/2036.	<u>14,865,000</u>
Total	<u>\$ 25,805,000</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (CONTINUED)

Annual debt service requirements to maturity for the revenue bonds that have closed are as follows:

Fiscal Year	Principal	Interest	Total
2022	\$ 2,685,000	\$ 517,609	\$ 3,202,609
2023	3,915,000	467,764	4,382,764
2024	3,980,000	401,898	4,381,898
2025	4,050,000	334,764	4,384,764
2026	1,295,000	266,346	1,561,346
2027 – 2031	5,215,000	883,666	6,098,666
2032 – 2036	4,665,000	301,007	4,966,007
Total	<u>\$ 25,805,000</u>	<u>\$ 3,173,054</u>	<u>\$ 28,978,054</u>

Water and Sewer Long-term Debt. The City issues revenue bonds and enters into construction note agreements with the Georgia Environmental Finance Authority (“GEFA”) where in both types of debt the government pledges income derived from the acquired or constructed assets to pay debt service. Amounts outstanding at the end of the current fiscal year relate to a note issued in 2010 to finance construction projects to improve the City’s water distribution facilities. The note was issued by GEFA in the total amount of \$1,911,900. During the year ended December 31, 2021, the City repaid \$93,480 of the note payable. Amounts outstanding at year-end of \$1,120,169 reflect total drawdowns to date net of repayments, if any.

The annual requirement to pay GEFA’s note outstanding is as follows:

Fiscal Year	Principal	Interest	Total
2022	\$ 93,480	\$ 32,349	\$ 125,829
2023	97,777	29,463	127,240
2024	100,751	26,489	127,240
2025	103,816	23,424	127,240
2026	106,973	20,267	127,240
2027 – 2031	585,698	50,503	636,201
2032	31,674	158	31,832
Total	<u>\$ 1,120,169</u>	<u>\$ 182,653</u>	<u>\$ 1,302,822</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 8. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

The composition of due to/from balances as of December 31, 2021, is as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
Public Facilities Authority	General Fund	\$ 188,042

These balances resulted from the time lag between the dates that: 1) interfund goods and services are provided or reimbursable expenditures occur, 2) transactions are recorded in the accounting system, and 3) payments between funds are made.

Interfund transfers are as follows:

<u>Transfers In</u>	<u>Transfers Out</u>				<u>Total</u>
	<u>General Fund</u>	<u>Public Facilities Authority</u>	<u>Nonmajor Enterprise Funds</u>	<u>Nonmajor Governmental Funds</u>	
General Fund	\$ -	\$ -	\$ 697,019	\$ -	\$ 697,019
SPLOST V Fund	50	-	-	-	50
Nonmajor Governmental Funds	1,251,026	-	-	-	1,251,026
Public Facilities Authority	50,320	-	-	-	50,320
City-wide Capital Projects Fund	3,530,870	6,854,319	-	104,673	10,489,862
Nonmajor Enterprise Funds	542,633	-	-	-	542,633
Total	<u>\$ 5,374,899</u>	<u>\$ 6,854,319</u>	<u>\$ 697,019</u>	<u>\$ 104,673</u>	<u>\$ 13,030,910</u>

Transfers are used to: 1) move revenues from the fund that the statute or budget requires to collect them to the fund that the statute or budget requires to expend them, and 2) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

NOTES TO FINANCIAL STATEMENTS

NOTE 9. JOINT VENTURE

Under Georgia law, the City, in conjunction with other cities and counties in the ten-county Atlanta area, is a member of the Atlanta Regional Commission ("ARC") and is required to pay annual dues thereto. Membership in the ARC is required by the Official Code of Georgia Annotated ("O.C.G.A.") §50-8-34 which provides for the organizational structure of the ARC in Georgia. The ARC Board membership includes the chief elected official of each county and municipality of the area. O.C.G.A. §50-8-39.1 provides that the member governments are liable for any debts or obligations of a regional commission. Henry County makes contributions on behalf of the City to the ARC. Separate financial statements may be obtained from:

Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, Georgia 30303

NOTE 10. DEFINED BENEFIT PENSION PLAN

A. Plan Description

The City's pension plan is administered through the Georgia Municipal Employee Benefit System ("GMEBS"), an agent multiple-employer pension plan administered by the Georgia Municipal Association. The Plan (the "Plan") provides retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries. Benefits are provided by the Plan whereby retirees receive between 1% and 1.75% multiplied by the average of the five highest years of regular earnings multiplied by the total credited years of service. The City Council, in its role as the Plan sponsor, has the governing authority to establish and amend from time to time, the benefits provided and the contribution rates of the City and its employees. The Georgia Municipal Association issues a publicly available financial report that includes financial statements and required supplementary information for GMEBS. That report may be obtained at www.gmanet.com or by writing to Georgia Municipal Association, Risk Management and Employee Benefit Services, 201 Pryor Street, NW, Atlanta, Georgia 30303 or by calling (404) 688-0472.

NOTES TO FINANCIAL STATEMENTS

NOTE 10. DEFINED BENEFIT PENSION PLAN (CONTINUED)

B. Plan Membership

As of July 1, 2021, the date of the most recent actuarial valuation, there were 148 participants consisting of the following:

Inactive plan members or beneficiaries currently receiving benefits	42
Inactive plan members entitled to but not receiving benefits	22
Active plan members	84
	148

C. Contributions

The Plan is subject to minimum funding standards of the Georgia Public Retirement Systems Standards law. The Board of Trustees of GMEBS has adopted a recommended actuarial funding policy for the Plan which meets state minimum requirements and will accumulate sufficient funds to provide the benefits under the Plan. The funding policy for the Plan, as adopted by the City Council, is to contribute an amount equal to or greater than the actuarially recommended contribution rate. This rate is based on the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of plan members, as determined by the City Council. For the year ended December 31, 2021, the City's contribution rate was 12.4% of annual payroll. City contributions to the Plan were \$561,211 for the year ended December 31, 2021.

D. Net Pension Liability of the City

The City's net pension liability was measured as of March 31, 2021. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2020 with updated procedures performed by the actuary to roll forward to the total pension liability measured as of March 31, 2021.

NOTES TO FINANCIAL STATEMENTS

NOTE 10. DEFINED BENEFIT PENSION PLAN (CONTINUED)

D. Net Pension Liability of the City (Continued)

Actuarial Assumptions. The total pension liability in the July 1, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.25%
Salary increases	2.25% – plus service based merit increases
Investment rate of return	7.375%

Mortality rates were based on the RP-2000 Combined Healthy Mortality Table with gender-distinct rates, set forward two years for males and one year for females.

The actuarial assumptions used in the July 1, 2021 valuation were based on the results of an actuarial experience study for the period January 1, 2015 – June 30, 2019.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of March 31, 2021, are summarized in the following table:

Asset Class	Target Allocation	Long-term expected real rate of return*
Domestic equity	45 %	6.40 %
International equity	20	7.05
Domestic fixed income	20	1.15
Real estate	10	4.50
Global fixed income	5	1.25
Total	100 %	

* Rates shown are net of the 2.25% assumed rate of inflation.

NOTES TO FINANCIAL STATEMENTS

NOTE 10. DEFINED BENEFIT PENSION PLAN (CONTINUED)

E. Discount Rate

The discount rate used to measure the total pension liability was 7.375%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all of the projected benefit payments to determine the total pension liability.

F. Changes in the Net Pension Liability of the City

The changes in the components of the net pension liability of the City for the year ended December 31, 2021, were as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balances at December 31, 2020	\$ 11,095,049	\$ 8,027,062	\$ 3,067,987
Changes for the year:			
Service cost	395,087	-	395,087
Interest	828,056	-	828,056
Differences between expected and actual experience	(60,831)	-	(60,831)
Assumption changes	-	-	-
Contributions - employer	-	479,659	(479,659)
Contributions - employee	-	-	-
Net investment income	-	3,628,109	(3,628,109)
Benefit payments, including refunds of employee contributions	(524,505)	(524,505)	-
Administrative expense	-	(18,658)	18,658
Other	-	-	-
Net changes	<u>637,807</u>	<u>3,564,605</u>	<u>(2,926,798)</u>
Balances at December 31, 2021	<u><u>\$ 11,732,856</u></u>	<u><u>\$ 11,591,667</u></u>	<u><u>\$ 141,189</u></u>

The required schedule of changes in the City's net pension liability and related ratios immediately following the notes to the financial statements presents multi-year trend information about whether the value of plan assets is increasing or decreasing over time relative to the total pension liability.

NOTES TO FINANCIAL STATEMENTS

NOTE 10. DEFINED BENEFIT PENSION PLAN (CONTINUED)

G. Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 7.375%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.375%) or 1-percentage-point higher (8.375%) than the current rate:

	<u>1% Decrease</u> <u>(6.375%)</u>	<u>Current</u> <u>Discount Rate</u> <u>(7.375%)</u>	<u>1% Increase</u> <u>(8.375%)</u>
City's net pension liability	\$ 1,587,233	\$ 141,189	\$ (1,074,119)

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revision as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of March 31, 2021, and the current sharing pattern of costs between employer and employee.

H. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2021, the City recognized pension expense of \$300,862. At December 31, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred</u> <u>Outflows of</u> <u>Resources</u>	<u>Deferred</u> <u>Inflows of</u> <u>Resources</u>
Differences between expected and actual experience	\$ 227,131	\$ 173,736
Changes in assumptions	29,136	56,266
Net difference between projected and actual earnings on pension plan investments	-	1,615,457
City contributions subsequent to the measurement date	420,908	-
Total	<u>\$ 677,175</u>	<u>\$ 1,845,459</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 10. DEFINED BENEFIT PENSION PLAN (CONTINUED)

H. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

City contributions subsequent to the measurement date of \$420,908 are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability in the year ending December 31, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year ending December 31,</u>	
2022	\$ (304,177)
2023	(297,325)
2024	(367,833)
2025	(619,857)
Total	<u>\$ (1,589,192)</u>

NOTE 11. RISK MANAGEMENT

The City is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors and omissions, injuries to employees, and natural disasters. The City carries commercial insurance in amounts deemed prudent by City management. Commercial insurance is carried for coverage of property, errors and omissions, professional liability and injuries to employees.

There have been no significant reductions of insurance coverage from coverage in the prior year and settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

NOTE 12. COMMITMENTS AND CONTINGENCIES

Amounts received or receivable from grant agencies are subject to audit and adjustments by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount of any expenditures that may be disallowed by the grantor cannot be determined at this time, although the government expects such amounts, if any, to be immaterial.

In 2014, the citizens of Henry County voted to approve a special purpose local option sales tax to help finance the acquisition and construction of major capital equipment and facilities. In relation to this, the City entered into an intergovernmental agreement with Henry County and the other cities inside the County whereby Henry County would issue revenue bonds to finance some of the SPLOST projects in advance of the SPLOST tax collections. The City received \$6,000,000 from Henry County under this agreement in fiscal year 2015.

NOTES TO FINANCIAL STATEMENTS

NOTE 12. COMMITMENTS AND CONTINGENCIES (CONTINUED)

The revenue bonds are in the name of Henry County and are not a direct liability of the City. However, under the terms of the intergovernmental agreement, Henry County will retain all of the first SPLOST revenue collections for each year in amounts that will satisfy the annual debt service requirements. The agreement also requires the City to pay its share of debt service requirements should the SPLOST revenue collections not be sufficient to satisfy the debt service requirements under the bond issue. Management believes the SPLOST revenue collections will be sufficient to satisfy all debt service requirements under the bond ordinance.

NOTE 13. HOTEL/MOTEL TAX

The City levies an 8% hotel/motel tax in accordance with the provisions of O.C.G.A. §48-13-51. In order to comply with the expenditure requirements of this code section, the City remits 40% of the monies from the first 5% collected under this provision to the Henry County Chamber of Commerce. The Henry County Chamber of Commerce also receives 50% of the additional 3%. Total collections for year ended December 31, 2021, were \$546,818. The amount remitted to the Henry County Chamber of Commerce totaled \$239,233.

NOTE 14. LEASE AGREEMENTS

The City leases its solid waste transfer station to Lamar County Regional Solid Waste Management Authority who subleases to Waste Management. The current lease extends until April 30, 2026. The monthly rental charged by the City is \$1.40 for each ton of waste received at the site through April 30, 2021, at which time the monthly rental will be adjusted by the Consumer Price Index ("CPI") annually through the termination of the agreement. For the year ended December 31, 2021, the City received \$103,894 in rental fees under the contract. The leased assets cost \$36,116 and are reported net of accumulated depreciation of \$32,505 for a net carrying value of \$3,611.

The City's lease agreements, other than the agreement described above, are relatively minor commitments whereby the City is leasing various pieces of office equipment.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF STOCKBRIDGE, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULE OF CHANGES IN THE CITY'S NET PENSION LIABILITY AND RELATED RATIOS FOR THE FISCAL YEAR ENDED DECEMBER 31,

	2021	2020	2019
Total pension liability			
Service cost	\$ 395,087	\$ 333,901	\$ 329,372
Interest on total pension liability and actual experience	828,056	770,863	750,914
	(60,831)	382,053	(312,679)
Changes of assumptions	-	-	-
Changes in benefit terms	-	-	-
Benefit payments, including refunds of employee contributions	(524,505)	(510,620)	(501,679)
Other	-	(80,734)	-
Net change in total pension liability	637,807	895,463	265,928
Total pension liability - beginning	11,095,049	10,199,586	9,933,658
Total pension liability - ending (a)	11,732,856	11,095,049	10,199,586
Plan fiduciary net position			
Contributions - employer	\$ 479,659	\$ 454,251	\$ 411,823
Contributions - employee			
Net investment income	3,628,109	(609,481)	306,333
Benefit payments, including refunds of employee contributions	(524,505)	(510,620)	(501,679)
Administrative expenses	(18,658)	(20,941)	(19,245)
Net change in Plan fiduciary net position	3,564,605	(686,791)	197,232
Plan fiduciary net position - beginning	8,027,062	8,713,853	8,516,621
Plan fiduciary net position - ending (b)	11,591,667	8,027,062	8,713,853
City's net pension liability (a) - (b)	\$ 141,189	\$ 3,067,987	\$ 1,485,733
Plan fiduciary net position as a percentage of the total pension liability	98.8%	72.3%	85.4%
Covered payroll	\$ 3,993,352	\$ 3,819,839	\$ 2,956,753
City's net pension liability as a percentage of covered payroll	3.54%	80.32%	50.25%

Notes to the Schedule:

The schedule will present 10 years of information once it is accumulated.

	2018	2017	2016	2015
\$	322,052	\$ 297,396	\$ 247,214	\$ 319,885
	685,378	650,509	611,199	604,791
	180,527	(11,712)	132,894	(372,914)
	-	-	-	4,539
	-	-	-	3,871
	(487,128)	(485,418)	(482,759)	(472,198)
	145,682	-	-	-
	846,511	450,775	508,548	87,974
	9,087,147	8,636,372	8,127,824	8,039,850
	9,933,658	9,087,147	8,636,372	8,127,824
\$	373,239	\$ 334,499	\$ 401,339	\$ 397,450
			-	-
	951,855	870,208	20,122	629,378
	(487,128)	(485,418)	(482,759)	(472,198)
	(18,215)	(18,512)	(13,276)	(11,731)
	819,751	700,777	(74,574)	542,899
	7,696,870	6,996,093	7,070,667	6,527,768
	8,516,621	7,696,870	6,996,093	7,070,667
\$	1,417,037	\$ 1,390,277	\$ 1,640,279	\$ 1,057,157
	85.7%	84.7%	81.0%	87.0%
\$	2,982,269	\$ 2,839,086	\$ 2,777,571	\$ 2,297,038
	47.52%	48.97%	59.05%	46.02%

CITY OF STOCKBRIDGE, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULE OF CITY CONTRIBUTIONS FOR THE FISCAL YEAR ENDED DECEMBER 31,

	2021	2020	2019
Actuarially determined contribution	\$ 561,211	\$ 452,475	\$ 454,363
Contributions in relation to the actuarially determined contribution	561,211	452,475	454,363
Contribution deficiency (excess)	\$ -	\$ -	\$ -
Covered payroll	\$ 4,531,408	\$ 3,544,664	\$ 4,009,122
Contributions as a percentage of covered payroll	12.4%	12.8%	11.3%

Notes to the Schedule:

Valuation date	July 1, 2021
Cost method	Projected Unit Credit
Actuarial asset valuation method	Sum of actuarial value at beginning of year and the cash flow during the year plus the assumed investment return, adjusted by 10% of the amounts that the value exceeds or is less than the market value at the end of the year. The actuarial value is adjusted, if necessary, to be within 20% of market value.
Assumed rate of return on investments	7.375%
Projected salary increases	2.25% plus service based merit increases
Cost of living adjustments	N/A
Amortization method	Closed level dollar for remaining unfunded liability
Remaining amortization period	Remaining amortization period varies for the bases, with a net effective amortization period of 10 years.

The schedule will present 10 years of information once it is accumulated.

2018	2017	2016	2015	2014
\$ 397,643	\$ 365,104	\$ 324,417	\$ 427,020	\$ 387,593
397,643	365,104	324,417	427,020	387,593
\$ -	\$ -	\$ -	\$ -	\$ -
\$ 3,401,666	\$ 3,251,123	\$ 3,141,666	\$ 2,954,937	\$ 2,765,158
11.7%	11.2%	10.3%	14.5%	14.0%

**COMBINING AND INDIVIDUAL FUND
STATEMENTS AND SCHEDULES**

NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Fund

Hotel/Motel Tax Fund – This fund is used to account for hotel/motel taxes collected.

Coronavirus Aid, Relief and Economic Security (“CARES”) Act Fund – This fund is used to account for grant revenue relating to the CARES Act revenues collected.

Permanent Fund

Burke Cemetery Fund – This fund is used to account for revenues earned from a trust set up for cemetery improvements at Burke Cemetery.

Capital Projects Funds

State and Federal Grants Fund – This fund is used to account for the acquisition and construction of major capital facilities which are financed with state and federal assistance.

SPLOST III Fund – This fund is used to account for capital expenditures. Funding is provided by special purpose sales taxes, which are collected by the County and remitted to the City through an intergovernmental agreement.

Downtown Development Fund – This fund is used to account for the activities of the City’s blended component unit, the Downtown Development Authority.

SPLOST IV Fund – This fund is used to account for capital expenditures. Funding is provided by special purpose sales taxes, which are collected by the County and remitted to the City through an intergovernmental agreement.

Urban Redevelopment Fund – This fund is used to account for the proceeds from the issuance of bonds to finance the acquisition and construction of major capital facilities.

Impact Fee Fund – This fund is used to account for the proceeds from new development taxes used for capital projects.

CITY OF STOCKBRIDGE, GEORGIA

**COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2021**

	Special Revenue Fund		Permanent Fund		
	Hotel/Motel Tax Fund	CARES Act Fund	Burke Cemetery Fund	State and Federal Grants Fund	SPLOST III Fund
ASSETS					
Cash and cash equivalents	\$	\$	\$ -	\$ 353,351	\$ 1,141,641
Investments	-	-	12,284	-	-
Taxes receivable	40,926	-	-	-	-
Accounts receivable	-	-	-	-	-
Total assets	<u>\$ 1,098,716</u>	<u>\$ 4,024</u>	<u>\$ 12,284</u>	<u>\$ 353,351</u>	<u>\$ 1,141,641</u>
LIABILITIES AND FUND BALANCES					
Liabilities					
Accounts payable	\$ 39,495	\$ 4,024	\$ 334	\$ -	\$ -
Retainage payable	-	-	-	-	-
Total liabilities	39,495	4,024	334	-	-
Fund Balances					
Non-spendable:					
Permanent fund corpus	-	-	5,000	-	-
Restricted:					
Cemetery maintenance	-	-	6,950	-	-
Capital projects	-	-	-	-	1,141,641
Tourism	1,059,221	-	-	-	-
Assigned for capital projects	-	-	-	353,351	-
Total fund balances	<u>1,059,221</u>	<u>-</u>	<u>11,950</u>	<u>353,351</u>	<u>1,141,641</u>
Total liabilities and fund balances	<u>\$ 1,098,716</u>	<u>\$ 4,024</u>	<u>\$ 12,284</u>	<u>\$ 353,351</u>	<u>\$ 1,141,641</u>

Capital Projects Funds				Total Nonmajor Governmental Funds
Downtown Development Fund	SPLOST IV Fund	Urban Redevelopment Fund	Impact Fee Fund	
\$ 39,318	\$ 4,931,344	\$ 2,256	\$ 527,770	\$ 8,057,494
-	-	-	-	12,284
-	-	-	-	40,926
2,500	-	-	-	2,500
<u>\$ 41,818</u>	<u>\$ 4,931,344</u>	<u>\$ 2,256</u>	<u>\$ 527,770</u>	<u>\$ 8,113,204</u>
\$ 120	\$ 83,388	\$ -	\$ -	\$ 127,361
-	235,708	-	-	235,708
120	319,096	-	-	363,069
-	-	-	-	5,000
-	-	-	-	6,950
41,698	4,612,248	2,256	527,770	6,325,613
-	-	-	-	1,059,221
-	-	-	-	353,351
<u>41,698</u>	<u>4,612,248</u>	<u>2,256</u>	<u>527,770</u>	<u>7,750,135</u>
<u>\$ 41,818</u>	<u>\$ 4,931,344</u>	<u>\$ 2,256</u>	<u>\$ 527,770</u>	<u>\$ 8,113,204</u>

CITY OF STOCKBRIDGE, GEORGIA

**COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021**

	Special Revenue Fund		Permanent Fund		
	Hotel/Motel Tax Fund	CARES Act Fund	Burke Cemetery Fund	State and Federal Grants Fund	SPLOST III Fund
Revenues					
Other taxes	\$ 546,818	\$ -	\$ -	\$ -	\$ -
Impact fees	-	-	-	-	-
Interest income	-	-	-	-	66
Total revenues	<u>546,818</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>66</u>
Expenditures					
Current:					
Public works	-	-	3,187	-	-
Health and welfare	-	42,502	-	-	-
Housing and development	327,128	-	-	-	-
Capital outlay:					
General government	-	-	-	-	-
Public works	-	-	-	-	26,590
Culture and recreation	-	-	-	-	-
Debt service:					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total expenditures	<u>327,128</u>	<u>42,502</u>	<u>3,187</u>	<u>-</u>	<u>26,590</u>
Excess (deficiency) of revenues over expenditures	<u>219,690</u>	<u>(42,502)</u>	<u>(3,187)</u>	<u>-</u>	<u>(26,524)</u>
Other financing sources (uses)					
Proceeds from bonds	-	-	-	-	-
Transfers in	-	42,502	3,187	-	-
Transfers out	-	-	-	-	-
Total other financing sources, net	<u>-</u>	<u>42,502</u>	<u>3,187</u>	<u>-</u>	<u>-</u>
Net change in fund balances	219,690	-	-	-	(26,524)
Fund balances, beginning of year	<u>839,531</u>	<u>-</u>	<u>11,950</u>	<u>353,351</u>	<u>1,168,165</u>
Fund balances, end of year	<u>\$ 1,059,221</u>	<u>\$ -</u>	<u>\$ 11,950</u>	<u>\$ 353,351</u>	<u>\$ 1,141,641</u>

Downtown Development Fund	SPLOST IV Fund	Urban Redevelopment Fund	Impact Fee Fund	Total Nonmajor Governmental Funds
\$ -	\$ -	\$ -	\$ -	\$ 546,818
-	-	-	234,829	234,829
-	533	-	-	599
-	533	-	234,829	782,246
-	-	-	-	3,187
-	-	-	-	42,502
9,120	-	-	-	336,248
-	51,892	-	-	51,892
-	1,176,150	-	-	1,202,740
-	974,026	-	-	974,026
-	-	-	-	-
-	-	745,000	-	745,000
-	-	460,337	-	460,337
9,120	2,202,068	1,205,337	-	3,815,932
(9,120)	(2,201,535)	(1,205,337)	234,829	(3,033,686)
-	-	-	-	-
-	-	1,205,337	-	1,251,026
-	(104,673)	-	-	(104,673)
-	(104,673)	1,205,337	-	1,146,353
(9,120)	(2,306,208)	-	234,829	(1,887,333)
50,818	6,918,456	2,256	292,941	9,637,468
\$ 41,698	\$ 4,612,248	\$ 2,256	\$ 527,770	\$ 7,750,135

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL SPECIAL REVENUE FUND - HOTEL/MOTEL TAX FUND FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021

	Hotel/Motel Tax Fund		
	Final Budget	Actual	Variance With Final Budget
Revenues			
Taxes	\$ 375,000	\$ 546,818	\$ 171,818
Total revenues	<u>375,000</u>	<u>546,818</u>	<u>171,818</u>
Expenditures			
Current:			
Housing and development	<u>375,000</u>	<u>327,128</u>	<u>47,872</u>
Total expenditures	<u>375,000</u>	<u>327,128</u>	<u>47,872</u>
Net change in fund balances	-	219,690	219,690
Fund balances, beginning of year	<u>839,531</u>	<u>839,531</u>	<u>-</u>
Fund balances, end of year	<u>\$ 839,531</u>	<u>\$ 1,059,221</u>	<u>\$ 219,690</u>

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL SPECIAL REVENUE FUND - CARES ACT FUND FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021

	CARES ACT Fund		
	Final Budget	Actual	Variance With Final Budget
Revenues			
Intergovernmental	\$ -	\$ -	\$ -
Total revenues	-	-	-
Expenditures			
Current:			
Health and welfare	-	42,502	(42,502)
Total expenditures	-	42,502	(42,502)
(Deficiency) of revenues under expenditures	-	(42,502)	(42,502)
Other financing sources:			
Transfers in	-	42,502	42,502
Total other financing sources	-	42,502	42,502
Net change in fund balances	-	-	-
Fund balances, beginning of year	-	-	-
Fund balances, end of year	\$ -	\$ -	\$ -

NONMAJOR ENTERPRISE FUNDS

Community Center Fund – This fund is used to account for activities of the Ted Strickland Community Center.

Stormwater Fund – This fund is used to account for revenues generated from the charges for stormwater services provided to the citizens of the City.

Conference Center Fund – This fund is used to account for activities related to the Merle Manders Conference Center.

Amphitheater Fund – This fund is used to account for activities related to the Amphitheater.

CITY OF STOCKBRIDGE, GEORGIA

**COMBINING STATEMENT OF NET POSITION
NONMAJOR ENTERPRISE FUNDS
DECEMBER 31, 2021**

	Community Center Fund	Stormwater Fund	Conference Center Fund	Amphitheater Fund	Total
ASSETS					
CURRENT ASSETS					
Cash and cash equivalents	\$ -	\$ 997,195	\$ -	\$ 173,695	\$ 1,170,890
Accounts receivable	-	210,046	-	-	210,046
Due from other governments	-	6,941	-	-	6,941
Prepaid expenses	-	1,218	-	-	1,218
Total current assets	-	1,215,400	-	173,695	1,389,095
NON-CURRENT ASSETS					
Capital assets, net of accumulated depreciation	-	1,574,244	-	-	1,574,244
Total non-current assets	-	1,574,244	-	-	1,574,244
Total assets	-	2,789,644	-	173,695	2,963,339
DEFERRED OUTFLOWS OF RESOURCES					
Pensions	-	100,116	-	-	100,116
Total deferred outflows of resources	-	100,116	-	-	100,116
LIABILITIES					
CURRENT LIABILITIES					
Accounts payable	-	33,281	-	-	33,281
Accrued liabilities	-	4,027	-	-	4,027
Compensated absences due within one year	-	3,755	-	-	3,755
Total current liabilities	-	41,063	-	-	41,063
NON-CURRENT LIABILITIES					
Compensated absences due in more than one year	-	15,020	-	-	15,020
Net pension liability	-	20,874	-	-	20,874
Total non-current liabilities	-	35,894	-	-	35,894
Total liabilities	-	76,957	-	-	76,957
DEFERRED INFLOWS OF RESOURCES					
Pensions	-	272,839	-	-	272,839
Total deferred inflows of resources	-	272,839	-	-	272,839
NET POSITION					
Investment in capital assets	-	1,574,244	-	-	1,574,244
Unrestricted	-	965,720	-	173,695	1,139,415
Total net position	\$ -	\$ 2,539,964	\$ -	\$ 173,695	\$ 2,713,659

CITY OF STOCKBRIDGE, GEORGIA

**COMBINING STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN FUND NET POSITION
NONMAJOR ENTERPRISE FUNDS
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021**

	Community Center Fund	Stormwater Fund	Conference Center Fund	Amphitheater Fund	Total
OPERATING REVENUES					
Charges for services:					
Ticket Sales	\$ -	\$ -	\$ -	\$ 155,863	\$ 155,863
Concession Sales	-	-	-	17,832	17,832
Stormwater fees	-	1,042,072	-	-	1,042,072
Total operating revenues	-	1,042,072	-	173,695	1,215,767
OPERATING EXPENSES					
Personal services	-	457,016	-	-	457,016
Contracted services	-	46,837	-	-	46,837
Supplies	-	20,792	-	-	20,792
Repairs and maintenance	-	25,589	-	-	25,589
Depreciation	22,265	78,494	96,179	-	196,938
Total operating expenses	22,265	628,728	96,179	-	747,172
Operating income (loss)	(22,265)	413,344	(96,179)	173,695	468,595
NON-OPERATING EXPENSES					
Loss on disposal of assets	(545,357)	-	(2,219,185)	-	(2,764,542)
Total non-operating expenses	(545,357)	-	(2,219,185)	-	(2,764,542)
Income (loss) before capital contributions and transfers	(567,622)	413,344	(2,315,364)	173,695	(2,295,947)
CAPITAL CONTRIBUTIONS	-	108,443	-	-	108,443
TRANSFERS IN	-	-	542,633	-	542,633
TRANSFERS OUT	(81,440)	-	(615,579)	-	(697,019)
Change in net position	(649,062)	521,787	(2,388,310)	173,695	(2,341,890)
NET POSITION, beginning of year	649,062	2,018,177	2,388,310	-	5,055,549
NET POSITION, end of year	\$ -	\$ 2,539,964	\$ -	\$ 173,695	\$ 2,713,659

CITY OF STOCKBRIDGE, GEORGIA

**COMBINING STATEMENT OF CASH FLOWS
NONMAJOR ENTERPRISE FUNDS
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021**

	Community Center Fund	Stormwater Fund	Conference Center Fund	Amphitheater Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers	\$ -	\$ 1,043,730	\$ -	\$ 173,695	\$ 1,217,425
Payments to suppliers and service providers	(229)	(112,487)	(7,172)	-	(119,888)
Payments to employees	-	(374,853)	(96,539)	-	(471,392)
Net cash provided by (used in) operating activities	(229)	556,390	(103,711)	173,695	626,145
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES					
Transfers to other funds	(81,440)	-	(72,946)	-	(154,386)
Net cash used in non-capital financing activities	(81,440)	-	(72,946)	-	(154,386)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Purchase of property and equipment	-	(173,539)	(50,000)	-	(223,539)
Net cash used in capital and related financing activities	-	(173,539)	(50,000)	-	(223,539)
Increase (decrease) in cash and cash equivalents	(81,669)	382,851	(226,657)	173,695	248,220
Cash and cash equivalents:					
Beginning of year	81,669	614,344	226,657	-	922,670
End of year	\$ -	\$ 997,195	\$ -	\$ 173,695	\$ 1,170,890
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:					
Operating income (loss)	\$ (22,265)	\$ 413,344	\$ (96,179)	\$ 173,695	\$ 468,595
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation	22,265	78,494	96,179	-	196,938
(Increase) in accounts receivable	-	(3,383)	-	-	(3,383)
Decrease in due from other governments	-	5,041	-	-	5,041
Decrease in deferred outflows of resources - pension	-	21,739	84,223	-	105,962
(Decrease) in customer deposits	(200)	-	(2,000)	-	(2,200)
Decrease in prepaid expenses	448	-	632	-	1,080
(Decrease) in accrued liabilities	-	(3,513)	(21,947)	-	(25,460)
(Decrease) in accounts payable	(477)	(19,269)	(5,804)	-	(25,550)
Increase (decrease) in deferred inflows of resources - pension	-	253,978	(13,036)	-	240,942
Decrease in net pension liability	-	(190,041)	(145,779)	-	(335,820)
Net cash provided by (used in) operating activities	\$ (229)	\$ 556,390	\$ (103,711)	\$ 173,695	\$ 626,145
NON-CASH CAPITAL AND RELATED FINANCING ACTIVITIES					
Contributions of capital assets from other funds	\$ -	\$ 108,443	\$ -	\$ -	\$ 108,443

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS - SPLOST III FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021

Project	Original Estimated Cost	Current Estimated Cost	Expenditures			Estimated Percent Complete
			Beginning of Year	Current Year	To Date	
Roads, bridges, sidewalks and transportation facilities	\$ 3,060,000	\$ 1,742,941	\$ 1,742,941	\$ -	\$ 1,742,941	100.00%
Public safety facilities and equipment	2,000,000	2,551,386	2,551,386	-	2,551,386	100.00%
Public works facilities and equipment	17,097,500	7,754,028	6,513,369	26,590	6,539,959	84.34%
Construction and renovation of municipal buildings	10,700,000	6,358,696	6,358,696	-	6,358,696	100.00%
Total	<u>\$ 32,857,500</u>	<u>\$ 18,407,051</u>	<u>\$ 17,166,392</u>	<u>\$ 26,590</u>	<u>\$ 17,192,982</u>	<u>93.40%</u>

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS - SPLOST IV FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021

Project	Original Estimated Cost	Current Estimated Cost	Expenditures			Estimated Percent Complete
			Beginning of Year	Current Year	To Date	
Roads, bridges, sidewalks and transportation facilities	\$ 1,500,000	\$ 5,210,000	\$ 2,631,780	\$ 203,480	\$ 2,835,260	54.42%
Public safety facilities and equipment	4,180,000	131,817	131,817	-	131,817	100.00%
Public works facilities and equipment	19,000,000	8,923,222	6,579,854	1,024,563	7,604,417	85.22%
Parks and recreation	2,000,000	9,006,275	7,413,966	974,025	8,387,991	93.13%
Total	<u>\$ 26,680,000</u>	<u>\$ 23,271,314</u>	<u>\$ 16,757,417</u>	<u>\$ 2,202,068</u>	<u>\$ 18,959,485</u>	<u>81.47%</u>

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS - SPLOST V FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021

Project	Original Estimated Cost	Current Estimated Cost	Expenditures			Estimated Percent Complete
			Beginning of Year	Current Year	To Date	
Roads, bridges, sidewalks and transportation facilities	\$ 4,720,959	\$ 4,720,959	\$ -	\$ -	\$ -	0.00%
Civic Projects	9,852,437	9,852,437	-	-	-	0.00%
Parks and Recreation	1,231,554	1,231,554	-	-	-	0.00%
Sewer/Water/Stormwater Infrastructure	<u>4,720,959</u>	<u>4,720,959</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.00%</u>
Total	<u>\$ 20,525,909</u>	<u>\$ 20,525,909</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0.00%</u>
				\$ -	Expenditures above	
				<u>50</u>	Non-SPLOST expenditures	
				<u>\$ 50</u>	Total expenditures, SPLOST V F	

STATISTICAL SECTION

This part of the City of Stockbridge, Georgia's (the "City") annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Page

Financial Trends 72 – 84

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity 85 – 87

These schedules contain information to help the reader assess the City's most significant local revenue source, sales taxes.

Debt Capacity 88 – 94

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information..... 95 and 96

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information 97 – 101

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual financial reports for the relevant year.

CITY OF STOCKBRIDGE, GEORGIA

NET POSITION BY COMPONENT LAST TEN FISCAL YEARS (ACCRUAL BASIS OF ACCOUNTING)

	Fiscal Year			
	2012	2013	2014	2015
Governmental Activities				
Net investment in capital assets	\$ 21,525,515	\$ 32,551,895	\$ 30,884,452	\$ 29,316,744
Restricted	6,091,361	4,090,481	6,707,544	14,922,842
Unrestricted	10,899,219	6,138,430	7,423,318	7,770,791
Total governmental activities net position	<u>\$ 38,516,095</u>	<u>\$ 42,780,806</u>	<u>\$ 45,015,314</u>	<u>\$ 52,010,377</u>
Business-Type Activities				
Net investment in capital assets	\$ 16,233,167	\$ 14,173,806	\$ 15,869,585	\$ 16,460,917
Unrestricted	4,115,652	4,716,724	5,891,310	6,533,628
Total business-type activities net position	<u>\$ 20,348,819</u>	<u>\$ 18,890,530</u>	<u>\$ 21,760,895</u>	<u>\$ 22,994,545</u>
Primary Government				
Net investment in capital assets	\$ 37,758,682	\$ 46,725,701	\$ 46,754,037	\$ 45,777,661
Restricted	6,091,361	4,090,481	6,707,544	14,922,842
Unrestricted	15,014,871	10,855,154	13,314,628	14,304,419
Total primary government net position	<u>\$ 58,864,914</u>	<u>\$ 61,671,336</u>	<u>\$ 66,776,209</u>	<u>\$ 75,004,922</u>

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ 24,706,392	\$ 25,476,622	\$ 26,862,664	\$ 28,435,249	\$ 43,717,019	\$ 48,261,529
16,757,135	15,313,394	16,603,867	16,772,774	9,284,117	11,599,061
14,920,345	17,534,743	17,496,942	18,313,148	13,597,025	15,443,768
<u>\$ 56,383,872</u>	<u>\$ 58,324,759</u>	<u>\$ 60,963,473</u>	<u>\$ 63,521,171</u>	<u>\$ 66,598,161</u>	<u>\$ 75,304,358</u>
\$ 16,337,920	\$ 18,655,646	\$ 18,698,180	\$ 22,251,421	\$ 23,368,409	\$ 21,459,083
7,495,232	7,231,099	7,462,589	6,117,244	5,522,733	5,252,432
<u>\$ 23,833,152</u>	<u>\$ 25,886,745</u>	<u>\$ 26,160,769</u>	<u>\$ 28,368,665</u>	<u>\$ 28,891,142</u>	<u>\$ 26,711,515</u>
\$ 41,044,312	\$ 44,132,268	\$ 45,560,844	\$ 50,686,670	\$ 67,085,428	\$ 69,720,612
16,757,135	15,313,394	16,603,867	16,772,774	9,284,117	11,599,061
22,415,577	24,765,842	24,959,531	24,430,392	19,119,758	20,696,200
<u>\$ 80,217,024</u>	<u>\$ 84,211,504</u>	<u>\$ 87,124,242</u>	<u>\$ 91,889,836</u>	<u>\$ 95,489,303</u>	<u>\$ 102,015,873</u>

CITY OF STOCKBRIDGE, GEORGIA

CHANGES IN NET POSITION LAST TEN FISCAL YEARS (ACCRUAL BASIS OF ACCOUNTING)

	Fiscal Year			
	2012	2013	2014	2015
Expenses				
Governmental activities:				
General government	\$ 3,155,588	\$ 5,936,424	\$ 3,561,543	\$ 3,366,285
Judicial ⁽¹⁾	711,290	847,430	787,946	665,664
Public safety	738,576	811,804	744,104	848,136
Public works	2,202,773	360,679	2,844,049	2,829,741
Health and welfare	-	-	-	-
Culture and recreation	63,035	66,573	-	10,577
Housing and development	214,411	191,209	203,265	1,267,243
Interest on long-term debt	704,873	681,001	656,137	629,911
Total governmental activities expenses	<u>7,790,546</u>	<u>8,895,120</u>	<u>8,797,044</u>	<u>9,617,557</u>
Business-type activities:				
Water and sewer	2,607,609	3,560,527	2,884,646	3,158,357
Stormwater	287,346	434,772	349,691	212,729
Solid waste	804,642	874,678	728,744	719,355
Conference center	366,119	347,392	331,099	290,062
Community center	125,847	95,972	28,849	49,768
Total business-type activities	<u>4,191,563</u>	<u>5,313,341</u>	<u>4,323,029</u>	<u>4,430,271</u>
Total primary government	<u>\$ 11,982,109</u>	<u>\$ 14,208,461</u>	<u>\$ 13,120,073</u>	<u>\$ 14,047,828</u>
Program Revenues				
Governmental activities:				
Charges for services:				
General government	\$ 372,647	\$ 345,093	\$ 450,308	\$ 347,970
Judicial	1,005,117	1,184,636	1,179,667	1,018,700
Capital grants and contributions	2,193,557	3,171,384	3,886,677	8,732,683
Total governmental activities program revenues	<u>3,571,321</u>	<u>4,701,113</u>	<u>5,516,652</u>	<u>10,099,353</u>
Business-type activities:				
Charges for services:				
Water and sewer	2,776,146	2,835,775	2,938,884	3,067,407
Stormwater	494,874	495,025	493,402	495,077
Solid waste	1,155,246	1,145,486	1,167,463	1,170,475
Amphitheater	-	-	-	-
Conference center	124,258	170,707	194,518	163,297
Community center	38,828	43,438	34,661	46,788
Capital grants and contributions	-	-	-	-
Total business-type activities program revenues	<u>4,589,352</u>	<u>4,690,431</u>	<u>4,828,928</u>	<u>4,943,044</u>
Total primary government program revenues	<u>\$ 8,160,673</u>	<u>\$ 9,391,544</u>	<u>\$ 10,345,580</u>	<u>\$ 15,042,397</u>

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ 3,496,445	\$ 3,397,192	\$ 4,192,501	\$ 3,901,360	\$ 4,448,902	\$ 3,760,382
447,338	172,218	-	187,427	276,608	155,059
177,125	436,880	198,810	266,742	292,705	345,410
2,058,092	2,608,574	4,768,839	5,915,846	4,191,206	3,149,973
-	-	-	-	1,509,531	42,502
-	-	-	-	-	376,263
739,159	1,037,910	1,480,341	1,878,636	1,639,480	1,972,305
602,535	573,861	544,013	512,812	480,220	1,381,846
7,520,694	8,226,635	11,184,504	12,662,823	12,838,652	11,183,740
3,090,427	3,429,805	3,515,666	3,784,323	4,359,746	4,370,327
389,999	599,575	620,265	478,698	573,183	628,728
1,024,671	1,270,720	1,417,032	1,464,732	1,577,462	1,658,235
393,485	492,130	502,506	572,740	639,116	2,315,364
51,876	56,177	60,532	49,948	44,115	567,622
4,950,458	5,848,407	6,116,001	6,350,441	7,193,622	9,540,276
\$ 12,471,152	\$ 14,075,042	\$ 17,300,505	\$ 19,013,264	\$ 20,032,274	\$ 20,724,016
\$ 430,767	\$ 440,347	\$ 963,720	\$ 1,098,764	\$ 1,019,736	\$ 1,382,633
419,041	43,678	28,600	263,253	22,212	56,495
2,863,565	2,811,531	3,387,128	3,580,528	8,950,956	11,203,137
3,713,373	3,295,556	4,379,448	4,942,545	9,992,904	12,642,265
3,356,353	3,580,309	3,972,963	4,169,272	4,388,102	3,949,637
509,886	510,920	521,509	527,501	1,024,877	1,042,072
1,212,246	1,237,250	1,248,109	1,219,300	1,231,457	1,785,974
-	-	-	-	-	173,695
168,874	198,496	186,452	121,965	26,508	-
48,538	46,417	47,086	50,239	1,428	-
-	-	-	2,139,259	427,618	563,657
5,295,897	5,573,392	5,976,119	8,227,536	7,099,990	7,515,035
\$ 9,009,270	\$ 8,868,948	\$ 10,355,567	\$ 13,170,081	\$ 17,092,894	\$ 20,157,300

(Continued)

CITY OF STOCKBRIDGE, GEORGIA

CHANGES IN NET POSITION LAST TEN FISCAL YEARS (ACCRUAL BASIS OF ACCOUNTING)

	Fiscal Year			
	2012	2013	2014	2015
Program Revenues (Continued)				
Net (expense)/revenue				
Governmental activities	\$ (4,219,225)	\$ (4,194,007)	\$ (3,280,392)	\$ 481,796
Business-type activities	397,789	(622,910)	505,899	512,773
Total primary government net expense	<u>\$ (3,821,436)</u>	<u>\$ (4,816,917)</u>	<u>\$ (2,774,493)</u>	<u>994,569</u>
General Revenues and Other Changes in Net Position				
Governmental activities:				
Taxes:				
Property taxes	\$ -	\$ 231,993	\$ 271,113	\$ 226,911
Sales taxes	3,322,774	3,260,524	3,403,706	3,597,732
Franchise taxes	1,398,424	1,355,500	1,452,601	1,546,828
Alcoholic beverage taxes	603,903	621,381	663,251	704,298
Business and occupation taxes	582,833	617,617	472,466	564,290
Insurance premium taxes	1,277,188	1,322,407	1,419,779	1,516,512
Hotel/Motel taxes	64,431	87,052	92,580	130,588
Other taxes	51,048	74,168	84,437	120,925
Unrestricted investment earnings	84,720	49,919	17,715	4,322
Gain on sale of capital assets	8,085	-	-	-
Transfers	(204,668)	838,157	(2,362,748)	(1,123,522)
Total governmental activities	<u>7,188,738</u>	<u>8,458,718</u>	<u>5,514,900</u>	<u>7,288,884</u>
Business-type activities:				
Unrestricted investment earnings	2,197	1,888	1,718	334
Gain on sale of capital assets	-	890	-	42,791
Transfers	204,668	(838,157)	2,362,748	1,123,522
Total business-type activities	<u>206,865</u>	<u>(835,379)</u>	<u>2,364,466</u>	<u>1,166,647</u>
Total primary government	<u>\$ 7,395,603</u>	<u>\$ 7,623,339</u>	<u>\$ 7,879,366</u>	<u>\$ 8,455,531</u>
Change in Net Position				
Governmental activities	\$ 2,969,513	\$ 4,264,711	\$ 2,234,508	\$ 7,770,680
Business-type activities	604,654	(1,458,289)	2,870,365	1,679,420
Total primary government	<u>\$ 3,574,167</u>	<u>\$ 2,806,422</u>	<u>\$ 5,104,873</u>	<u>\$ 9,450,100</u>

Note:

⁽¹⁾ The Community Center and the Conference Center activity was moved from a separate fund to a department within the General Fund in 2021.

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ (3,807,321)	\$ (4,931,079)	\$ (6,805,056)	\$ (7,720,278)	\$ (2,845,748)	\$ 1,458,525
345,439	(275,015)	(139,882)	1,877,095	(93,632)	(2,025,241)
<u>\$ (3,461,882)</u>	<u>\$ (5,206,094)</u>	<u>\$ (6,944,938)</u>	<u>\$ (5,843,183)</u>	<u>\$ (2,939,380)</u>	<u>\$ (566,716)</u>
\$ 124,284	\$ 126,814	\$ 221,334	\$ 352,331	\$ 544,338	\$ 806,485
3,785,414	3,887,722	4,161,389	4,474,981	-	-
1,480,642	1,419,291	1,497,519	1,559,754	1,599,506	1,494,487
711,402	726,445	747,612	760,087	842,612	841,605
601,511	661,371	815,350	827,926	959,288	1,083,528
1,642,740	1,751,247	1,888,635	2,012,698	2,122,713	2,187,071
222,993	445,240	454,239	472,110	349,863	546,818
103,613	180,437	68,837	136,456	93,190	131,398
1,381	2,007	2,761	12,434	27,337	1,894
-	-	-	-	-	-
(493,164)	(2,328,608)	(413,906)	(330,801)	(616,109)	154,386
<u>8,180,816</u>	<u>6,871,966</u>	<u>9,443,770</u>	<u>10,277,976</u>	<u>5,922,738</u>	<u>7,247,672</u>
4	-	-	-	-	-
-	-	-	-	-	-
493,164	2,328,608	413,906	330,801	616,109	(154,386)
493,168	2,328,608	413,906	330,801	616,109	(154,386)
<u>\$ 8,673,984</u>	<u>\$ 9,200,574</u>	<u>\$ 9,857,676</u>	<u>\$ 10,608,777</u>	<u>\$ 6,538,847</u>	<u>\$ 7,093,286</u>
\$ 4,373,495	\$ 1,940,887	\$ 2,638,714	\$ 2,557,698	\$ 3,076,990	\$ 8,706,197
838,607	2,053,593	274,024	2,207,896	522,477	(2,179,627)
<u>\$ 5,212,102</u>	<u>\$ 3,994,480</u>	<u>\$ 2,912,738</u>	<u>\$ 4,765,594</u>	<u>\$ 3,599,467</u>	<u>\$ 6,526,570</u>

CITY OF STOCKBRIDGE, GEORGIA

GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE LAST TEN FISCAL YEARS (ACCRUAL BASIS OF ACCOUNTING)

<u>Fiscal Year</u>	<u>Property Tax</u>	<u>Sales Tax</u>	<u>Franchise Tax</u>	<u>Alcoholic Beverage Tax</u>	<u>Business and Occupation Tax</u>	<u>Insurance Premium Tax</u>
2012	\$ -	\$ 3,322,774	\$ 1,398,424	\$ 603,903	\$ 582,833	\$ 1,277,188
2013	231,993	3,260,524	1,355,500	621,381	617,617	1,322,407
2014	271,113	3,403,706	1,452,601	663,251	472,466	1,419,779
2015	226,911	3,597,732	1,546,828	704,298	564,290	1,516,512
2016	124,284	3,785,414	1,480,642	711,402	601,511	1,642,740
2017	126,814	3,887,722	1,419,291	726,445	661,371	1,751,247
2018	221,334	4,161,389	1,497,519	747,612	815,350	1,888,635
2019	352,331	4,474,981	1,559,754	760,087	827,926	2,012,698
2020	544,338	-	1,599,506	842,612	959,288	2,122,713
2021	806,485	-	1,494,487	841,605	1,083,528	2,187,071

Note: Sales and Use Tax revenues along with most other tax revenue sources have increased due to the significant growth in both population and commercial businesses.

Other Taxes		Total	
\$	115,479	\$	7,300,601
	161,220		7,570,642
	177,017		7,859,933
	251,513		8,408,084
	326,606		8,672,599
	625,677		9,198,567
	523,076		9,854,915
	608,566		10,596,343
	443,053		6,511,510
	678,216		7,091,392

CITY OF STOCKBRIDGE, GEORGIA

FUND BALANCES OF GOVERNMENTAL FUNDS LAST TEN FISCAL YEARS (MODIFIED ACCRUAL BASIS OF ACCOUNTING)

	Fiscal Year			
	2012	2013	2014	2015
General Fund:				
Nonspendable	\$ 108,753	\$ 6,138,534	\$ 6,116,722	\$ 6,078,840
Restricted		62,475	-	166,864
Assigned	2,738,528	142,654	113,588	138,184
Unassigned	8,199,749	4,486,260	6,166,220	8,232,433
Total General Fund	<u>\$ 11,047,030</u>	<u>\$ 10,829,923</u>	<u>\$ 12,396,530</u>	<u>\$ 14,616,321</u>
All Other Governmental Funds:				
Non-spendable	\$ 5,000	\$ 280,684	\$ 592,900	\$ 5,684
Restricted, reported in:				
Special revenue funds	39,428	40,220	68,238	129,398
Capital project funds	6,040,284	3,975,827	6,627,115	14,614,296
Permanent fund	6,649	6,959	7,191	7,284
Assigned, reported in:				
Capital project funds	-	(4,879,042)	(5,513,757)	(5,765,237)
Total all other governmental funds	<u>\$ 6,091,361</u>	<u>\$ (575,352)</u>	<u>\$ 1,781,687</u>	<u>\$ 8,991,425</u>

Note: Governmental Accounting Standards Board Statement No. 54 was adopted in 2011.

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ 4,605,760	\$ 2,289,521	\$ 2,274,304	\$ 2,276,346	\$ 2,293,686	\$ 2,298,715
-	-	-	-	-	-
58,937	2,874	829,299	315,625	1,104,366	7,975,208
11,326,184	16,328,566	15,634,005	16,648,682	13,603,614	5,769,093
<u>\$ 15,990,881</u>	<u>\$ 18,620,961</u>	<u>\$ 18,737,608</u>	<u>\$ 19,240,653</u>	<u>\$ 17,001,666</u>	<u>\$ 16,043,016</u>
\$ 5,597	\$ 5,000	\$ 5,000	\$ 5,824	\$ 5,000	\$ 5,000
187,190	337,145	506,466	691,087	839,531	1,059,221
16,557,661	14,963,965	16,085,451	16,069,737	8,432,636	28,620,712
7,284	7,284	6,950	6,950	6,950	6,950
-	-	(162,940)	(61,322)	(3,030,430)	353,351
<u>\$ 16,757,732</u>	<u>\$ 15,313,394</u>	<u>\$ 16,440,927</u>	<u>\$ 16,712,276</u>	<u>\$ 6,253,687</u>	<u>\$ 30,045,234</u>

CITY OF STOCKBRIDGE, GEORGIA

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS LAST TEN FISCAL YEARS (MODIFIED ACCRUAL BASIS OF ACCOUNTING)

	Fiscal Year			
	2012	2013	2014	2015
Revenues				
Taxes	\$ 7,305,739	\$ 7,565,511	\$ 7,860,843	\$ 8,399,813
Licenses and permits	197,922	246,441	174,297	211,001
Intergovernmental	2,318,009	2,899,752	3,861,031	8,721,298
Fines and forfeitures	974,404	1,131,672	1,210,910	1,059,330
Charges for services	1,014	4,391	1,187	3,078
Impact Fees	-	-	-	-
Contributions	-	125,000	-	-
Rental income	-	-	21,226	700
Investment earnings	96,095	57,298	22,135	15,707
Miscellaneous	173,711	94,261	274,824	133,191
Total revenues	<u>11,066,894</u>	<u>12,124,326</u>	<u>13,426,453</u>	<u>18,544,118</u>
Expenditures				
General government	2,638,257	3,190,031	2,929,787	2,673,703
Judicial	663,595	805,170	767,735	615,842
Public safety	671,902	745,644	671,715	790,475
Public works and parks	1,943,761	2,985,676	2,051,248	1,978,791
Health and welfare	-	-	-	-
Culture and recreation	-	-	-	-
Housing and development	170,736	190,100	512,598	1,233,236
Urban redevelopment	10,682	-	-	-
Tourism and promotion	41,636	-	-	-
Capital outlay	1,405,054	9,732,121	1,214,890	562,889
Debt service	-	-	-	-
Principal	500,000	520,000	545,000	570,000
Interest	714,462	690,980	666,595	640,851
Bond issuance costs	-	-	-	-
Total expenditures	<u>8,760,085</u>	<u>18,859,722</u>	<u>9,359,568</u>	<u>9,065,787</u>
Excess of revenues over (under) expenditures	<u>2,306,809</u>	<u>(6,735,396)</u>	<u>4,066,885</u>	<u>9,478,331</u>
Other financing sources (uses)				
Proceeds from debt issues	-	-	-	-
Recognition of extinguishment of debt	-	-	-	-
Transfers	(204,668)	(150,464)	(143,239)	(48,802)
Proceeds from sale of assets	8,085	2,040	-	-
Total other financing sources (uses)	<u>(196,583)</u>	<u>(148,424)</u>	<u>(143,239)</u>	<u>(48,802)</u>
Net change in fund balances	<u>\$ 2,110,226</u>	<u>\$ (6,883,820)</u>	<u>\$ 3,923,646</u>	<u>\$ 9,429,529</u>
Debt service as a percentage of non-capital expenditures	16.7%	14.6%	15.1%	13.7%

Note: There was a significant increase in intergovernmental revenue in 2015 due to \$6,000,000 bond issuance for SPLOST projects.

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ 8,625,047	\$ 9,266,993	\$ 9,854,915	\$ 10,596,343	\$ 6,522,700	\$ 7,074,412
258,637	291,989	714,550	697,648	819,533	667,913
2,839,897	2,758,823	3,278,162	3,437,264	8,780,119	10,967,695
539,215	68,652	39,297	77,523	26,498	56,495
5,590	7,858	74,112	159,781	85,649	168,441
-	-	-	-	292,941	234,829
-	-	-	-	-	-
-	600	30,969	36,531	278	-
25,049	54,715	111,727	155,698	66,383	2,507
161,623	139,752	144,089	204,804	114,115	546,279
<u>12,455,058</u>	<u>12,589,382</u>	<u>14,247,821</u>	<u>15,365,592</u>	<u>16,708,216</u>	<u>19,718,571</u>
2,701,378	2,990,473	4,665,663	4,558,705	4,075,046	4,462,556
437,762	180,971	122,342	220,695	214,208	212,568
136,373	161,280	148,680	199,803	232,493	1,126,188
1,699,509	2,122,376	2,361,610	2,571,822	2,964,115	3,530,060
-	-	-	-	1,509,531	42,502
-	-	-	-	-	365,855
739,159	1,042,949	1,479,499	1,881,539	1,637,282	1,974,293
-	-	-	-	-	-
-	-	-	-	-	-
869,169	4,121,584	2,886,748	3,621,973	16,959,540	9,340,130
595,000	625,000	650,000	680,000	710,000	745,000
613,951	585,859	556,491	525,860	493,848	644,376
-	-	-	-	-	536,098
<u>7,792,301</u>	<u>11,830,492</u>	<u>12,861,033</u>	<u>14,260,397</u>	<u>28,796,063</u>	<u>22,979,626</u>
<u>4,662,757</u>	<u>758,890</u>	<u>1,386,788</u>	<u>1,105,195</u>	<u>(12,087,847)</u>	<u>(3,261,055)</u>
-	-	-	-	-	25,805,000
4,532,836	-	-	-	-	-
(54,726)	(120,785)	(162,065)	(330,801)	(616,109)	154,386
-	547,637	19,457	-	6,380	134,566
<u>4,478,110</u>	<u>426,852</u>	<u>(142,608)</u>	<u>(330,801)</u>	<u>(609,729)</u>	<u>26,093,952</u>
<u>\$ 9,140,867</u>	<u>\$ 1,185,742</u>	<u>\$ 1,244,180</u>	<u>\$ 774,394</u>	<u>\$ (12,697,576)</u>	<u>\$ 22,832,897</u>
17.7%	14.7%	11.4%	9.9%	10.0%	14.7%

CITY OF STOCKBRIDGE, GEORGIA

GENERAL GOVERNMENT TAX REVENUES BY SOURCE LAST TEN FISCAL YEARS (MODIFIED ACCRUAL BASIS OF ACCOUNTING)

Fiscal Year	Property Tax	Franchise Tax	Alcoholic Beverage Tax	Insurance Premium Tax	Business and Occupation Tax	Other Taxes	Total
2012	\$ -	\$ 1,390,041	\$ 603,903	\$ 1,277,188	\$ 582,833	\$ 129,000	\$ 3,982,965
2013	231,993	1,350,369	621,381	1,322,407	617,617	161,220	4,304,987
2014	271,113	1,453,511	663,251	1,419,779	444,366	205,117	4,457,137
2015	226,911	1,538,557	704,298	1,516,512	558,840	256,963	4,802,081
2016	124,284	1,433,090	711,402	1,642,740	546,502	381,615	4,839,633
2017	126,814	1,487,717	726,445	1,751,247	661,371	625,677	5,379,271
2018	221,334	1,497,519	747,612	1,888,635	815,350	523,076	5,693,526
2019	352,331	1,559,754	760,087	2,012,698	827,926	608,566	6,121,362
2020	555,528	1,599,506	842,612	2,122,713	959,288	443,053	6,522,700
2021	806,485	1,494,487	841,605	2,187,071	1,083,528	678,216	7,091,392

Note: Sales and Use Tax revenues along with most other tax revenue sources have increased due to the significant growth in both population and commercial businesses.

CITY OF STOCKBRIDGE, GEORGIA

ASSESSED VALUE OF TAXABLE PROPERTY LAST TEN FISCAL YEARS

Tax Year	Assessed Value				Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate
	Real and Personal Property	Motor Vehicle	Mobile Home	Other			
2012	\$ 640,653,501	\$ 25,135,180	\$ 2,079,278	\$ 9,089	\$ (26,751,580)	\$ 641,125,468	0.000
2013	653,081,289	25,863,520	1,604,083	165,000	(41,029,339)	639,684,553	0.000
2014	676,829,226	20,949,450	1,595,881	762,897	(6,332,991)	693,804,463	0.000
2015	734,070,209	15,891,630	1,542,715	10,099	(7,374,892)	744,139,761	0.000
2016	806,767,219	11,699,210	1,475,725	20,499	(8,617,909)	811,344,744	0.000
2017	851,439,452	8,526,740	1,540,136	-	(13,588,601)	847,917,727	0.000
2018	903,388,035	5,912,810	1,534,666	57,530	(15,504,457)	895,388,584	0.000
2019	962,641,023	4,770,560	1,755,941	112,255	(12,896,367)	956,383,412	0.000
2020	1,016,246,217	3,822,220	1,767,905	42,036	(16,847,322)	1,005,031,056	0.000
2021	1,071,979,964	3,081,600	1,774,787	39,322	(19,642,092)	1,057,233,581	0.000

SOURCE:

Henry County Tax Commissioner

Note: Assessed value is calculated at 40% of estimated actual fair market value.

CITY OF STOCKBRIDGE, GEORGIA

PROPERTY TAX RATES DIRECT AND OVERLAPPING GOVERNMENTS (PER \$1,000 OF ASSESSED VALUE) LAST TEN FISCAL YEARS

<u>Tax/Fiscal Year</u>	<u>City</u>	<u>County</u>	<u>County School District M&O</u>	<u>County School District Bond</u>	<u>Water</u>	<u>Hospital</u>	<u>State</u>	<u>Total</u>
2012	0.00	14.50	20.00	3.63	2.00	0.00	0.20	40.33
2013	0.00	14.50	20.00	3.63	2.00	0.00	0.15	40.28
2014	0.00	14.30	20.00	3.63	2.00	0.00	0.10	40.03
2015	0.00	13.87	20.00	3.63	2.00	0.00	0.05	39.55
2016	0.00	12.73	20.00	3.63	2.00	0.00	0.00	38.36
2017	0.00	12.73	20.00	3.63	2.00	0.00	0.00	38.36
2018	0.00	12.73	20.00	3.63	2.00	0.00	0.00	38.36
2019	0.00	12.73	20.00	3.63	2.00	0.00	0.00	38.36
2020	0.00	12.73	20.00	3.63	2.00	0.00	0.00	38.36
2021	0.00	12.73	20.00	3.63	2.00	0.00	0.00	38.36

SOURCE:

Henry County Tax Commissioner

Note: All tax rates are per \$1,000 assessed valuation, less exemptions.

CITY OF STOCKBRIDGE, GEORGIA

PRINCIPAL PROPERTY TAXPAYERS CURRENT YEAR AND NINE YEARS AGO

Taxpayer	Fiscal Year 2021			Fiscal Year 2012		
	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
Walmart Real Estate Business Trust	\$ 17,341	1	1.64%	20,208	1	3.15%
Vulcan Lands and Materials LLC	16,382	2	1.55%	-		-
St. Ives Apartments LLC	14,160	3	1.34%	7,900	4	1.23%
Eastwood Village Gardens LP	13,952	4	1.32%	-		-
AR-Eagles Landing LLC, JFB-Eagles Landing LLC	11,835	5	1.12%	-		-
CSP Community Owner LLP	11,187	6	1.06%	7,794	5	1.22%
Waterford Landing Apartments LLC	11,014	7	1.04%	6,058	7	0.94%
WWC XXXIX LP	10,462	8	0.99%	-		-
West Henry Land Corp & Etal	10,235	9	0.97%	10,109	2	1.58%
Georgia Power Company	9,127	10	0.86%	-		-
Concert PSP Atlanta - Eastwood	-		-	8,513	3	1.33%
JES@Eagles Landing LLC	-		-	6,965	6	1.09%
WR of Stockbridge II LLC	-		-	5,834	8	0.91%
CS Stockbridge LKE LLC	-		-	5,821	9	0.91%
G&E Healthcare REIT Southcrest LLC	-		-	5,182	10	0.81%
Total	<u>\$ 125,694</u>		<u>11.89%</u>	<u>\$ 84,385</u>		<u>13.16%</u>

SOURCE:

Henry County Tax Commissioner

Note: Amounts expressed in thousands.

CITY OF STOCKBRIDGE, GEORGIA

PRINCIPAL FRANCHISE TAXPAYERS CURRENT YEAR AND SIX YEARS AGO

<u>Franchise Taxpayer</u>	<u>Fiscal Year 2021</u>			<u>Fiscal Year 2015</u>		
	<u>Revenue</u>	<u>Rank</u>	<u>Percentage of Total Revenue</u>	<u>Revenue</u>	<u>Rank</u>	<u>Percentage of Total Revenue</u>
Georgia Power Company	\$ 1,079,250	1	66.33%	\$ 1,111,355	1	70.75%
Atlanta Gas Light	175,445	2	10.78%	92,568	4	5.89%
Charter	141,445	3	8.69%	136,255	2	8.67%
Comcast	76,777	4	4.72%	82,082	5	5.23%
Verizon	57,205	5	3.52%	-	-	-
Bellsouth	42,693	6	2.62%	132,306	3	8.42%
Snapping Shoals	31,269	7	1.92%	-	-	-
Directv	15,433	8	0.95%	-	-	-
College Park	5,816	9	0.36%	7,833	6	0.50%
Diatro LLC	1,785	10	0.11%	-	-	-
Fusion (Cbeyond Communications)	-	-	-	6,799	7	0.43%
Fusion Cloud (Birch)	-	-	-	1,648	8	0.10%
Total	<u>\$ 1,627,119</u>		<u>100.00%</u>	<u>\$ 1,570,846</u>		<u>100.00%</u>

SOURCE: Stockbridge Finance Department

Note: 2011 information not available, 2013 information provided.

CITY OF STOCKBRIDGE, GEORGIA

RATIOS OF OUTSTANDING DEBT BY TYPE LAST TEN FISCAL YEARS

Fiscal Year	Governmental Activities			Total
	Redevelopment Agency Bonds	Public Facilities Authority Bonds		
2012	\$ 15,255,000	\$ -	\$	15,255,000
2013	14,735,000	-		14,735,000
2014	14,190,000	-		14,190,000
2015	13,620,000	-		13,620,000
2016	13,025,000	-		13,025,000
2017	12,400,000	-		12,400,000
2018	11,750,000	-		11,750,000
2019	11,070,000	-		11,070,000
2020	10,360,000	-		10,360,000
2021	9,615,000	25,805,000		35,420,000

SOURCE:

Population data from Quick Facts Census Data

Note: Details regarding the City's outstanding debt can be found in Note 7 of the current financial statements.

Business-type Activities			Total Primary Government	Population	Percentage of Personal Income	Per Capita
Revenue Bonds	Notes Payable	Total				
\$ -	\$ 1,823,000	\$ 1,823,000	\$ 17,078,000	26,731	2.66 %	639
-	1,749,444	1,749,444	16,484,444	26,905	2.68	613
-	1,673,651	1,673,651	15,863,651	27,205	2.54	583
-	1,595,552	1,595,552	15,215,552	27,619	2.29	551
-	1,515,078	1,515,078	14,540,078	28,202	2.25	516
-	1,432,156	1,432,156	13,832,156	29,114	2.07	475
-	1,346,713	1,346,713	13,096,713	29,638	1.81	442
-	1,258,670	1,258,670	12,328,670	29,904	1.59	412
-	1,213,649	1,213,649	11,573,649	24,794	1.49	467
-	1,120,169	1,120,169	36,540,169	29,163	4.71	1,253

CITY OF STOCKBRIDGE, GEORGIA

LEGAL DEBT MARGIN INFORMATION LAST TEN FISCAL YEARS

	Fiscal Year			
	2012	2013	2014	2015
Debt limit	\$ 64,115,468	\$ 63,968,455	\$ 69,380,446	\$ 74,413,976
Total net debt applicable to limit	-	-	-	-
Legal debt margin	<u>\$ 64,115,468</u>	<u>\$ 63,968,455</u>	<u>\$ 69,380,446</u>	<u>\$ 74,413,976</u>
Total net debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%

Note: Under Georgia law, the City's outstanding general obligation debt should not exceed 10% of total assessed property value. The City has no general obligation debt that is subject to the debt limitation.

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ 81,134,474	\$ 84,791,773	\$ 89,538,858	\$ 95,638,341	\$ 100,503,106	\$ 105,723,358
-	-	-	-	-	-
<u>\$ 81,134,474</u>	<u>\$ 84,791,773</u>	<u>\$ 89,538,858</u>	<u>\$ 95,638,341</u>	<u>\$ 100,503,106</u>	<u>\$ 105,723,358</u>
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

CITY OF STOCKBRIDGE, GEORGIA

PLEDGED REVENUE COVERAGE LAST TEN FISCAL YEARS

Fiscal Year	Water & Sewer Debt					
	Water & Sewer Fund Gross Revenues	Less: Operating Expenses	Net Available Revenue	Principal	Interest	Coverage
2012	\$ 2,776,669	\$ 2,061,156	\$ 715,513	\$ 71,385	\$ 55,677	5.63
2013	2,836,218	2,143,837	692,381	73,556	53,500	5.45
2014	2,939,225	2,321,279	617,946	75,793	51,257	4.86
2015	3,190,340	2,490,903	699,437	78,099	48,946	5.51
2016	3,784,703	2,400,268	1,384,435	80,474	46,565	10.90
2017	5,788,132	2,715,737	3,072,395	82,922	44,111	24.19
2018	4,224,804	2,778,790	1,446,014	85,443	41,583	11.38
2019	6,308,531	2,955,003	3,353,528	88,043	38,977	26.40
2020	4,721,445	3,545,305	1,176,140	45,021	18,373	18.55
2021	4,404,851	3,528,253	876,598	93,480	33,760	6.89

Notes:

- (1) Details regarding the City's outstanding debt can be found in the notes to the financial statements.
- (2) Operating expenses do not include interest, depreciation, or amortization expense.
- (3) Gross revenues include capital contributions.
- (4) Water and Sewer Debt beginning in fiscal year 2011 consists solely of loans through the Georgia Environmental Finance Authority

Urban Redevelopment Revenue Bonds				
Gross/ Pledged Revenues		Principal	Interest	Coverage
\$	1,214,484	\$ 500,000	\$ 714,462	1.00
	1,210,983	520,000	690,980	1.00
	1,211,597	545,000	666,595	1.00
	1,210,851	570,000	640,851	1.00
	1,208,951	595,000	613,951	1.00
	1,210,859	625,000	585,859	1.00
	1,206,491	650,000	556,491	1.00
	1,205,860	680,000	525,860	1.00
	1,203,848	710,000	493,848	1.00
	1,205,337	745,000	460,337	1.00

CITY OF STOCKBRIDGE, GEORGIA

DEMOGRAPHIC AND ECONOMIC STATISTICS LAST TEN FISCAL YEARS

<u>Fiscal Year</u>	<u>Population</u>	<u>Personal Income (thousands) (2)</u>	<u>Per Capita Personal Income (2)</u>	<u>Median Age (2)(5)</u>	<u>School Enrollment (3)</u>	<u>Stockbridge Unemployment Rate (4)</u>
2012	26,731 (5)	\$ 641,704,386	\$ 24,006	34.7	1,745	11.0 %
2013	26,905 (5)	615,344,255	22,871	34.8	1,742	9.6
2014	27,205 (5)	624,218,725	22,945	35.8	1,667	8.0
2015	27,619 (5)	664,457,902	24,058	34.9	1,691	6.7
2016	28,202 (1)	647,094,890	22,945	35.8	1,604	6.6
2017	29,114 (1)	667,234,652	22,918	35.3	1,617	4.9
2018	29,638 (5)	724,826,928	24,456	35.8	1,612	4.3
2019	29,904 (5)	775,470,528	25,932	34.6	1,522	4.7
2020	24,794 (5)	775,470,528	25,932	34.6	1,522	4.7
2021	29,163 (5)	848,409,996 (5)	29,092 (2)	36.7	1,436	3.8 (6)

SOURCES:

- (1) Atlanta Regional Commission
- (2) Sperling's Best Places
- (3) Henry County Board of Education
- (4) Homefacts.com
- (5) U.S. Census Bureau Estimates
- (6) Georgia Labor Market Explorer

CITY OF STOCKBRIDGE, GEORGIA

PRINCIPAL EMPLOYERS CURRENT YEAR AND NINE YEARS AGO

Employer	Fiscal Year 2021			Fiscal Year 2012		
	Employees	Rank	Employer's percentage of total employment	Employees	Rank	Employer's percentage of total employment
Walmart Supercenter	1,101	1	8.92%	1,196	1	49.26%
Publix Super Market	303	2	2.45%	327	2	13.47%
Ingles	172	3	1.39%	178	3	7.33%
Eagles Landing Christian Academy	135	4	1.09%	N/A	-	-
BrandsMart USA	107	5	0.87%	114	5	4.70%
Vulcan Materials	104	6	0.84%	111	6	4.57%
City of Stockbridge	93	7	0.75%	61	9	2.51%
Utility Trailer of Georgia	92	8	0.75%	89	8	3.67%
Kohl's Department Store	81	9	0.66%	89	8	3.67%
At Home (Garden Ridge in 2007)	31	10	0.25%	35	-	1.44%
Eagles Landing Country Club	N/A	-	-	93	7	3.83%
Henry County Schools within the City	N/A	-	-	135	4	5.56%
All other employers	10,127	-	82.03%	N/A	-	-
Total	12,346			2,428		

SOURCE:

City of Stockbridge, Georgia records

N/A - information not available

CITY OF STOCKBRIDGE, GEORGIA

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION LAST TEN FISCAL YEARS

Function	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Executive	1	1	2	5	5	4	5	5	7	6
Administration	9	9	10	10	10	12	12	6	8	10
City Clerk	-	-	-	-	-	-	-	5	5	5
Facilities maintenance	-	-	-	-	4	2	2	2	2	2
Municipal court	-	-	3	3	3	1	1	2	2	2
Public works and parks	19	19	20	20	17	13	19	17	18	18
City events	-	-	-	-	1	1	1	1	1	1
Code enforcement	1	1	2	2	2	2	2	2	2	3
Police	-	-	-	-	-	-	-	-	-	5
Permitting development	-	-	-	-	-	-	-	2	2	2
Planning and zoning	-	-	-	-	-	-	-	2	2	2
Economic development	-	-	-	-	-	-	-	1	1	1
Main street	-	-	1	1	2	2	2	2	2	2
GIS	-	-	-	-	1	1	1	1	1	1
Water/Sewer	15	15	15	15	16	15	18	18	18	22
Stormwater	3	3	3	2	7	7	6	5	5	5
Sanitation	9	9	7	7	1	1	1	1	1	1
Conference Center	4	4	1	1	2	3	3	4	4	5
Total	<u>61</u>	<u>61</u>	<u>64</u>	<u>66</u>	<u>71</u>	<u>64</u>	<u>73</u>	<u>76</u>	<u>81</u>	<u>93</u>

SOURCE:

City of Stockbridge, Georgia records

Notes:

- (1) Employee counts for years 2011 - 2013 are estimates based on available information.
- (2) Elected officials and appointed court personnel are not included.
- (3) The City uses personnel services lawn maintenance, not included above.

CITY OF STOCKBRIDGE, GEORGIA

OPERATING INDICATORS BY FUNCTION LAST TEN CALENDAR YEARS

Function	Fiscal Year			
	2012	2013	2014	2015
Municipal Court				
Fines and forfeitures	\$ 974,404	\$ 1,131,672	\$ 1,210,910	\$ 1,059,330
Number of cases	5,417	5,852	5,967	5,185
Conference Center				
Annual rents	123,246	186,189	190,813	179,319
Occupation Tax				
Annual renewals	1,348	1,339	1,281	1,121
New business licenses	191	231	182	231
Public Works				
Miles resurfaced	N/A	N/A	3.5	3.1
Stormwater				
Potential ponds identified	181	181	188	188
Total number of pipes	3,102	3,102	3,102	3,102
Total number of feet of pipes	434,491	434,491	434,491	434,491
Complaints	47	126	94	89

SOURCE:

City of Stockbridge, Georgia records

Note: Revenues from fines decreased significantly in 2016 as Henry County diverted citations to the Henry County State Court and due to the change in probation tolling laws. Revenues decreased significantly in 2020 due to facilities being closed due to COVID-19. Additionally, there was a change in the State probation tolling laws.

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ 539,215 1,702	\$ 57,196 281	\$ 27,845 300	\$ 55,425 574	\$ 25,287 131	\$ 37,728 381
168,874	191,568	160,280	155,582	17,038	9,660
1,539 279	1,681 228	1,880 202	2,056 128	2,354 250	2,432 263
2.4	5.0	5.1	4.7	5.7	4.7
188 3,102 434,491 119	188 3,102 434,491 88	186 3,102 432,960 111	193 3,433 101,385 101	193 359 48,959 52	37 311 187,672 68

CITY OF STOCKBRIDGE, GEORGIA

CAPITAL ASSET STATISTICS BY FUNCTION LAST TEN FISCAL YEARS

Function/Program	Fiscal Year			
	2012	2013	2014	2015
Public Works				
City limits (square miles)	14.1	14.1	14.1	14.1
Paved roads (miles)	95.62	95.62	95.62	95.62
Sanitation				
Transfer stations	1	1	1	1
Collection trucks	5	5	5	5
Small collection vehicles	25	14	13	13
Recreation and culture				
Parks	4	4	4	4
Community centers	2	2	2	2
Library	1	1	1	1
Cemeteries	3	3	3	3
Water				
Water mains (miles)	44.4	44.5	44.5	44.5
Fire hydrants	457	457	457	457
Service connections	2,430	2,391	2,391	2,749
Daily avg consumption (gallons)	780,000	923,000	923,000	752,180
Storage capacity (gallons)	1,900,000	1,900,000	1,900,000	1,800,000
Sewer				
Sanitary sewers (miles)	39.5	39.5	39.5	39.5
Service connections	2,272	2,254	2,254	N/A
Treatment plants	1	1	1	1
Daily avg treatment (gallons)	.555 MGD	.686 MGD	.686 MGD	.823 MGD
Treatment capacity	1.5 MGD	1.5 MGD	1.5 MGD	1.5 MGD

SOURCE:

City of Stockbridge, Georgia records

Fiscal Year					
2016	2017	2018	2019	2020	2021
14.1	14	14	14.1	14.1	14.1
97.08	97	97	97.08	97.08	97.08
1	1	1	1	1	1
5	1	1	1	1	1
9	5	5	5	5	5
4	4	4	4	4	4
2	2	2	2	2	2
1	1	1	1	1	1
3	3	3	3	3	3
44.5	44.5	44.5	45	45	45
457	458.00	459.00	460.00	460.00	460.00
2,764	2,726	2,833	2,866	2,958	2,958
679,564	684,970	627,728	515,828	500,000	500,000
1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
39.5	40.0	40.0	40.0	40.0	40.0
4,858	2,431	2,516	2,568	2,568	2,467
1	1	1	1	1	1
.754 MGD	.761 MGD	.761 MGD	.761 MGD	.761 MGD	.761MGD
1.5 MGD	1.5 MGD	1.5 MGD	1.5 MGD	1.5 MGD	1.5MGD



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

**Honorable Mayor and Members
of City Council
City of Stockbridge, Georgia
Stockbridge, Georgia**

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards*"), the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **City of Stockbridge, Georgia** (the "City") as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated June 30, 2022.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying schedule of findings and questioned costs, we identified certain deficiencies in internal control that we consider to be a material weakness and a significant deficiency.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. We consider the deficiency described in the accompanying schedule of findings and questioned costs as item 2021-002 to be a material weakness.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiency described in the accompanying schedule of findings and questioned costs as item 2021-001 to be a significant deficiency.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The City of Stockbridge's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The City's responses were not subjected to the auditing procedures applied in the audit of the financial statements, and accordingly, we express no opinion on the responses.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Macon, Georgia
June 30, 2022



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

**Honorable Mayor and Members
of City Council
City of Stockbridge
Stockbridge, Georgia**

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Stockbridge, Georgia's (the "City") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended December 31, 2021. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City of Stockbridge, Georgia complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2021.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards*"); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Macon, Georgia
June 30, 2022

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE YEAR ENDED DECEMBER 31, 2021

<u>Grant Program</u>	<u>Federal Assistance Listing Number</u>	<u>Grant I.D.</u>	<u>Expenditures</u>
U.S. Department of Treasury			
Direct Award:			
COVID-19 Coronavirus State and Local Fiscal Recovery Fund	21.027	N/A	1,283,006
Total U.S. Department of Treasury			<u>1,283,006</u>
 Total Expenditures of Federal Awards			 <u><u>\$ 1,283,006</u></u>

CITY OF STOCKBRIDGE, GEORGIA

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE YEAR ENDED DECEMBER 31, 2021

NOTE 1. BASIS OF PRESENTATION

The Schedule of Expenditures of Federal Awards includes the federal grant activity of the City of Stockbridge, Georgia (the "City") and is presented on the accrual basis of accounting.

The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in or used in the preparation of the financial statements.

NOTE 2. DE MINIMIS COST RATE

The City elected not to use the 10% de minimis cost rate for the year ended December 31, 2021.

NOTE 3. SUBRECIPIENTS

The City did not pass through any funds to subrecipients for the year ended December 31, 2021.

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS FOR THE YEAR ENDED DECEMBER 31, 2021

SECTION I SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with generally accepted accounting principles

Unmodified

Internal control over financial reporting:
Material weaknesses identified?

☒ Yes ☐ No

Significant deficiencies identified not considered to be material weaknesses?

☒ Yes ☐ None Reported

Noncompliance material to financial statements noted?

☐ Yes ☒ No

Federal Awards

Internal Control over major programs:
Material weaknesses identified?

☐ Yes ☒ No

Significant deficiencies identified?

☐ Yes ☒ None Reported

Type of auditor's report issued on compliance for major programs

Unmodified

Any audit findings disclosed that are required to be reported in accordance with the Uniform Guidance?

☐ Yes ☒ No

Identification of major program:

Assistance Listing Number
21.027

Name of Federal Program or Cluster
COVID-19 – Coronavirus State and Local
Fiscal Recovery Fund

Dollar threshold used to distinguish between Type A and Type B programs:

\$750,000

Auditee qualified as low-risk auditee?

☐ Yes ☒ No

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS FOR THE YEAR ENDED DECEMBER 31, 2021

SECTION II FINANCIAL STATEMENT FINDINGS AND QUESTIONED COSTS

2021 – 001. Management of Receivable Accounts

Criteria: Generally accepted accounting principles require revenues to be recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. As a part of these processes, the City should review all revenue transactions to determine reporting in the proper period.

Condition: The City did not properly adjust receivables and related balances in the General Fund as of December 31, 2021.

Effect: An adjustment in the General Fund was made to decrease franchise fees revenues by \$57,633, to increase accounts receivables by \$13,774, to increase unavailable revenues by \$62,983, and to decrease expenditures by \$8,424.

Cause: Management oversight.

Recommendation: We recommend that the City strengthen its control over its receivables and related balances to ensure balances are properly stated at year-end.

Views of Responsible Officials and Planned Corrective Action: We concur. We will implement procedures to strengthen controls over the City's receivables and related balances at year-end to ensure balances are properly stated.

2021 – 002. Capitalization of Capital Assets

Criteria: Generally accepted accounting principles require capital assets purchased or acquired be reported at historical cost or estimated historical cost. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized.

Condition: The City recorded a construction in progress invoice as an expense for the year ended December 31, 2021.

Effect: An adjustment in the Water and Sewer Fund of the City was required to increase construction in progress and decrease the related expenses in the amount of \$50,000.

Cause: Internal controls over capital assets were not in place to ensure the proper capitalization of all capital assets.

Recommendation: We recommend that the City strengthen internal controls over the capitalization and reporting of capital assets.

Views of Responsible Officials and Planned Corrective Action: We concur. We will strengthen procedures to ensure capital assets are properly recorded.

CITY OF STOCKBRIDGE, GEORGIA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2021

SECTION III
FEDERAL AWARDS FINDINGS

Not applicable.

CITY OF STOCKBRIDGE, GEORGIA
SCHEDULE OF PRIOR YEAR FINDINGS
FOR THE YEAR ENDED DECEMBER 31, 2021

2020 – 001. Management of Receivable Accounts

Criteria: Generally accepted accounting principles require revenues to be recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. As a part of these processes, the City should review all revenue transactions to determine reporting in the proper period.

Condition: The City did not properly adjust receivables and related balances in various funds as of December 31, 2020.

Auditee Response/Status: Unresolved – See Finding 2021 – 001.

2020 – 002. Internal Controls over Cash

Criteria: Generally accepted accounting standards require that all cash balances are properly recorded within the correct accounts in the general ledger.

Condition: The City did not properly classify cash between funds as of December 31, 2020.

Auditee Response/Status: Resolved.



**CITY OF STOCKBRIDGE, GEORGIA
MANAGEMENT'S CORRECTIVE ACTION PLAN
FOR THE YEAR ENDED DECEMBER 31, 2021**

2021 – 001. Management of Receivable Accounts

Name of Contact Person Responsible for Corrective Action Plan: John Wiggins, Treasurer

Corrective Action Plan: Finance officials will put procedures in place to review receivable balances at year end.

Anticipated Completion Date: December 31, 2022

2021 – 002. Capitalization of Capital Assets

Name of Contact Person Responsible for Corrective Action Plan: John Wiggins, Treasurer

Corrective Action Plan: Finance officials will put procedures in place to review all capital assets and ensure they are properly recorded.

Anticipated Completion Date: December 31, 2022

City of Stockbridge, Georgia

Auditor's Discussion & Analysis
Financial & Compliance Audit Summary
December 31, 2021



Presented by:

Hope Pendergrass, CPA
(800) 277-0050

**MAULDIN
& JENKINS**
CPAs & ADVISORS

Over 565 Governments Served Annually

Lawrenceville Long Boat Key Forest Park Albany
 Stockbridge Thunderbolt Garner Roswell Flovilla Port Wentworth
 Alpharetta Pensacola Fayetteville Plant City
 Vernonburg Kennesaw
 Bristol Clover Hapeville Doraville Jefferson Goose Creek Hinesville
 Peachtree City
 St. Marys Chattahoochee Hills Augusta Naples Monroe
 Clayton County Marco Island Villa Rica Grantville
 Loris Milton Tucker College Park Griffin Hollywood
 Cooper City Cedartown Brunswick Wildwood
 Cartersville Suwanee Baldwin
 Sharpsburg Orangeburg Lilburn Powder Springs
 Bloomingdale
 Union City Jamestown Charleston Lyons
 Riverdale Pooler
 Quitman Lake Placid Macon Governmental Auditors, Accountants
 & Financial Reporting Consultants
 Fairburn Rome Johns Creek New Bern
 North Port
 Cochran Ludowici Chapin Blakely Tybee Island
 Peachtree Corners
 Beaufort Jeffersonville Toccoa Decatur Valdosta Morrow Stonecrest
 Austell Arcadia Clarkston Hallandale Beach
 Conyers Dunwoody Athens Perry Garden City
 Leesburg Summerville Tuscaloosa Haines City
 Social Circle Selma Crossville South Fulton
 Chamblee
 Columbus Pinecrest Richmond Hill Brookhaven Americus
 Hardeeville Ballground Tifton Savannah
 Crystal River
 Milledgeville Braselton Covington Islamorada
 Aiken Callaway Cordele Sandy Springs Gum Branch



City of Stockbridge, Georgia
Auditor's Discussion & Analysis (AD&A)
December 31, 2021

PURPOSE OF ANNUAL AUDITOR'S DISCUSSION & ANALYSIS

- ◆ Engagement Team and Firm Information:
 - The Governmental Practice
 - Additional Information Regarding Other Industries and Services

- ◆ Overview of:
 - Independent Auditor's Report
 - Review of the Annual Comprehensive Financial Report
 - Overview of the Financial Statements, Footnotes, and Supplementary Information
 - Compliance Reports (Internal Controls and Laws and Regulations)
 - Audit Scopes and Procedures

- ◆ Required Communications under Government Auditing Standards

- ◆ Accounting Recommendations and Related Matters:
 - Recommendations for Improvement
 - Material Weaknesses and/or Significant Deficiencies
 - Management Points
 - Other Matters for Communication

- ◆ Free Continuing Education and Newsletters

- ◆ Closing Thoughts

- ◆ Answering Your Questions

City of Stockbridge, Georgia
Auditor's Discussion & Analysis (AD&A)
December 31, 2021

MAULDIN & JENKINS – GOVERNMENTAL PRACTICE



CONSISTENTLY RANKED AS A TOP
ACCOUNTING FIRM IN THE U.S.

100+ year

HISTORY
OF QUALITY SERVICE

Serve 565+
GOVERNMENT CLIENTS

**GOVERNMENTAL
PARTNERS &
DIRECTORS**

21



125+

TEAM MEMBERS DEDICATED
TO SERVING THE
GOVERNMENTAL INDUSTRY



5
STATES

12
OFFICES



220+

SINGLE AUDITS PERFORMED LAST
YEAR COVERING OVER \$4 BILLION
OF FEDERAL GRANTS



120,000+

HOURS ANNUALLY
PROVIDED TO
GOVERNMENTAL CLIENTS

140+

CURRENT CLIENTS AWARDED
THE GFOA CERTIFICATE OF
EXCELLENCE



**NATIONALLY
RECOGNIZED**

Engagement Team Leaders Include:

- Hope Pendergrass – Partner – 19 years' experience
- Miller Edwards – Quality Assurance Partner – 36 years' experience
- Demetria Fluellyn – Manager – 10 years' experience



City of Stockbridge, Georgia
Auditor's Discussion & Analysis (AD&A)
December 31, 2021

MAULDIN & JENKINS – ADDITIONAL INFORMATION

Other Industries and Services by Mauldin & Jenkins:

Each of Mauldin & Jenkins' offices provides a wide variety of services to a broad range of clientele. We have partners and managers who are responsible for specialized practice areas of auditing and accounting, taxes and management advisory services. Their purpose, as leaders in the particular practice area, is to establish policies with respect to technical matters in these specific areas and ensure that the quality of the Firm's practice is maintained.

Industries Served: Over the years, our partners have developed expertise in certain industries representative of a cross section of the Georgia economy, including:

- Governmental Entities (state entities, cities, counties, school systems, business type operations, libraries, and other special purpose entities)
- SEC Registrants
- Wholesale Distribution
- Agri-Businesses
- Manufacturing
- Professional Services
- Employee Benefit Plans
- Financial Institutions (community banks, savings and loans, thrifts, credit unions, mortgage companies, and finance companies)
- Non-Profit Organizations
- Retail Businesses
- Long-term Healthcare
- Construction and Development
- Individuals, Estates and Trusts
- Real Estate Management

Services Provided: This diversity of practice enables our personnel to experience a wide variety of business, accounting and tax situations. We provide the traditional and not-so-traditional services such as:

- Financial Audit/Review/Compilation
- Compliance Audits and Single Audits
- Agreed-Upon Procedures
- Forensic Audits
- Bond Issuance Services
- Performance Audits
- State Sales Tax Matters
- International Tax Matters
- Business and Strategic Planning
- Profitability Consulting
- Budgeting
- Buy-Sell Agreements and Business Valuation Issues
- Income Tax Planning and Preparation
- Multi-State Income Tax Issues
- Information Systems Consulting
- Cost Accounting Analysis
- Healthcare Cost Reimbursement
- Outsourced Billing Services
- Fixed Asset Inventories
- Succession and Exit Strategy Consulting
- Estate Planning
- Management Information Systems
- Employee Benefit Plan Administration
- Merger/Acquisition and Expansion Financing

City of Stockbridge, Georgia
Auditor's Discussion & Analysis (AD&A)
December 31, 2021

INDEPENDENT AUDITOR'S REPORT

The independent auditor's report has specific significance to readers of the financial report.

Management's Responsibility for the Financial Statements

The financial statements are the responsibility of management.

Auditor's Responsibility

Our responsibility, as external auditors, is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. We planned and performed our audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

Opinions

We have issued an unmodified audit report (i.e., "clean opinions"). The respective financial statements are considered to present fairly the financial position and results of operations as of and for the year ended December 31, 2021

Other Matters

Certain required supplementary information and other information is included in the financial report and, as directed by relevant auditing standards, we have not expressed an opinion or provided any assurance on the respective information.

Other Reporting

Government Auditing Standards require auditors to issue a report on our consideration of internal control over financial reporting and on our tests of compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. We have issued such a report and reference to this report is included in the independent auditor's report.

City of Stockbridge, Georgia
Auditor's Discussion & Analysis (AD&A)
December 31, 2021

REVIEW OF ANNUAL COMPREHENSIVE FINANCIAL REPORT

**General Information About the
Annual Comprehensive Financial Report**

An Annual Comprehensive Financial Report goes beyond the normal financial reporting required by accounting principles generally accepted in the United States. An Annual Comprehensive Financial Report includes, at a minimum, the following elements/sections:

- **Introductory Section:** general information on the City's structure and the services it provides.
 - Letter of Transmittal
 - Organizational Chart
 - Directory of Officials
 - Certificate of Achievement for Excellence in Financial Reporting
- **Financial Section:** basic financial statements, footnotes and required supplementary information along with the auditor's report.
 - Independent Auditor's Report
 - Management Discussion & Analysis (MD&A)
 - Financial Statements and Footnotes
- **Statistical Section:** broad range of financial, demographic information useful in assessing the City's economic condition, and this information covers multiple years.
 - Financial Trends Information
 - Revenue Capacity Information
 - Debt Capacity Information
 - Operating Information

An Annual Comprehensive Financial Report goes far beyond the basic requirements of annual financial reporting, and the City should be commended for going beyond the minimum and providing such a report.

City of Stockbridge, Georgia
Auditor's Discussion & Analysis (AD&A)
December 31, 2021

Recognition and Award

Once completed, the fiscal year 2020 Annual Comprehensive Financial Report was submitted to the Government Finance Officers Association (GFOA) for determination if the report would merit the GFOA's Certificate of Achievement for Excellence in Financial Reporting.

The GFOA Certificate has been made a part of the City's 2021 fiscal year Comprehensive Annual Financial Report, and is included in the Introductory Section.

OVERVIEW OF FINANCIAL STATEMENTS

The City's basic financial statements include three components:

- 1) Government-wide financial statements;
- 2) Fund financial statements; and
- 3) Notes to the financial statements.

The **government-wide financial statements** provide a broad overview of all of the City's funds. The *Statement of Net Position* presents information on all assets (and deferred outflows) and liabilities (and deferred inflows) of the City, with the resulting difference reported as net position. The *Statement of Activities* presents information showing how the City's net position changed during the most recent fiscal year. Revenues are categorized as program revenues or general revenues. Expenses are categorized by function.

The **fund financial statements** more closely resemble the financial statements as presented prior to the adoption of GASB Statement No. 34. All of the funds of the City can be divided into three (3) categories: governmental funds (includes the General Fund), business-type funds, and fiduciary funds.

The City also includes, as part of the Comprehensive Annual Financial Report, the following information:

- 1) Special Purpose Local Option Sales Tax (SPLOST) Schedules
- 2) Schedule of Expenditures of Federal Awards

City of Stockbridge, Georgia
Auditor's Discussion & Analysis (AD&A)
December 31, 2021

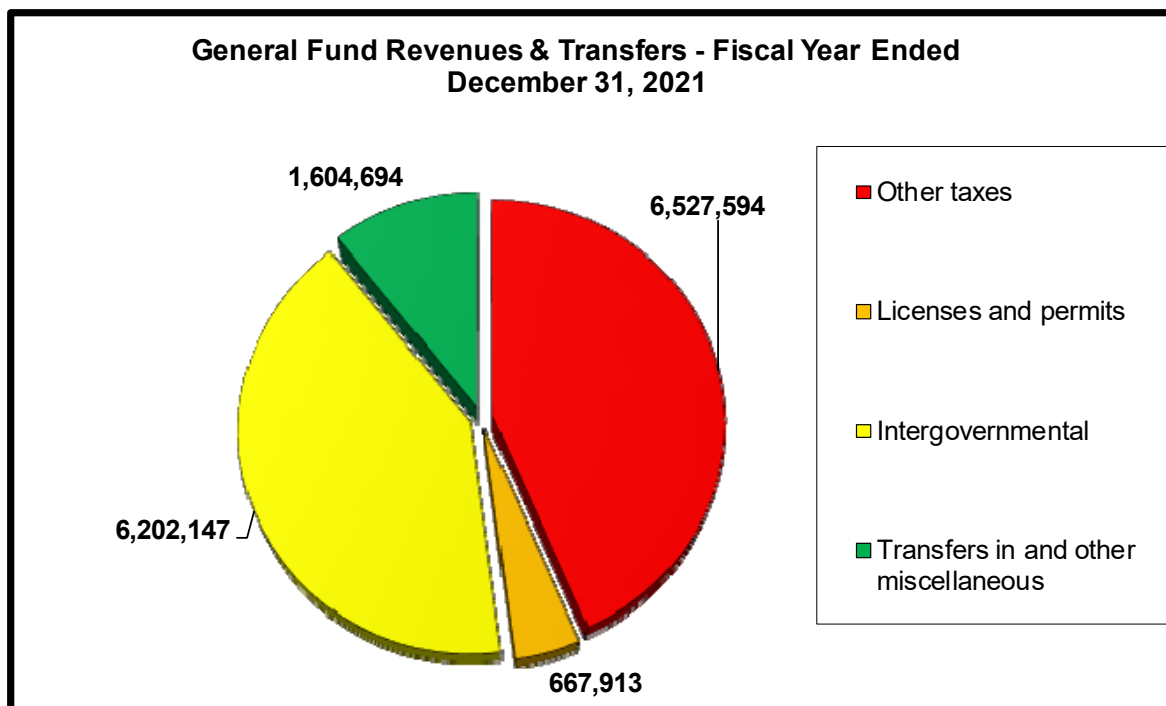
Government-Wide (Full-Accrual) Financial Statements

As noted above, the financial report of the City includes two (2) entity-wide financial statements: a *Statement of Net Position*; and a *Statement of Activities*. Highlights of the government-wide statements note total assets and deferred outflows of resources of approximately \$150,309,000 offset by liabilities and deferred inflows of resources of approximately \$48,293,000. This results in the City's reported net position (or equity) of approximately \$102,016,000. Also, a substantial element of the net position is composed of a net investment in capital assets in the approximate amount of \$69,721,000. Restricted net position amounts to approximately \$29,692,000 leaving unrestricted net position at \$2,603,000. The *Statement of Activities* attempts to report expenses in the first column with direct offsetting program revenues to the adjacent columns to arrive at a net cost of the functional areas of operation. General revenues (primarily taxes) come to the rescue of the net cost functional areas resulting in the City reporting a change in net position of approximately \$6,384,000 for the fiscal year ended December 31, 2021.

General Fund

Of primary interest to the City is the **General Fund**, which accounts for the majority of revenues received and funds expended in the operations of the City, including general government activities, courts, public safety, housing and development, and public works.

General Fund Revenues: The following chart depicts the primary revenue sources of the General Fund for the 2021 fiscal year. Taxes represent a key component of revenue.

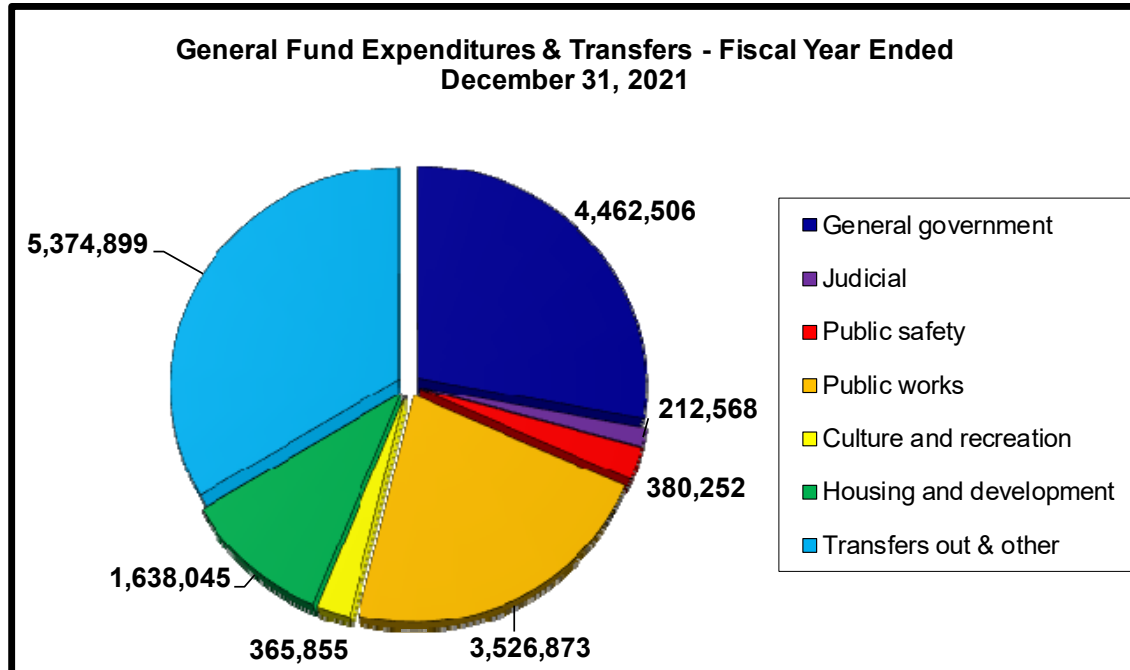


City of Stockbridge, Georgia

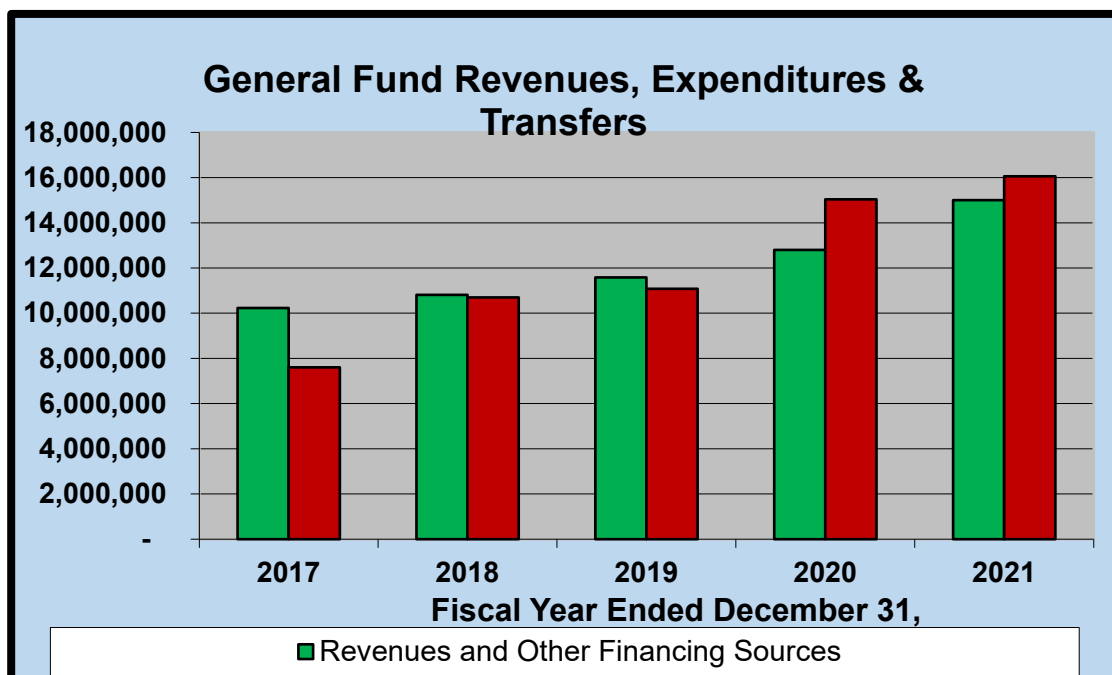
Auditor's Discussion & Analysis (AD&A)

December 31, 2021

General Fund Expenditures: The following chart presents the General Fund's expenditures by major function for the fiscal year ended December 31, 2021.

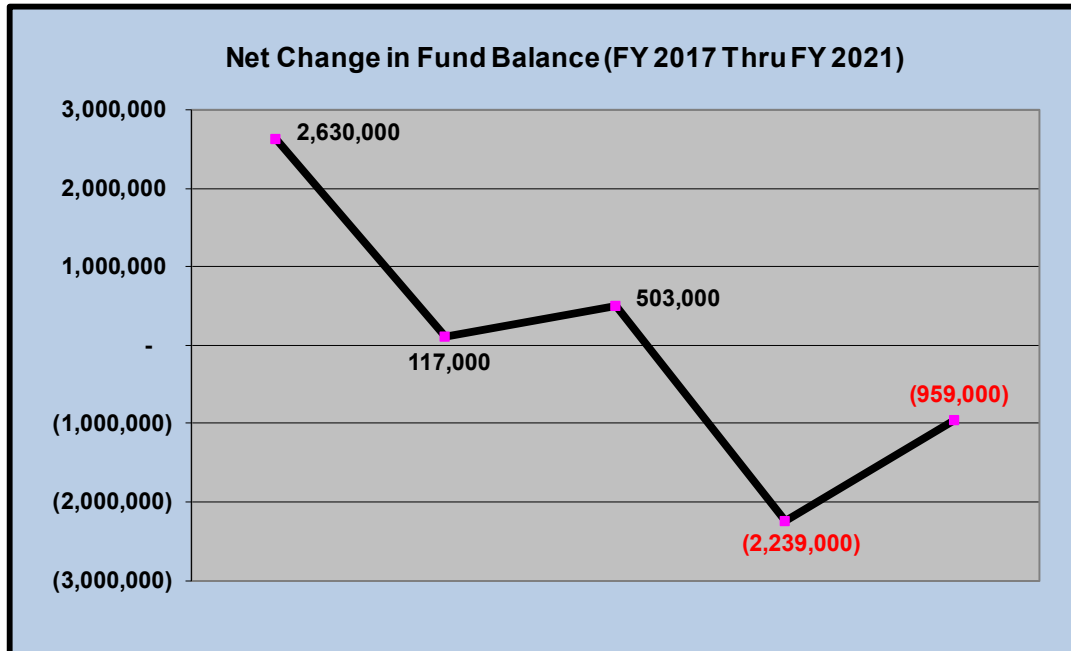


The following chart demonstrates General Fund revenues versus expenditures for a five (5) year period.

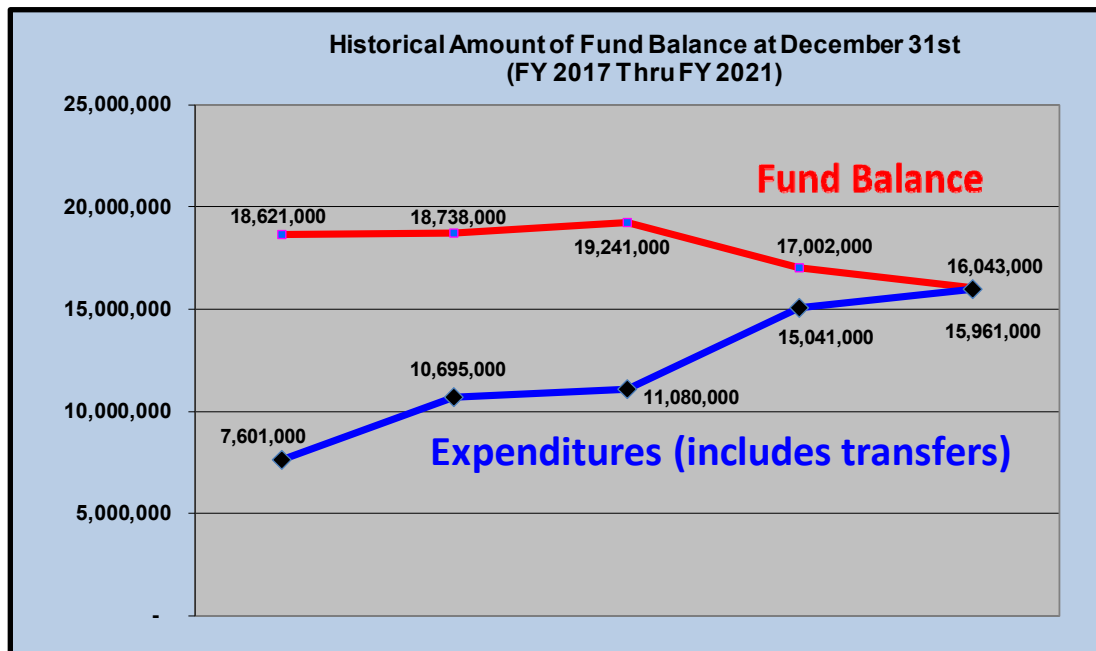


City of Stockbridge, Georgia
Auditor's Discussion & Analysis (AD&A)
December 31, 2021

The following chart presents the annual net change in fund balance of the General Fund for the past five (5) fiscal years.



The following graph reflects the overall financial strength of the City's General Fund as of each fiscal year ended December 31st for a five (5) year period. The City has a unique situation in that total fund balance exceeded expenditures in each of the past few years. However, it should be noted over 11% of total fund balance is non-spendable (not liquid).



City of Stockbridge, Georgia
Auditor's Discussion & Analysis (AD&A)
December 31, 2021

In observation of the above chart, the relationship of year-end fund balance as compared to each year's expenditures (including transfers out) should be further considered. The following is the relative percentage of fund balance as compared to annual expenditures for each of the past five (5) fiscal years:

- 2017 = 245%
- 2018 = 175%
- 2019 = 174%
- 2020 = 113%
- 2021 = 99%

The percentages noted above are indicative of the City's ability to be proactive with its initiatives and general operations, and also its ability to proceed into the new fiscal year with or without certain seasonal revenue streams. Of course, it is of great importance to further reflect that fund balance does not always equate to cash and investments. Fund balance is simply the difference in all assets and deferred outflows and all liabilities and deferred inflows. Cash and investments are simply a component of this equation.

Other Governmental Funds

The City also maintains three (3) *special revenue funds*. These funds account for revenues derived from specific sources which are legally restricted to finance particular functions or activities. *Capital projects funds* are used to account for revenues and expenditures related to the renovation and/or construction of major capital assets. Nine (9) capital projects funds are maintained by the City. The City also maintains a *permanent fund*. This fund accounts for earmarked funds and the original corpus which are restricted by an outside party for a specific purpose.

Business-Type Funds

The City maintains four (4) *enterprise funds*, which are used to account for operations in a manner similar to private business enterprises. The enterprise funds maintained are the Water and Sewer Fund, the Solid Waste Fund, the Stormwater Fund, the Amphitheater Fund.

Assets and Deferred Outflows of Resources: The City's assets and deferred outflows of resources recognized a decrease during the year ended December 31, 2021. Assets and deferred outflows decreased approximately \$2,867,400 or 8.49%, from \$33,755,400 to \$30,888,000. This decrease can be attributed to the decrease in capital assets.

Liabilities and Deferred Inflows of Resources: The City's liabilities and deferred inflows of resources decreased during the year ended December 31, 2021. Total liabilities and deferred inflows went from approximately \$4,864,000 to \$4,177,000. The decrease is due to a decrease in accounts payable, unearned revenue and net pension liability.

City of Stockbridge, Georgia
Auditor's Discussion & Analysis (AD&A)
December 31, 2021

Net Position: The City's equity position decreased from approximately \$28,891,000 to \$26,711,000. This decrease is reconciled on the City's "Statement of Revenues, Expenses and Changes in Net Position". It should be noted that a very large portion of the City's net position is capital assets net of related debt. While the City is reflecting approximately \$26,711,000 in net position (or equity), only \$5,252,000 is unrestricted and considered available for operations. In the end, the statement of net position reflects the fact that the City has invested heavily in itself over the history of the organization.

Revenues & Expenses: Total operating revenues of the City increased from approximately \$6,672,000 to \$6,951,000. This represents growth of 4.2% versus prior year's growth of 9.6%. Total operating expenses of the City decreased from approximately \$7,175,000 to \$6,742,000. This represents a decrease of 6.0% versus prior year's growth of 13.7%. The effect of the increased revenues and decreased expenses resulted in an increase in operating income of approximately \$712,000 and ending at approximately \$209,000 (versus an operating loss in the prior year of \$503,000).

Non-operating income (expense) reflects a significant increase over the prior year due to the transfer of capital assets to governmental activities. During the current year, the City received capital contributions of approximately \$564,000, which heavily contributed to the net non-operating loss (including capital contributions and transfers) of approximately (\$2,389,000) in the current year versus net non-operating income of approximately \$1,025,000 in the prior year.

Cash Flows: The statement of cash flows is a very important statement for any enterprise, and the City is no different.

The "cash flows from operating activities" is the most important element in the statement of cash flows, because it should be the operations of an entity that provides a substantial portion of the capital needed in a growth environment. This section of the statement begins with operating income (not net income as you see in the commercial sector) as reported in the statement of operations.

The City has very good cash flows from operations. This has been true for the past several years. Such operating cash flows amounted to approximately \$1,048,000 for the year ended December 31, 2021. The City had approximately \$953,000 in operating cash flows for the year ended December 31, **2020**. During the downturn in the economy, the City was highly successful in achieving quite strong cash flows from operations. Additionally, this section of the statement recognizes the fact that depreciation expense of approximately \$1,024,000 is a non-cash flow item.

Further, the operating cash flows were used to fund certain significant capital and related financing activities:

- The City purchased capital assets in the amount of approximately \$1,105,000.

City of Stockbridge, Georgia
Auditor's Discussion & Analysis (AD&A)
December 31, 2021

- The City paid principal on notes in the amount of approximately \$93,500 and paid interest on notes payable in the amount of approximately \$33,700.

In conclusion, the City reflects a decrease in cash and cash equivalents in the approximate amount of \$381,500 to a balance of approximately \$6,953,000 at December 31, 2021.

Footnotes

Note 1 – Accounting Policies: This footnote discusses the overall organization of the City, the nature of its operations, and the fact that it was created by the State of Georgia in 1920. This note also discloses pertinent information regarding the governing body of the City.

This footnote continues by sharing with a reader of the financial statements the significant accounting policies and principles utilized in the preparation of the financial statements.

Note 2 – Reconciliation of Government-wide Financial Statements and Fund Financial Statements: This footnote provides additional detailed information that is not already shown within the financial statements themselves, on the differences between the City's fund level financial statements and its government-wide financial statements.

Note 3 – Cash and Investments: The Governmental Accounting Standards Board (GASB) issued Statement No. 40, Deposit and Investment Risk Disclosure, an amendment of GASB Statement No. 3, which significantly changed the disclosure in the financial statements of the City related to deposits and investments. The disclosure addresses common deposit and investment risks related to credit risk, concentration of credit risk, interest rate risk, and foreign currency risk.

Note 4 – Property Taxes: This footnote discloses information on property taxes and the relationship with Henry County for billing and collecting property taxes. It also discloses that there were no property taxes levied for the year ended December 31, 2021.

Note 5 – Receivables: This footnote discloses detailed information on various receivable (and allowance for doubtful receivables) balances.

Note 6 – Capital Assets: This footnote discloses the City's capital asset activity and its related accumulated depreciation for the year.

Note 7 – Long-Term Debt: This footnote discloses the City's long-term debt activity for the year, and other information and maturities for the revenue bonds and installment notes.

Note 8 – Interfund Transfers: This footnote discloses detailed information on the City's interfund transfers and the purpose of these transactions.

City of Stockbridge, Georgia
Auditor's Discussion & Analysis (AD&A)
December 31, 2021

Note 9 – Joint Venture: This footnote discloses the City's relationship with the Atlanta Regional Commission.

Note 10 – Defined Benefit Pension Plan: This footnote discloses the details of the City's Pension Plan.

Note 11 – Risk Management: This footnote discloses the City's various risks of loss.

Note 12 – Commitments and Contingencies: This footnote discloses the outstanding commitments and contingencies of the City. Certain matters disclosed in this footnote include grants and the intergovernmental agreements with Henry County.

Note 13 – Hotel/Motel Lodging Tax: This footnote discloses the City's tax rate for hotel/motel taxes, along with the amounts and nature of these revenues and expenditures.

Note 14 – Lease Agreements: This footnote discloses information on the City's intergovernmental agreement with the Lamar County Regional Solid Waste Management Authority to lease the City's solid waste transfer station.

COMPLIANCE REPORTS

The financial report package contains two (2) compliance reports.

Yellow Book Report: This compliance report is a report on our tests of the City's internal controls and compliance with laws, regulations, etc. The tests of internal controls were those we determined to be required as a basis for designing our financial statement auditing procedures. Such tests also considered the City's compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. In accordance with the respective standards, the report is **not** intended to provide an opinion, but to provide a form of negative assurance as to the City's internal controls and compliance with applicable rules and regulations.

Single Audit Report: The second compliance report is a report on our tests of the City's internal controls and compliance with laws, regulations, etc., relative to certain Federal grant programs and the respective expenditures. Our tests were performed on the City's major programs (as defined by the relevant Federal guidelines), and were not applied to each and every Federal grant expended by the Government. In accordance with the respective standards, we did provide an unmodified (or positive) opinion on the City's compliance based on our audit. However, we were not required to provide an opinion on the relevant internal controls, but to provide a form of negative assurance on such controls.

City of Stockbridge, Georgia
Auditor's Discussion & Analysis (AD&A)
December 31, 2021

AUDIT SCOPES AND PROCEDURES

1. Governmental audit programs were used in all areas.
2. We observed and made independent test counts of Water & Sewer Fund inventory. Our test counts consisted of approximately 20 different inventory items. There were no material differences noted between our test counts and those of the City's. We also performed certain price tests to determine the propriety of valuation of inventory.
3. We confirmed accounts receivable. Due to the timing of the audit as compared to the fiscal year-end, a poor response rate was noted. Therefore, we performed alternate procedures to verify existence of the amounts.
4. For purposes of assessing the adequacy of the allowance for doubtful accounts, we reviewed the aging of accounts receivable, and considered the current economic environment coupled with the recent history of the City. We also reviewed subsequent collection activity.
5. We evaluated the assumptions used by actuaries relative to the City's benefit plan, and tested the respective valuations associated with this plan.
6. We reviewed supporting documentation for a sample of additions to capital assets during the year ended December 31, 2021.
7. We performed a search for unrecorded liabilities via review of unpaid vouchers and subsequent disbursements.

REQUIRED COMMUNICATIONS

**The Auditor's Responsibility Under *Government Auditing Standards*
and Auditing Standards Generally Accepted in the United States of America**

Our audit of the financial statements of the City of Stockbridge, Georgia (the "City") for the year ended December 31, 2021 was conducted in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether caused by error, fraudulent financial reporting or misappropriation of assets. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. Accordingly, the audit was designed to obtain reasonable, rather than absolute, assurance about the financial statements. We believe our audit accomplishes that objective.

In accordance with *Government Auditing Standards*, we have also performed tests of controls and compliance with laws and regulations that contribute to the evidence supporting our opinion on the financial statements. However, they do not provide a basis for opining on the City's internal control or compliance with laws and regulations.

City of Stockbridge, Georgia
Auditor's Discussion & Analysis (AD&A)
December 31, 2021

Accounting Policies

Management has the ultimate responsibility for the appropriateness of the accounting policies used by the City. There are several new accounting standards which will be required to be implemented in the coming years. These are discussed later in this document.

In considering the qualitative aspects of the City's accounting policies, we did not identify any significant or unusual transactions or significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus. The City's policies relative to the timing of recording of transactions are consistent with GAAP and typical government organizations.

Management Judgments and Accounting Estimates

Accounting estimates are an integral part of the preparation of financial statements and are based upon management's current judgment. The process used by management encompasses their knowledge and experience about past and current events and certain assumptions about future events. Management has informed us they used all the relevant facts available to them at the time to make the best judgments about accounting estimates and we considered this information in the scope of our audit. We considered this information and the qualitative aspects of management's calculations in evaluating the City's significant accounting policies. Estimates significant to the financial statements include such items as: the estimated lives of depreciable assets; actuarial assumptions and concepts relative to the benefit plans; deferred revenues; valuation of financial and non-financial instruments; the estimated incurred-but-not-reported liabilities; conservation commitments; extraordinary items; and the estimated allowance for uncollectible accounts.

Financial Statement Disclosures

The footnote disclosures to the financial statements are also an integral part of the financial statements. The process used by management to accumulate the information included in the disclosures was the same process used in accumulating the financial statements, and the accounting policies described above are included in those disclosures. The overall neutrality, consistency, and clarity of the disclosures was considered as part of our audit and in forming our opinion on the financial statements.

Significant Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management relating to the performance of the audit.

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Disagreements with Management

We encountered no disagreements with management over the application of significant accounting principles, the basis for management's judgments on significant matters, the scope of the audit or significant disclosures to be included in the financial statements.

Representation from Management

We requested written representations from management relating to the accuracy of information included in the financial statements and the completeness and accuracy of various information requested by us, during the audit. Management provided those written representations without a problem.

Management's Consultations with Other Accountants

We are not aware of any consultations management had with other accountants about accounting or auditing matters.

Significant Issues Discussed with Management

There were no significant issues discussed with management related to business conditions, plans, or strategies that may have affected the risk of material misstatement of the financial statements. We are not aware of any consultations management had with us or other accountants about accounting or auditing matters. No major issues were discussed with management prior to our retention to perform the aforementioned audit.

Audit Adjustments

During our audit of the City's basic financial statements as of and for the year ended December 31, 2020, there were several adjustments proposed to the funds of the City. The detail of all proposed adjustments for each fund have been provided to and discussed with management.

Uncorrected Misstatements

We had no passed adjustments.

Independence

We are independent of the City, and all related organizations, in accordance with auditing standards promulgated by the American Institute of Public Accountants and *Government Auditing Standards*, issued by the Comptroller General of the United States.

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Other Information in Documents Containing Audited Financial Statements

We are not aware of any other documents that contain the audited basic financial statements. If such documents were to be published, we would have a responsibility to determine that such financial information was not materially inconsistent with the audited statements of the City.

ACCOUNTING RECOMMENDATIONS AND RELATED MATTERS

Recommendations for Improvement and Other Matters

During our audit of the financial statements as of and for the year ended December 31, 2021, we noted some areas within the accounting and internal control systems that we believe can be improved. We have reported several findings (significant deficiencies and material weaknesses). Additionally, we noted certain items management should consider as part of its decision making process. Further, we noted other matters which we wish to communicate to you in an effort to keep the City abreast of accounting matters that could present challenges in financial reporting in future periods. Our recommendations and proactive thoughts and communications are presented in the following paragraphs.

Items Cited in the City's Financial Statements as a Finding

1) Management of Accounts Receivable Accounts

Generally accepted accounting principles for governmental funds require revenues to be recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. As a part of these processes, the City should review all revenue transactions to determine reporting in the proper period. The City did not properly adjust receivables and related balances in the General Fund as of December 31, 2021. We discussed the matter with management and the following adjustments were required to properly state receivables and related balances as of December 31, 2021. We recommend that the City strengthen its control over its receivables and related balances to ensure balances are properly stated at year-end.

2) Capitalization of Capital Assets

Generally accepted accounting principles require expenditures for capital projects be reported at historical cost or estimated historical cost. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized. The City did properly capitalize amounts in the Water & Sewer Fund. We recommend that the City strengthen its controls over monthly and annual close-out procedures related to ensure amounts are properly capitalized.

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Recommendations for Improvement (Management Points)

1) Accounts Payable

During our review of subsequent disbursements, we noted items incurred in 2021 but paid in 2022 were improperly excluded from accounts payable at year-end. Adjustments in the Water and Sewer Fund in the amount of \$7,962 and in the ARPA fund in the amount of \$6,230 were needed to properly adjust expenses/expenditures and accounts payable as of December 31, 2021. We recommend management strengthen internal controls over the accounts payable process to ensure proper cut-off and that balances are complete as of year- end.

2) Old Outstanding Checks

During our testing of cash, we noted outstanding checks from an old, closed bank account dating back to 2013 through 2015. We recommend these checks be investigated, voided, and either reissued or escheated to the State of Georgia Department of Revenue as unclaimed property.

Other Matters for Communication to the Board and Management

During our audit of the financial statements as of and for the year ended December 31, 2021, we noted other matters which we wish to communicate to you in an effort to keep the City abreast of accounting matters that could present challenges in financial reporting in future periods.

1) New Governmental Accounting Standards Board (GASB) Standards



As has been the case for the past 10 years, GASB has issued several other new pronouncements which will be effective in future years. The following is a brief summary of the new standards:

- a) **Statement No. 87, *Leases*** was issued in June 2017 and is effective for the first reporting period beginning after December 15, 2019. However, in light of the COVID-19 Pandemic, in May 2020 the GASB issued Statement No. 95 (*Postponement of the Effective Dates of Certain Authoritative Guidance*) which changed the effective date of Statement No. 87 to fiscal years beginning after June 15, 2021.

This statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the principle that a lease is the financing of the right to use an underlying asset.

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Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities.

Definition of a Lease: A lease is defined as a contract that conveys control of the right to use another entity's non-financial asset (the underlying asset) as specified in the contract for a period of time in an exchange or exchange-like transaction. Examples of non-financial assets include buildings, land, vehicles, and equipment. Any contract that meets this definition should be accounted for under the lease's guidance, unless specifically excluded in this statement.

Lease Term: The lease term is defined as the period during which a lessee has a non-cancelable right to use an underlying asset, plus the following periods, if applicable:

- Periods covered by a lessee's option to extend the lease if it is reasonably certain, based on all relevant factors, that the lessee will exercise that option;
- Periods covered by a lessee's option to terminate the lease if it is reasonably certain, based on all relevant factors, that the lessee will not exercise that option;
- Periods covered by a lessor's option to extend the lease if it is reasonably certain, based on all relevant factors, that the lessor will exercise that option;
- Periods covered by a lessor's option to terminate the lease if it is reasonably certain, based on all relevant factors, that the lessor will not exercise that option.

A fiscal funding or cancellation clause should affect the lease term only when it is reasonably certain that the clause will be exercised. Lessees and lessors should reassess the lease term only if one or more of the following occur:

- The lessee or lessor elects to exercise an option even though it was previously determined that it was reasonably certain that the lessee or lessor would not exercise that option;
- The lessee or lessor elects not to exercise an option even though it was previously determined that it was reasonably certain that the lessee or lessor would exercise that option;
- An event specified in the lease contract that requires an extension or termination of the lease takes place.

Short-Term Leases: A short-term lease is defined as a lease that, at the commencement of the lease term, has a maximum possible term under the lease contract of 12 months (or less), including any options to extend, regardless of their probability of being exercised.

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Lessees and lessors should recognize short-term lease payments as outflows of resources or inflows of resources, respectively, based on the payment provisions of the lease contract.

Lessee Accounting: A lessee should recognize a lease liability and a lease asset at the commencement of the lease term, unless the lease is a short-term lease or it transfers ownership of the underlying asset. The lease liability should be measured at the present value of payments expected to be made during the lease term (less any lease incentives). The lease asset should be measured at the amount of the initial measurement of the lease liability, plus any payments made to the lessor at or before the commencement of the lease term and certain direct costs.

A lessee should reduce the lease liability as payments are made and recognize an outflow of resources (for example, expense) for interest on the liability. The lessee should amortize the lease asset in a systematic and rational manner over the shorter of the lease term or the useful life of the underlying asset. The notes to financial statements should include a description of leasing arrangements, the amount of lease assets recognized, and a schedule of future lease payments to be made.

Lessor Accounting: A lessor should recognize a lease receivable and a deferred inflow of resources at the commencement of the lease term, with certain exceptions for leases of assets held as investments, certain regulated leases, short-term leases, and leases that transfer ownership of the underlying asset. A lessor should not derecognize the asset underlying the lease. The lease receivable should be measured at the present value of lease payments expected to be received during the lease term. The deferred inflow of resources should be measured at the value of the lease receivable plus any payments received at or before the commencement of the lease term that relate to future periods.

A lessor should recognize interest revenue on the lease receivable and an inflow of resources (for example, revenue) from the deferred inflows of resources in a systematic and rational manner over the term of the lease. The notes to financial statements should include a description of leasing arrangements and the total amount of inflows of resources recognized from leases.

Contracts with Multiple Components and Contract Combinations: Generally, a government should account for the lease and non-lease components of a lease as separate contracts. If a lease involves multiple underlying assets, lessees and lessors in certain cases should account for each underlying asset as a separate lease contract. To allocate the contract price to different components, lessees and lessors should use contract prices for individual components as long as they do not appear to be unreasonable based on professional judgment, or use professional judgment to determine their best estimate if there are no stated prices or if stated prices appear to be unreasonable. If determining a best estimate is not practicable, multiple components in a lease contract should be accounted for as a single

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lease unit. Contracts that are entered into at or near the same time with the same counterparty and that meet certain criteria should be considered part of the same lease contract and should be evaluated in accordance with the guidance for contracts with multiple components.

Lease Modifications and Terminations: An *amendment* to a lease contract should be considered a lease modification, unless the lessee's right to use the underlying asset decreases, in which case it would be a partial or full lease termination. A lease termination should be accounted for by reducing the carrying values of the lease liability and lease asset by a lessee, or the lease receivable and deferred inflows of resources by the lessor, with any difference being recognized as a gain or loss. A lease modification that does not qualify as a separate lease should be accounted for by re-measuring the lease liability and adjusting the related lease asset by a lessee and re-measuring the lease receivable and adjusting the related deferred inflows of resources by a lessor.

Subleases and Leaseback Transactions: Subleases should be treated as transactions separate from the original lease. The original lessee that becomes the lessor in a sublease should account for the original lease and the sublease as separate transactions, as a lessee and lessor, respectively.

A transaction qualifies for sale-leaseback accounting only if it includes a sale. Otherwise, it is a borrowing. The sale and lease portions of a transaction should be accounted for as separate sale and lease transactions, except that any difference between the carrying value of the capital asset that was sold and the net proceeds from the sale should be reported as a deferred inflow of resources or a deferred outflow of resources and recognized over the term of the lease.

A lease-leaseback transaction should be accounted for as a net transaction. The gross amounts of each portion of the transaction should be disclosed.

- b) **Statement 90, Majority Equity Interests – An Amendment of GASB's No. 14 and 61** was issued in August 2018, and is effective for reporting periods beginning after December 15, 2018 (meaning June 30, 2020). However, in light of the COVID-19 Pandemic, in May 2020 the GASB issued Statement No. 95 (*Postponement of the Effective Dates of Certain Authoritative Guidance*) which changed the effective date of Statement No. 90 to reporting periods beginning after December 15, 2019.

Under this standard, an equity interest is: a) a financial interest in a legally separate organization by the ownership shares of the organization's stock; or b) by otherwise having an explicit, measurable right to the net resources of the organization that is usually based on an investment of financial or capital resources by a government. An equity interest is explicit and measurable if: a) the government has a present or future claim to the net resources of

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the entity, and b) the method for measuring the government's share of the entity's net resources is determinable.

If the interest is deemed to be an investment under GASB No. 72, paragraph 64, then the interest should be reported as an investment and measured using the equity method. If the interest is held by a special-purpose government engaged in fiduciary activities, a fiduciary fund, or an endowment or permanent fund, then the amount should be measured at fair value. If interest is 100% of entity, then it is a component unit. We do not expect this new standard to have a significant effect on the City.

- c) **Statement No. 91, *Conduit Debt Obligations*** was issued in May 2019 and is effective for the first reporting period beginning after December 15, 2020, meaning for those with year ends of December 31, 2021 and beyond. However, in light of the COVID-19 Pandemic, in May 2020 the GASB issued Statement No. 95 (*Postponement of the Effective Dates of Certain Authoritative Guidance*) which changed the effective date of Statement No. 91 to reporting periods beginning after December 15, 2021.

The primary objectives of this statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with: 1) commitments extended by issuers, 2) arrangements associated with conduit debt obligations, and 3) related note disclosures. This statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures.

A conduit debt obligation is defined as a debt instrument meeting all of the following characteristics:

- There are at least three parties involved: 1) an issuer, 2) a third-party obligor, and 3) a debt holder (or a debt trustee);
- The issuer and the third-party obligor are not within the same financial reporting entity;
- The debt obligation is not a parity bond of the issuer, nor is it cross-collateralized with other debt of the issuer;
- The third-party obligor (or its agent), not the issuer, ultimately receives the proceeds from the debt issuance;
- The third-party obligor, not the issuer, is primarily obligated for the payment of all amounts associated with the debt obligation (debt service payments).

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All conduit debt obligations involve the issuer making a limited commitment. Some issuers extend additional commitments or voluntary commitments to support debt service in the event the third party is, or will be, unable to do so.

An issuer should not recognize a conduit debt obligation as a liability. However, an issuer should recognize a liability associated with an additional commitment or a voluntary commitment to support debt service if certain recognition criteria are met. As long as a conduit debt obligation is outstanding, an issuer that has made an additional commitment should evaluate, at least annually, whether those criteria are met. An issuer that has made only a limited commitment should evaluate whether those criteria are met when an event occurs that causes the issuer to reevaluate its willingness or ability to support the obligor's debt service through a voluntary commitment.

This statement also addresses arrangements – often characterized as leases – that are associated with conduit debt obligations. In those arrangements, capital assets are constructed or acquired with the proceeds of a conduit debt obligation and used by third-party obligors in the course of their activities. Payments from third-party obligors are intended to cover and coincide with debt service payments. During those arrangements, issuers retain the titles to the capital assets. Those titles may or may not pass to the obligors at the end of the arrangements.

Issuers should not report those arrangements as leases, nor should they recognize a liability for the related conduit debt obligations or a receivable for the payments related to those arrangements. In addition, the following provisions apply:

- If the title passes to the third-party obligor at the end of the arrangement, an issuer should **not** recognize a capital asset.
- If the title does not pass to the third-party obligor and the third-party has exclusive use of the entire capital asset during the arrangement, the issuer should **not** recognize a capital asset until the arrangement ends.
- If the title does not pass to the third-party obligor and the third-party has exclusive use of only portions of the capital asset during the arrangement, the issuer should recognize the entire capital asset and a deferred inflow of resources at the inception of the arrangement. The deferred inflow of resources should be reduced, and an inflow recognized, in a systematic and rational manner over the term of the arrangement.

This statement requires issuers to disclose general information about their conduit debt obligations, organized by type of commitment, including the aggregate outstanding principal amount of the issuers' conduit debt obligations and a description of each type of commitment. Issuers that recognize liabilities related to supporting the debt service of

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conduit debt obligations also should disclose information about the amount recognized and how the liabilities changed during the reporting period.

d) Statement No. 92, *Omnibus 2020* was issued in January 2020 and because it is an omnibus standard, contains several different effective dates as follows (as amended by Statement No. 95 issued in May 2020):

- For fiscal years beginning after June 15, 2021 relative to the requirements related to intra-entity transfers of assets and those related to the applicability of Statements 73 and 74.
- For reporting periods beginning after June 15, 2021 relative to the requirements related to application of Statement 84 to post-employment benefit arrangements and those related to nonrecurring fair value measurements of assets or liabilities.
- For government acquisitions occurring in reporting periods beginning after June 15, 2021. The requirements related to the measurement of liabilities (and assets, if any) associated with AROs in a government acquisition.
- Other items addressed by this omnibus statement (requirements related to Statement No. 87 and Implementation Guide 2019-3, reinsurance recoveries, and terminology used to refer to derivative instruments) were effective upon issuance.

The objectives of this statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB statements. This statement addresses a variety of topics and includes specific provisions about the following:

- The effective date of Statement No. 87, Leases, and Implementation Guide No. 2019-3, Leases, for interim financial reports.
- Reporting of intra-entity transfers of assets between a primary government employer and a component unit defined benefit pension plan or defined benefit other post-employment benefit (OPEB) plan.
- The applicability of Statements No. 73, Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68, as amended, and No. 74, Financial Reporting for Post-employment Benefit Plans Other Than Pension Plans, as amended, to reporting assets accumulated for post-employment benefits.

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- The applicability of certain requirements of Statement No. 84, Fiduciary Activities, to post-employment benefit arrangements.
 - Measurement of liabilities (and assets, if any) related to asset retirement obligations (AROs) in a government acquisition.
 - Reporting by public entity risk pools for amounts that are recoverable from reinsurers or excess insurers.
 - Reference to nonrecurring fair value measurements of assets or liabilities in authoritative literature.
 - Terminology used to refer to derivative instruments.
- e) **Statement No. 93, *Replacement of Interbank Offered Rates*** was issued in March 2020 and contains two (2) different effective dates. The removal of LIBOR as an appropriate benchmark interest rate is effective for reporting periods ending after December 31, 2021. All other requirements of this statement are effective for reporting periods beginning after June 15, 2020.

As a result of global reference rate reform, the London Interbank Offered Rate ("LIBOR") is expected to cease to exist in its current form at the end of 2021, prompting governments to amend or replace financial instruments for the purpose of replacing LIBOR with other reference rates, by either changing the reference rate or adding or changing fallback provisions related to the reference rate.

The objective of this statement is to address those and other accounting and financial reporting implications that result from the replacement of an IBOR. This statement achieves that objective by:

- Providing exceptions for certain hedging derivative instruments to the hedge accounting termination provisions when an IBOR is replaced as the reference rate of the hedging derivative instrument's variable payment;
- Clarifying the hedge accounting termination provisions when a hedged item is amended to replace the reference rate;
- Clarifying that the uncertainty related to the continued availability of IBORs does not, by itself, affect the assessment of whether the occurrence of a hedged expected transaction is probable;
- Removing LIBOR as an appropriate benchmark interest rate for the qualitative evaluation of the effectiveness of an interest rate swap;

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- Identifying a Secured Overnight Financing Rate and the Effective Federal Funds Rate as appropriate benchmark interest rates for the qualitative evaluation of the effectiveness of an interest rate swap;
 - Clarifying the definition of reference rate, as it is used in Statement 53, as amended.
- f) **Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*** was issued in March 2020 and is effective for fiscal years beginning after June 15, 2022 which means year ends of June 30, 2023 and following.

This statement was issued by GASB to address a gap in generally accepted accounting principles: how do we account for these type arrangements that do not meet the definition of a service concession arrangement (SCA) covered by GASB Statement No. 60?

Statement No. 94 requires that Public-Private Partnerships and Public-Public Partnerships (“PPPs”) that meet the definition of a lease apply the guidance in Statement No. 87, *Leases* if: a) existing assets of the transferor are the only underlying PPP assets, b) improvements are not required to be made by the operator to those existing assets as part of the PPP arrangement, and c) the PPP does not meet the definition of an SCA. All other PPPs that will not apply the guidance in Statement No. 87 will generally use the accounting guidance contained in Statement No. 60 which was superseded by this new standard.

Statement No. 94 also establishes accounting and financial reporting requirements for availability payment arrangements (APAs). As defined in this statement, an APA is an arrangement in which a government compensates an operator for services that may include designing, constructing, financing, maintaining, or operating an underlying non-financial asset for a period of time in an exchange or exchange-like transaction. An APA that is related to designing, constructing, and financing a non-financial asset in which ownership of the asset transfers by the end of the contract should be accounted for by the government as a financed purchase of the underlying asset.

- g) **Statement No. 96, *Subscription-Based Information Technology Arrangements*** was issued in May 2020 and is effective for fiscal years beginning after June 15, 2022 which means year ends of June 30, 2023 and following.

This statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This statement: 1) defines an SBITA; 2) establishes that an SBITA results in a right-to-use subscription asset – an intangible asset – and a corresponding subscription liability; 3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of an SBITA; and 4) requires note disclosures regarding an SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, *Leases*, as amended.

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An SBITA is defined as a contract that conveys control of the right to use another party's (an SBITA vendor's) information technology (IT) software, alone or in combination with tangible capital assets (the underlying IT assets), as specified in the contract for a period of time in an exchange or exchange-like transaction.

The subscription term includes the period during which a government has a non-cancellable right to use the underlying IT assets. The subscription term also includes periods covered by an option to extend (if it is reasonably certain that the government or SBITA vendor will exercise that option) or to terminate (if it is reasonably certain that the government or SBITA vendor will not exercise that option).

Under this statement, a government generally should recognize a right-to-use subscription asset – an intangible asset – and a corresponding subscription liability. A government should recognize the subscription liability at the commencement of the subscription term, which is when the subscription asset is placed into service. The subscription liability should be initially measured at the present value of subscription payments expected to be made during the subscription term. Future subscription payments should be discounted using the interest rate the SBITA vendor charges the government, which may be implicit, or the government's incremental borrowing rate if the interest rate is not readily determinable. A government should recognize amortization of the discount on the subscription liability as an outflow of resources (for example, interest expense) in subsequent financial reporting periods.

The subscription asset should be initially measured as the sum of: 1) the initial subscription liability amount, 2) payments made to the SBITA vendor before commencement of the subscription term, and 3) capitalizable implementation costs, less any incentives received from the SBITA vendor at or before the commencement of the subscription term. A government should recognize amortization of the subscription asset as an outflow of resources over the subscription term.

Activities associated with an SBITA, other than making subscription payments, should be grouped into the following three stages, and their costs should be accounted for accordingly:

- Preliminary Project Stage, including activities such as evaluating alternatives, determining needed technology, and selecting an SBITA vendor. Outlays in this stage should be expensed as incurred.
- Initial Implementation Stage, including all ancillary charges necessary to place the subscription asset into service. Outlays in this stage generally should be capitalized as an addition to the subscription asset.
- Operation and Additional Implementation Stage, including activities such as subsequent implementation activities, maintenance, and other activities for a

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government's ongoing operations related to an SBITA. Outlays in this stage should be expensed as incurred unless they meet specific capitalization criteria.

In classifying certain outlays into the appropriate stage, the nature of the activity should be the determining factor. Training costs should be expensed as incurred, regardless of the stage in which they are incurred.

- h) Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*** was issued in June 2020 and is effective for fiscal years beginning after June 15, 2021 (year ends of June 30, 2022 and following).

The primary objectives of this statement are to: 1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; 2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other post-employment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and 3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans.

This statement requires that for purposes of determining whether a primary government is financially accountable for a potential component unit, except for a potential component unit that is a defined contribution pension plan, a defined contribution OPEB plan, or another employee benefit plan (for example, certain Section 457 plans), the absence of a governing board should be treated the same as the appointment of a voting majority of a governing board if the primary government performs the duties that a governing board typically would perform. This statement also requires that the financial burden criterion in paragraph 7 of Statement No. 84, *Fiduciary Activities*, be applicable to only defined benefit pension plans and defined benefit OPEB plans that are administered through trusts.

This statement: 1) requires that a Section 457 plan be classified as either a pension plan or an other employee benefit plan depending on whether the plan meets the definition of a pension plan, and 2) clarifies that Statement 84, as amended, should be applied to all arrangements organized under IRC Section 457 to determine whether those arrangements should be reported as fiduciary activities.

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- i) **Other Pending or Current GASB Projects.** As noted by the numerous pronouncements issued by GASB over the past decade, the GASB continues to research various projects of interest to governmental units. Subjects of note include:
- **Re-Examination of the Financial Reporting Model.** GASB has added this project to its technical agenda to make improvements to the existing financial reporting model (established via GASB 34). Improvements are meant to enhance the effectiveness of the model in providing information for decision-making and assessing a government's accountability. GASB anticipates a final standard expected in mid-2022.
 - **Revenue and Expense Recognition** is another long-term project where the GASB is working to develop a comprehensive application model for recognition of revenues and expenses from non-exchange, exchange, and exchange-like transactions. The final standard is expected in late 2024/early 2025.
 - **Compensated Absences** is a technical topic being examined by the GASB currently due to significant changes in benefits offered by governmental employers. Current GAAP does not address certain items such as paid time off (PTO) and there is a wide divergence in practice. A final standard on this topic is expected towards the end of 2022.
 - **Prior-Period Adjustments, Accounting Changes, and Error Corrections** is a technical topic being examined by the GASB due to a wide diversity in practice regarding required presentation on the face of the financial statements, disclosures, etc. A final standard on this topic is expected in mid 2022.

Summations of Thoughts Noted Above

We believe the implementation of these suggestions will enhance both the control environment and the financial reporting process, making both more effective. We also believe these recommendations can be easily implemented, and all problems resolved quite timely should management elect to employ the corrective measures.

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FREE QUARTERLY CONTINUING EDUCATION
AND NEWSLETTERS FOR GOVERNMENTAL CLIENTS

Free Continuing Education. We provide free continuing education (quarterly is the goal and objective) for all of our governmental clients. Each quarter we pick a couple of significant topics tailored to be of interest to governmental entities. In an effort to accommodate our entire governmental client base, we offer the sessions several times per quarter at a variety of client provided locations resulting in greater networking among our governmental clients. We normally see approximately 100 people per quarter. We obtain the input and services of experienced outside speakers along with providing the instruction utilizing our in-house professionals. We hope City staff and officials have been able to participate in this opportunity, and that it has been beneficial to you.

"I've been a CPA for 32 years. Today's CPE class by Mauldin & Jenkins has been the best of my career". Terry Nall, CPA, City of Dunwoody (GA) Council Member

"They are always on top of new accounting pronouncements and provide training well before implementation deadlines. This is a very valuable resource for our organization". Laurie Puckett, CPA, CPFO, Gwinnett County (GA), Accounting Director



Examples of subjects addressed in past quarters include:

- Accounting for Debt Issuances
- Achieving Excellence in Financial Reporting
- Best Budgeting Practices, Policies and Processes
- Best Practices in Banking
- Budget Preparation
- ACFR Preparation (several times including a two (2) day hands-on course)
- Capital Asset Accounting Processes and Controls
- Closing Out and Audit Preparation
- Collateralization of Deposits and Investments
- Component Units
- Cybersecurity Risk Management
- Evaluating Financial and Non-Financial Health of a Local Government
- Financial Report Card – Where Does Your Government Stand?
- Financial Reporting Model Improvements
- GASB No. 74 & 75, New OPEB Standards
- GASB No. 77, Tax Abatement Disclosures
- GASB No. 84, Fiduciary Activities



City of Stockbridge, Georgia
Auditor's Discussion & Analysis (AD&A)
December 31, 2021

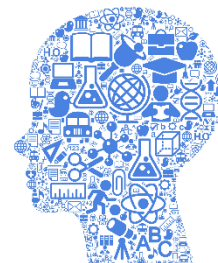
- GASB No. 87, Leases
- GASB Projects & Updates (ongoing and several sessions)
- Grants (Accounting and Auditing)
- Human Capital Management
- Information Technology (IT) Risk Management
- Internal Controls Over Accounts Payable, Payroll and Cash Disbursements
- Internal Controls Over Receivables & the Revenue Cycle
- Internal Revenue Service (IRS) Compliance Issues, Primarily Payroll Matters
- Legal Considerations for Debt Issuances & Disclosure Requirements
- Policies and Procedures Manuals
- Presenting Financial Information to Non-Financial People
- Procurement Card Red Flags
- Risk, Efficiency, & Effectiveness in Governments
- Segregation of Duties
- Single Audits for Auditees
- SPLOST Accounting, Reporting & Compliance
- Uniform Grant Guidance



Governmental Newsletters. We periodically produce newsletters tailored to meet the needs of governments. The newsletters have addressed a variety of subjects and are intended to be timely in their subject matter. The newsletters are authored by Mauldin & Jenkins partners and managers, and are not purchased from an outside agency. The newsletters are intended to keep you informed of current developments in the government finance environment.

In the past several years, the following topics have been addressed in our monthly newsletters:

- Are Your Government's Funds Secure?
- COVID-19 Updates (several)
- Cybersecurity Awareness
- Deposit Collateralization
- Employee vs Independent Contractor
- Escheat Laws on Unclaimed Property
- Federal Funding and Accountability Transparency Act
- Forensic Audit or Financial Audit?
- Form PT 440
- GASB Invitation to Comment – the New Financial Reporting Model
- GASB No. 72, Fair Value, It is Not Totally About Disclosure
- GASB No.'s 74 & 75, Other Post-Employment Benefits (OPEB)



City of Stockbridge, Georgia
Auditor's Discussion & Analysis (AD&A)
December 31, 2021

- GASB No. 77, Abatements – Go Viral with GASB 77
- GASB No. 84 Fiduciary Activities (Series)
- GASB No. 87, Leases
- GASB No. 89, Accounting for Interest Cost Incurred Before the End of Construction
- GASB No. 91, Conduit Debt Obligations
- GASB No. 93, Replacement of Interbank Offered Rates
- General Data Protection Regulation (GDPR)
- Grants Management
- OMB Compliance Supplements
- OPEB, What You Need to Know
- Public Funds and Secure Deposit Program
- Rotating or Not Rotating Auditors
- Property Tax Assessments
- Remote Auditing Best Practices
- Refunding Debt
- Sales & Use Taxes on Retail Sales of Jet Fuel
- Sales Tax Collections and Remittances by the State
- SAS Clarity Standards and Group Audits
- Single Audit, including Uniform Guidance (several)
- Social Security Administration (SSA) Incentive Payments
- Special Purpose Local Option Sales Taxes (SPLOST) Expenditures
- Subrecipient Risk Assessment Tool
- Supplemental Social Security for Inmates
- The New Tax Cuts and Jobs Act – Impact on Bond Refunding
- The Return of the Component Unit – GASB 61
- Uniform Guidance & New Procurement Requirements
- What's Happening with Property Tax Assessments



"You are the best auditors I have ever worked with over my career. It is a big difference having a group that is dedicated to governmental accounting."
Wesley Ropp,
Charleston Water System,
Chief Financial Officer

Communication. In an effort to better communicate our free continuing education plans and newsletters, please email Paige Vercoe at pvercoe@micpa.com (send corresponding copy to hpendergass@micpa.com), and provide individual names, mailing addresses, email addresses and phone numbers of anyone you wish to participate and be included in our database.

City of Stockbridge, Georgia
Auditor's Discussion & Analysis (AD&A)
December 31, 2021

CLOSING

We believe the implementation of these suggestions will enhance both the control environment and the financial reporting process, making both more effective. We also believe these recommendations can be easily implemented, and all problems resolved quite timely should management elect to employ the corrective measures. If you have any questions regarding any comments, suggestions or recommendations set forth in this memorandum, we will be pleased to discuss it with you at your convenience.

This information is intended solely for the use of the City's management, and others within the City's organization and is not intended to be and should not be used by anyone other than these specified parties.

We appreciate the opportunity to serve the City of Stockbridge, Georgia and look forward to serving the City in the future. Thank you.





City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 13, 2022

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST IV
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM: N/A

ACCOUNT TRANSFER TO: N/A

PRESENTER: Brecca R. Carter, Director & Ryan Anderson, Chief Planner

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

Comprehensive Plan Amendment (CP-2022-01) for the proposed Crescent Communities Mixed-Use Development from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for a mixed-use development project with apartments, townhomes, and commercial/retail uses. The applicant has also submitted a rezoning application (Case #RZ-2022-01), which is running concurrently with this Comprehensive Plan Amendment application.

BACKGROUND INFORMATION:

Development of a mixed-use development with 360 apartments, 102 fee simple townhomes, and 48,000 square feet of retail space within two commercial buildings. Located on Highway 138 West, west of I-75 and Mount Zion Parkway, in Land Lots 55 and 42 of District 12. Would contain 68.874 +/- acres within two parcels. A comprehensive plan amendment is needed to change the designation of the property to allow for this type of development and density. The Planning Commission recommended Approval of the requested Comprehensive Plan Amendment.

SIGNATURES:

CITY ATTORNEY _____

CITY TREASURER N/A _____

CITY MANAGER _____

FINANCIAL IMPACT: N/A

AMOUNT: N/A

ATTACHMENTS: Yes



***COMPREHENSIVE PLAN AMENDMENT FOR THE PROPOSED CRESCENT
COMMUNITIES MIXED-USE DEVELOPMENT--FROM 'LOW-DENSITY
VERTICAL MIXED-USE' TO 'HIGH-DENSITY RESIDENTIAL'***

CASE FACTS

- Applicant:** Remi Rose Development, LLC
- Agent:** Battle Law, P.C.
- Location:** Located on Highway 138 West, west of I-75 and Mount Zion Parkway, in Land Lots 55 and 42 of District 12.
- Parcel ID:** Includes two parcels:
- Parcel #012-01003000 – The smaller parcel. Currently zoned 'C-1'. Contains 3.131 +/- acres and comprises the property at 1036 Highway 138 West, across from Spivey Road. Located in Land Lot 55 of District 12. Owned by Melissa Russell.
 - Parcel #012-01002000 – The larger parcel. Currently zoned 'C-2'. Contains 65.743 +/- acres. Situated adjacent to the western side of the smaller parcel, with frontage on Highway 138 West, across from Tributary Parkway. Located in Land Lot 42 of District 12. Owned by West Henry Land Corporation, et al.
- Lot Size/Acres:** 68.874 +/- total acres within two parcels.
- Request:** Change the property's future land use designation from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for a mixed-use development project with apartments, townhomes, and commercial/retail uses. The applicant has also submitted a rezoning application (RZ-2022-01), which is running concurrently with this Comprehensive Plan Amendment application.
- Proposed Use/Project Description:** The applicant proposes to build a mixed-use development containing approximately 48,000 square feet of commercial/retail space within 2 buildings, 360 apartment units within 8 buildings, and 102 townhomes within 22 buildings.
- The main entrance to the development would occur through a new driveway off Lake Spivey Parkway, across from Spivey Road, where a traffic signal is present. A secondary access would occur across from Tributary Parkway, but it would be limited to right-in and right-out turning movements due to the presence of a median in the center of

	Lake Spivey Parkway. Sidewalks and deceleration lanes would be provided along Lake Spivey Parkway.
Existing Land Uses:	Mostly vacant, except for a very small cemetery off Highway 138 West. The site is mostly wooded, except for Reeves Creek and its associated floodplain.
Zoning:	The applicant has simultaneously requested to rezone the subject property from the 'C-1' (Neighborhood Commercial), 'C-2' (General Commercial), and 'PMU' (Parkway Mixed-Use Overlay) districts to the 'PUD' (Planned Unit Development) and PMU districts. The rezoning application is running concurrently with the Comprehensive Plan Amendment application.
Road Access:	Via Highway 138 West.
Application Received:	April 4, 2022.
Community Meetings Held by Applicant:	March 16, 2022 and May 4, 2022.
Public Notices:	On May 6, 2022, signs were posted on the property and the applicant mailed notices to 29 adjacent property owners. Public Notices in the Henry Herald were scheduled to appear on May 4 and June 18, 2022.
Planning Commission Meeting:	May 26, 2022, via Zoom. The Planning Commission unanimously recommended the approval of the requested Comprehensive Plan Amendment.
Council Meeting:	June 13, 2022, in the Council Chamber.

Development Regulations Relevant to Request:

- City of Stockbridge Unified Development Code, adopted on March 14, 2022.
 - All other City Code sections regarding site development standards and requirements.
-

COMPREHENSIVE PLAN AND FUTURE LAND USE MAP

The City of Stockbridge adopted the [City of Stockbridge Comprehensive Plan 2018-2038](#) as a guide for the future development of the City, and its Land Use Element provides a vision for the development or redevelopment of land in the City over the 20-year period. Further, the Future Land Use Map provides a “future land use designation” for every parcel of land

within the City. The subject property has a future land use designation of “Low-Density Vertical Mixed-Use.” The Comprehensive Plan provides the description below for this designation.

[Low-Density Vertical Mixed-Use]

This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.

From this description, the proposed development would not be compatible with the future land use designation of the property since it would feature very different types of uses, including multiple-building apartment and townhome projects, as well as community-oriented commercial/retail uses. Therefore, a Comprehensive Plan Amendment is required to change the land use designation of the property to ‘High-Density Residential’, which is described below. The allowable residential densities of this designation range from 6 to 16 units per acre, while the proposed development’s densities are anticipated to include a gross density of 6.9 units per acre (accounting for the presence of Reeves Creek and its adjacent floodplain areas) and a net density of 8.3 units per acre.

[High-Density Residential Designation]

This designation is intended primarily for residential and uses which include multi-story condominiums and planned town developments. Small commercial or service businesses may be permitted within these developments for the convenience of their residents and visitors only. High Density Residential is an appropriate transition between mixed-use and industrial projects, and low or medium density residential areas.

ANALYSIS OF REQUEST

A. Consistency with the Comprehensive Plan. The requested Comprehensive Plan Amendment of the subject property from its current future land use designation of ‘Low-Density Vertical Mixed-Use’ to ‘High-Density Residential’ is necessary because the current land use designation does not allow the types of development which the applicant is proposing, with large multifamily uses and commercial uses in separate buildings. Further, the proposed densities would not be allowed under the existing land use designation.

B. Relation to the Zoning of the Property. The applicant has requested the rezoning of the subject property (via RZ-2022-01) from C-1 and C-2 to PUD in order to allow for the proposed mixed-use development project. These zoning districts are not permitted within under the property’s existing land use designation. But there is no need to change the property’s land use designation unless the property is rezoned in contemplation of a land development proposal. Therefore, any approval of the requested Comprehensive Plan

Amendment via CP-2022-01 must be contingent upon the simultaneous approval of the requested rezoning of the property via RZ-2022-01.

C. Suitability of the Site's Location. Although there are no other properties in the vicinity which have the requested High-Density Residential land use designation, the subject property is nevertheless suitable for this designation due to the following:

1. Its large size, whereby the High-Density Residential designation would not represent a small, "spot" designation relative to the surrounding area.
2. Its location along a State highway, making it suitable for high-density development.
3. Its proximity to a large C-3 (Heavy Commercial) zoning district on its eastern side, where major commercial uses could be developed.
4. Its proximity to a low-density use (single-family detached residential) on only one of its sides.

D. Maintaining the Current Land Use Designation. Due to the location of the subject property along a State highway, as well as its large size, it is unlikely that the types of land uses that are intended for areas having the Low-Density Vertical Mixed-Use designation would actually be developed on this property. Such uses would include locally-owned retail uses, low-intensity offices, and apartment/condo/loft uses in two-story buildings in a pedestrian-friendly environment.

RECOMMENDATIONS

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment, via CP-2022-01, would be necessary and desirable for the subject property in conjunction with the requested rezoning of the property, via RZ-2022-01, to allow for the proposed mixed-use development. The Planning and Zoning Staff therefore recommends the **APPROVAL** of the requested change in the subject property's future land use designation from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'.

City of Stockbridge Planning and Zoning Staff
RECOMMENDATION:
APPROVAL

City of Stockbridge Planning Commission
RECOMMENDATION:
APPROVAL

City of Stockbridge Mayor and Council:

ACTION:

Presentation
For CP-2022-01:
Comprehensive Plan
Amendment for the
Proposed Crescent
Communities Mixed-Use
Development

Presented To:

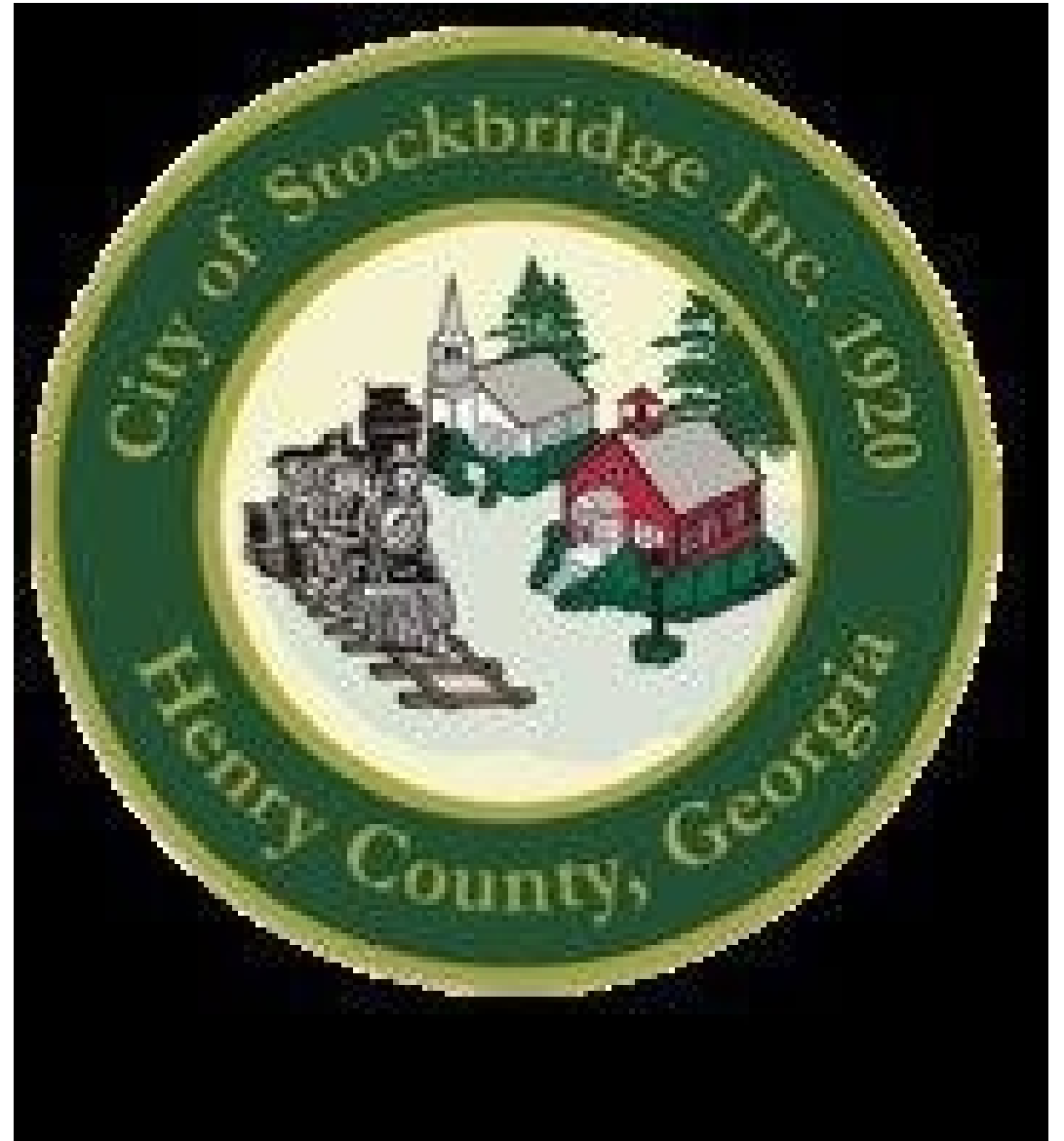
Planning Commission – May 26, 2022

(Recommended Approval)

City Council – June 13, 2022

By:

City of Stockbridge Community
Development Department,
Planning and Zoning Division



AERIAL PHOTO OF SUBJECT PROPERTY



CASE FACTS



PARTIES TO THE APPLICATION – Remi Rose Development, LLC, Applicant; Battle Law, P.C., Agent.

PROPERTY LOCATION – Located on Highway 138 West (Lake Spivey Parkway), across from Spivey Road.

PROPERTY IDENTITY -- Contains 68.874 +/- acres in two parcels: #012-01003000 (the smaller parcel) with 3.131 +/- acres and #012-01002000 (the larger parcel) with 65.743 +/- acres.

PROPERTY ZONING – The smaller parcel is zoned ‘C-1’ and the larger parcel is zoned ‘C-2’.

PROPERTY CHARACTERISTICS – Mostly vacant and wooded. Includes Reeves Creek, floodplains, and a cemetery.

COMPREHENSIVE DEVELOPMENT PLAN – Future Land Use Map shows ‘Low-Density Vertical Mixed-Use’ designation.

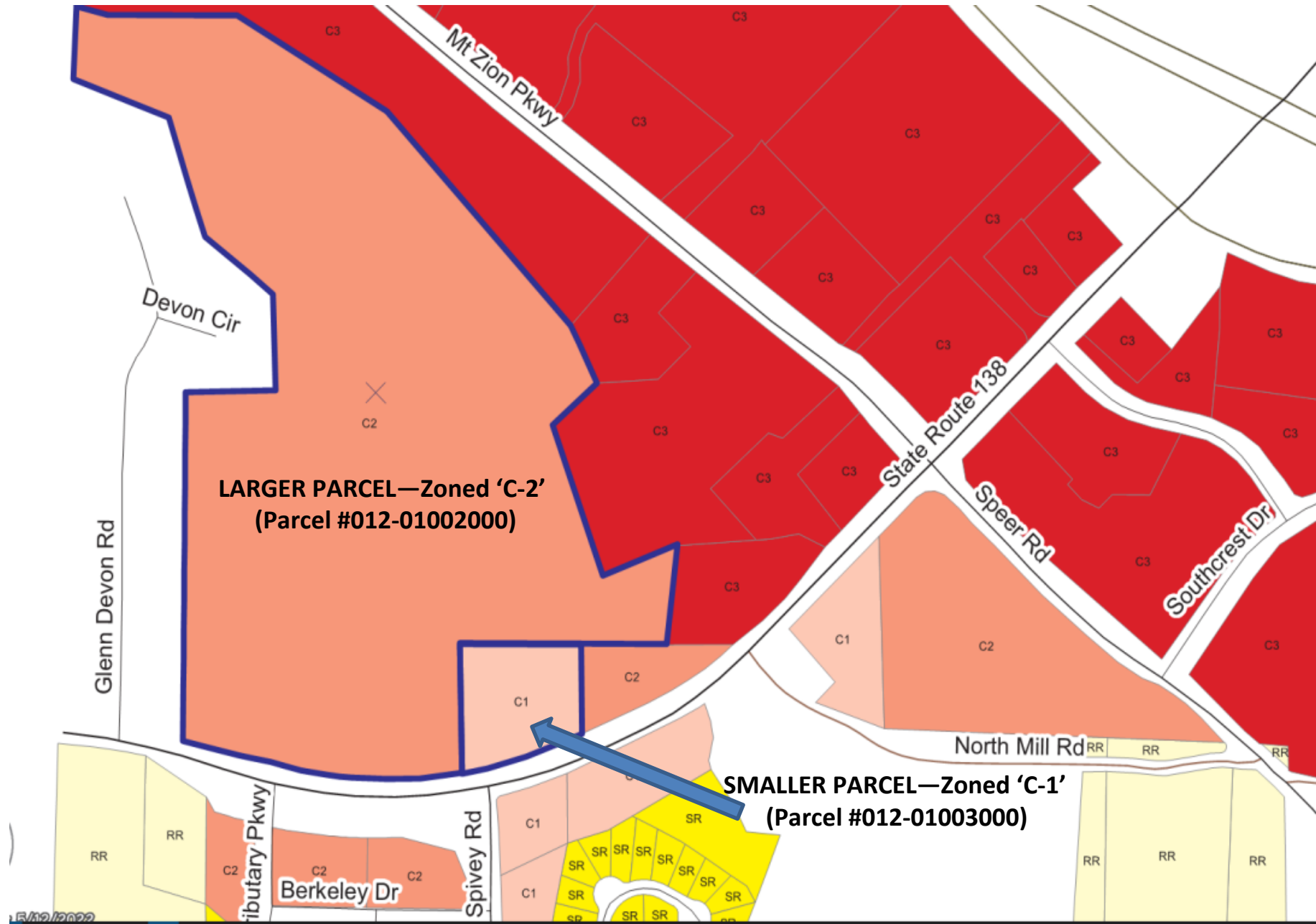
SURROUNDING LAND USE DESIGNATIONS – ‘Medium-Density Vertical Mixed-Use’ and ‘Low-Density Residential’.

APPLICANT’S REQUEST – Change the property’s land use designation to ‘High-Density Residential’.

SIGN POSTING – Occurred on May 6, 2022.

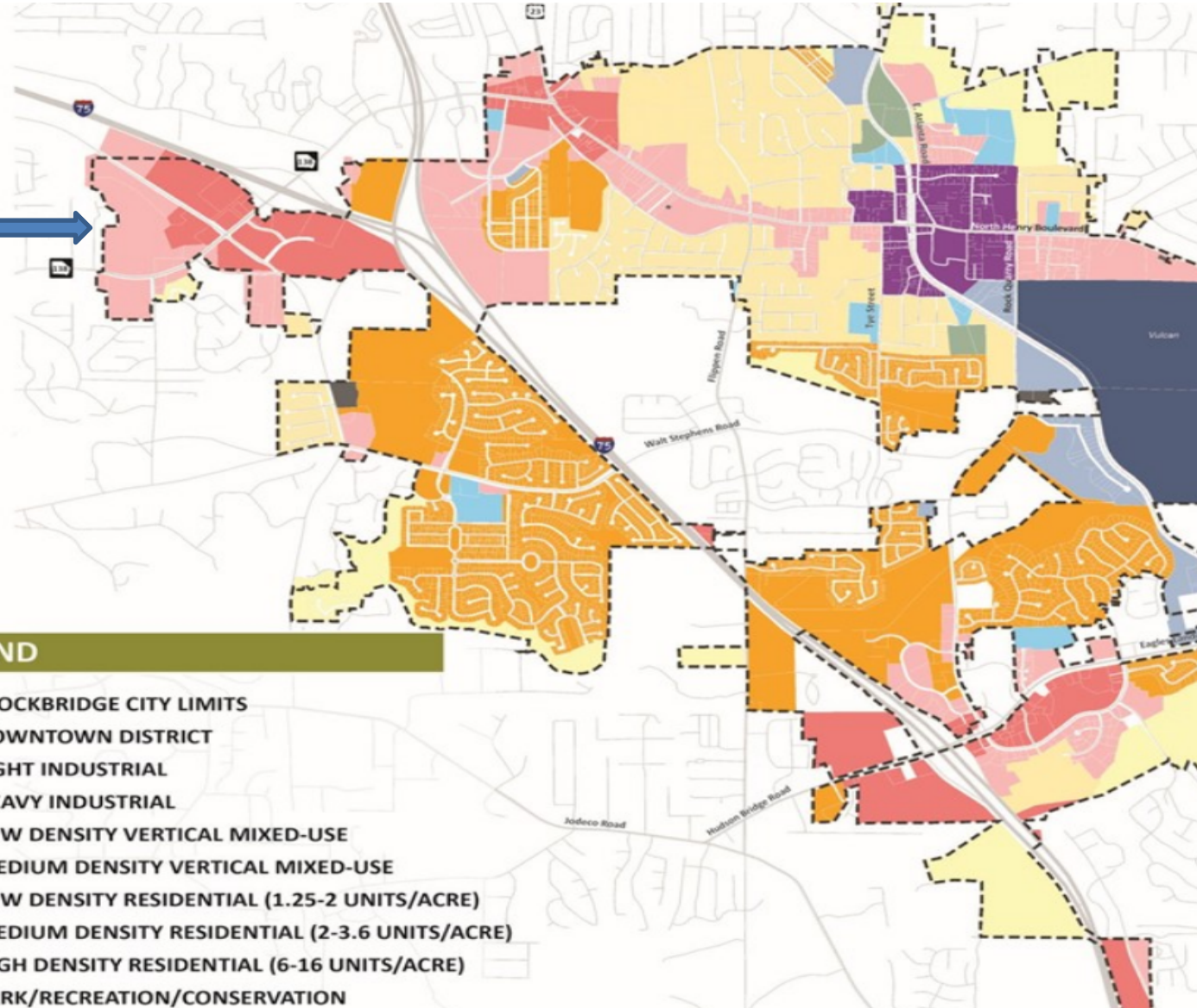


AERIAL PHOTO OF VICINITY ZONING



FUTURE LAND USE MAP

SUBJECT
PROPERTY



LEGEND

- [] STOCKBRIDGE CITY LIMITS
- DOWNTOWN DISTRICT
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- LOW DENSITY VERTICAL MIXED-USE
- MEDIUM DENSITY VERTICAL MIXED-USE
- LOW DENSITY RESIDENTIAL (1.25-2 UNITS/ACRE)
- MEDIUM DENSITY RESIDENTIAL (2-3.6 UNITS/ACRE)
- HIGH DENSITY RESIDENTIAL (6-16 UNITS/ACRE)
- PARK/RECREATION/CONSERVATION

Source: Stockbridge
Comprehensive Plan,
2018-2038



PROPOSED DEVELOPMENT



PROJECT COMPONENTS – Includes 360 apartments, 102 fee simple townhomes, & 48,000 SF commercial.

SITE AND BUILDING ACCESS – Main entrance at traffic light at Spivey Road; second access across from Tributary Parkway; internal connection between entrances.

SITE DESIGN – Includes two commercial buildings at main entrance; apartments on west side; townhomes on east side; two pools; multi-use trail surrounding site; open space to the north; preserve creek areas.

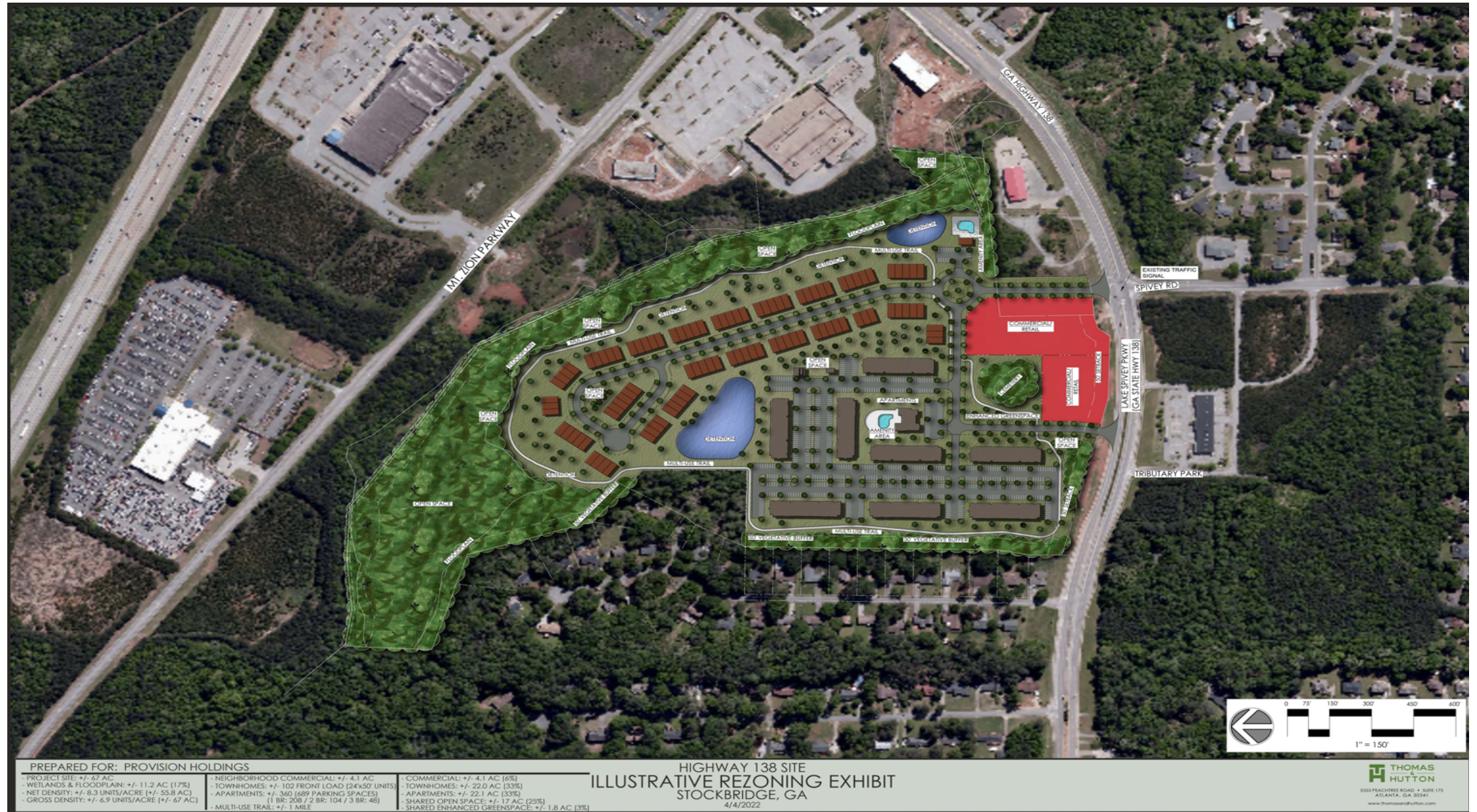
ARCHITECTURAL DESIGN – Residential buildings would have three stories and two-car garages.

TRAFFIC IMPACTS – Trip generation study projects 7,390 total trips; 205 AM exiting & 203 PM entering. Needs a full traffic impact study. Required on Lake Spivey Parkway: sidewalks and deceleration lanes. Must coordinate with Georgia DOT.

ENVIRONMENTAL IMPACTS – Protection of Reeves Creek and floodplain areas. Creation of a 50-foot-wide vegetative buffer on western side of site, adjacent to Glen Devon Subdivision.

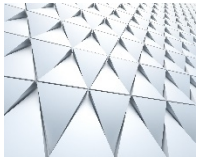


ILLUSTRATIVE REZONING EXHIBIT

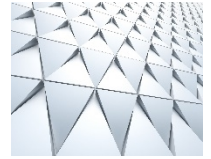


IMAGERY REZONING EXHIBIT





ANALYSIS OF REQUEST -- Page 1

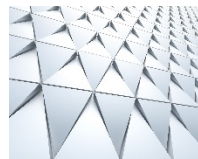
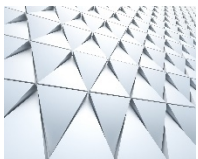


A. Consistency with the Comprehensive Plan -- The requested land use designation change is necessary due to the following:

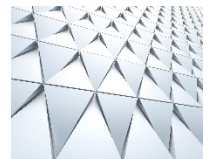
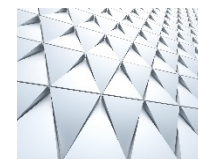
- 1)** The current land use designation does not allow the types of development which the applicant is proposing (large multifamily uses and commercial uses in separate buildings); and
- 2)** The proposed densities would not be allowed under the existing land use designation.

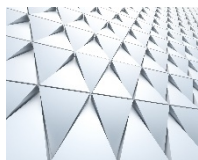
B. Relation to the Zoning of the Property:

- 1)** The larger parcel's existing zoning of 'C-2' and the proposed zoning of 'PUD' are not allowed under the property's existing land use designation of 'Low-Density Vertical Mixed-Use'.
- 2)** There is no need to change the property's land use designation unless the property is rezoned for a development proposal.
- 3)** Any approval of the requested Comprehensive Plan Amendment via CP-2022-01 must be contingent upon the simultaneous approval of the requested rezoning of the property via RZ-2022-01.

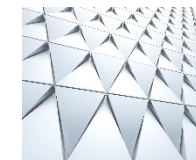


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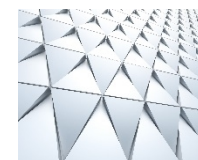
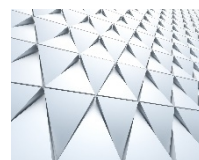
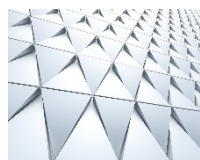
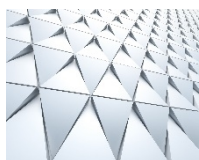
ANALYSIS OF REQUEST -- Page 2



C. Suitability of the Site's Location – No other properties in the vicinity have the requested High-Density Residential land use designation, but the subject property is nevertheless suitable for this designation due to the following:

- 1)** Its large size, whereby the High-Density Residential designation would not represent a small, “spot” designation relative to the surrounding area;
- 2)** Its location along a State highway, making it suitable for high-density development;
- 3)** Its proximity to a large C-3 (Heavy Commercial) zoning district on its eastern side, where major commercial uses could be developed; and
- 4)** Its proximity to a low-density use (single-family detached residential) on only one of its sides.

D. Maintaining the Current Land Use Designation -- Due to the location of the subject property along a State highway, as well as its large size, it is unlikely that the types of land uses that are intended for areas having the Low-Density Vertical Mixed-Use designation would actually be developed on this property. Such uses would include locally-owned retail uses, low-intensity offices, and apartment/condo/loft uses in two-story buildings in a pedestrian-friendly environment.



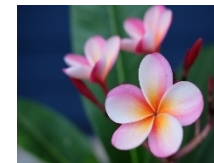
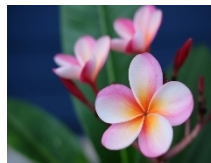
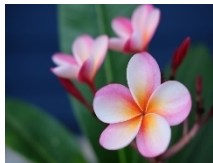


RECOMMENDATION -- APPROVAL



The requested Comprehensive Plan Amendment, via CP-2022-01, would be necessary and desirable for the subject property in conjunction with the requested rezoning of the property, via RZ-2022-01, to allow for the proposed mixed-use development.

The Planning and Zoning Staff therefore recommends the APPROVAL of the requested change in the subject property's future land use designation from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'.



Rezoning Application

City of Stockbridge, Georgia



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.

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

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

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

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

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division
Community Development Department

REZONING APPLICATION CHECKLIST

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/INITIAL
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. Original signature 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	01	Letter stating that the owner is aware of the rezoning 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 10	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 the proposed lot layout.	/
Survey Plat (8 ½ x 11) Or (11 x 17)	1	Subject Property, prepared and sealed <i>within the last five years</i> by a professional engineer, landscape architect, or land surveyor who is 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.	/
Water and sewer availability letter	1	This letter must accompany the application at the time of submittal. It should state that water and sewer are available to serve the property, or such services can be extended to the site. Please obtain the letter from the appropriate office which serves the property, such as Henry County Water Authority, City of Stockbridge Public Works Department, or a Clayton County office.	/
Form from the Health Department	1	This letter must accompany the application at the time of submittal <i>(Only needed if property is not on sewer)</i> .	/

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant Remi Rose Development, LLC Phone: 678-983-4657 Date: January 13, 2022

Address Applicant: 11 Lumpkin Street, Suite 200 Fax _____ Cell # 678-983-4657

City: Lawrenceville State: Georgia Zip: 30046 E-mail: roros@provisionholdings.com

Name of Agent Battle Law, P.C. Phone: 404-601-7616 Date: January 13, 2022

Address Agent: 3562 Habersham at Northlake Building J, Suite 100 Fax _____ Cell # 404-601-7616

City: Tucker State: Georgia Zip: 30084 E-mail: mlb@battlelawpc.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A REZONING OF THE PROPERTY.

Rezoning being requested from C1 and C2 to PUD for the purpose
of a residential development

The property will be POSTED with a City of Stockbridge rezoning 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. MB Acknowledgement

Address of Property: 1036 Highway 138 West

Nearest intersection to the property: Highway 138 and Spivey Road
(Street Address)

Size of Tract: _____ acre(s), Land Lot Number(s): 42, 55, District(s): 12

Property Tax Parcel Number(s): 012-01002000, 012-01003000 (Required)

Witness' Signature

Signature of Applicant

Printed Name of Witness

Remi Rose Development, LLC
Printed Name of Applicant

Notary

Signature of Agent

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: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

LOW DENSITY VERTICAL MIXED USE

This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.



Compatible Zoning Districts

MUND, Mixed-Use Neighborhood Development

O-I, Office Institutional

C-1, Neighborhood Commercial

MEDIUM DENSITY VERTICAL MIXED USE

This designation is intended for commercial areas located around major intersections, including Lake Spivey Parkway @ Mount Zion Boulevard/Speer Road; Lake Spivey Parkway @ North Henry Boulevard; the north side of Eagles Landing Parkway @ Village Center Parkway; and Hudson Bridge Road @ I-75. Future development and redevelopment should focus on making these areas more pedestrian oriented. This is characterized by mixed-use developments incorporating mostly commercial uses with some smaller office tenants, and medium density residential uses. This area would allow for two to three story buildings, combining street-level commercial/retail/office uses with second and third stories accommodating office or lofts/apartments/condominiums.



Compatible Zoning Districts

MUND, Mixed-Use Neighborhood Development

O-I, Office Institutional

C-1, Neighborhood Commercial

C-2, General Commercial

LOW DENSITY RESIDENTIAL (1.25—2 UNITS/ACRE)

This designation is intended for typical, large lot residential subdivision developments.



Compatible Zoning Districts

R-A, Residential-Agricultural

R-1, Single Family Residential

R-2, Single Family Residential

MEDIUM DENSITY RESIDENTIAL (2-3.6 UNITS/ACRE)

This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single-family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.



Compatible Zoning Districts

R-2, Single Family Residential

R-3, Single Family Residential

TND Traditional Neighborhood

CD, Conventional Development

RD, Residential Duplex

RM-1, Multifamily Residential—
Apartments

RM-2 Multiple Family Residence—
Townhomes

RMH, Mobile or Manufactured Home

HIGH DENSITY RESIDENTIAL (6-16 UNITS/ACRE)

This designation is intended primarily for residential land uses which include multi-story condominiums and planned town developments. Small commercial or service businesses may be permitted within these developments for the convenience of their residents and visitors only. High Density Residential is an appropriate transition between mixed-use and industrial projects, and low or medium density residential areas.



Compatible Zoning Districts

RM-3, Multiple Family Residence—
Condominiums

PTD, Planned Town Development

CRS, Conservation Residential

PARK / RECREATION / CONSERVATION

This designation includes public parks, recreation areas, and open spaces, as well as areas to be preserved for greenway or land conservation.



Compatible Zoning Districts



Battle Law

05/02/2022

VIA: Email

RE: Crescent Communities Proposed Rezoning at Highway 138

ATT: Linda Logan (llogan@cityofstockbridge-ga.gov)

Ms. Logan:

This letter is meant to memorialize Crescent Communities' intention to subdivide and recombine property located off Highway 138 for the purpose of including that property with its proposed development off Highway 138.

The property in question is a portion of property owned by Melissa Russell, bearing the parcel number 012-01003000 (the "Subject Property"). The Subject Property is currently 3.131 acres. Crescent Communities owns, or is under contract to purchase, property immediately adjacent to the Subject Property which bears the parcel number 012-01002000 (the "West Henry Land Corp. Property"), and which is currently the subject of a pending zoning application.

To satisfy the City of Stockbridge's Universal Development Code, Crescent Communities plans to subdivide the Subject Property according to the plan shown in Exhibit A. Exhibit A shows that the Subject Property will first be subdivided to split +/- 1.26 acres from the Subject Property on the portion of the Project Site Boundary that runs North to South on the Subject Property in Exhibit A. That portion of the Subject Property will then be combined with the West Henry Land Corp. Property.

Additionally, Crescent Communities recognizes it will not be possible to combine the Subject Property with the West Henry Land Corp. Property until both properties bear the same zoning designation, but rezoning the Subject Property before subdividing it will leave a non-conforming PUD parcel. Therefore, Crescent Communities recognizes that the subdivision of the Subject Property and the subsequent recombination with the West Henry Land Corp. Property must take place before the rezoning.

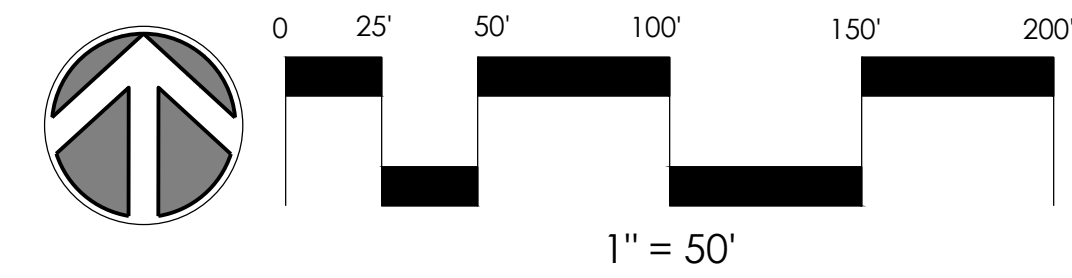
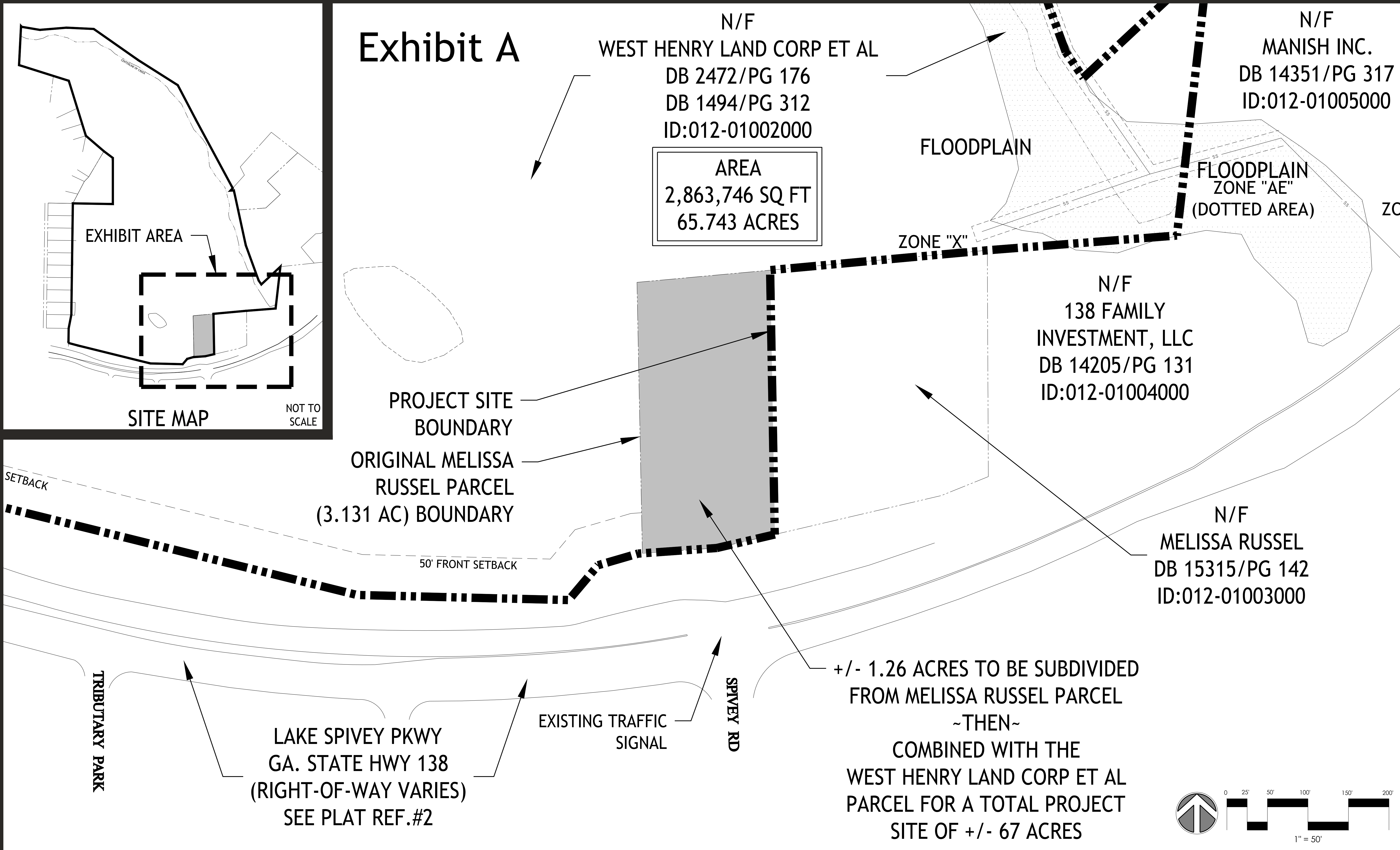
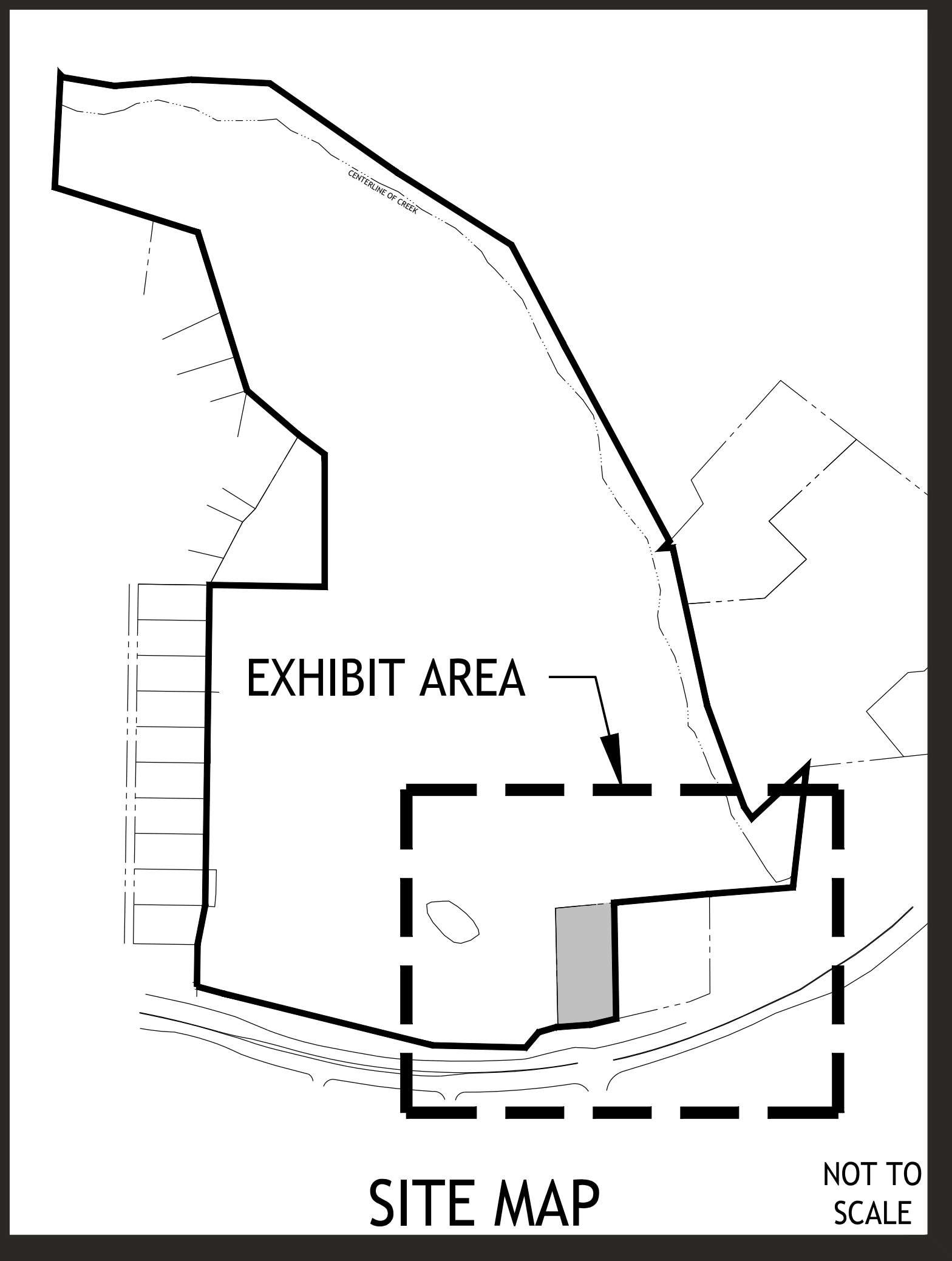
Crescent Communities welcomes any comments from Staff.

Prepared By:

Joshua Mahoney

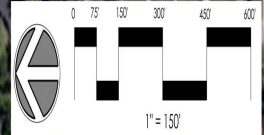
For Battle Law, P.C.

Exhibit A



Z:\29535\29535.0000\Engineering\Drawings\Exhibits\Preliminary Site Plan\29535.0000 Preliminary Plan4-FINAL-RI-TH.dwg - Feb 28, 2022 - 3:35:48 PM

This map illustrates a general plan of the development which is for discussion purposes only. Does not limit or bind the owner and is subject to change and position locations are for illustrative purposes only and are subject to an accurate survey and property description. The producer assumes no legal responsibility for the appreciation or depreciation of any premises, commercial or otherwise, by reason of their inclusion or exclusion from this map. The information contained in this map is subject to change with out notice and is for illustrative purposes only. Unit counts shown above are approximate and may change. Values were provided by outside sources and have not been verified.



PREPARED FOR: PROVISION HOLDINGS

- PROJECT SITE: +/- 67 AC
- WETLANDS & FLOODPLAIN: +/- 11.2 AC (17%)
- NET DENSITY: +/- 8.3 UNITS/ACRE (+/- 55.8 AC)
- GROSS DENSITY: +/- 6.9 UNITS/ACRE (+/- 67 AC)

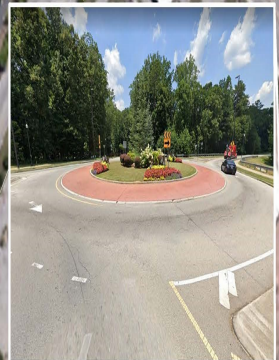
- NEIGHBORHOOD COMMERCIAL: +/- 4.1 AC (6%)
- TOWNHOMES: +/- 102 FRONT LOAD (24X50' UNITS)
- APARTMENTS: +/- 360 (689 PARKING SPACES)
(1 BR: 208 / 2 BR: 104 / 3 BR: 48)
- MULTI-USE TRAIL: +/- 1 MILE

- COMMERCIAL: +/- 4.1 AC (6%)
- TOWNHOMES: +/- 22.0 AC (33%)
- APARTMENTS: +/- 22.1 AC (33%)
- SHARED OPEN SPACE: +/- 17 AC (25%)
- SHARED ENHANCED GREENSPACE: +/- 1.8 AC (3%)

HIGHWAY 138 SITE
ILLUSTRATIVE REZONING EXHIBIT
STOCKBRIDGE, GA
4/4/2022

THOMAS & HUTTON
5555 PEACHTREE ROAD • SUITE 175
ATLANTA, GA 30341
www.thomashutton.com

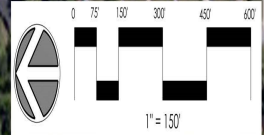
This map illustrates a general plan of the development which is for discussion purposes only. It is not to be used for any other purpose and is subject to change and/or deletion of any portion thereof without notice. The information contained in this map is based on data provided by others and is not to be relied upon for any other purpose. Values were provided by outside sources and have not been verified.



PREPARED FOR: PROVISION HOLDINGS

- | | | |
|---|--|---|
| - PROJECT SITE: +/- 67 AC | - NEIGHBORHOOD COMMERCIAL: +/- 4.1 AC (6%) | - COMMERCIAL: +/- 4.1 AC (6%) |
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HIGHWAY 138 SITE
IMAGERY REZONING EXHIBIT
STOCKBRIDGE, GA
4/4/2022



THOMAS & HUTTON
5555 PEACHTREE ROAD • SUITE 175
ATLANTA, GA 30341
www.thomashutton.com

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[To be completed by City Staff,
prior to and during the meeting]

PRE-APPLICATION FORM

DATE March 25, 2022

APPLICANT: Remi Rose Development, LLC _____

TYPE OF APPLICATION: Rezoning and Comprehensive Plan Amendment

PROPERTY ADDRESS: 1036 Highway 138 West and an adjacent large parcel to the west

DISTRICT: 12 LAND LOT(S): 42 PARCEL I.D.(S): 012-01002000 and 012-01003000

CURRENT ZONING: C-1, C-2, & PMU PROPOSED ZONING: PUD and PMU

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

REQUEST/ITEMS DISCUSSED:

1. SITE PLAN – A revised site plan is forthcoming. It will contain a chart with a breakdown of acreage by land uses. City staff requested that the site plan be shifted slightly to include the intersection of Highway 138 with Mount Zion Parkway. The applicant questioned the required minimum lot width.
2. LETTER OF INTENT -- Is needed. The applicant will include an impact analysis of the Steinberg Criteria.
3. TRIP GENERATION REPORT – Has already been prepared and will be submitted with the final application.
4. EXTERIOR CONSTRUCTION MATERIALS – Will consist of brick, stone, and hardiplank.
5. CONCEPTUAL ELEVATIONS DRAWINGS – Requested by City Staff.

[Continued]

6. APPLICATION FILING FEES – The total amount will be determined by the number of acres for each type of land use, including a base fee and a per-acre fee for each land use (accounting for the total site acres).

7. MAILED NOTICES – The applicant is required to mail notices of the proposed rezoning to adjacent property owners.

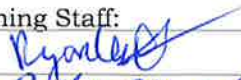
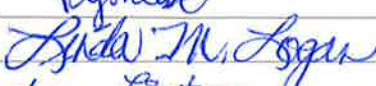
ZONING OF ADJACENT PROPERTIES:

NORTH: C-3 & PMU SOUTH: C-1, C-2, & PMU EAST: C-3 & PMU WEST: Clayton County

PREVIOUS REZONING REQUESTS ON THE PROPERTY AND IN THE AREA,
INCLUDING SURROUNDING SUBDIVISIONS: The proposed development site is part of a
an approved annexation and rezoning (on May 13, 1996) of a large tract with approximately
178.06 acres by Sid M. Kresses, Larry E. Wilensky, West Henry Land Corporation, Et Al, of
which approximately 116.92 acres were zoned 'C-3' and approximately 60.64 acres were zoned
'C-2', within Land Lots 42 and 55 of District 12 Henry County.

[Continued]

MEETING ATTENDANTS:

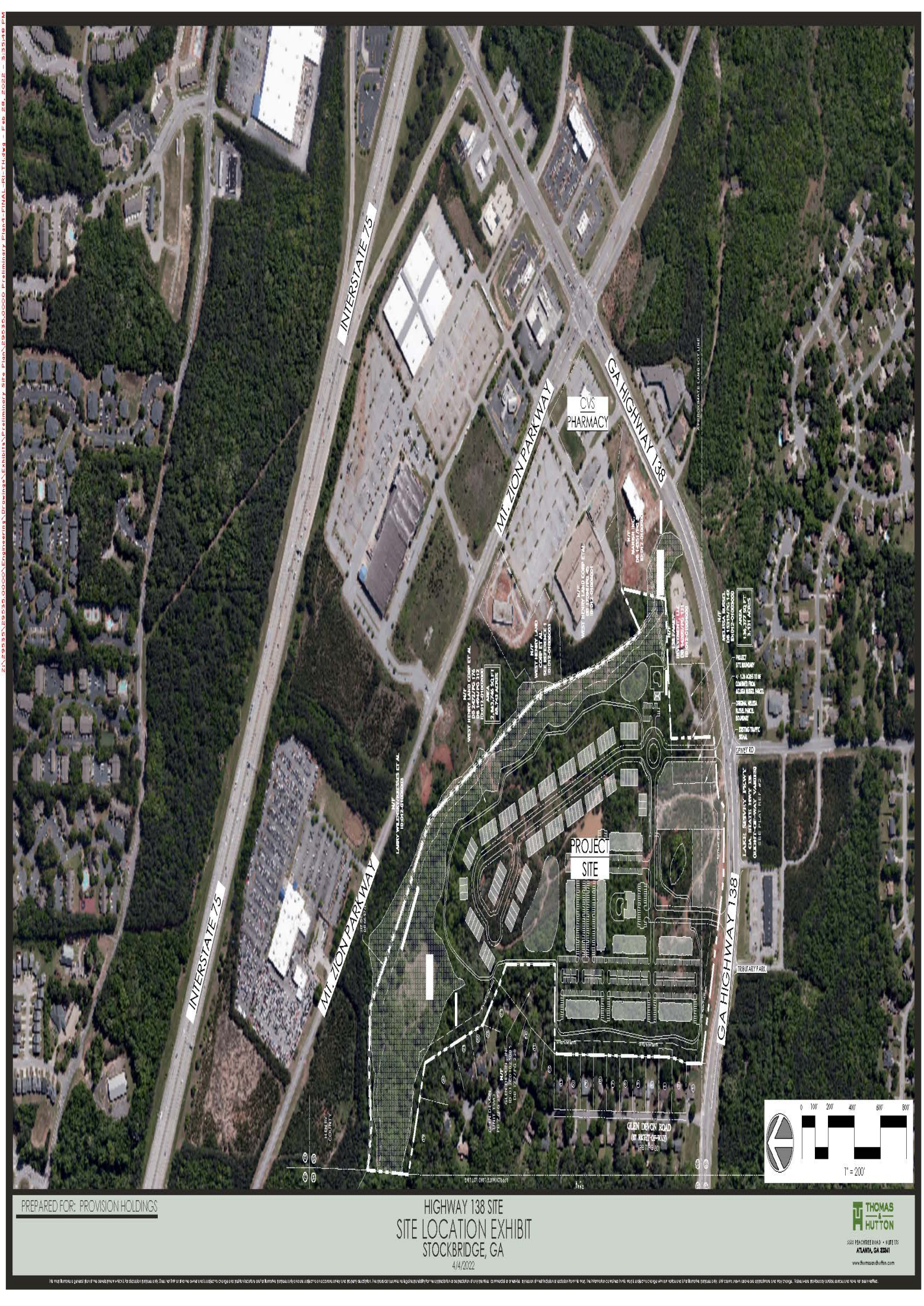
City of Stockbridge Planning and Zoning Staff:		(Name and Signature)
Ryan Anderson, Chief Planner		(Name and Signature)
Linda Logan, Senior Planner		(Name and Signature)
Gordon Linton, Planner I		(Name and Signature)

PLEASE NOTE:

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

[The pre-application/pre-submittal meeting was conducted by Linda Logan on March 25, 2022. This form was subsequently completed by Ms. Logan.]

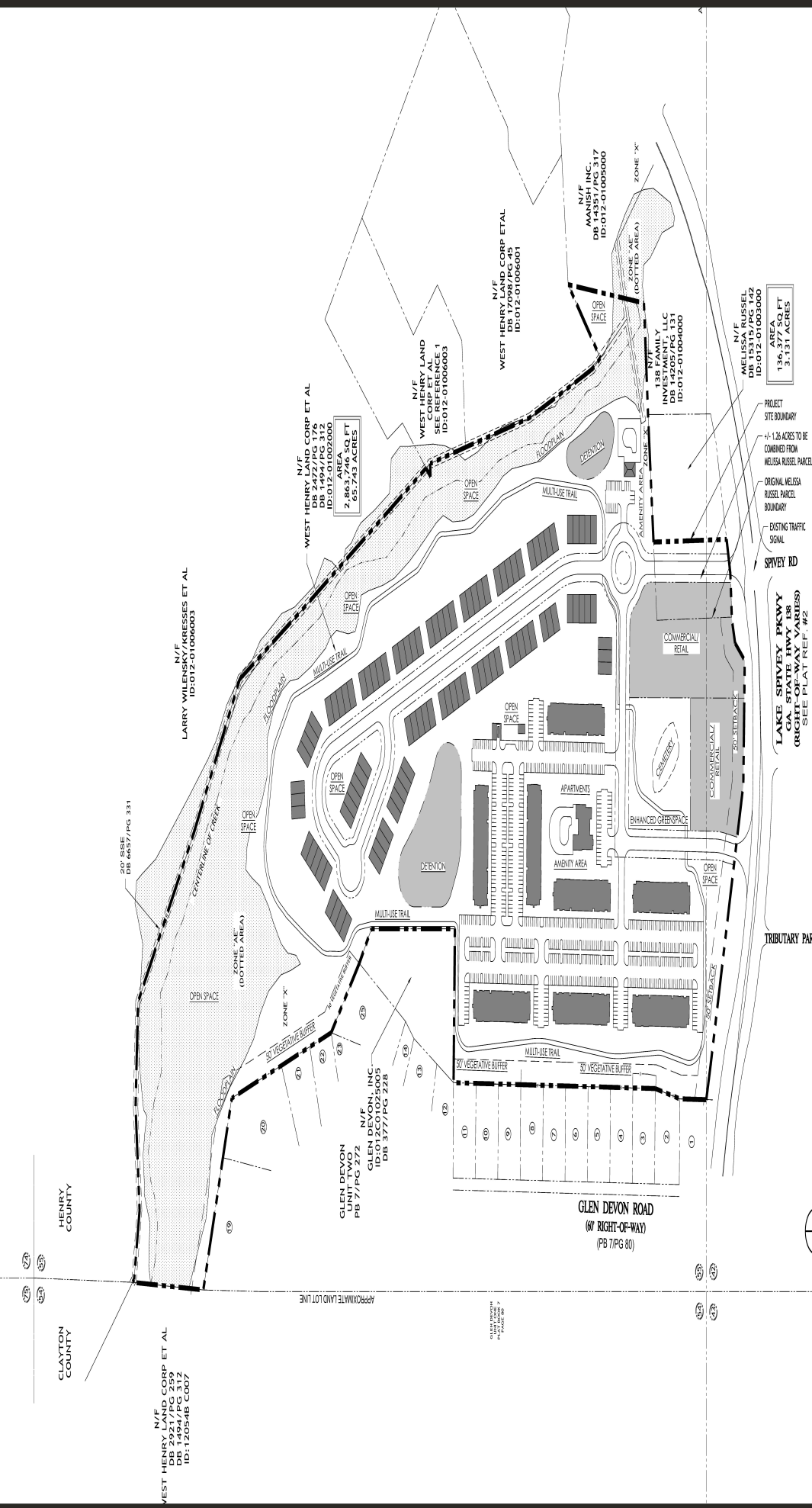
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PREPARED FOR: PROVISION HOLDINGS

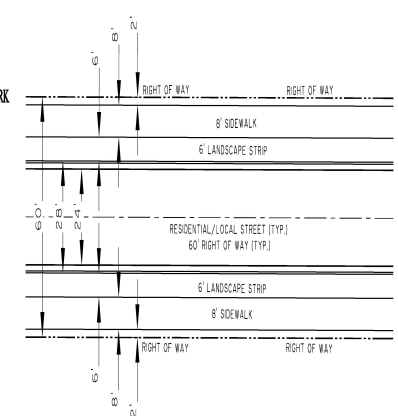
HIGHWAY 138 SITE
SITE LOCATION EXHIBIT
STOCKBRIDGE, GA
4/14/2022

21-250-35-29535-0000 Engineering Drawing Exhibit Preliminary Site Plan 2535-0000 Preliminary Plan 4-FINAL-RI-TH.dwg - Feb 28, 2022 - 3:35:48 PM



JURISDICTION: STOCKBRIDGE, GEORGIA			
LAND LOTS 55 & 42 DISTRICT: 12 PARCEL ID: 012-01002000			
ZONING: PUD - Planned Unit Development District			
OVERLAY: PMU - Parkway Mixed Use Overlay District			
PUD - ZONING SUMMARY			
TOWNHOMES	APARTMENTS	COMMERCIAL (USES PER SECTION 24.13 PUD)	
MINIMUM LOT AREA FOR DEVELOPMENT	3 AC	MINIMUM LOT AREA FOR DEVELOPMENT	3 AC
MINIMUM LOT WIDTH FOR DEVELOPMENT	24 FT	MINIMUM LOT WIDTH FOR DEVELOPMENT	24 FT
MINIMUM LOT DEPTH	90 FT	MINIMUM LOT DEPTH	NONE
MINIMUM LOT FRONTAGE	24 FT	MINIMUM LOT FRONTAGE	NONE
MINIMUM FRONT YARD SETBACK	20 FT	MINIMUM FRONT YARD SETBACK	20 FT
MINIMUM SIDE YARD SETBACK	0 FT	MINIMUM SIDE YARD SETBACK	10 FT, 30 FT FOR CORNER LOT
MINIMUM DISTANCE BETWEEN BUILDINGS	30 FT	MINIMUM DISTANCE BETWEEN BUILDINGS	20 FT
MINIMUM REAR YARD SETBACK	20 FT	MINIMUM REAR YARD SETBACK	20 FT
MAXIMUM LOT COVERAGE	85%	MAXIMUM LOT COVERAGE	70%
MINIMUM OPEN SPACE	20%	MINIMUM OPEN SPACE	20%
MAXIMUM DENSITY	45 DU/AC	MAXIMUM DENSITY	N/A
MINIMUM LIVING AREA	1,500 SF	MINIMUM LIVING AREA	N/A
MAXIMUM STRUCTURE HEIGHT (PRIMARY)	100 FT	MAXIMUM STRUCTURE HEIGHT (PRIMARY)	35 FT
MAXIMUM STRUCTURE HEIGHT (ACCESSORY)	25 FT	MAXIMUM STRUCTURE HEIGHT (ACCESSORY)	15 FT
PMU OVERLAY - ZONING SUMMARY			
TOWNHOMES	APARTMENTS	COMMERCIAL	
MINIMUM BUILDING HEIGHT	2 STORES	MINIMUM BUILDING HEIGHT	2 STORES
MAXIMUM BUILDING HEIGHT	20 STORES	MAXIMUM BUILDING HEIGHT	20 STORES
MAXIMUM DENSITY	45 DU/AC	MAXIMUM DENSITY	45 DU/AC
MAXIMUM IMPERVIOUS SURFACE	85%	MAXIMUM IMPERVIOUS SURFACE	85%
MINIMUM BUILDING FRONTAGE (ZONE JHWY 138)	5 FT - 20 FT	MINIMUM BUILDING FRONTAGE (ZONE JHWY 138)	5 FT - 20 FT
MINIMUM PEDESTRIAN TRAVEL (ZONE JHWY 138)	10 FT	MINIMUM PEDESTRIAN TRAVEL (ZONE JHWY 138)	10 FT
MINIMUM FUTURE PLANTING (ZONE JHWY 138)	10 FT	MINIMUM FUTURE PLANTING (ZONE JHWY 138)	10 FT

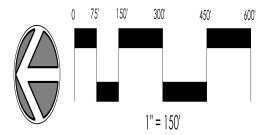
NOTES:
- SIDEWALKS ALONG THE PROJECT SIDE OF LAKE SPIVEY PARKWAY ARE TO BE INSTALLED PER CITY OF STOCKBRIDGE UDC.
- INTERNAL STREETS' SIDEWALKS ARE TO BE INSTALLED PER THE RESIDENTIAL/LOCAL STREET (TYP.) DETAIL BELOW.



RESIDENTIAL/LOCAL STREET (TYP.)
NOT TO SCALE

PREPARED FOR: PROVISION HOLDINGS			
- PROJECT SITE: +/- 67 AC	- NEIGHBORHOOD COMMERCIAL: +/- 4.1 AC	- COMMERCIAL: +/- 4.1 AC (6%)	
- WETLANDS & FLOODPLAIN: +/- 11.2 AC (17%)	- TOWNHOMES: +/- 102 FRONT LOAD (24X50' UNITS)	- TOWNHOMES: +/- 22.0 AC (33%)	
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	- MULTI-USE TRAIL: +/- 1 MILE	- SHARED ENHANCED GREENSPACE: +/- 1.8 AC (3%)	

HIGHWAY 138 SITE
SITE PLAN REZONING EXHIBIT
STOCKBRIDGE, GA
4/4/2022



This map is a representation of the development which is shown approximately. It is not intended to be used for any purpose other than the one for which it was prepared. The purchaser is responsible for the accuracy of the information shown on this map. The information contained on this map is subject to change without notice and without obligation. It is not intended to be used for any purpose other than the one for which it was prepared. It is not intended to be used for any purpose other than the one for which it was prepared. It is not intended to be used for any purpose other than the one for which it was prepared.



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Zoning Ordinance
For
A Rezoning From C-1 and C-2 to PUD and
a Future Land Use Change from
Low Density Vertical Mixed Use to High-Density Residential

of

**Remi Rose Development, LLC.
c/o Battle Law, P.C.**

for

+/-65.743 Acres of Land
Being 1036 Highway 138 West
Stockbridge, Georgia and
Parcel Nos. 012-01002000 and 012-01003000

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com



Battle Law

I. LETTER OF INTENT

Remi Rose Development, LLC. (the “Applicant”) is seeking to develop on +/- 65.743 acres of land being Tax Parcel Nos. 012-01002000 and 012-01003000 having frontage on Georgia State Highway 138 (the “Subject Property”) with a mixture of multi-family apartments, and fee simple townhomes. The development will include other parcels that will be used for neighborhood commercial. The Applicant is seeking a rezoning of the Subject Property from C-1 and C-2 to PUD and a Future Land Use Change from Low-Density Vertical Mixed Use to High-Density Residential.

This document serves as a statement of intent, analysis of the criteria under the Steinberg Act, and contains notice of constitutional allegations as a reservation of the Applicant’s rights.

II. STEINBERG CRITERIA

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. The zoning proposal will allow fee simple townhomes, apartments, and commercial uses. Nearby uses include single-family detached homes, a Kohl’s Department Store, a CVS drug store, and a package store. The proposed homes would serve the dual purpose of supporting the existing and new commercial businesses while also providing a diversity of housing types in the area. By introducing both fee simple townhomes and apartments, the zoning proposal would attract young professionals who seek smaller, more sustainable, housing solutions. Therefore, the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;



Battle Law

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. Commercial uses already exist in this area. This zoning proposal creates an opportunity to introduce different commercial uses that complement what already exists, while also considering uses that are needed and desired by the existing community members. The townhomes and apartments proposed would not be unsuitable in this area either. They would serve as an appropriate transitional buffer between the single-family homes to the West and the commercial center to the East.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property does currently have a reasonable economic use as currently zoned, but commercial applicants are not interested in this site. The Subject Property is zoned C1 and C2 and has been vacant for quite some time. The Subject Property contains a creek and the accompanying stream buffer. The stream and its buffer make the Subject Property less desirable for a fully commercial applicant to develop this property. Commercial developers bring a much higher level of impervious surface due to the large parking lots and buildings needed to house their businesses. A residential development, on the other hand, is much more able to break up impervious surfaces with yards, trees, and open space. These additions provide much more protection to the sensitive environmental assets on the Subject Property than a fully commercial development would. The zoning proposal provides that protection while still providing the benefit of new commercial businesses in the area by placing the commercial uses close to the road, far away from the stream and the accompanying buffer, and placing the residential development behind the commercial uses to shield the stream from the commercial uses stormwater runoff. Therefore, while the Subject Property has a reasonable economic use, it is by no means the best use of the Subject Property.



Battle Law

4. *Whether the zoning proposal will result in a use which will or would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*

The zoning proposal will not result in a use which will cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The Subject Property fronts on a major Highway which is more than capable of taking on any additional trips that might be caused by this proposed community.

5. *Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and*

The zoning proposal, by itself, is not in conformity with the policy and intent of the land use plan. However, paired with the future land use change, the entire request is in conformity with the policy and intent of the land use plan.

6. *Whether there are any other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

The Applicant is not aware of any other existing or changing conditions affecting the use and development of the property which might give supporting grounds for either approval or disapproval of the zoning proposal.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a rezoning from C-1 and C-2 to PUD and the accompanying future land use change be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS



Battle Law

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

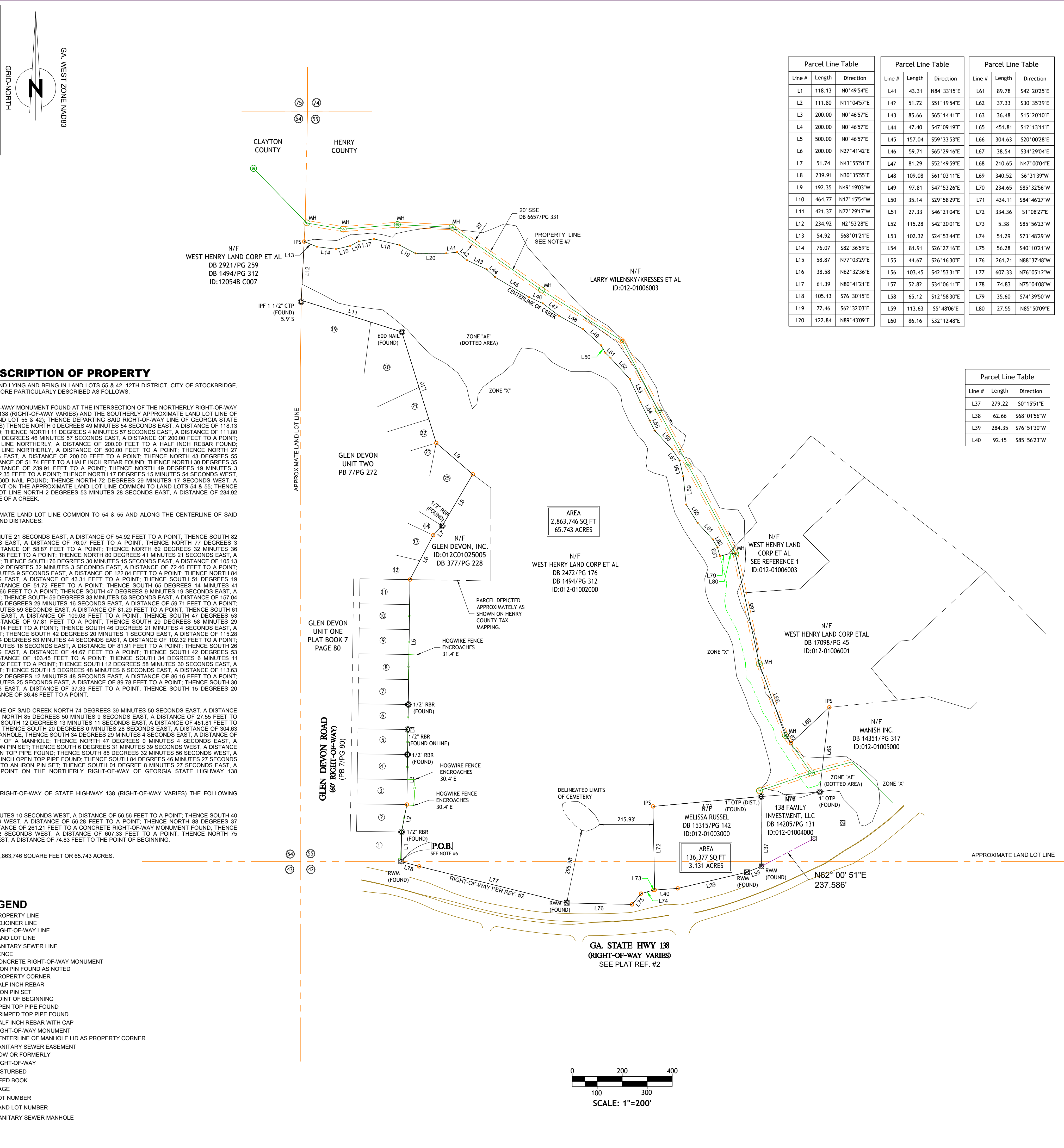
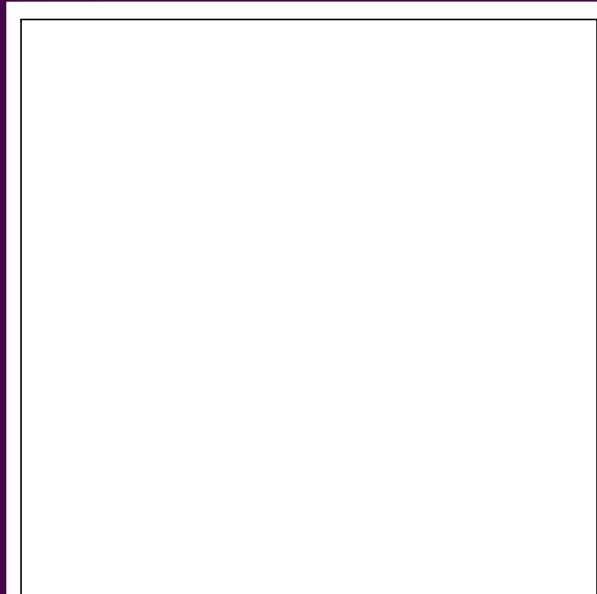


Battle Law

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant



DESCRIPTION OF PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 55 & 42, 12TH DISTRICT, CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA CAN BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CONCRETE RIGHT-OF-WAY MONUMENT FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY 138 (RIGHT-OF-WAY VARIES) AND THE SOUTHERLY APPROXIMATE LAND LOT LINE OF LAND LOT 55 (LINE COMMON TO LAND LOT 55 & 42); THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY 138 (RIGHT-OF-WAY VARIES) THENCE NORTH 0 DEGREES 49 MINUTES 54 SECONDS EAST, A DISTANCE OF 118.13 FEET TO A HALF INCH REBAR FOUND; THENCE NORTH 11 DEGREES 57 SECONDS EAST, A DISTANCE OF 118.13 FEET TO A POINT; THENCE NORTH 0 DEGREES 46 MINUTES 57 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID LINE NORTHERLY, A DISTANCE OF 200.00 FEET TO A HALF INCH REBAR FOUND; THENCE CONTINUING ALONG SAID LINE NORTHERLY, A DISTANCE OF 200.00 FEET TO A POINT; THENCE NORTH 27 DEGREES 41 MINUTES 42 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A POINT; THENCE NORTH 43 DEGREES 55 MINUTES 51 SECONDS EAST, A DISTANCE OF 51.74 FEET TO A HALF INCH REBAR FOUND; THENCE NORTH 30 DEGREES 35 MINUTES 45 SECONDS EAST, A DISTANCE OF 238.91 FEET TO A POINT; THENCE NORTH 48 DEGREES 19 MINUTES 3 SECONDS WEST, A DISTANCE OF 192.35 FEET TO A POINT; THENCE NORTH 17 DEGREES 15 MINUTES 54 SECONDS WEST, A DISTANCE OF 464.77 FEET TO A 600 NAIL FOUND; THENCE NORTH 72 DEGREES 29 MINUTES 17 SECONDS WEST, A DISTANCE OF 421.37 FEET TO A POINT ON THE APPROXIMATE LAND LOT LINE COMMON TO LAND LOTS 54 & 55; THENCE ALONG SAID APPROXIMATE LAND LOT LINE NORTH 2 DEGREES 53 MINUTES 28 SECONDS EAST, A DISTANCE OF 234.92 FEET TO A POINT IN THE CENTERLINE OF A CREEK.

THENCE DEPARTING SAID APPROXIMATE LAND LOT LINE COMMON TO 54 & 55 AND ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 88 DEGREES 01 MINUTE 21 SECONDS EAST, A DISTANCE OF 54.92 FEET TO A POINT; THENCE SOUTH 82 DEGREES 38 MINUTES 59 SECONDS EAST, A DISTANCE OF 76.07 FEET TO A POINT; THENCE NORTH 77 DEGREES 3 MINUTES 29 SECONDS EAST, A DISTANCE OF 58.87 FEET TO A POINT; THENCE NORTH 62 DEGREES 32 MINUTES 36 SECONDS EAST, A DISTANCE OF 38.58 FEET TO A POINT; THENCE NORTH 80 DEGREES 41 MINUTES 21 SECONDS EAST, A DISTANCE OF 61.39 FEET TO A POINT; THENCE SOUTH 30 MINUTES 15 SECONDS EAST, A DISTANCE OF 105.13 FEET TO A POINT; THENCE SOUTH 62 DEGREES 32 MINUTES 3 SECONDS EAST, A DISTANCE OF 72.46 FEET TO A POINT; THENCE NORTH 84 DEGREES 33 MINUTES 15 SECONDS EAST, A DISTANCE OF 43.31 FEET TO A POINT; THENCE SOUTH 51 DEGREES 19 MINUTES 54 SECONDS EAST, A DISTANCE OF 51.72 FEET TO A POINT; THENCE SOUTH 85 DEGREES 14 MINUTES 41 SECONDS EAST, A DISTANCE OF 86.98 FEET TO A POINT; THENCE SOUTH 47 DEGREES 9 MINUTES 19 SECONDS EAST, A DISTANCE OF 47.40 FEET TO A POINT; THENCE SOUTH 59 DEGREES 33 MINUTES 53 SECONDS EAST, A DISTANCE OF 157.04 FEET TO A POINT; THENCE SOUTH 65 DEGREES 29 MINUTES 16 SECONDS EAST, A DISTANCE OF 59.71 FEET TO A POINT; THENCE SOUTH 52 DEGREES 49 MINUTES 59 SECONDS EAST, A DISTANCE OF 81.29 FEET TO A POINT; THENCE SOUTH 61 DEGREES 3 MINUTES 11 SECONDS EAST, A DISTANCE OF 109.08 FEET TO A POINT; THENCE SOUTH 47 DEGREES 53 MINUTES 26 SECONDS EAST, A DISTANCE OF 97.81 FEET TO A POINT; THENCE SOUTH 29 DEGREES 58 MINUTES 29 SECONDS EAST, A DISTANCE OF 35.14 FEET TO A POINT; THENCE SOUTH 46 DEGREES 21 MINUTES 4 SECONDS EAST, A DISTANCE OF 27.33 FEET TO A POINT; THENCE SOUTH 42 DEGREES 20 MINUTES 1 SECOND EAST, A DISTANCE OF 115.28 FEET TO A POINT; THENCE SOUTH 24 DEGREES 53 MINUTES 44 SECONDS EAST, A DISTANCE OF 102.32 FEET TO A POINT; THENCE SOUTH 26 DEGREES 27 MINUTES 16 SECONDS EAST, A DISTANCE OF 61.91 FEET TO A POINT; THENCE SOUTH 28 DEGREES 16 MINUTES 30 SECONDS EAST, A DISTANCE OF 44.67 FEET TO A POINT; THENCE SOUTH 42 DEGREES 53 MINUTES 31 SECONDS EAST, A DISTANCE OF 103.45 FEET TO A POINT; THENCE SOUTH 34 DEGREES 6 MINUTES 11 SECONDS EAST, A DISTANCE OF 62.82 FEET TO A POINT; THENCE SOUTH 12 DEGREES 58 MINUTES 30 SECONDS EAST, A DISTANCE OF 65.12 FEET TO A POINT; THENCE SOUTH 5 DEGREES 48 MINUTES 6 SECONDS EAST, A DISTANCE OF 113.63 FEET TO A POINT; THENCE SOUTH 32 DEGREES 12 MINUTES 48 SECONDS EAST, A DISTANCE OF 86.16 FEET TO A POINT; THENCE SOUTH 42 DEGREES 20 MINUTES 25 SECONDS EAST, A DISTANCE OF 89.78 FEET TO A POINT; THENCE SOUTH 30 DEGREES 35 MINUTES 39 SECONDS EAST, A DISTANCE OF 37.33 FEET TO A POINT; THENCE SOUTH 15 DEGREES 20 MINUTES 10 SECONDS EAST, A DISTANCE OF 36.48 FEET TO A POINT.

THENCE DEPARTING THE CENTERLINE OF SAID CREEK NORTH 74 DEGREES 39 MINUTES 50 SECONDS EAST, A DISTANCE OF 35.60 FEET TO A POINT; THENCE NORTH 85 DEGREES 50 MINUTES 9 SECONDS EAST, A DISTANCE OF 27.55 FEET TO THE CENTER POINT OF A MANHOLE; THENCE SOUTH 13 DEGREES 13 MINUTES 11 SECONDS EAST, A DISTANCE OF 451.81 FEET TO THE CENTER POINT OF A MANHOLE; THENCE SOUTH 20 DEGREES 0 MINUTES 28 SECONDS EAST, A DISTANCE OF 304.63 FEET TO THE CENTER POINT OF A MANHOLE; THENCE SOUTH 34 DEGREES 29 MINUTES 4 SECONDS EAST, A DISTANCE OF 38.4 FEET TO THE CENTER POINT OF A MANHOLE; THENCE NORTH 47 DEGREES 0 MINUTES 4 SECONDS EAST, A DISTANCE OF 210.65 FEET TO AN IRON PIN SET; THENCE SOUTH 6 DEGREES 31 MINUTES 39 SECONDS WEST, A DISTANCE OF 340.52 FEET TO A ONE INCH OPEN TOP PIPE FOUND; THENCE SOUTH 88 DEGREES 32 MINUTES 56 SECONDS WEST, A DISTANCE OF 234.65 FEET TO A ONE INCH OPEN TOP PIPE FOUND; THENCE SOUTH 84 DEGREES 46 MINUTES 27 SECONDS WEST, A DISTANCE OF 434.11 FEET TO AN IRON PIN SET; THENCE SOUTH 01 DEGREE 8 MINUTES 27 SECONDS EAST, A DISTANCE OF 334.36 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF GEORGIA STATE HIGHWAY 138 (RIGHT-OF-WAY VARIES).

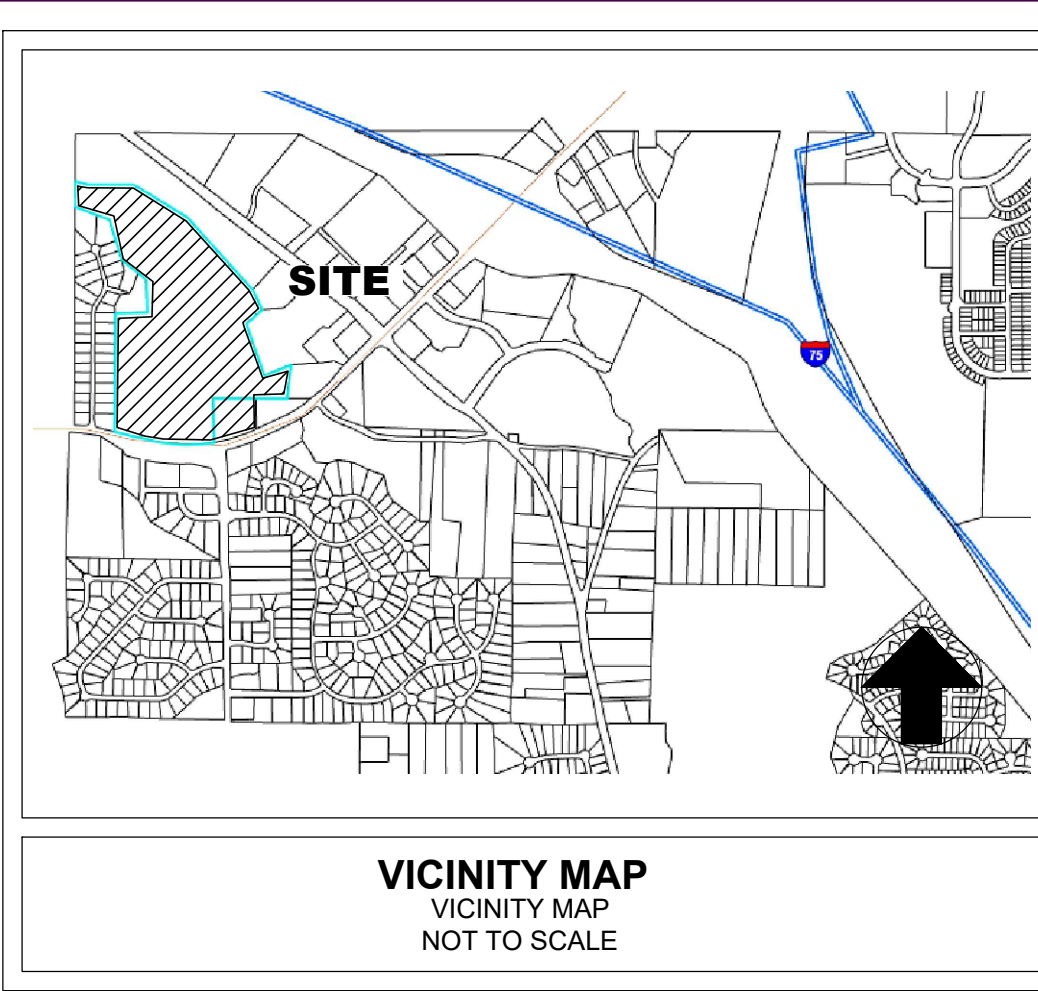
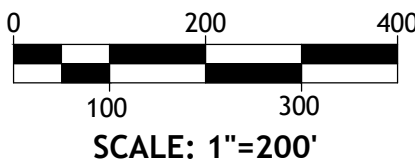
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 138 (RIGHT-OF-WAY VARIES) THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 74 DEGREES 57 MINUTES 10 SECONDS WEST, A DISTANCE OF 56.56 FEET TO A POINT; THENCE SOUTH 40 DEGREES 10 MINUTES 21 SECONDS WEST, A DISTANCE OF 56.28 FEET TO A POINT; THENCE NORTH 88 DEGREES 37 MINUTES 48 SECONDS WEST, A DISTANCE OF 261.21 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND; THENCE NORTH 78 DEGREES 5 MINUTES 12 SECONDS WEST, A DISTANCE OF 607.33 FEET TO A POINT; THENCE NORTH 75 DEGREES 4 MINUTES 8 SECONDS WEST, A DISTANCE OF 74.83 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 2,863,746 SQUARE FEET OR 65.743 ACRES.

LEGEND

- PROPERTY LINE
- ADJOINER LINE
- RIGHT-OF-WAY LINE
- LAND LOT LINE
- SS SANITARY SEWER LINE
- FENCE
- CONCRETE RIGHT-OF-WAY MONUMENT
- IRON PIN FOUND AS NOTED
- PROPERTY CORNER
- 1/2" RBR HALF INCH REBAR
- IPS IRON PIN SET
- P.O.B. POINT OF BEGINNING
- OTP OPEN TOP PIPE FOUND
- CTP CRIMPED TOP PIPE FOUND
- RBC HALF INCH REBAR WITH CAP
- RWM RIGHT-OF-WAY MONUMENT
- MH CENTERLINE OF MANHOLE LID AS PROPERTY CORNER
- SSE SANITARY SEWER EASEMENT
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- DIST DISTURBED
- DB DEED BOOK
- PG PAGE
- LOT NUMBER
- LAND LOT NUMBER
- SANITARY SEWER MANHOLE



SITE AREA

3,000,029 SQ FT
69.032 ACRES

NOTES

- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE TITLE BLOCK. SAID USE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT EXPRESS PERMISSION BY THE SURVEYOR NAMING SAID PERSON.
- THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT BENEFIT OF ANY ABSTRACT OF TITLE. JAIME HIGGINS AND LONG ENGINEERING MAKE NO WARRANTIES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
- THE PROJECT HORIZONTAL DATUM IS RELATIVE TO THE NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT, PROJECTED TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER), UNLESS NOTED OTHERWISE.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURE IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURE NOT SHOWN MAY BE ENCOUNTERED. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.
- POINT OF BEGINNING IS A CONCRETE RIGHT OF WAY MONUMENT: GDOT POINT 3350 LOCATED 100' LEFT, STATION 264+28.3221 AS REFERENCED ON GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (REF. #2), PROJECT NH-164-1(24), HENRY COUNTY, DATED 12/15/1997, LAST REVISED 10/4/2005, SHEET 31 AND 32 OF 42.
- BOUNDARY LINE ESTABLISHED BASED ON TAX PARCEL MAPPING, EXISTING MANHOLE LOCATIONS, CONSTRUCTION PLANS OF REEVES CREEK OUTFALL & FORCE MAIN (REF. #1) FOR CLAYTON COUNTY WATER AUTHORITY (CCWA), MORROW, GEORGIA, PREPARED BY ROBERT & COMPANY (RAC), ATLANTA, GEORGIA, DATED 8-18-87, CCWA JOB NO. 385-028, RAC JOB NO. 860003-07, PLAN SHEETS STATION 25+00 TO 43+00.
- CEMETERY LIMITS DEPICTED HEREON ARE BASED ON FLAGGED DELINEATED LIMITS PROVIDED BY OTHERS. THE SURVEYOR PROVIDES NO CERTIFICATION REGARDING THE ACCURACY OR COMPLETENESS OF WORK PERFORMED REGARDING THE LOCATION THE DEPICTED CEMETERY.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AND IS DEPICTED AS LAYING WITHIN ZONE "AE" AS DEFINED BY THE F.E.M.A. FLOOD INVENTORY MAP OF HENRY COUNTY, GEORGIA AND INCORPORATED AREAS MAP NUMBER 13151C0085D, EFFECTIVE DATE 10/26/21.

PLAT REFERENCES

- A PLAN DRAWING PREPARED BY MOORE BASS CONSULTING OF MT ZION SHOPS, STOCKBRIDGE, GEORGIA, DATED 8/24/15, LATEST REVISED 2/25/16, STAMPED AND SIGNED BY SEAN D. SHANKS, GA PE 031558.
- A GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT NH-164-1(24), HENRY COUNTY, DATED 12/15/1997, LAST REVISED 10/4/2005, SHEET 31 AND 32 OF 42.
- GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLAN, FEDERAL PROJECT NH-164-1(24), PI NUMBER 721480.
- CONSTRUCTION PLANS BY REEVES CREEK OUTFALL & FORCE MAIN FOR CLAYTON COUNTY WATER AUTHORITY (CCWA), MORROW, GEORGIA, PREPARED BY ROBERT & COMPANY (RAC), ATLANTA, GEORGIA, DATED 8-18-87, CCWA JOB NO. 385-028, RAC JOB NO. 860003-07, PLAN SHEETS STATION 25+00 TO 43+00.

CERTIFICATION

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. REFORMATION 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.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 89,193 FEET, AND AN ANGULAR ERROR OF 0.33" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 328,080 FEET. FIELD WORK PERFORMED: 10/20/21. DATE OF PLAT PREPARATION: 10/27/21. EQUIPMENT UTILIZED: LEICA TS12 P 3".

JAIME F. HIGGINS, PLS. GA#2802 1/21/22 DATE

REVISIONS			
REV #	DATE	DESCRIPTION	REQUESTED BY
1	1/21/22	REVISE PROPERTY LINE	

2550 HERITAGE COURT, STE 250
ATLANTA, GA 30339
TEL 770.951.2495, FAX 770.951.2496
www.longeng.com



BOUNDARY SURVEY OF
HWY 138 WEST PROPERTY
PREPARED FOR
PROVISION HOLDINGS, LLC.
LL 55 & 42 - 12TH DISTRICT - CITY OF STOCKBRIDGE - HENRY COUNTY - GEORGIA

GEORGIA
REGISTERED
LAND SURVEYOR
JAIME F. HIGGINS
No. 2802

DATE 11/17/21
SURVEY QC: J.HIGGINS
CADD QC: J.JONES
SURVEYED BY: D.MARTIN
DRAWN BY: D.HUDSON

SHEET
1 OF 1



City of Stockbridge

AGENDA ITEM

MEETING DATE

July 11, 2022

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

FUNDING SOURCE

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST IV
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM: N/A

ACCOUNT TRANSFER TO: N/A

PRESENTER: Brecca R. Carter, Director & Ryan Anderson, Chief Planner

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

Rezoning (Case #RZ-2022-01) for the proposed Crescent Communities Mixed-Use Development from the 'C-1' (Neighborhood Commercial), 'C-2' (General Commercial), and 'PMU' (Parkway Mixed-Use Overlay) districts to the 'PUD' (Planned Unit Development) and PMU districts to allow for a mixed-use development project with apartments, townhomes, and small commercial uses. The applicant has also submitted a Comprehensive Plan Amendment application (Case #CP-2022-01), which is running concurrently with the rezoning.

BACKGROUND INFORMATION:

The applicant proposes to build a mixed-use development containing approximately 48,000 square feet of commercial/retail space within 2 buildings, 360 apartment units within 8 buildings, and 102 townhomes within 22 buildings. The main entrance would be located at a traffic signal on Highway 138 West, across from Spivey Road. To accomplish this, a portion of the smaller C-1 parcel needs to be combined with the larger C-2 parcel. Two amenity areas and a surrounding multi-use trail would be provided. The Planning Commission recommended Approval of the request with five conditions.

SIGNATURES:

CITY ATTORNEY _____

CITY TREASURER N/A _____

CITY MANAGER _____

FINANCIAL IMPACT: N/A

AMOUNT: N/A

ATTACHMENTS: Yes



REZONING FOR THE PROPOSED CRESCENT COMMUNITIES MIXED-USE DEVELOPMENT--FROM 'C-1' (NEIGHBORHOOD COMMERCIAL) AND 'C-2' (GENERAL COMMERCIAL) TO 'PUD' (PLANNED UNIT DEVELOPMENT)

CASE FACTS

- Applicant:** Remi Rose Development, LLC
- Agent:** Battle Law, P.C.
- Location:** Located on Highway 138 West, west of I-75 and Mount Zion Parkway, in Land Lots 55 and 42 of District 12.
- Parcel ID:** Includes two parcels:
- Parcel #012-01003000 – The smaller parcel. Currently zoned 'C-1' and 'PMU'. Contains 3.131 +/- acres and comprises the property at 1036 Highway 138 West, across from Spivey Road. Located in Land Lot 55 of District 12. Owned by Melissa Russell.
 - Parcel #012-01002000 – The larger parcel. Currently zoned 'C-2' and 'PMU'. Contains 65.743 +/- acres. Situated adjacent to the western side of the smaller parcel, with frontage on Highway 138 West, across from Tributary Parkway. Located in Land Lot 42 of District 12. Owned by West Henry Land Corporation, et al.
- Lot Size/Acres:** 68.874 +/- total acres within two parcels.
- Request:** Rezone property from the 'C-1' (Neighborhood Commercial) and 'C-2' (General Commercial) districts to the 'PUD' district to allow for a mixed-use development project with apartments, townhomes, and small commercial uses. The applicant has also submitted a Comprehensive Plan Amendment application (CP-2022-01), which is running concurrently with the rezoning application.
- Proposed Use/Project Description** The applicant proposes to build a mixed-use development containing approximately 48,000 square feet of commercial/retail space within 2 buildings, 360 apartment units within 8 buildings, and 102 townhomes within 22 buildings.

The main entrance to the development would occur through a new driveway off Lake Spivey Parkway, across from Spivey Road, where a traffic signal is present. A secondary access would occur across from Tributary Parkway, but it would be limited to right-in and right-out turning movements due to the presence of a median in the

	center of Lake Spivey Parkway. Sidewalks and deceleration lanes would be provided along Lake Spivey Parkway.
Existing Land Uses:	Mostly vacant, except for a very small cemetery off Highway 138 West. The site is mostly wooded, except for Reeves Creek and its associated floodplain.
Future Land Use Designation:	'Low-Density Vertical Mixed-Use'. This designation does not allow the proposed development. It needs to be changed to 'High-Density Residential'. The applicant has simultaneously applied for a Comprehensive Plan Amendment via CP-2022-01 for this purpose.
Road Access:	Via Highway 138 West.
Application Received:	April 4, 2022.
Community Meetings Held by Applicant:	March 16, 2022 and May 4, 2022.
Public Notices:	On May 6, 2022, signs were posted on the property and the applicant mailed notices to 29 adjacent property owners. Public Notices in the Henry Herald were scheduled to appear on May 4 and June 18, 2022.
Planning Commission Meeting:	May 26, 2022, via Zoom. The Planning Commission unanimously recommended the approval of the requested rezoning with five conditions.
Council Meeting:	June 13, 2022, in the Council Chamber.

Development Regulations Relevant to Request:

- City of Stockbridge Unified Development Code, adopted on March 14, 2022.
 - 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 proposed rezoning of the subject property from C-1, C-2, and PMU to PUD and PMU would not be consistent with the specifications of the Comprehensive Plan since the proposed development would be of a much higher density than is envisioned within the property's current land use designation of Low-Density Vertical Mixed-Use. The more

appropriate land use designation is High-Density Residential, which allows some commercial uses in addition to residential uses. Its allowable density is 6 to 16 units per acre, and the proposed development would comply with this range by having a gross density of about 6.9 units per acre and a net density of 8.3 units per acre within the buildable areas (to account for the presence of Reeves Creek, the floodplain areas, and other open space).

The merits of CP-2022-01, which is to be considered simultaneously during the Planning Commission and City Council meetings, comprises a separate staff report.

CRITERION #2: The relation that the proposed rezoning 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.

Section 1.4 provides the Purpose and Intent of the Stockbridge Unified Development Code, and it identified several objectives to accomplish. Among them are the following, which the proposed project is envisioned to accomplish:

- Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge;
- Secure safety from fire, flood, and other dangers;
- Provide adequate light and air;
- Facilitate the adequate provision of transportation, water, sewage collection, schools, parks, and other public requirements;
- Encourage the most appropriate and best use of land, buildings, and other structures throughout the City;
- Preserve natural resources.

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

The proposed mixed-use development project is anticipated to have a positive effect on the subject property and the surrounding area. Having a mixture of land uses makes the best use of a large site which contains sensitive environmental areas.

The commercial component would be well-suited to its planned location on Highway 138 West between the extensions of Spivey Road and Tributary Road. This would make use of the existing traffic signal and would be compatible with other commercial uses in the vicinity.

The proposed townhome and multifamily uses would represent a good transition between the existing commercial uses to the east and the existing single-family detached homes to the west, along Glen Devon Road.

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 presence of an existing traffic signal on Highway 138 West across from Spivey Road offers the developer the opportunity to provide a convenient access to the development site by constructing the main project driveway there. This would allow for entry and exit turning movements in both directions. The proposed secondary access across from Tributary Parkway would not have a traffic signal, and the presence of a median within the center of Highway 138 West would prohibit left-turning exit movements from the site.

The subject property is physically challenged due to the presence of Reeves Creek and its surrounding floodplain areas. The land also slopes downward from west to east toward Reeves Creek, allowing drainage. The developer plans to protect these areas by leaving them in their natural state. The remainder of the development site is relatively level and suitable for the proposed mixed-use development. A 50-foot-wide vegetative buffer would be provided along the western side of the site. The applicant's landscape architect has explained that due to the large parking lots which the proposed apartments would require, the apartments need to be located on the western side of the site in order to allow for maximum drainage on the eastern side of the site.

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

The proposed mixed residential development with townhomes and apartments would represent an acceptable land use transition between the existing single-family detached housing to the west, within the Glen Devon Subdivision, to the existing retail uses along Highway 138 West and Mount Zion Parkway. Since the proposed apartments would represent a much higher density than the homes within the Glen Devon Subdivision, a vegetative buffer with a width of 50 feet would be provided along the western boundary of the site. A fence or wall with a height of at least eight (8) feet would be desirable. In addition, Section 4.6.5 of the UDC states that for each 50 linear feet of buffer, one canopy tree, two understory trees, and ten screening shrubs with a mature height of at least four feet would be required.

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

The applicant has obtained a letter from the Clayton County Water Authority, dated October 4, 2021. It states that a twelve (12)-inch water main is present along the north side of Highway 138 West, adjacent to the subject property. In addition, an eighteen (18)-inch sanitary sewer main is present along the east side of Reeves Creek, although this might need to be extended to serve the proposed development. This may require easements and it would be at the owner's or developer's expense.

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

The applicant's submitted trip generation memorandum states that the proposed development would generate an estimated 7,390 total trips per day. A breakdown of those trips by peak hours was presented in Table 4 above. But a full traffic impact study has not been done, which would make projections on the actual road and traffic impacts that the development would have on the surrounding street network. Such a study should be completed. It should include consultations with officials from Georgia DOT and Henry County DOT to determine whether any road improvements or traffic signalization adjustments need to be made along Highway 138 West.

Regarding access to the site, Section 4.5.1 of the UDC states that any improvements along major highways are subject to Georgia DOT approval. Further, Section 16.4(J) states that any developments which have an entrance onto a state highway must provide deceleration lanes, and that these must meet Georgia DOT's design requirements.

Internally, the streets would be 28 feet wide, from the back of the curb on one side of the street to the back of the curb on the other side of the street. This would meet the requirements of the Unified Development Code (UDC), and it would meet the specifications of the Stockbridge Fire Marshal.

Pedestrians would be able to use the one-mile multi-use trail surrounding the site, and sidewalks would be provided along all of the internal streets. Sidewalks must be at least ten (10) feet wide along Highway 138 West. The Streetscape Design Standards of the UDC also specify that along a major highway, a building frontage zone, a pedestrian travel zone, and a fixtures/planting zone must all be provided. Internally, sidewalks must be at least eight (8) feet wide on commercial streets and at least five (5) feet wide on residential streets.

Regarding parking, the Illustrative Rezoning Exhibit indicates that the proposed development would have provide approximately 689 parking spaces for the 360 total apartment units. Additional parking would be provided for the two commercial buildings, and guest parking would be provided adjacent to the two proposed clubhouses on the property. The townhome properties would be large enough to accommodate four parked vehicles per unit, including two vehicles within the two-car garages and two vehicles parked on the driveway.

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.

The proposed development would meet purposes of the Parkway Mixed-Use Overlay District. In particular, it would feature a balanced mixed of retail and residential uses, where residents could both live and shop. The retail uses would provide jobs and bring needed services to residents of the project and within the surrounding area. The proposed development would also help to improve public health by encouraging physical activity via walking along the proposed one-mile multi-use trail around the subject property.

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

The applicant has requested that a portion of a smaller parcel, as well as a larger parcel, be rezoned. The smaller parcel is zoned 'C-1', which allows for the development of many types of neighborhood commercial uses. Although these uses would be allowed, they are less likely to be developed than larger commercial uses due to this parcel's location on a State highway, and the lack of pedestrian access for customers who are seeking neighborhood retail products and services. The development of such larger commercial uses would be more realistic, and the proposed rezoning of a portion of this parcel to PUD would allow for such action.

The larger parcel is currently zoned 'C-2', which allows for general commercial uses. They could be developed on the site under the C-2 zoning, but it is likely that this would only occur along Highway 138 West due to the large size of this parcel and the substantial site limitations that are due to the presence of Reeves Creek and its associated floodplain areas.

The rezoning of the subject property to PUD would allow for flexibility in design and the greater usage of the total site area than would the existing commercial zoning or the MFR (Multiple Family Residential) district.

RECOMMENDATIONS

The Planning and Zoning Staff recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning of the subject property from C-1, C-2, and PMU to PUD. The recommended **ZONING CONDITIONS** are listed below.

1. The project will be developed in conformance with the City of Stockbridge Unified Development Code and all other City Code sections regarding site development standards and requirements.
2. **Regarding the Property's Future Land Use Designation --** The approval of Case #CP-2022-01 to change the property's future land use designation from Low-Density Vertical to High-Density Residential shall occur simultaneously with the approval of Case #RZ-2022-01 for the rezoning of the property.
3. **Regarding the Parcels Comprising the Development Site --** If the applicant wishes to include only a portion of the smaller parcel (Parcel #012-01003000) with the larger parcel (Parcel #012-01002000) to form the project development site, then the rezoning shall not be finalized until that portion of the smaller parcel is subdivided from the remainder of the smaller parcel and combined with the larger parcel simultaneously; and this shall not be finalized until a new plat is officially recorded by the Henry County Super Court (Real Estate Records Division).
4. **Regarding Environmental Matters --** The applicant shall comply with the following:
 - a. Take appropriate steps for the environmental protection of Reeves Creek, the

-
- floodplain areas, and other sensitive site areas.
- b. Submit an acceptable landscape plan to the Community Development Department.
 - c. Preserve and maintain the existing cemetery and provide adequate access to it.
5. **Regarding the Issuance of Land Disturbance and Building Permits** – No land disturbance or building permit shall be issued for the subject property until the applicant has had the new recombination plat officially recorded and has submitted a copy of the recorded plat to the Community Development Department.
-

City of Stockbridge Planning and Zoning Staff
RECOMMENDATION:
APPROVAL WITH CONDITIONS

City of Stockbridge Planning Commission
RECOMMENDATION:
APPROVAL WITH CONDITIONS

City of Stockbridge Mayor and Council:
ACTION:

Presentation
For RZ-2022-01:

Rezoning for the
Proposed Crescent
Communities Mixed-Use
Development

Presented To:

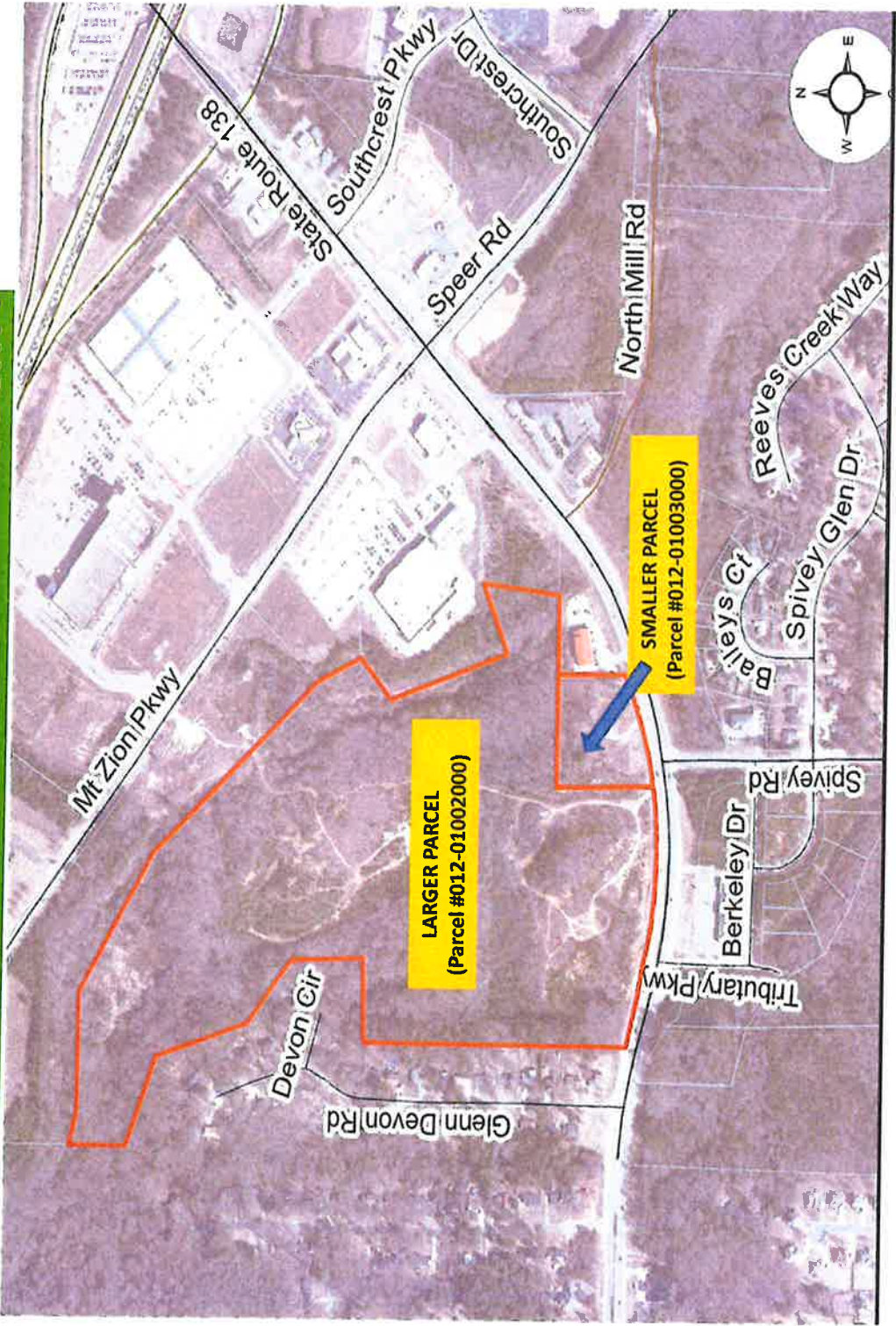
Planning Commission – May 26, 2022
(Recommended Approval With Conditions)
City Council – June 13, 2022

By:

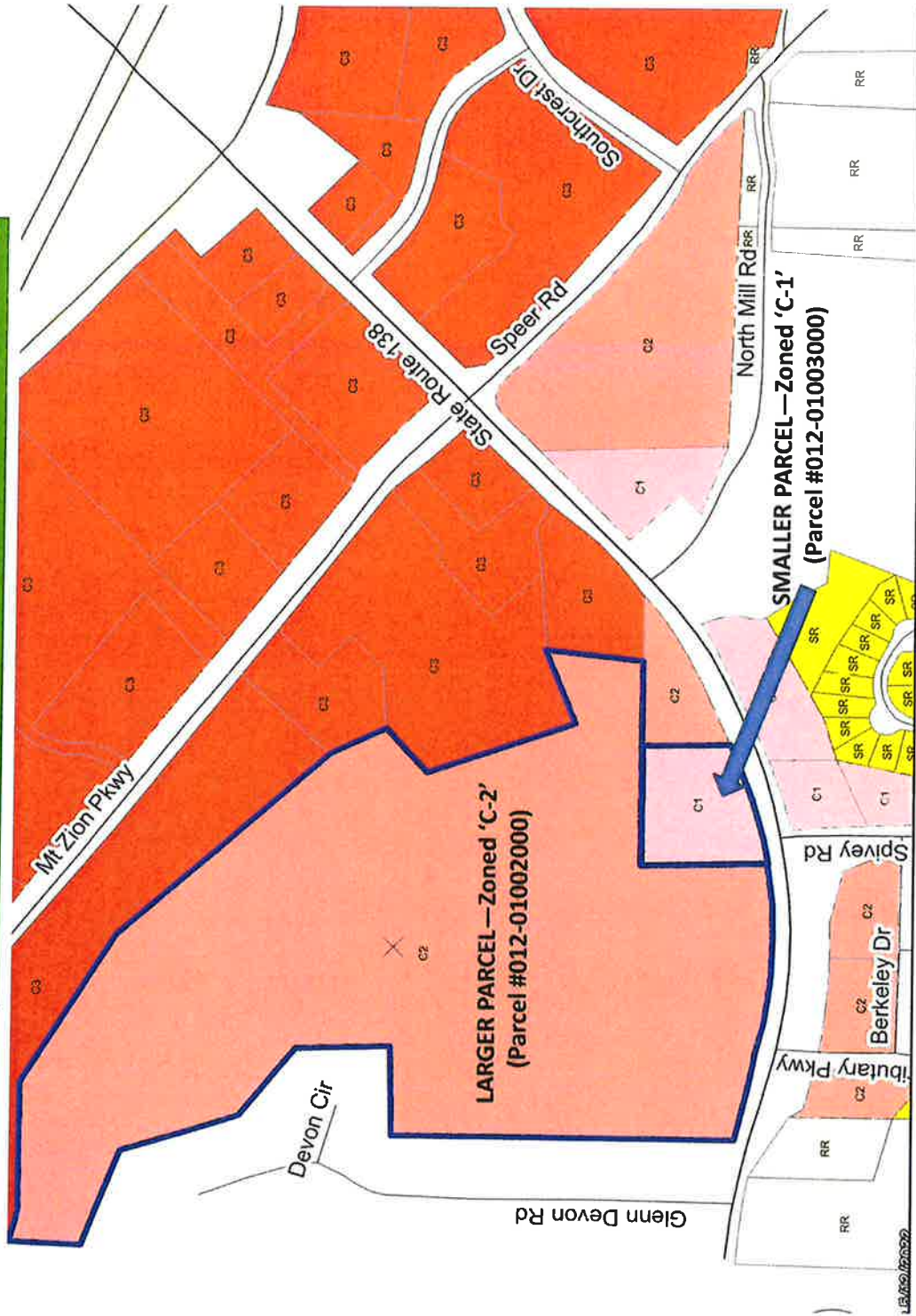
City of Stockbridge Community
Development Department,
Planning and Zoning Division



AERIAL PHOTO OF SUBJECT PROPERTY



AERIAL PHOTO OF VICINITY ZONING



CASE FACTS



PARTIES TO THE APPLICATION – Remi Rose Development, LLC, Applicant; Battle Law, P.C., Agent.

PROPERTY LOCATION – Located on Highway 138 West (Lake Spivey Parkway), across from Spivey Road.

PROPERTY IDENTITY – Contains 68.874 +/- acres in two parcels: #012-01003000 (the smaller parcel) with 3.131 +/- acres and #012-01002000 (the larger parcel) with 65.743 +/- acres.

PROPERTY CHARACTERISTICS – Mostly vacant and wooded. Includes Reeves Creek, floodplains, and a cemetery.

PROPERTY ZONING – Smaller Parcel: C-1. Larger Parcel: C-2. Both parcels: PMU (Parkway Mixed-Use Overlay) district.

SURROUNDING LAND USES – Include Glen Devon Subdivision; Highway 138 Package Store; CVS Pharmacy; Kohl's.

APPLICANT'S REQUEST – Rezone property from C-1 and C-2 to PUD (Planned Unit Development).

SIGN POSTING – Occurred on May 6, 2022.

COMPREHENSIVE DEVELOPMENT PLAN – Future Land Use Map shows 'Low-Density Vertical Mixed-Use' designation.

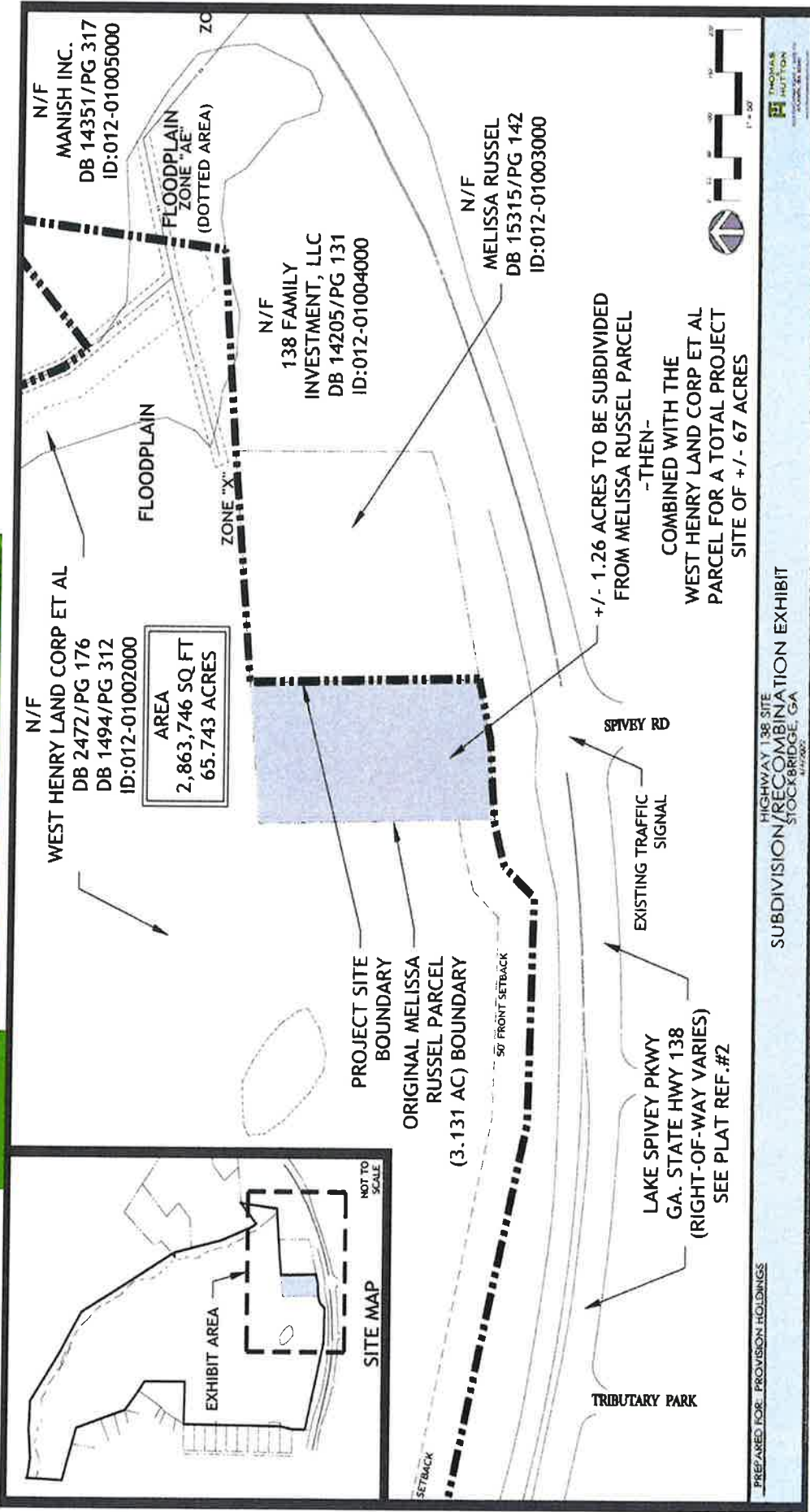
ZONING HISTORY – Was rezoned in 1996 as part of 178-acre tract from 'RA' to 'C-2' and 'C-3' (Heavy Commercial).

ZONING DISTRICT INTENTS – C-1: neighborhood commercial uses. C-2: community commercial uses. PUD: mixed-use developments with flexible designs on environmentally-challenged properties.

PARCEL CONSIDERATIONS

1. **Two Parcels --** Rezoning application includes the smaller parcel (zoned 'C-1' and the larger parcel (zoned 'C-2').
2. **Overlay District --** Both parcels are zoned 'PMU' (Planned Mixed-Use Overlay District); this would not change.
3. **Half of Smaller Parcel --** Applicant only wants to include about half of the smaller parcel in the development site.
4. **Required Actions --** Applicant must subdivide the smaller parcel into a western tract and an eastern tract, then combine the western tract with the larger parcel.
5. **Use of Smaller Parcel --** Western tract of smaller parcel would be used to create the main project entrance at the traffic light across from Spivey Road.
6. **Eastern Tract --** Would remain zoned 'C-1' and would not be part of the development.
7. **Western Tract --** Must be combined with the larger parcel to form the total development site.
8. **Separate Application --** To accomplish all of this, applicant must submit a separate application to subdivide and combine. The UDC would allow an administrative approval, with no public hearing.
9. **Contingent Rezoning --** Rezoning of the development site would not be finalized until the subdivision and recombination actions were finalized.
10. **Contingent Subdivision and Recombination Actions --** Would not occur if the rezoning is not approved.

SUBDIVISION/RECOMBINATION



PROPOSED DEVELOPMENT

PROJECT COMPONENTS – Includes 360 apartments, 102 fee simple townhomes, & 48,000 SF commercial.

SITE AND BUILDING ACCESS – Main entrance at traffic light at Spivey Road; second access across from Tributary Parkway; internal connection between entrances.

SITE DESIGN – Includes two commercial buildings at main entrance; apartments on west side; townhomes on east side; two pools; multi-use trail surrounding site; open space to the north; preserve creek areas.

ARCHITECTURAL DESIGN – Residential buildings would have three stories and two-car garages.

TRAFFIC IMPACTS – Trip generation study projects 7,390 total trips; 205 AM exiting & 203 PM entering. Needs a full traffic impact study. Required on Lake Spivey Parkway: sidewalks and deceleration lanes. Must coordinate with Georgia DOT.

ENVIRONMENTAL IMPACTS – Protection of Reeves Creek and floodplain areas. Creation of a 50-foot-wide vegetative buffer on western side of site, adjacent to Glen Devon Subdivision.



ILLUSTRATIVE REZONING



IMAGERY REZONING EXHIBIT



ANALYSIS OF REQUEST



NINE (9) REQUIRED CRITERIA WERE ANALYZED:

1. Consistency with the Comprehensive Plan -- Not consistent. Property's land use designation must be changed. Applicant has applied for this change via CP-2022-01.
2. Ability to Carry out the Purpose of the Zoning Code -- Would encourage appropriate development.
3. Potential Positive Effects on the Area -- Good transition of land uses between commercial and SF homes.
4. Physical Suitability of the Site -- Site is large. Has convenient access to via traffic signal at Spivey Road. Reeves Creek and floodplain areas would be left in their natural states.
5. Impacts on Adjacent Property Owners -- Western site border would have a 50-foot-wide vegetative buffer adjacent to single-family residential properties in the Glen Devon Subdivision.
6. Impacts on Water and Sewer Infrastructure -- Available 12-inch water main and a sewer main.
7. Impacts on Traffic and Transportation -- Applicant's trip generation study projects 7,390 total trips. Applicant must coordinate with Georgia DOT regarding trips on Lake Spivey Parkway.
8. Merits of the Request in Relation to Other Considerations -- Would meet the PMU district objectives: provide jobs, enable live/work on site, bring needed services, and encourage physical activity.
9. Ability of the Site to be Developed as it is Currently Zoned -- Unlikely for the larger parcel to be developed totally with commercial uses due to its large size.





RECOMMENDATION – APPROVAL WITH CONDITIONS



1. Regarding Conformance with the UDC and City Code – The project will be developed in conformance with the City of Stockbridge Unified Development Code (UDC) and all other City Code sections regarding site development standards and requirements.
2. Regarding the Property's Future Land Use Designation – The approval of Case #CP-2022-01 to change the property's future land use designation from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' shall occur simultaneously with the approval of Case #RZ-2022-01 for the rezoning of the property.
3. Regarding the Parcels Comprising the Development Site – If the applicant wishes to include only a portion of the smaller parcel with the larger parcel, then the rezoning shall not be finalized until that portion of the smaller parcel is subdivided from the remainder of the smaller parcel and combined with the larger parcel simultaneously; and this shall not be finalized until a new plat is officially recorded by the Henry County Superior Court (Real Estate Records Division).
4. Regarding Environmental Matters – The applicant shall comply with the following:
 - a. Protect Reeves Creek, the floodplain areas, and other sensitive site areas.
 - b. Submit an acceptable landscape plan.
 - c. Protect, maintain, and allow access to the existing small cemetery.
5. Regarding the Issuance of Land Disturbance and Building Permits – No permits shall be issued until the new plat is officially recorded and a copy is provided to the City.





Overview



Legend

- ☐ Parcels
- ☐ Roads

Parcel ID	012-01002000	Class	C	Owner	WEST HENRY LAND	Land	\$2,532,100	Last 2 Sales		
Property		Acreage	63.994	Address	CORP & ETAL	Value:				
Address					1801 PEACHTREE STREET	Building	\$0	Date	Price	Reason
District	City/Stockbridge				NE	Value:	\$0	12/27/1996	\$0	n/a
					SUITE 340	Misc	\$0	n/a	\$	n/a
					ATLANTA GA 30309	Value:				n/a
						Total	\$2,532,100			
						Value:				

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

Date created: 4/19/2022

Last Data Uploaded: 4/19/2022 2:33:41 AM

Developed by Schneider
GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	012-01003000	Class	C	Owner	RUSSELL	Land					
Property	1036 HIGHWAY	Acreage	3.55	Address	MELISSA	Value:	\$319,500				
Address	138 W				PO BOX 2828	Building		Last 2 Sales			
District	City/Stockbridge				SUWANEE GA	Value:	\$0	Date	Price	Reason	Qual
					30024	Misc		6/22/2017	\$350,000	OTHER	Q
						Value:	\$200	2/1/1986	\$0	PART	U
						Total				INT	
						Value:	\$319,700				

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

Date created: 4/19/2022

Last Data Uploaded: 4/19/2022 2:33:41 AM

Developed by  **Schneider**
GEOSPATIAL

Rezoning Application

City of Stockbridge, Georgia



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.

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

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

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

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

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD
VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division
Community Development Department

REZONING APPLICATION CHECKLIST

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/INITIAL
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. Original signature 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	01	Letter stating that the owner is aware of the rezoning 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 10	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 the proposed lot layout.	/
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 who is 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.	/
Water and sewer availability letter	1	This letter must accompany the application at the time of submittal. It should state that water and sewer are available to serve the property, or such services can be extended to the site. Please obtain the letter from the appropriate office which serves the property, such as Henry County Water Authority, City of Stockbridge Public Works Department, or a Clayton County office.	/
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).	/

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant Remi Rose Development, LLC Phone: 678-983-4657 Date: January 13, 2022

Address Applicant: 11 Lumpkin Street, Suite 200 Fax _____ Cell # 678-983-4657

City: Lawrenceville State: Georgia Zip: 30046 E-mail: roros@provisionholdings.com

Name of Agent Battle Law, P.C. Phone: 404-601-7616 Date: January 13, 2022

Address Agent: 3562 Habersham at Northlake Building J, Suite 100 Fax _____ Cell # 404-601-7616

City: Tucker State: Georgia Zip: 30084 E-mail: mlb@battlelawpc.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A REZONING OF THE PROPERTY.

Rezoning being requested from C1 and C2 to PUD for the purpose
of a residential development

The property will be POSTED with a City of Stockbridge rezoning 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. MB Acknowledgement

Address of Property: 1036 Highway 138 West

Nearest intersection to the property: Highway 138 and Spivey Road

(Street Address)

Size of Tract: _____ acre(s), Land Lot Number(s): 42, 55, District(s): 12

Property Tax Parcel Number(s): 012-01002000, 012-01003000 (Required)

Witness' Signature

Taylor Harris

Printed Name of Witness

Signature of Applicant

Remi Rose Development, LLC

Printed Name of Applicant

Michelle Battle

Signature of Agent

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: _____

Planning Commission Decision: _____

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 ✓

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 1st day of March, 2022

Michele Battle

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 1st day of March, 2022.

[Signature]
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 10 day of March, 2022

Remi Rose Development, LLC

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 10 day of March, 2022




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

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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 11 day of March, 2022

West Henry Land Corp & Etal
Applicant's Name - Printed

X Jay L. Wilensky
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 11 day of March, 2022.

[Signature]
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 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 _____ day of _____,

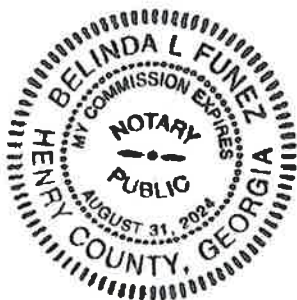
Melissa Russell
Applicant's Name - Printed

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 10th day of March, 2022.



Notary Public

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

First Name	Last Name	Email	Registration Time	Approval Status
ryan	oros	roros@provisionholdings.com	3/4/2022 13:00	approved
Kyle	Brock	kbrock@crescentcommunities.com	3/16/2022 15:29	approved
Larry	Wilensky	lewco@bellsouth.net	3/16/2022 15:44	approved
Susan	Snair	ssnair11@hotmail.com	3/16/2022 17:45	approved
Yolanda	Barber	ybarber@cityofstockbridge-ga.gov	3/16/2022 18:50	approved
Mamie	Kresses	mkresses@bbbnp.org	3/16/2022 19:13	approved

First Name	Last Name	Email	Registration Time	Approval Status
Susan	Snair	ssnair11@hotmail.com	3/31/2022 16:49	approved
Jay	Kresses	kressesj@gmail.com	3/31/2022 18:33	approved
Shirley	Boyce	sboyce7650@bellsouth.net	5/3/2022 17:49	approved
Larry Wilensky		lewco@bellsouth.net	5/4/2022 13:06	approved
ryan	oros	ryanoros@me.com	5/4/2022 19:30	approved
Taylor	Harris	taylortharris@yahoo.com	5/4/2022 19:34	approved

LOW DENSITY VERTICAL MIXED USE

This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.



Compatible Zoning Districts

MUND, Mixed-Use Neighborhood Development

O-I, Office Institutional

C-1, Neighborhood Commercial

MEDIUM DENSITY VERTICAL MIXED USE

This designation is intended for commercial areas located around major intersections, including Lake Spivey Parkway @ Mount Zion Boulevard/Speer Road; Lake Spivey Parkway @ North Henry Boulevard; the north side of Eagles Landing Parkway @ Village Center Parkway; and Hudson Bridge Road @ I-75. Future development and redevelopment should focus on making these areas more pedestrian oriented. This is characterized by mixed-use developments incorporating mostly commercial uses with some smaller office tenants, and medium density residential uses. This area would allow for two to three story buildings, combining street-level commercial/retail/office uses with second and third stories accommodating office or lofts/apartments/condominiums.



Compatible Zoning Districts

MUND, Mixed-Use Neighborhood Development

O-I, Office Institutional

C-1, Neighborhood Commercial

C-2, General Commercial

LOW DENSITY RESIDENTIAL (1.25—2 UNITS/ACRE)

This designation is intended for typical, large lot residential subdivision developments.



Compatible Zoning Districts

R-A, Residential-Agricultural

R-1, Single Family Residential

R-2, Single Family Residential

MEDIUM DENSITY RESIDENTIAL (2-3.6 UNITS/ACRE)

This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single-family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.



Compatible Zoning Districts

R-2, Single Family Residential

R-3, Single Family Residential

TND Traditional Neighborhood

CD, Conventional Development

RD, Residential Duplex

RM-1, Multifamily Residential—
Apartments

RM-2 Multiple Family Residence—
Townhomes

RMH, Mobile or Manufactured Home

HIGH DENSITY RESIDENTIAL (6-16 UNITS/ACRE)

This designation is intended primarily for residential land uses which include multi-story condominiums and planned town developments. Small commercial or service businesses may be permitted within these developments for the convenience of their residents and visitors only. High Density Residential is an appropriate transition between mixed-use and industrial projects, and low or medium density residential areas.



Compatible Zoning Districts

RM-3, Multiple Family Residence—
Condominiums

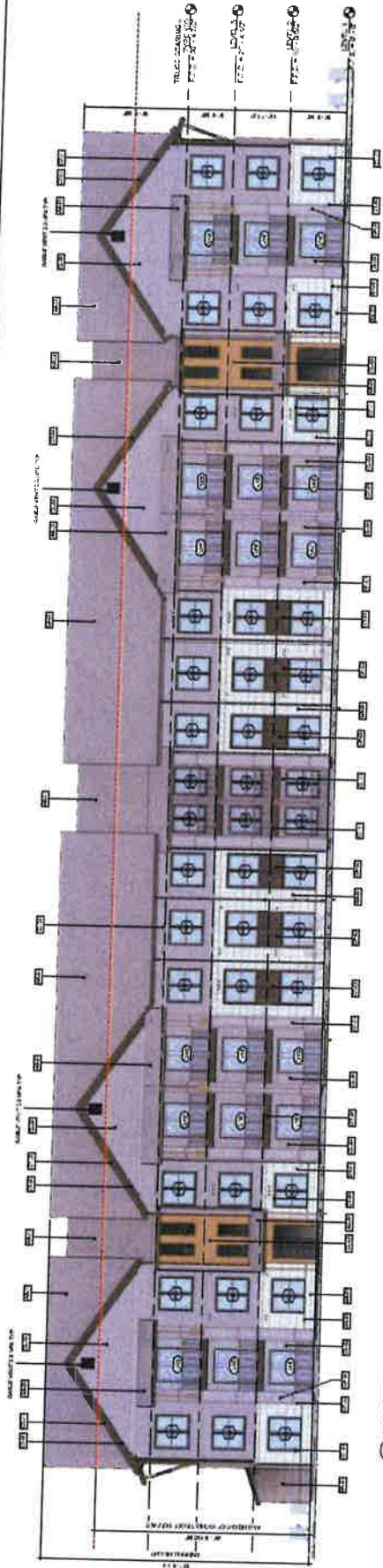
PTD, Planned Town Development

CRS, Conservation Residential

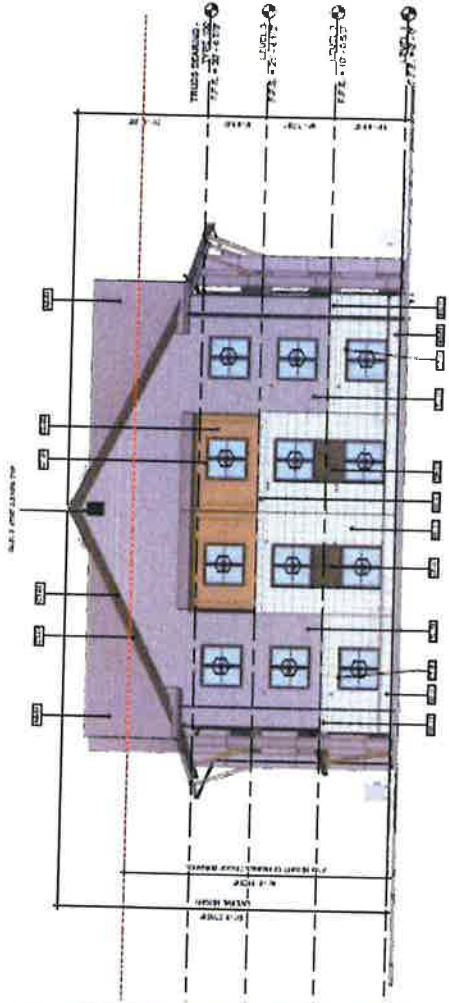
PARK / RECREATION / CONSERVATION

This designation includes public parks, recreation areas, and open spaces, as well as areas to be preserved for greenway or land conservation.



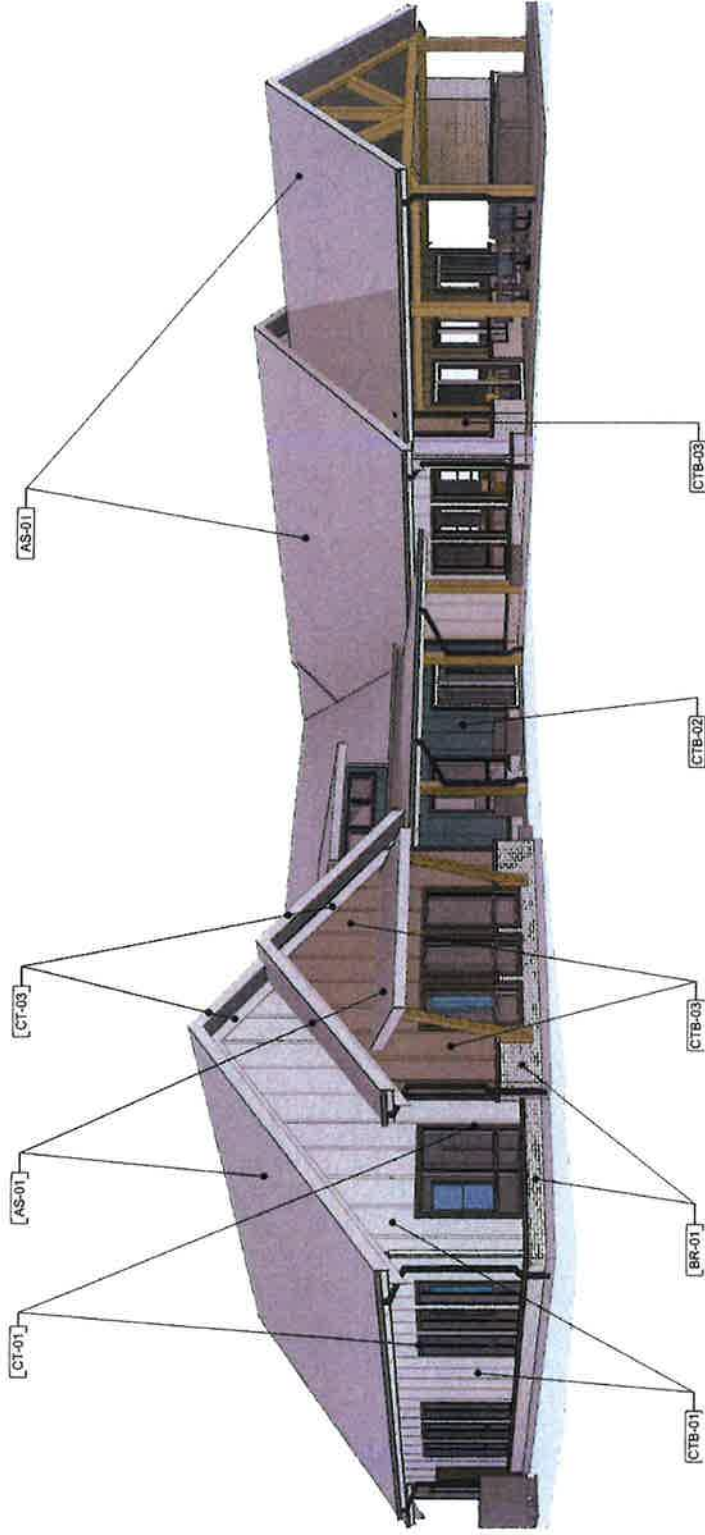


2 BUILDING TYPE 100 - FRONT ELEVATION
10' x 10'



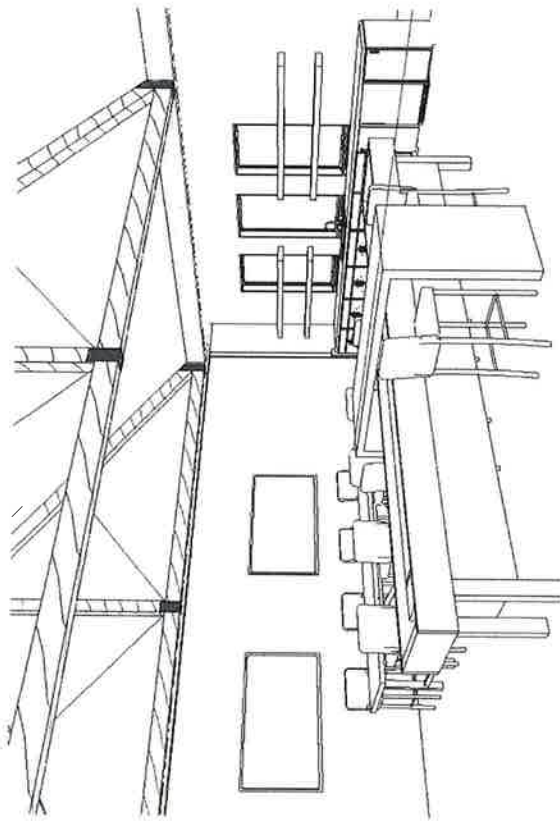
1 BUILDING TYPE 100 - RIGHT ELEVATION
10' x 10'





EXTERIOR FINISH LEGEND	
NO.	MATERIAL DESCRIPTION
BR-01	BRICK VENEER: WHITE RUSTIC BRICK / PAINTED BRICK : WHITE FLOUR SW7102
CL-01	HARDIE: 6" CEMENTITIOUS LAP SIDING: ARGOS SW7065
CL-02	HARDIE: 6" CEMENTITIOUS LAP SIDING: SLATE TILE SW7624
CL-03	ASPHALT SHINGLES
CL-03	6" CEMENTITIOUS LAP SIDING: WOODTONE RUSTICSERIES: ASPEN RIDGE
CP-01	HARDIE: CEMENTITIOUS PANEL: ARGOS SW7065
CT-01	HARDIE: CEMENTITIOUS TRIM: URBANE BRONZE SW7048
CT-03	HARDIE: CEMENTITIOUS TRIM: WHITE FLOUR SW7102
CTB-01	HARDIE: CEMENTITIOUS BOARD & BATTEN : WHITE FLOUR SW7102
CTB-02	HARDIE: CEMENTITIOUS BOARD & BATTEN: SLATE TILE SW7624
CTB-03	HARDIE: CEMENTITIOUS BOARD & BATTEN: DOVETAIL SW7018







NOVEL Upper Westside
Atlanta, GA

NOVEL Riverwalk
Tampa, FL



NOVEL Montford Park
Charlotte, NC

NOVEL Atherton
Charlotte, NC

NOVEL Providence Farms
Charlotte, NC





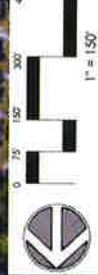


PROPOSED FOR: PROVISION HOLDINGS

NEIGHBORHOOD COMMERCIAL 47.41 AC
 TOWNHOMES 47.102 (FRONT LOAD 1240-50 UNITS)
 APARTMENTS 47.102 (FRONT LOAD 1240-50 UNITS)
 SHARED OPEN SPACE 47.102 AC (20%)
 MULTIFAMILY TRAIL 47.102 AC (20%)

COMMERCIAL 47.41 AC (65%)
 TOWNHOMES 47.102 AC (20%)
 APARTMENTS 47.102 AC (20%)
 SHARED OPEN SPACE 47.102 AC (20%)
 MULTIFAMILY TRAIL 47.102 AC (20%)

HIGHWAY 138 SITE ILLUSTRATIVE REZONING EXHIBIT STOCKBRIDGE, GA 4/4/2022



**HIGHWAY 138 SITE
IMAGERY REZONING EXHIBIT
STOCKBRIDGE, GA
4/4/2012**



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

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

Name:

West Henry Land Corp & Etal

Property Address: Parcel Number 012-01002000

Telephone: (404) 351-8803

Email: lewco@bellsouth.net

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

Signature:

Larry E Wilensky
West Henry Land Corp & Etal

Date: 3-11-22

Personally appeared before me,

Larry E Wilensky

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

[Signature]
Notary Public

3-11-22

Date



Print



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

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

Name:

Melissa Russell

Property Address: Parcel Number 012-01003000

Telephone: (770) 891-8953

Email: lisarussell9@hotmail.com

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

Signature:

Melissa Russell

Date:

3/10/22

Personally appeared before me,

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

Belinda L. Funez
Notary Public

3/10/2022
Date



Print

[To be completed by City Staff,
prior to and during the meeting]

PRE-APPLICATION FORM

DATE March 25, 2022

APPLICANT: Remi Rose Development, LLC _____

TYPE OF APPLICATION: Rezoning and Comprehensive Plan Amendment

PROPERTY ADDRESS: 1036 Highway 138 West and an adjacent large parcel to the west

DISTRICT: 12 LAND LOT(S): 42 PARCEL I.D.(S): 012-01002000 and 012-01003000

CURRENT ZONING: C-1, C-2, & PMU PROPOSED ZONING: PUD and PMU

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

REQUEST/ITEMS DISCUSSED:

1. SITE PLAN – A revised site plan is forthcoming. It will contain a chart with a breakdown of acreage by land uses. City staff requested that the site plan be shifted slightly to include the intersection of Highway 138 with Mount Zion Parkway. The applicant questioned the required minimum lot width.
2. LETTER OF INTENT -- Is needed. The applicant will include an impact analysis of the Steinberg Criteria.
3. TRIP GENERATION REPORT – Has already been prepared and will be submitted with the final application.
4. EXTERIOR CONSTRUCTION MATERIALS – Will consist of brick, stone, and hardiplank.
5. CONCEPTUAL ELEVATIONS DRAWINGS – Requested by City Staff.

[Continued]

6. APPLICATION FILING FEES – The total amount will be determined by the number of acres for each type of land use, including a base fee and a per-acre fee for each land use (accounting for the total site acres).

7. MAILED NOTICES – The applicant is required to mail notices of the proposed rezoning to adjacent property owners.

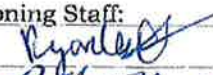
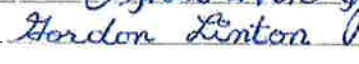
ZONING OF ADJACENT PROPERTIES:

NORTH: C-3 & PMU SOUTH: C-1, C-2, & PMU EAST: C-3 & PMU WEST: Clayton County

PREVIOUS REZONING REQUESTS ON THE PROPERTY AND IN THE AREA,
INCLUDING SURROUNDING SUBDIVISIONS: The proposed development site is part of a
an approved annexation and rezoning (on May 13, 1996) of a large tract with approximately
178.06 acres by Sid M. Kresses, Larry E. Wilensky, West Henry Land Corporation, Et Al, of
which approximately 116.92 acres were zoned 'C-3' and approximately 60.64 acres were zoned
'C-2', within Land Lots 42 and 55 of District 12 Henry County.

[Continued]

MEETING ATTENDANTS:

City of Stockbridge Planning and Zoning Staff:		(Name and Signature)
Ryan Anderson, Chief Planner		(Name and Signature)
Linda Logan, Senior Planner		(Name and Signature)
Gordon Linton, Planner I		(Name and 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 pre-application/pre-submittal meeting was conducted by Linda Logan on March 25, 2022. This form was subsequently completed by Ms. Logan.]

The property will be POSTED with a City of Stockbridge rezoning 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.



District Office
33 N. Zack Hinton Parkway
McDonough, GA 30253
770.957.6601



**Henry County
Board of Education**

Holly Cobb
Board Chair
District 3

Annette Edwards
Board Vice-Chair
District 5

Dr. Pam Nutt
District 1

Makenzie McDaniel
District 2

Sophe Pope
District 4

Mary Elizabeth Davis, PhD
Superintendent

We share a **VISION** to ensure a high-quality, world-class education for every student.

Our **MISSION** is to empower all students with exceptional opportunities and access that lead to success in a global society.

www.henry.k12.ga.us

To: Brittney Butler

Date: 3/15/2022

Re: Remi Rose Development LLC

Property Address and Nearest Intersection: HWY 138 & Spivey Rd

Projected Number of Dwelling Units: 462

Estimated Period of Construction: 30 Months

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
Red Oak Elem	0	462 Units x .34 Children per unit	158 students ÷25 per class	If Modular \$25,000 per Classroom If Permanent \$300,000 per Classroom
Dutchtown MS	6			
Dutchtown HS	2	158 students	7 Classrooms	

Respectfully,

Jim Jones
Planning and Growth Coordinator
Operations
Jim.Jones@henry.k12.ga.us



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Zoning Ordinance
For
A Rezoning From C-1 and C-2 to PUD and
a Future Land Use Change from
Low Density Vertical Mixed Use to High-Density Residential

of

**Remi Rose Development, LLC.
c/o Battle Law, P.C.**

for

**+/-65.743 Acres of Land
Being 1036 Highway 138 West
Stockbridge, Georgia and
Parcel Nos. 012-01002000 and 012-01003000**

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com



I. LETTER OF INTENT

Remi Rose Development, LLC. (the "Applicant") is seeking to develop on +/- 65.743 acres of land being Tax Parcel Nos. 012-01002000 and 012-01003000 having frontage on Georgia State Highway 138 (the "Subject Property") with a mixture of multi-family apartments, and fee simple townhomes. The development will include other parcels that will be used for neighborhood commercial. The Applicant is seeking a rezoning of the Subject Property from C-1 and C-2 to PUD and a Future Land Use Change from Low-Density Vertical Mixed Use to High-Density Residential.

This document serves as a statement of intent, analysis of the criteria under the Steinberg Act, and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. STEINBERG CRITERIA

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. The zoning proposal will allow fee simple townhomes, apartments, and commercial uses. Nearby uses include single-family detached homes, a Kohl's Department Store, a CVS drug store, and a package store. The proposed homes would serve the dual purpose of supporting the existing and new commercial businesses while also providing a diversity of housing types in the area. By introducing both fee simple townhomes and apartments, the zoning proposal would attract young professionals who seek smaller, more sustainable, housing solutions. Therefore, the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;



The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. Commercial uses already exist in this area. This zoning proposal creates an opportunity to introduce different commercial uses that complement what already exists, while also considering uses that are needed and desired by the existing community members. The townhomes and apartments proposed would not be unsuitable in this area either. They would serve as an appropriate transitional buffer between the single-family homes to the West and the commercial center to the East.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property does currently have a reasonable economic use as currently zoned, but commercial applicants are not interested in this site. The Subject Property is zoned C1 and C2 and has been vacant for quite some time. The Subject Property contains a creek and the accompanying stream buffer. The stream and its buffer make the Subject Property less desirable for a fully commercial applicant to develop this property. Commercial developers bring a much higher level of impervious surface due to the large parking lots and buildings needed to house their businesses. A residential development, on the other hand, is much more able to break up impervious surfaces with yards, trees, and open space. These additions provide much more protection to the sensitive environmental assets on the Subject Property than a fully commercial development would. The zoning proposal provides that protection while still providing the benefit of new commercial businesses in the area by placing the commercial uses close to the road, far away from the stream and the accompanying buffer, and placing the residential development behind the commercial uses to shield the stream from the commercial uses stormwater runoff. Therefore, while the Subject Property has a reasonable economic use, it is by no means the best use of the Subject Property.



Battle Law

- 4. Whether the zoning proposal will result in a use which will or would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*

The zoning proposal will not result in a use which will cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The Subject Property fronts on a major Highway which is more than capable of taking on any additional trips that might be caused by this proposed community.

- 5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan;
and*

The zoning proposal, by itself, is not in conformity with the policy and intent of the land use plan. However, paired with the future land use change, the entire request is in conformity with the policy and intent of the land use plan.

- 6. Whether there are any other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

The Applicant is not aware of any other existing or changing conditions affecting the use and development of the property which might give supporting grounds for either approval or disapproval of the zoning proposal.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a rezoning from C-1 and C-2 to PUD and the accompanying future land use change be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS



Battle Law

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

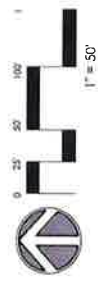
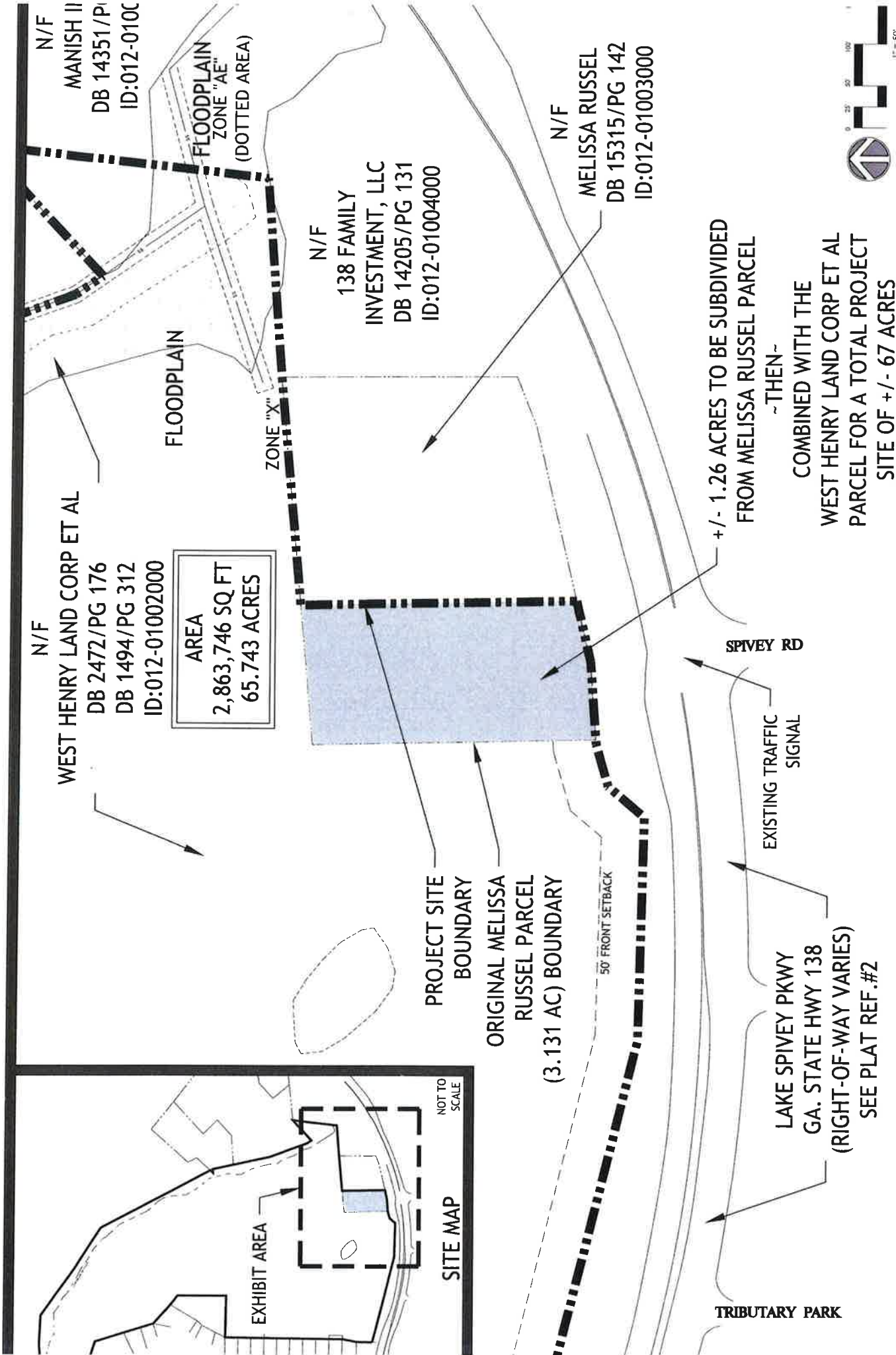


Battle Law

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant



SUBDIVISION/RECOMBINATION EXHIBIT
HIGHWAY 138 SITE
STOCKBRIDGE, GA
4/4/2022



1. **ADJUSTABLE**
 2. **NON-CO-OWNERS**
 3. **SANITARY KITCHEN LINE**
 4. **CONCRETE**
 5. **POUR**
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5553 PEACHTREE ROAD, SUITE 175
ATLANTA, GA 30341 | 470.893.1700
WWW.THOMASANDHUTTON.COM

MEMORANDUM

TO: Ryan Oros, Managing Partner, Provision Holdings, LLC
FROM: Danielle Easterling, P.E.
DATE: March 15, 2022
RE: Trip Generation – Highway 138 Site
Thomas & Hutton Engineering Co. J-28501

This memo shows the traffic generated for the proposed mixed-use development on Georgia Highway 138 in Stockbridge, Georgia. The site is proposed to have 102 townhomes, 360 apartment dwelling units, and 48,000 square feet of commercial building space.

Trips generated by the proposed development are estimated using the standard rates and equations from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021.

Land Use: 215 – Single-Family Attached Housing "includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space." Also includes "townhomes/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance)." The 102 townhomes fall into this category.

Land Use: 220 – Multifamily Housing (Low-Rise) "includes apartments, townhomes, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels)." The 360 apartments are within 3-floor buildings; therefore, the apartment trips are generated using this category.

Land Use: 821 – Shopping Plaza (40-150k) "is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit...Its major tenant is often a supermarket but many sites are anchored by home improvement, discount, or other stores. A shopping plaza typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants." The commercial property is envisioned to have a supermarket and falls into this category.

Since the development is mixed-use, the NCHRP 684 Internal Trip Capture Estimation Tool is utilized to remove the projected internal trip from the generated trips. ITE states "a key characteristic of a mixed-use development is that trips between the various land uses can be made on site and these internal trips do not utilize the major street system."

Some trips produced by the development are considered pass-by trips. Pass-by trips are defined by ITE as intermediate stops "on the way from an origin to a primary trip destination without a route diversion. Pass-by trips are attracted from traffic passing the site on the adjacent street or roadway that offers direct access to the generator. Pass-by trips are not diverted from another roadway not adjacent to the site."

Table 1 shows the trip generation for the development. The trip generation calculations are attached.

Table 1. Trip Generation

Land Use Code	Land Use	Daily Trips	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
215	Single-Family Attached Housing 102 dwelling units	734	15	34	33	25
220	Multifamily Housing (Low-Rise) 360 dwelling units	2,426	35	109	116	68
821	Shopping Plaza (40-150k) 48,000 square feet	4,536	105	64	209	227
Total Unadjusted Trips		7,696	155	207	358	320
Internal Capture Trips		-164	-2	-2	-80	-80
Pass-By Trips		-142	0	0	-75	-67
Total Primary Trips		7,390	153	205	203	173



HIGHWAY 138 SITE - TRIP GENERATION CALCULATIONS

J-29535.0000

ITE LAND USE CODE	ITE LAND USE DESCRIPTION	"X"	SIZE	ADT		AM PEAK HOUR		PM PEAK HOUR	
215	Single-Family Attached Housing	Dwelling Units	102 Units	T = 7.20(X) T = 7.20(102)		T = 0.48(X) T = 0.48(102)		T = 0.57(X) T = 0.57(102)	
				T = 734		T = 49		T = 58	
				Enter 50% 367	Exit 50% 367	Enter 31% 15	Exit 69% 34	Enter 57% 33	Exit 43% 25
220	Multi Family Housing (Low-Rise)	Dwelling Units	360 Units	T = 6.74(X) T = 6.74(360)		T = 0.40(X) T = 0.40(360)		T = 0.51(X) T = 0.51(360)	
				T = 2426		T = 144		T = 184	
				Enter 50% 1213	Exit 50% 1213	Enter 24% 35	Exit 76% 109	Enter 63% 116	Exit 37% 68
821	Shopping Plaza (40-150k) Supermarket - Yes	ksf	48 ksf	T = 94.49(X) T = 94.49(48)		T = 3.53(X) T = 3.53(48)		T = 9.08(X) T = 9.08(48)	
				T = 4536		T = 169		T = 436	
				Enter 50% 2268	Exit 50% 2268	Enter 62% 105	Exit 38% 64	Enter 48% 209	Exit 52% 227
Total Unadjusted Trip Generation Volumes				3848	3848	155	207	358	320
Internal Trips									
Retail				22	60	1	1	21	59
Residential				60	22	1	1	59	21
Total Internal Trips				82	82	2	2	80	80
Pass-By Trips									
821	Shopping Plaza	AM = 0, PM = 40%		75	67	0	0	75	67
Primary Trips				3691	3699	153	205	203	173

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Highway 138 Site			Organization:	Thomas & Hutton
Project Location:	Stockbridge, GA			Performed By:	DPE
Scenario Description:	AM Street Peak Hour			Date:	3/10/2022
Analysis Year:	2022			Checked By:	MB
Analysis Period:	AM Street Peak Hour			Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	821	48	ksf	169	105	64
Restaurant				0		
Cinema/Entertainment				0		
Residential	215,220	102,360	dwelling units	193	50	143
Hotel				0		
All Other Land Uses ²				0		
				362	155	207

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	1	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	1	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	362	155	207
Internal Capture Percentage	1%	1%	1%
External Vehicle-Trips ⁵	358	153	205
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	1%	2%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	2%	1%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in *ITE Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Highway 138 Site
Analysis Period:	AM Street Peak Hour

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	105	105	1.00	64	64
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	50	50	1.00	143	143
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	19		8	0	9	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	1	29	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		34	0	0	0	0
Retail	0		0	0	1	0
Restaurant	0	8		0	3	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	18	0	0		0
Hotel	0	4	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	1	104	105	104	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	49	50	49	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	1	63	64	63	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	142	143	142	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

²Person-Trips

³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Highway 138 Site	Organization:	Thomas & Hutton
Project Location:	Stockbridge, GA	Performed By:	DPE
Scenario Description:	AM Street Peak Hour	Date:	3/10/2022
Analysis Year:	2022	Checked By:	MB
Analysis Period:	PM Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	821	48	ksf	436	209	227
Restaurant				0		
Cinema/Entertainment				0		
Residential	215,220	102,360	dwelling units	242	149	93
Hotel				0		
All Other Land Uses ²				0		
				678	358	320

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	59	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	21	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	678	358	320
Internal Capture Percentage	24%	22%	25%
External Vehicle-Trips ⁵	518	278	240
External Transit-Trips ⁵	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	10%	26%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	40%	23%
Hotel	N/A	N/A

¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
⁶ Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Highway 138 Site
Analysis Period:	

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	209	209	1.00	227	227
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	149	149	1.00	93	93
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	5		66	9	59	11
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	4	39	20	0		0
Hotel	0	0	0	0	0	3

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		17	0	0	6	0
Retail	0		0	0	69	0
Restaurant	0	105		0	24	0
Cinema/Entertainment	0	8	0		6	0
Residential	0	21	0	0		0
Hotel	0	4	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	21	188	209	188	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	59	90	149	90	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	59	168	227	168	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	21	72	93	72	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

²Person-Trips

³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Table 7.1a Adjusted Internal Trip Capture Rates for Trip Origins within a Multi-Use Development			
Land Use Pairs		Weekday	
		AM Peak Hour	PM Peak Hour
From OFFICE	To Office	0.0%	0.0%
	To Retail	28.0%	20.0%
	To Restaurant	63.0%	4.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	1.0%	2.0%
	To Hotel	0.0%	0.0%
From RETAIL	To Office	29.0%	2.0%
	To Retail	0.0%	0.0%
	To Restaurant	13.0%	29.0%
	To Cinema/Entertainment	0.0%	4.0%
	To Residential	14.0%	26.0%
	To Hotel	0.0%	5.0%
From RESTAURANT	To Office	31.0%	3.0%
	To Retail	14.0%	41.0%
	To Restaurant	0.0%	0.0%
	To Cinema/Entertainment	0.0%	8.0%
	To Residential	4.0%	18.0%
	To Hotel	3.0%	7.0%
From CINEMA/ENTERTAINMENT	To Office	0.0%	2.0%
	To Retail	0.0%	21.0%
	To Restaurant	0.0%	31.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	8.0%
	To Hotel	0.0%	2.0%
From RESIDENTIAL	To Office	2.0%	4.0%
	To Retail	1.0%	42.0%
	To Restaurant	20.0%	21.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	0.0%
	To Hotel	0.0%	3.0%
From HOTEL	To Office	75.0%	0.0%
	To Retail	14.0%	16.0%
	To Restaurant	9.0%	68.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	2.0%
	To Hotel	0.0%	0.0%

Table 7.2a Adjusted Internal Trip Capture Rates for Trip Destinations within a Multi-Use Development

Land Use Pairs		Weekday	
		AM Peak Hour	PM Peak Hour
To OFFICE	From Office	0.0%	0.0%
	From Retail	4.0%	31.0%
	From Restaurant	14.0%	30.0%
	From Cinema/Entertainment	0.0%	6.0%
	From Residential	3.0%	57.0%
	From Hotel	3.0%	0.0%
To RETAIL	From Office	32.0%	8.0%
	From Retail	0.0%	0.0%
	From Restaurant	8.0%	50.0%
	From Cinema/Entertainment	0.0%	4.0%
	From Residential	17.0%	10.0%
	From Hotel	4.0%	2.0%
To RESTAURANT	From Office	23.0%	2.0%
	From Retail	50.0%	29.0%
	From Restaurant	0.0%	0.0%
	From Cinema/Entertainment	0.0%	3.0%
	From Residential	20.0%	14.0%
	From Hotel	6.0%	5.0%
To CINEMA/ENTERTAINMENT	From Office	0.0%	1.0%
	From Retail	0.0%	26.0%
	From Restaurant	0.0%	32.0%
	From Cinema/Entertainment	0.0%	0.0%
	From Residential	0.0%	0.0%
	From Hotel	0.0%	0.0%
To RESIDENTIAL	From Office	0.0%	4.0%
	From Retail	2.0%	46.0%
	From Restaurant	5.0%	16.0%
	From Cinema/Entertainment	0.0%	4.0%
	From Residential	0.0%	0.0%
	From Hotel	0.0%	0.0%
To HOTEL	From Office	0.0%	0.0%
	From Retail	0.0%	17.0%
	From Restaurant	4.0%	71.0%
	From Cinema/Entertainment	0.0%	1.0%
	From Residential	0.0%	12.0%
	From Hotel	0.0%	0.0%



Providing Quality Water and Quality Services to Our Community

October 4, 2021

Adam Kirk
Thomas & Hutton
5553 Peachtree Road
Suite 175
Atlanta, GA 30341

Re: Highway 138
Parcel 012-01002000
Henry County, Georgia

Mr. Kirk,

Clayton County Water Authority owns and maintains a 12-inch water main running along the north side of Highway 138 at the above referenced property. The Authority has a treatment capacity of 42 MGD and is currently producing an average of 23.84 MGD.

The Authority also owns and maintains an 18-inch sanitary sewer main running along the east side of Reeves Creek east of the referenced property. Sanitary sewer may need to be extended, may require easements and be at the owner's expense. Wastewater generated from your development would receive treatment at the WB Casey WRF. This facility has a design capacity of 24.0 MGD and is presently treating 11.85 MGD. The Authority does not guarantee capacity of plant or infrastructure; capacity is allocated only when purchased.

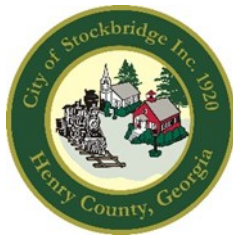
The data contained in this letter is for informational purposes only indicating location and size. A survey, by the above referenced property owner, may be necessary to determine connection to the Authority's system.

Potable water and sanitary sewer service to this property is subject to the existing and future policies of the Clayton County Water Authority, State EPD and Federal EPA.

Sincerely,

A handwritten signature in blue ink that reads "Keith Watkins".

Keith Watkins
Engineering Supervisor



City of Stockbridge

AGENDA ITEM

MEETING DATE

July 11, 2022

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST IV
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM: N/A

ACCOUNT TRANSFER TO: N/A

PRESENTER: Brecca R. Carter, Director

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

Rezoning Case #RZ-2022-01 for the proposed Crescent Communities Mixed-Use Development from the 'C-1' (Neighborhood Commercial) and 'C-2' (General Commercial) districts to the 'PUD' (Planned Unit Development) district to allow for a mixed-use development project with apartments, townhomes, and small commercial uses. On June 13, 2022, inadvertently, the public hearing for RZ-2022-01 was not heard by the City Council. Therefore, this item has been re-advertised and is set to be heard by the City Council on July 11, 2022.

BACKGROUND INFORMATION:

The applicant proposes to build a mixed-use development containing approximately 48,000 square feet of commercial/retail space within 2 buildings, 360 apartment units within 8 buildings, and 102 townhomes within 22 buildings. The main entrance would be located at a traffic signal on Highway 138 West, across from Spivey Road. To accomplish this, a portion of the smaller C-1 parcel needs to be combined with the larger C-2 parcel. Two amenity areas and a surrounding multi-use trail would be provided. The Planning Commission recommended approval with five conditions.

SIGNATURES:

CITY ATTORNEY _____

CITY TREASURER N/A _____

CITY MANAGER _____

FINANCIAL IMPACT: N/A

AMOUNT: N/A

ATTACHMENTS: Yes



REZONING FOR THE PROPOSED CRESCENT COMMUNITIES MIXED-USE DEVELOPMENT--FROM 'C-1' (NEIGHBORHOOD COMMERCIAL) AND 'C-2' (GENERAL COMMERCIAL) TO 'PUD' (PLANNED UNIT DEVELOPMENT)

CASE FACTS

Applicant:	Remi Rose Development, LLC
Agent:	Battle Law, P.C.
Location:	Located on Highway 138 West, west of I-75 and Mount Zion Parkway, in Land Lots 55 and 42 of District 12.
Parcel ID:	<u>Includes two parcels:</u> • <u>Parcel #012-01003000</u> – The smaller parcel. Currently zoned 'C-1' and 'PMU'. Contains 3.131 +/- acres and comprises the property at 1036 Highway 138 West, across from Spivey Road. Located in Land Lot 55 of District 12. Owned by Melissa Russell. • <u>Parcel #012-01002000</u> – The larger parcel. Currently zoned 'C-2' and 'PMU'. Contains 65.743 +/- acres. Situated adjacent to the western side of the smaller parcel, with frontage on Highway 138 West, across from Tributary Parkway. Located in Land Lot 42 of District 12. Owned by West Henry Land Corporation, et al.
Lot Size/Acres:	68.874 +/- total acres within two parcels.
Request:	Rezone property from the 'C-1' (Neighborhood Commercial) and 'C-2' (General Commercial) districts to the 'PUD' district to allow for a mixed-use development project with apartments, townhomes, and small commercial uses. The applicant has also submitted a Comprehensive Plan Amendment application (CP-2022-01), which is running concurrently with the rezoning application.
Proposed Use/ Project Description	The applicant proposes to build a mixed-use development containing approximately 48,000 square feet of commercial/retail space within 2 buildings, 360 apartment units within 8 buildings, and 102 townhomes within 22 buildings. The main entrance to the development would occur through a new driveway off Lake Spivey Parkway, across from Spivey Road, where a traffic signal is present. A secondary access would occur across from Tributary Parkway, but it would be limited to right-in and right-out turning movements due to the presence of a median in the

	center of Lake Spivey Parkway. Sidewalks and deceleration lanes would be provided along Lake Spivey Parkway.
Existing Land Uses:	Mostly vacant, except for a very small cemetery off Highway 138 West. The site is mostly wooded, except for Reeves Creek and its associated floodplain.
Future Land Use Designation:	'Low-Density Vertical Mixed-Use'. This designation does not allow the proposed development. It needs to be changed to 'High-Density Residential'. The applicant has simultaneously applied for a Comprehensive Plan Amendment via CP-2022-01 for this purpose.
Road Access:	Via Highway 138 West.
Application Received:	April 4, 2022.
Community Meetings Held by Applicant:	March 16, 2022 and May 4, 2022.
Public Notices:	On May 6, 2022, signs were posted on the property and the applicant mailed notices to 29 adjacent property owners. Public Notices in the Henry Herald were scheduled to appear on May 4 and June 18, 2022.
Planning Commission Meeting:	May 26, 2022, via Zoom. The Planning Commission unanimously recommended the approval of the requested rezoning with five conditions.
Council Meeting:	July 11, 2022, in the Council Chamber.

Development Regulations Relevant to Request:

- City of Stockbridge Unified Development Code, adopted on March 14, 2022.
 - 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 proposed rezoning of the subject property from C-1, C-2, and PMU to PUD and PMU would not be consistent with the specifications of the Comprehensive Plan since the proposed development would be of a much higher density than is envisioned within the property's current land use designation of Low-Density Vertical Mixed-Use. The more

appropriate land use designation is High-Density Residential, which allows some commercial uses in addition to residential uses. Its allowable density is 6 to 16 units per acre, and the proposed development would comply with this range by having a gross density of about 6.9 units per acre and a net density of 8.3 units per acre within the buildable areas (to account for the presence of Reeves Creek, the floodplain areas, and other open space).

The merits of CP-2022-01, which is to be considered simultaneously during the Planning Commission and City Council meetings, comprises a separate staff report.

CRITERION #2: The relation that the proposed rezoning 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.

Section 1.4 provides the Purpose and Intent of the Stockbridge Unified Development Code, and it identified several objectives to accomplish. Among them are the following, which the proposed project is envisioned to accomplish:

- Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge;
- Secure safety from fire, flood, and other dangers;
- Provide adequate light and air;
- Facilitate the adequate provision of transportation, water, sewage collection, schools, parks, and other public requirements;
- Encourage the most appropriate and best use of land, buildings, and other structures throughout the City;
- Preserve natural resources.

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

The proposed mixed-use development project is anticipated to have a positive effect on the subject property and the surrounding area. Having a mixture of land uses makes the best use of a large site which contains sensitive environmental areas.

The commercial component would be well-suited to its planned location on Highway 138 West between the extensions of Spivey Road and Tributary Road. This would make use of the existing traffic signal and would be compatible with other commercial uses in the vicinity.

The proposed townhome and multifamily uses would represent a good transition between the existing commercial uses to the east and the existing single-family detached homes to the west, along Glen Devon Road.

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 presence of an existing traffic signal on Highway 138 West across from Spivey Road offers the developer the opportunity to provide a convenient access to the development site by constructing the main project driveway there. This would allow for entry and exit turning movements in both directions. The proposed secondary access across from Tributary Parkway would not have a traffic signal, and the presence of a median within the center of Highway 138 West would prohibit left-turning exit movements from the site.

The subject property is physically challenged due to the presence of Reeves Creek and its surrounding floodplain areas. The land also slopes downward from west to east toward Reeves Creek, allowing drainage. The developer plans to protect these areas by leaving them in their natural state. The remainder of the development site is relatively level and suitable for the proposed mixed-use development. A 50-foot-wide vegetative buffer would be provided along the western side of the site. The applicant's landscape architect has explained that due to the large parking lots which the proposed apartments would require, the apartments need to be located on the western side of the site in order to allow for maximum drainage on the eastern side of the site.

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

The proposed mixed residential development with townhomes and apartments would represent an acceptable land use transition between the existing single-family detached housing to the west, within the Glen Devon Subdivision, to the existing retail uses along Highway 138 West and Mount Zion Parkway. Since the proposed apartments would represent a much higher density than the homes within the Glen Devon Subdivision, a vegetative buffer with a width of 50 feet would be provided along the western boundary of the site. A fence or wall with a height of at least eight (8) feet would be desirable. In addition, Section 4.6.5 of the UDC states that for each 50 linear feet of buffer, one canopy tree, two understory trees, and ten screening shrubs with a mature height of at least four feet would be required.

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

The applicant has obtained a letter from the Clayton County Water Authority, dated October 4, 2021. It states that a twelve (12)-inch water main is present along the north side of Highway 138 West, adjacent to the subject property. In addition, an eighteen (18)-inch sanitary sewer main is present along the east side of Reeves Creek, although this might need to be extended to serve the proposed development. This may require easements and it would be at the owner's or developer's expense.

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

The applicant's submitted trip generation memorandum states that the proposed development would generate an estimated 7,390 total trips per day. A breakdown of those trips by peak hours was presented in Table 4 above. But a full traffic impact study has not been done, which would make projections on the actual road and traffic impacts that the development would have on the surrounding street network. Such a study should be completed. It should include consultations with officials from Georgia DOT and Henry County DOT to determine whether any road improvements or traffic signalization adjustments need to be made along Highway 138 West.

Regarding access to the site, Section 4.5.1 of the UDC states that any improvements along major highways are subject to Georgia DOT approval. Further, Section 16.4(J) states that any developments which have an entrance onto a state highway must provide deceleration lanes, and that these must meet Georgia DOT's design requirements.

Internally, the streets would be 28 feet wide, from the back of the curb on one side of the street to the back of the curb on the other side of the street. This would meet the requirements of the Unified Development Code (UDC), and it would meet the specifications of the Stockbridge Fire Marshal.

Pedestrians would be able to use the one-mile multi-use trail surrounding the site, and sidewalks would be provided along all of the internal streets. Sidewalks must be at least ten (10) feet wide along Highway 138 West. The Streetscape Design Standards of the UDC also specify that along a major highway, a building frontage zone, a pedestrian travel zone, and a fixtures/planting zone must all be provided. Internally, sidewalks must be at least eight (8) feet wide on commercial streets and at least five (5) feet wide on residential streets.

Regarding parking, the Illustrative Rezoning Exhibit indicates that the proposed development would have provide approximately 689 parking spaces for the 360 total apartment units. Additional parking would be provided for the two commercial buildings, and guest parking would be provided adjacent to the two proposed clubhouses on the property. The townhome properties would be large enough to accommodate four parked vehicles per unit, including two vehicles within the two-car garages and two vehicles parked on the driveway.

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.

The proposed development would meet purposes of the Parkway Mixed-Use Overlay District. In particular, it would feature a balanced mixed of retail and residential uses, where residents could both live and shop. The retail uses would provide jobs and bring needed services to residents of the project and within the surrounding area. The proposed development would also help to improve public health by encouraging physical activity via walking along the proposed one-mile multi-use trail around the subject property.

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

The applicant has requested that a portion of a smaller parcel, as well as a larger parcel, be rezoned. The smaller parcel is zoned 'C-1', which allows for the development of many types of neighborhood commercial uses. Although these uses would be allowed, they are less likely to be developed than larger commercial uses due to this parcel's location on a State highway, and the lack of pedestrian access for customers who are seeking neighborhood retail products and services. The development of such larger commercial uses would be more realistic, and the proposed rezoning of a portion of this parcel to PUD would allow for such action.

The larger parcel is currently zoned 'C-2', which allows for general commercial uses. They could be developed on the site under the C-2 zoning, but it is likely that this would only occur along Highway 138 West due to the large size of this parcel and the substantial site limitations that are due to the presence of Reeves Creek and its associated floodplain areas.

The rezoning of the subject property to PUD would allow for flexibility in design and the greater usage of the total site area than would the existing commercial zoning or the MFR (Multiple Family Residential) district.

RECOMMENDATIONS

The Planning and Zoning Staff recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning of the subject property from C-1, C-2, and PMU to PUD. The recommended **ZONING CONDITIONS** are listed below.

1. The project will be developed in conformance with the City of Stockbridge Unified Development Code and all other City Code sections regarding site development standards and requirements.
2. **Regarding the Property's Future Land Use Designation --** The approval of Case #CP-2022-01 to change the property's future land use designation from Low-Density Vertical to High-Density Residential shall occur simultaneously with the approval of Case #RZ-2022-01 for the rezoning of the property.
3. **Regarding the Parcels Comprising the Development Site --** If the applicant wishes to include only a portion of the smaller parcel (Parcel #012-01003000) with the larger parcel (Parcel #012-01002000) to form the project development site, then the rezoning shall not be finalized until that portion of the smaller parcel is subdivided from the remainder of the smaller parcel and combined with the larger parcel simultaneously; and this shall not be finalized until a new plat is officially recorded by the Henry County Superior Court (Real Estate Records Division).
4. **Regarding Environmental Matters --** The applicant shall comply with the following:
 - a. Take appropriate steps for the environmental protection of Reeves Creek, the

floodplain areas, and other sensitive site areas.

- b. Submit an acceptable landscape plan to the Community Development Department.
- c. Preserve and maintain the existing cemetery and provide adequate access to it.

5. **Regarding the Issuance of Land Disturbance and Building Permits** – No land disturbance or building permit shall be issued for the subject property until the applicant has had the new recombination plat officially recorded and has submitted a copy of the recorded plat to the Community Development Department.

City of Stockbridge Planning and Zoning Staff
RECOMMENDATION:
APPROVAL WITH CONDITIONS

City of Stockbridge Planning Commission
RECOMMENDATION:
APPROVAL WITH CONDITIONS

City of Stockbridge Mayor and Council:
ACTION:

Presentation For RZ-2022-01:

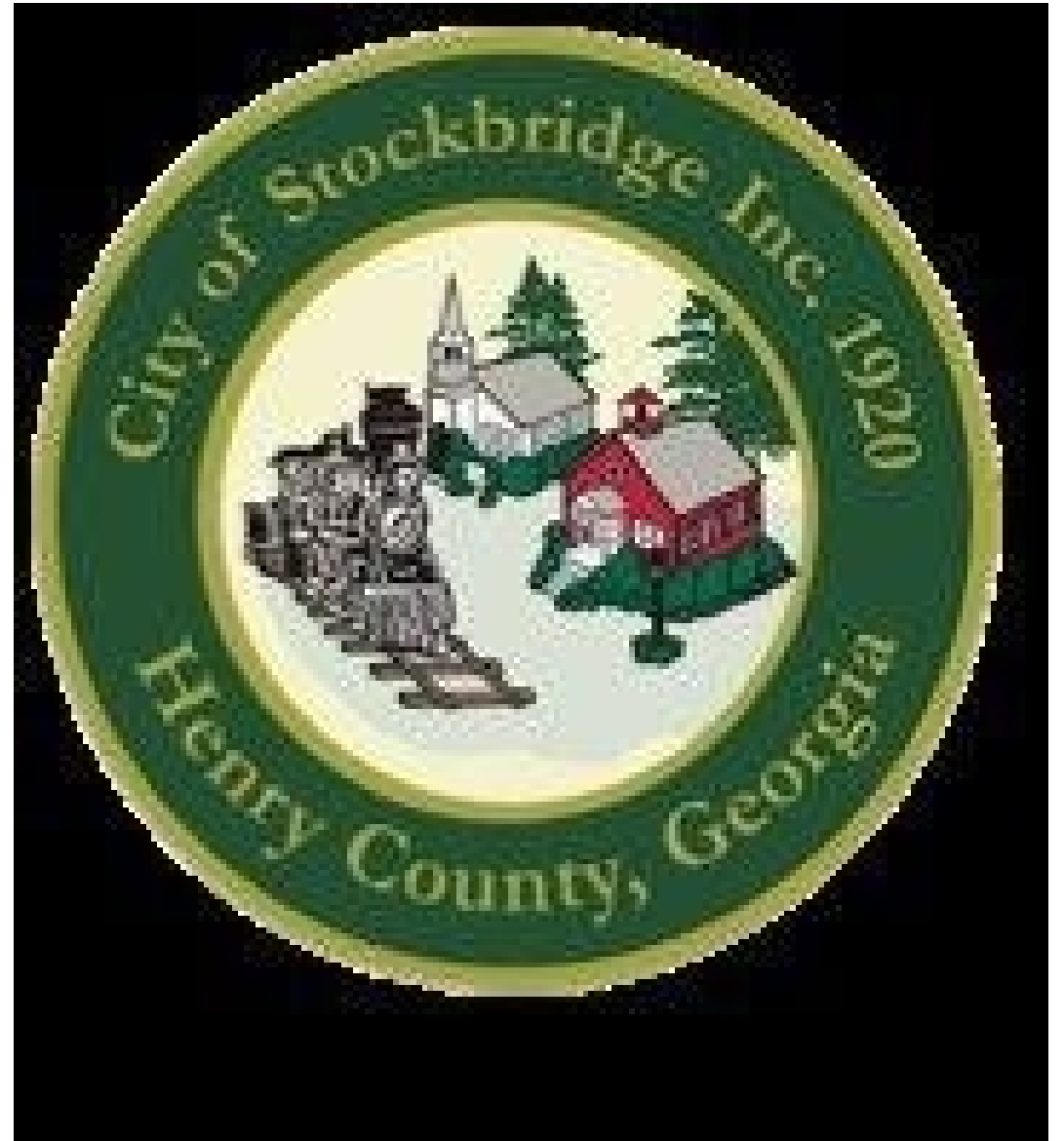
Rezoning for the
Proposed Crescent
Communities Mixed-Use
Development

Presented To:

Planning Commission – May 26, 2022
(Recommended Approval With Conditions)
City Council – July 11, 2022

By:

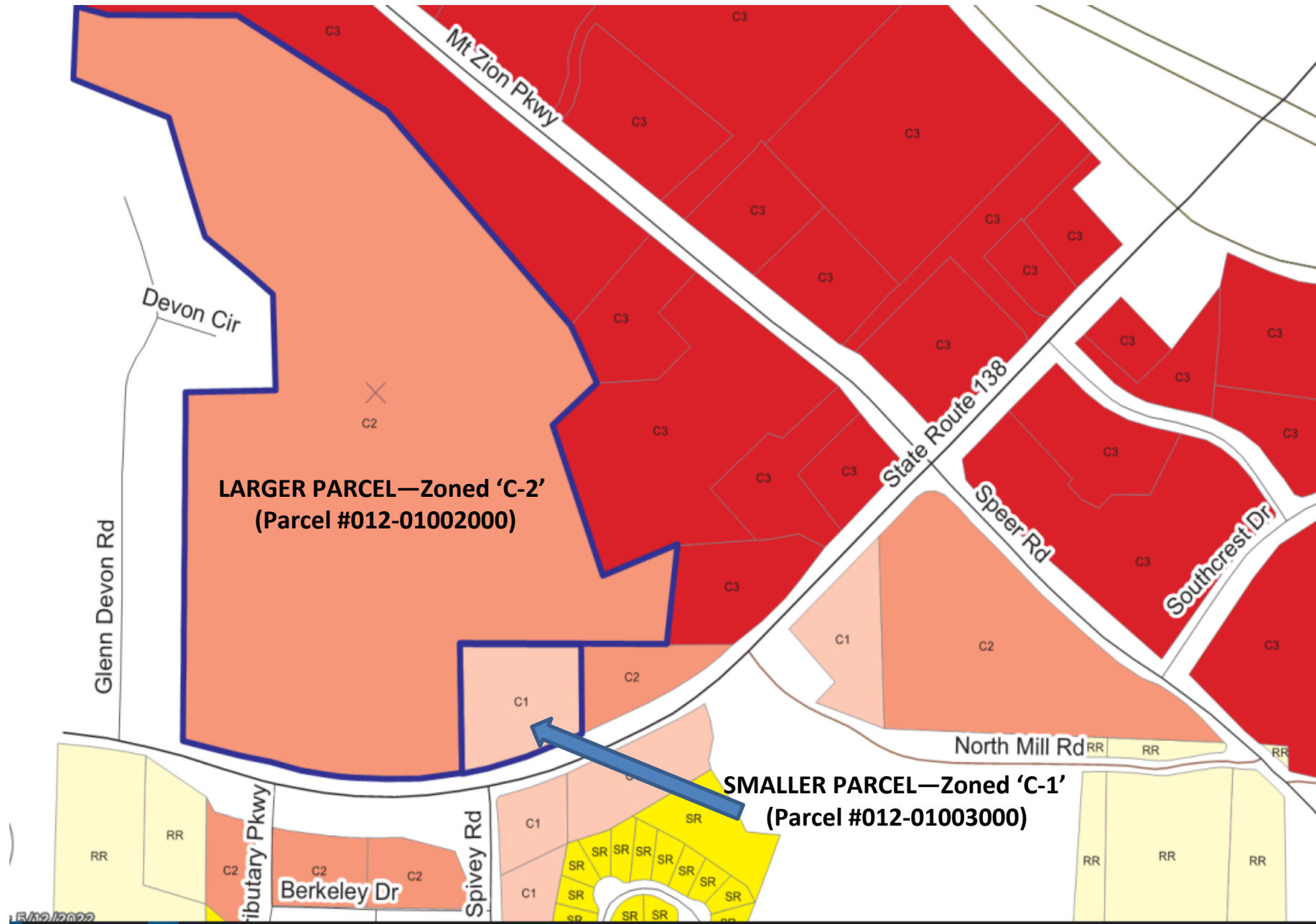
City of Stockbridge Community
Development Department,
Planning and Zoning Division



AERIAL PHOTO OF SUBJECT PROPERTY



AERIAL PHOTO OF VICINITY ZONING



CASE FACTS



PARTIES TO THE APPLICATION – Remi Rose Development, LLC, Applicant; Battle Law, P.C., Agent.

PROPERTY LOCATION – Located on Highway 138 West (Lake Spivey Parkway), across from Spivey Road.

PROPERTY IDENTITY -- Contains 68.874 +/- acres in two parcels: #012-01003000 (the smaller parcel) with 3.131 +/- acres and #012-01002000 (the larger parcel) with 65.743 +/- acres.

PROPERTY CHARACTERISTICS – Mostly vacant and wooded. Includes Reeves Creek, floodplains, and a cemetery.

PROPERTY ZONING – Smaller Parcel: C-1. Larger Parcel: C-2. Both parcels: PMU (Parkway Mixed-Use Overlay) district.

SURROUNDING LAND USES – Include Glen Devon Subdivision; Highway 138 Package Store; CVS Pharmacy; Kohl's.

APPLICANT'S REQUEST – Rezone property from C-1 and C-2 to PUD (Planned Unit Development).

SIGN POSTING – Occurred on May 6, 2022.

COMPREHENSIVE DEVELOPMENT PLAN – Future Land Use Map shows 'Low-Density Vertical Mixed-Use' designation.

ZONING HISTORY – Was rezoned in 1996 as part of 178-acre tract from 'RA' to 'C-2' and 'C-3' (Heavy Commercial).

ZONING DISTRICT INTENTS – C-1: neighborhood commercial uses. C-2: community commercial uses. PUD: mixed-use developments with flexible designs on environmentally-challenged properties.

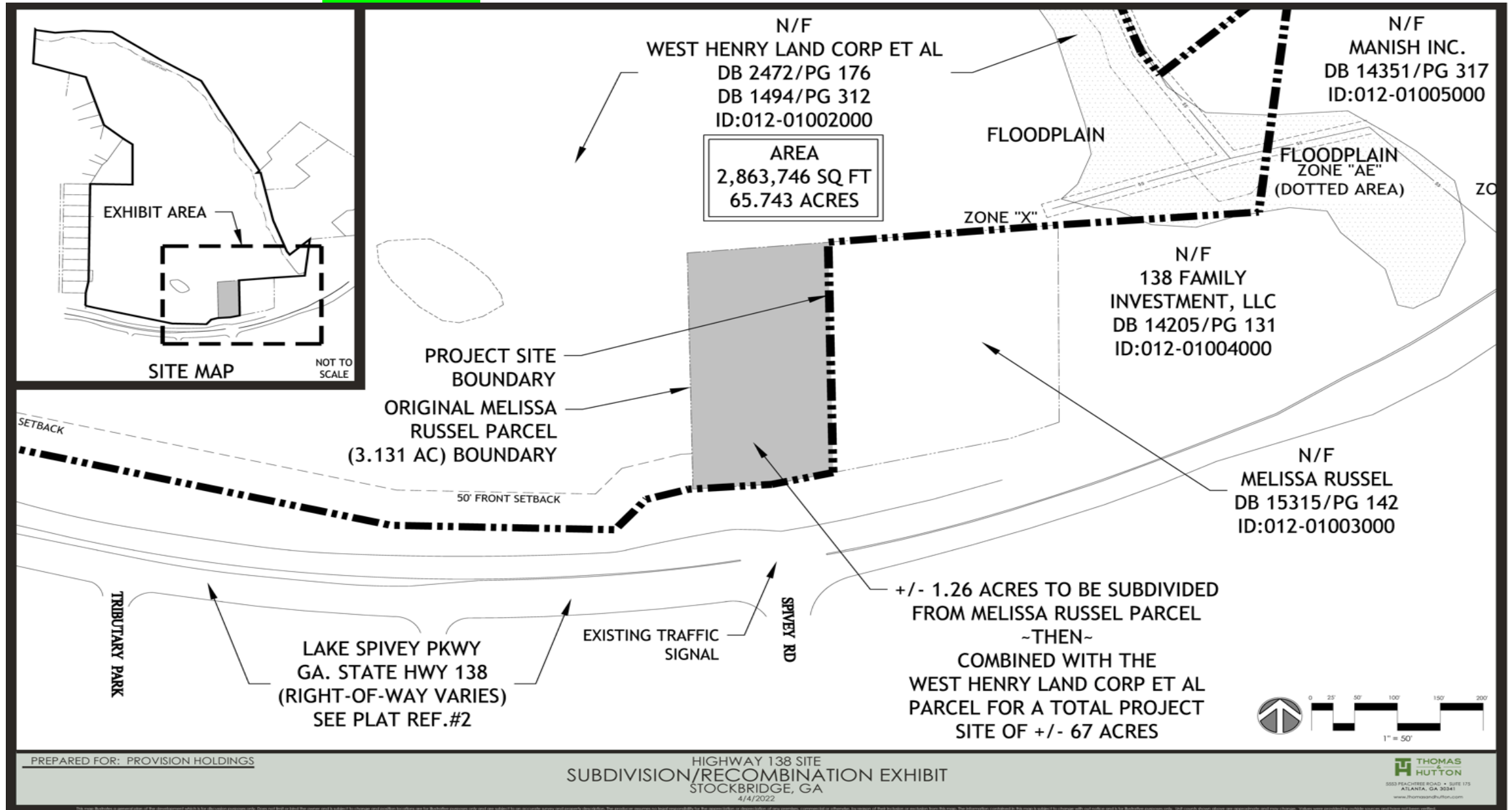


PARCEL CONSIDERATIONS



1. **Two Parcels --** Rezoning application includes the smaller parcel (zoned 'C-1' and the larger parcel (zoned 'C-2').
 2. **Overlay District --** Both parcels are zoned 'PMU' (Planned Mixed-Use Overlay District); this would not change.
 3. **Half of Smaller Parcel --** Applicant only wants to include about half of the smaller parcel in the development site.
 4. **Required Actions --** Applicant must subdivide the smaller parcel into a western tract and an eastern tract, then combine the western tract with the larger parcel.
 5. **Use of Smaller Parcel --** Western tract of smaller parcel would be used to create the main project entrance at the traffic light across from Spivey Road.
 6. **Eastern Tract --** Would remain zoned 'C-1' and would not be part of the development.
 7. **Western Tract --** Must be combined with the larger parcel to form the total development site.
 8. **Separate Application --** To accomplish all of this, applicant must submit a separate application to subdivide and combine. The UDC would allow an administrative approval, with no public hearing.
 9. **Contingent Rezoning --** Rezoning of the development site would not be finalized until the subdivision and recombination actions were finalized.
 10. **Contingent Subdivision and Recombination Actions --** Would not occur if the rezoning is not approved.
- 
- 

SUBDIVISION/RECOMBINATION



PROPOSED DEVELOPMENT

PROJECT COMPONENTS – Includes 360 apartments, 102 fee simple townhomes, & 48,000 SF commercial.

SITE AND BUILDING ACCESS – Main entrance at traffic light at Spivey Road; second access across from Tributary Parkway; internal connection between entrances.

SITE DESIGN – Includes two commercial buildings at main entrance; apartments on west side; townhomes on east side; two pools; multi-use trail surrounding site; open space to the north; preserve creek areas.

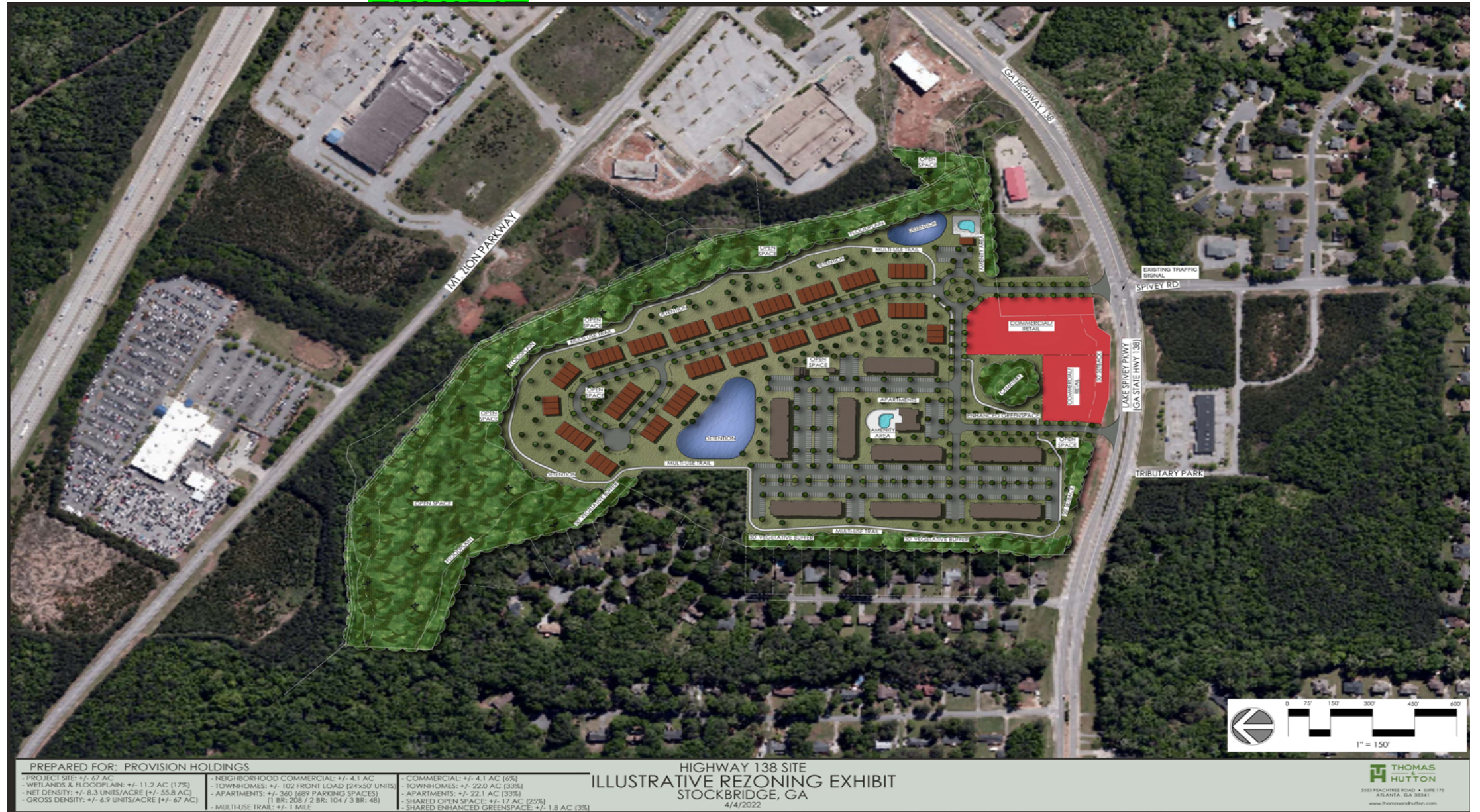
ARCHITECTURAL DESIGN – Residential buildings would have three stories and two-car garages.

TRAFFIC IMPACTS – Trip generation study projects 7,390 total trips; 205 AM exiting & 203 PM entering. Needs a full traffic impact study. Required on Lake Spivey Parkway: sidewalks and deceleration lanes. Must coordinate with Georgia DOT.

ENVIRONMENTAL IMPACTS – Protection of Reeves Creek and floodplain areas. Creation of a 50-foot-wide vegetative buffer on western side of site, adjacent to Glen Devon Subdivision.



ILLUSTRATIVE REZONING



IMAGERY REZONING EXHIBIT

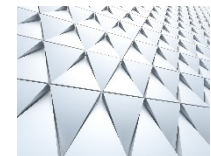


ANALYSIS OF REQUEST



NINE (9) REQUIRED CRITERIA WERE ANALYZED:

1. Consistency with the Comprehensive Plan -- Not consistent. Property's land use designation must be changed. Applicant has applied for this change via CP-2022-01.
2. Ability to Carry out the Purpose of the Zoning Code – Would encourage appropriate development.
3. Potential Positive Effects on the Area – Good transition of land uses between commercial and SF homes.
4. Physical Suitability of the Site – Site is large. Has convenient access to via traffic signal at Spivey Road. Reeves Creek and floodplain areas would be left in their natural states.
5. Impacts on Adjacent Property Owners – Western site border would have a 50-foot-wide vegetative buffer adjacent to single-family residential properties in the Glen Devon Subdivision.
6. Impacts on Water and Sewer Infrastructure – Available 12-inch water main and a sewer main.
7. Impacts on Traffic and Transportation – Applicant's trip generation study projects 7,390 total trips. Applicant must coordinate with Georgia DOT regarding trips on Lake Spivey Parkway.
8. Merits of the Request in Relation to Other Considerations – Would meet the PMU district objectives: provide jobs, enable live/work on site, bring needed services, and encourage physical activity.
9. Ability of the Site to be Developed as it is Currently Zoned – Unlikely for the larger parcel to be developed totally with commercial uses due to its large size.

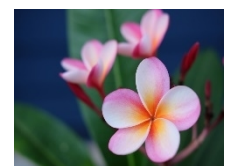
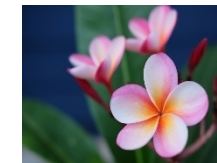




RECOMMENDATION – APPROVAL WITH CONDITIONS



1. **Regarding Conformance with the UDC and City Code –** The project will be developed in conformance with the City of Stockbridge Unified Development Code (UDC) and all other City Code sections regarding site development standards and requirements.
2. **Regarding the Property's Future Land Use Designation –** The approval of Case #CP-2022-01 to change the property's future land use designation from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' shall occur simultaneously with the approval of Case #RZ-2022-01 for the rezoning of the property.
3. **Regarding the Parcels Comprising the Development Site –** If the applicant wishes to include only a portion of the smaller parcel with the larger parcel, then the rezoning shall not be finalized until that portion of the smaller parcel is subdivided from the remainder of the smaller parcel and combined with the larger parcel simultaneously; and this shall not be finalized until a new plat is officially recorded by the Henry County Superior Court (Real Estate Records Division).
4. **Regarding Environmental Matters –** The applicant shall comply with the following:
 - a. Protect Reeves Creek, the floodplain areas, and other sensitive site areas.
 - b. Submit an acceptable landscape plan.
 - c. Protect, maintain, and allow access to the existing small cemetery.
5. **Regarding the Issuance of Land Disturbance and Building Permits --** No permits shall be issued until the new plat is officially recorded and a copy is provided to the City.





Overview



Legend

- Parcels
- Roads

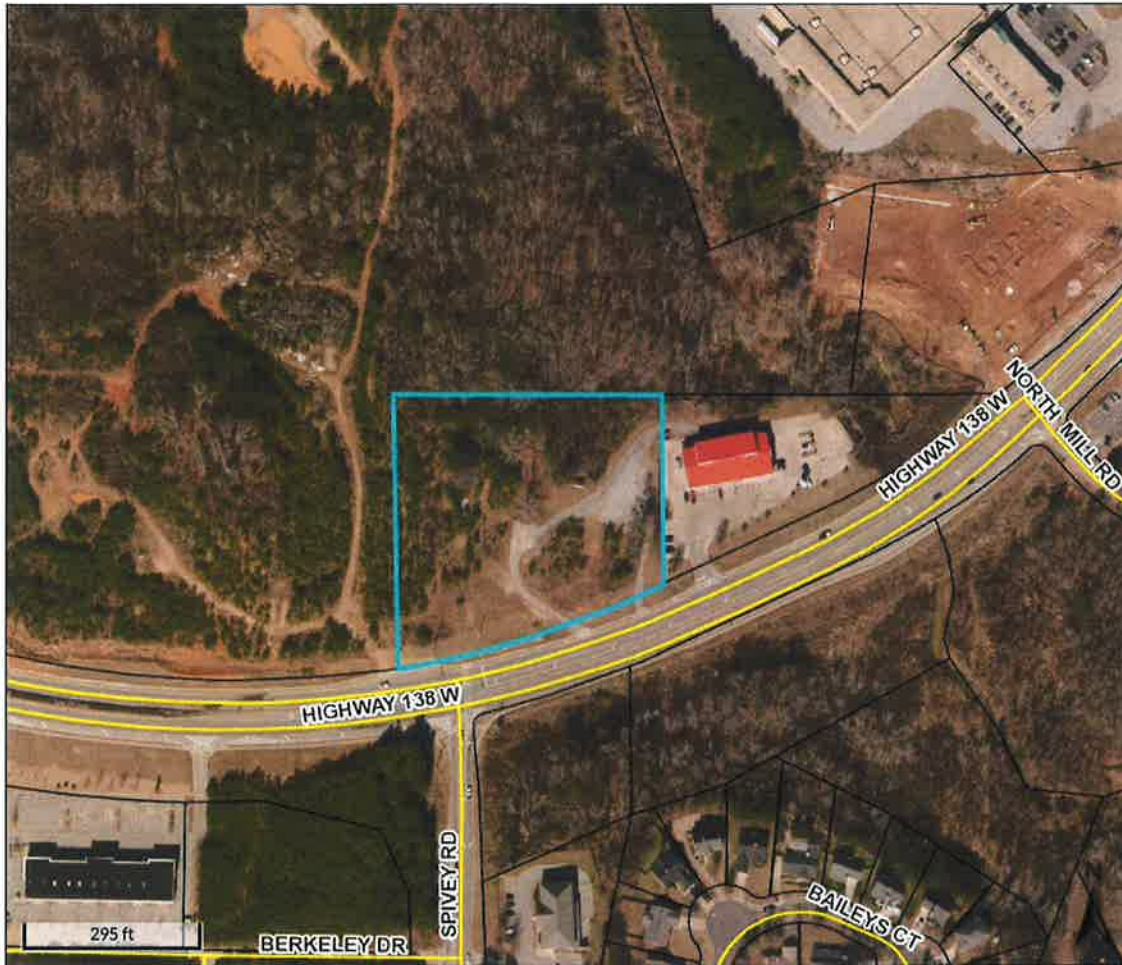
Parcel ID	012-01002000	Class	C	Owner	WEST HENRY LAND				Land	\$2,532,100
Property		Acreage	63.994	Address	CORP & ETAL				Value:	
Address					1801 PEACHTREE STREET				Building	
District	City/Stockbridge				NE				Value:	\$0
					SUITE 340				Misc	
					ATLANTA GA 30309				Value:	\$0
									Total	
									Value:	\$2,532,100

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

Date created: 4/19/2022

Last Data Uploaded: 4/19/2022 2:33:41 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	012-01003000	Class	C	Owner	RUSSELL	Land	\$319,500			
Property	1036 HIGHWAY	Acreage	3.55	Address	MELISSA	Value:		Last 2 Sales		
Address	138 W				PO BOX 2828	Building	\$0	Date	Price	Reason Qual
District	City/Stockbridge				SUWANEE GA	Value:		6/22/2017	\$350,000	OTHER Q
					30024	Misc	\$200	2/1/1986	\$0	PART U
						Value:				INT
						Total	\$319,700			
						Value:				

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

Date created: 4/19/2022
Last Data Uploaded: 4/19/2022 2:33:41 AM

Developed by  **Schneider**
GEOSPATIAL

Rezoning Application

City of Stockbridge, Georgia



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.

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

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

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

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

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division
Community Development Department

REZONING APPLICATION CHECKLIST

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/INITIAL
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. Original signature 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	01	Letter stating that the owner is aware of the rezoning 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 10	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 the proposed lot layout.	/
Survey Plat (8 ½ x 11) Or (11 x 17)	1	Subject Property, prepared and sealed <i>within the last five years</i> by a professional engineer, landscape architect, or land surveyor who is 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.	/
Water and sewer availability letter	1	This letter must accompany the application at the time of submittal. It should state that water and sewer are available to serve the property, or such services can be extended to the site. Please obtain the letter from the appropriate office which serves the property, such as Henry County Water Authority, City of Stockbridge Public Works Department, or a Clayton County office.	/
Form from the Health Department	1	This letter must accompany the application at the time of submittal <i>(Only needed if property is not on sewer)</i> .	/

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant Remi Rose Development, LLC Phone: 678-983-4657 Date: January 13, 2022

Address Applicant: 11 Lumpkin Street, Suite 200 Fax _____ Cell # 678-983-4657

City: Lawrenceville State: Georgia Zip: 30046 E-mail: roros@provisionholdings.com

Name of Agent Battle Law, P.C. Phone: 404-601-7616 Date: January 13, 2022

Address Agent: 3562 Habersham at Northlake Building J, Suite 100 Fax _____ Cell # 404-601-7616

City: Tucker State: Georgia Zip: 30084 E-mail: mlb@battlelawpc.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A REZONING OF THE PROPERTY.

Rezoning being requested from C1 and C2 to PUD for the purpose
of a residential development

The property will be POSTED with a City of Stockbridge rezoning 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. MB Acknowledgement

Address of Property: 1036 Highway 138 West

Nearest intersection to the property: Highway 138 and Spivey Road
(Street Address)

Size of Tract: _____ acre(s), Land Lot Number(s): 42, 55, District(s): 12

Property Tax Parcel Number(s): 012-01002000, 012-01003000 (Required)

Witness' Signature

Signature of Applicant

Printed Name of Witness

Remi Rose Development, LLC
Printed Name of Applicant

Notary

Signature of Agent

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: _____

Planning Commission Decision: _____

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 ☒

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 1st day of March, 2022

Michele Battle

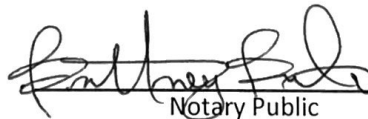
Applicant's Name - Printed

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 1st day of March, 2022.


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 _____

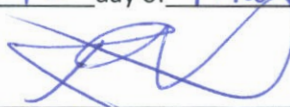
If Yes, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

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 10 day of March, 2022

Remi Rose Development, LLC

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 10 day of March, 2022




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 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 11 day of March, 2022

West Henry Land Corp & Etal

Applicant's Name - Printed

X Jay L. Wilensky
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 11 day of March, 2022.

J. Zimmer
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?

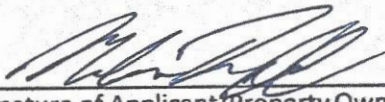
Yes _____ No X

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 _____ day of _____,

Melissa Russell
Applicant's Name - Printed

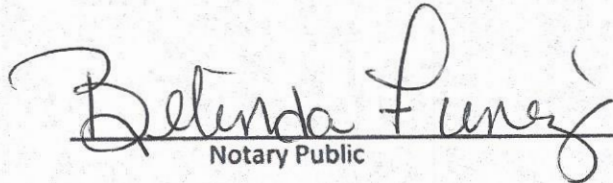

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 10th day of March, 2022.




Notary Public

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



Battle Law

05/02/2022

VIA: Email

RE: Crescent Communities Proposed Rezoning at Highway 138

ATT: Linda Logan (llogan@cityofstockbridge-ga.gov)

Ms. Logan:

This letter is meant to memorialize Crescent Communities' intention to subdivide and recombine property located off Highway 138 for the purpose of including that property with its proposed development off Highway 138.

The property in question is a portion of property owned by Melissa Russell, bearing the parcel number 012-01003000 (the "Subject Property"). The Subject Property is currently 3.131 acres. Crescent Communities owns, or is under contract to purchase, property immediately adjacent to the Subject Property which bears the parcel number 012-01002000 (the "West Henry Land Corp. Property"), and which is currently the subject of a pending zoning application.

To satisfy the City of Stockbridge's Universal Development Code, Crescent Communities plans to subdivide the Subject Property according to the plan shown in Exhibit A. Exhibit A shows that the Subject Property will first be subdivided to split +/- 1.26 acres from the Subject Property on the portion of the Project Site Boundary that runs North to South on the Subject Property in Exhibit A. That portion of the Subject Property will then be combined with the West Henry Land Corp. Property.

Additionally, Crescent Communities recognizes it will not be possible to combine the Subject Property with the West Henry Land Corp. Property until both properties bear the same zoning designation, but rezoning the Subject Property before subdividing it will leave a non-conforming PUD parcel. Therefore, Crescent Communities recognizes that the subdivision of the Subject Property and the subsequent recombination with the West Henry Land Corp. Property must take place before the rezoning.

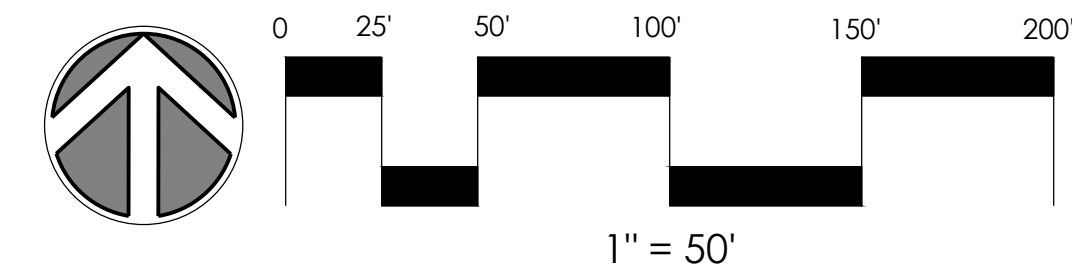
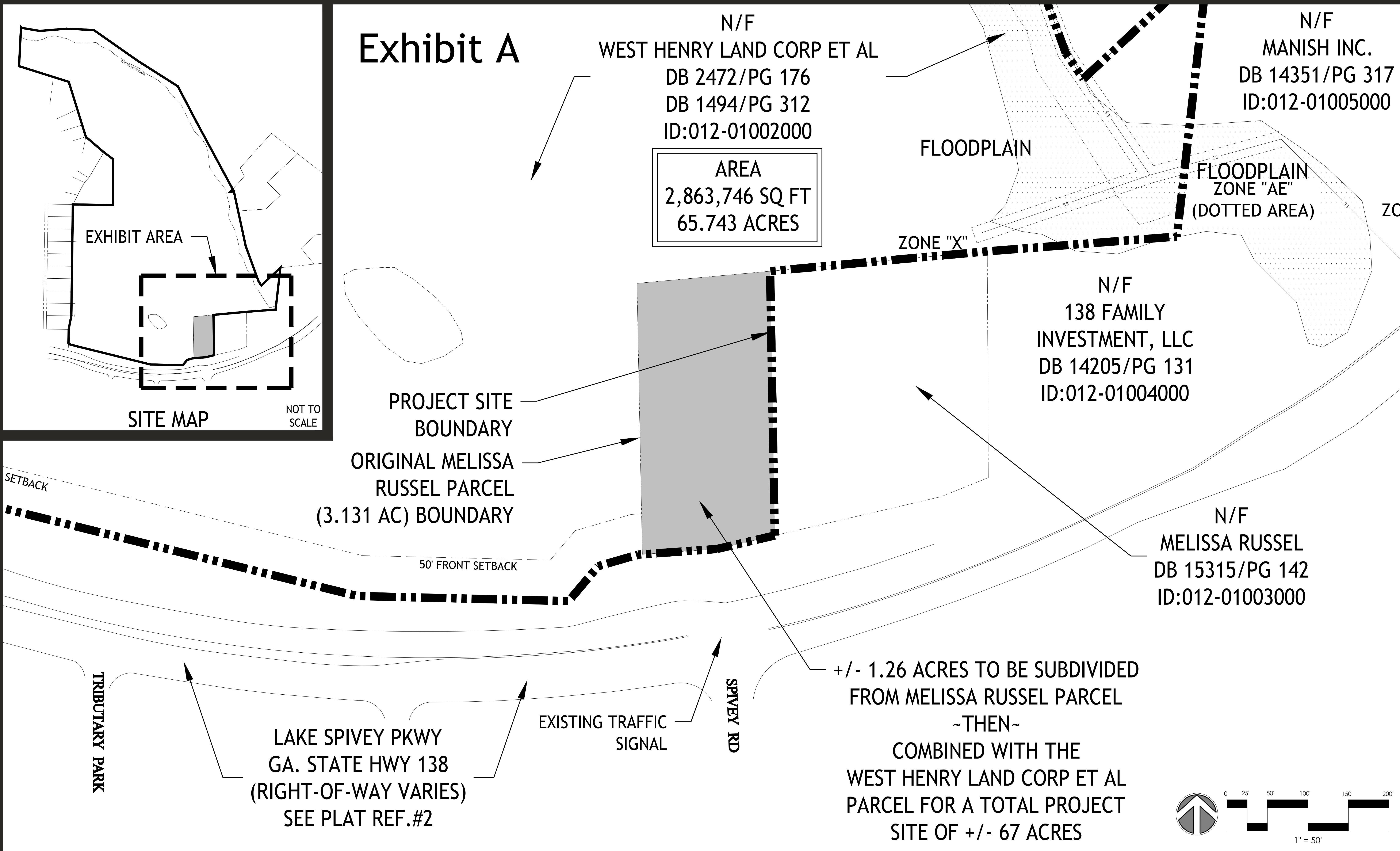
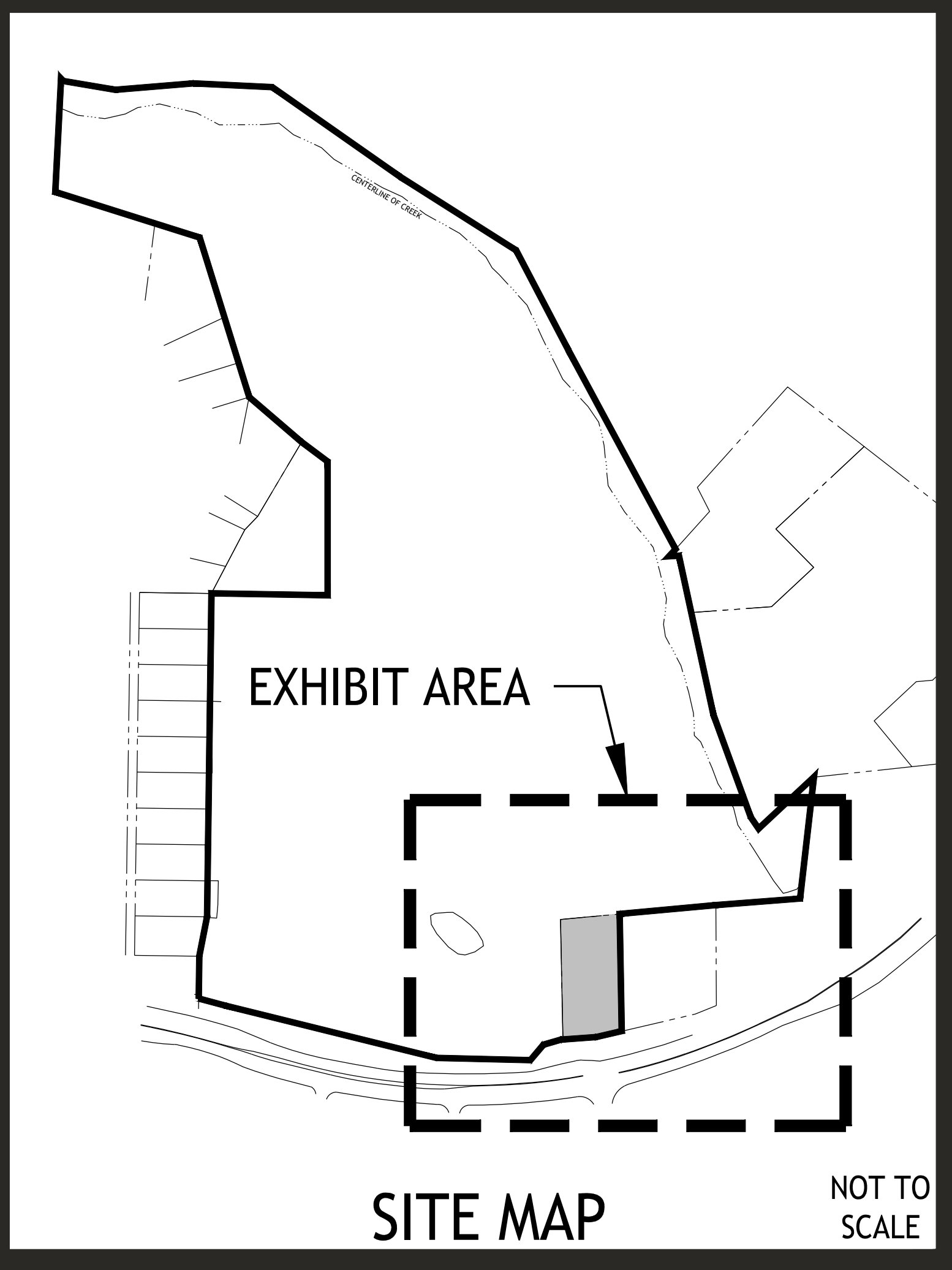
Crescent Communities welcomes any comments from Staff.

Prepared By:

Joshua Mahoney

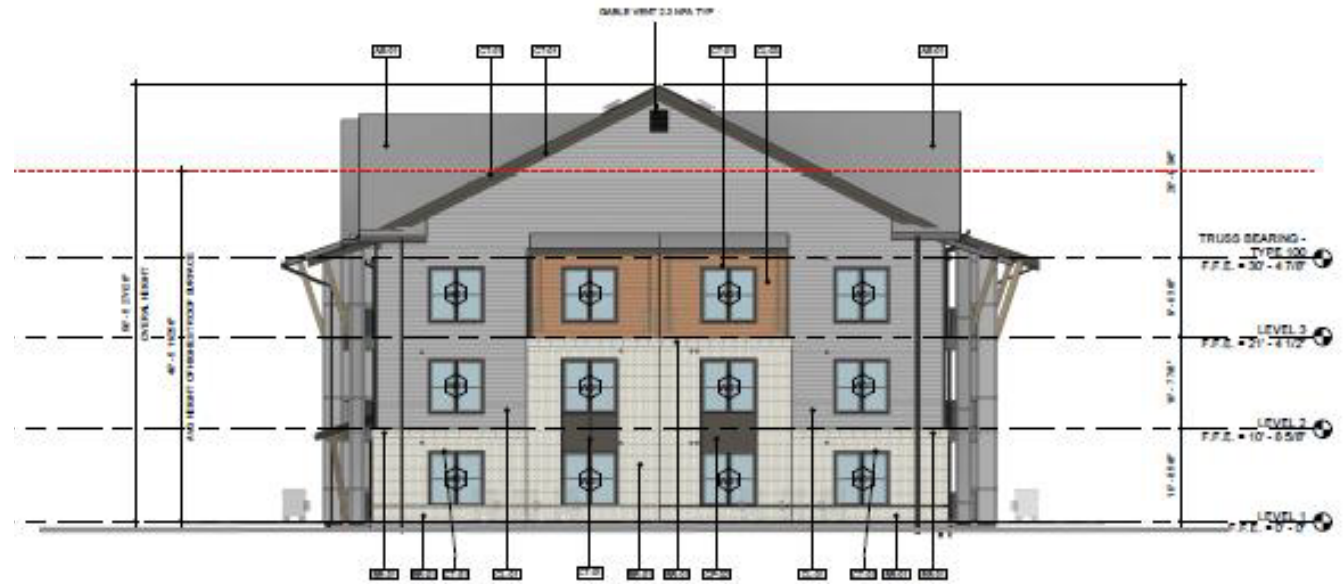
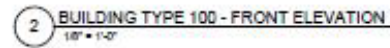
For Battle Law, P.C.

Exhibit A

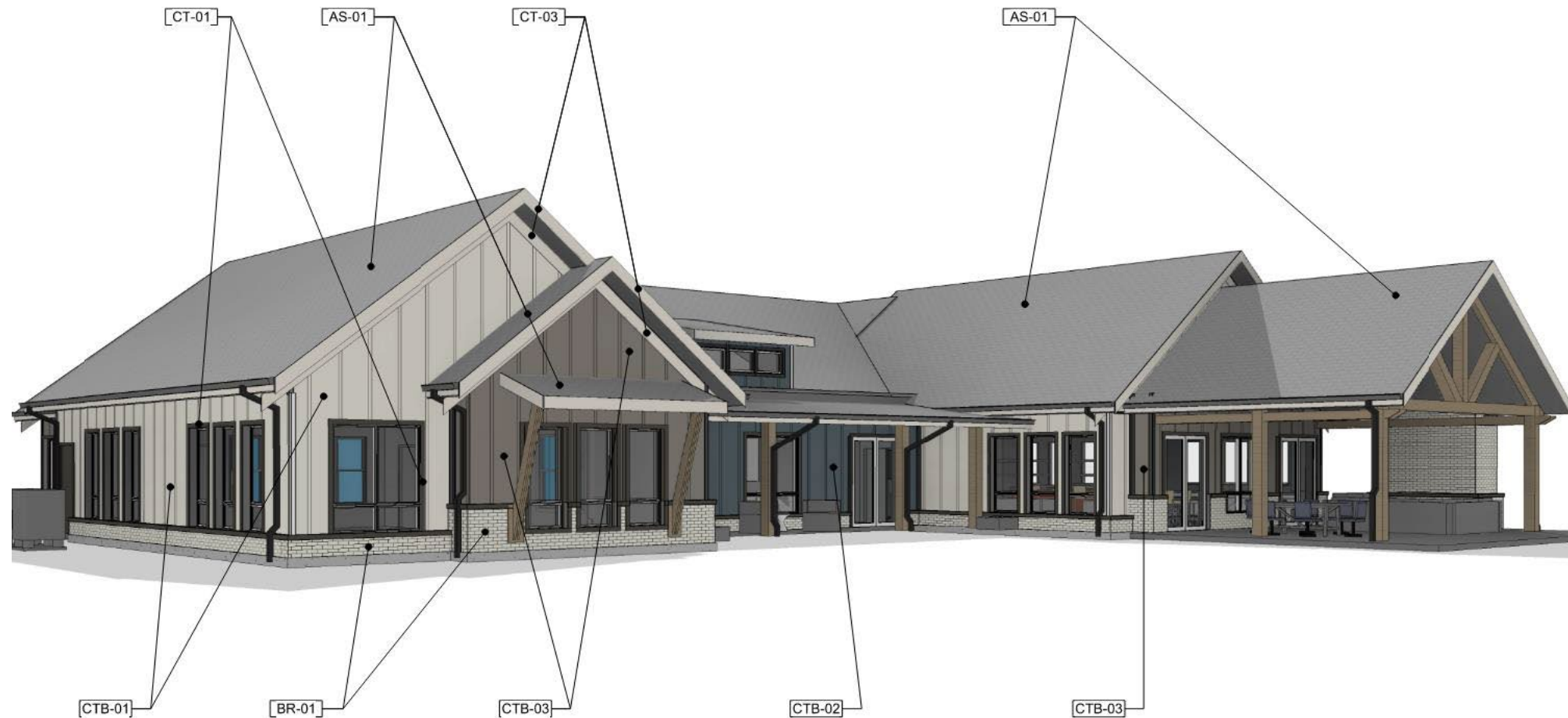


Z:\29535\29535.0000\Engineering\Drawings\Exhibits\Preliminary Site Plan\29535.0000 Preliminary Plan4-FINAL-RI-TH.dwg - Feb 28, 2022 - 3:35:48 PM

This map illustrates a general plan of the development which is for discussion purposes only. Does not limit or bind the owner and is subject to change and position locations are for illustrative purposes only and are subject to an accurate survey and property description. The producer assumes no legal responsibility for the appreciation or depreciation of any premises, commercial or otherwise, by reason of their inclusion or exclusion from this map. The information contained in this map is subject to change with out notice and is for illustrative purposes only. Unit counts shown above are approximate and may change. Values were provided by outside sources and have not been verified.



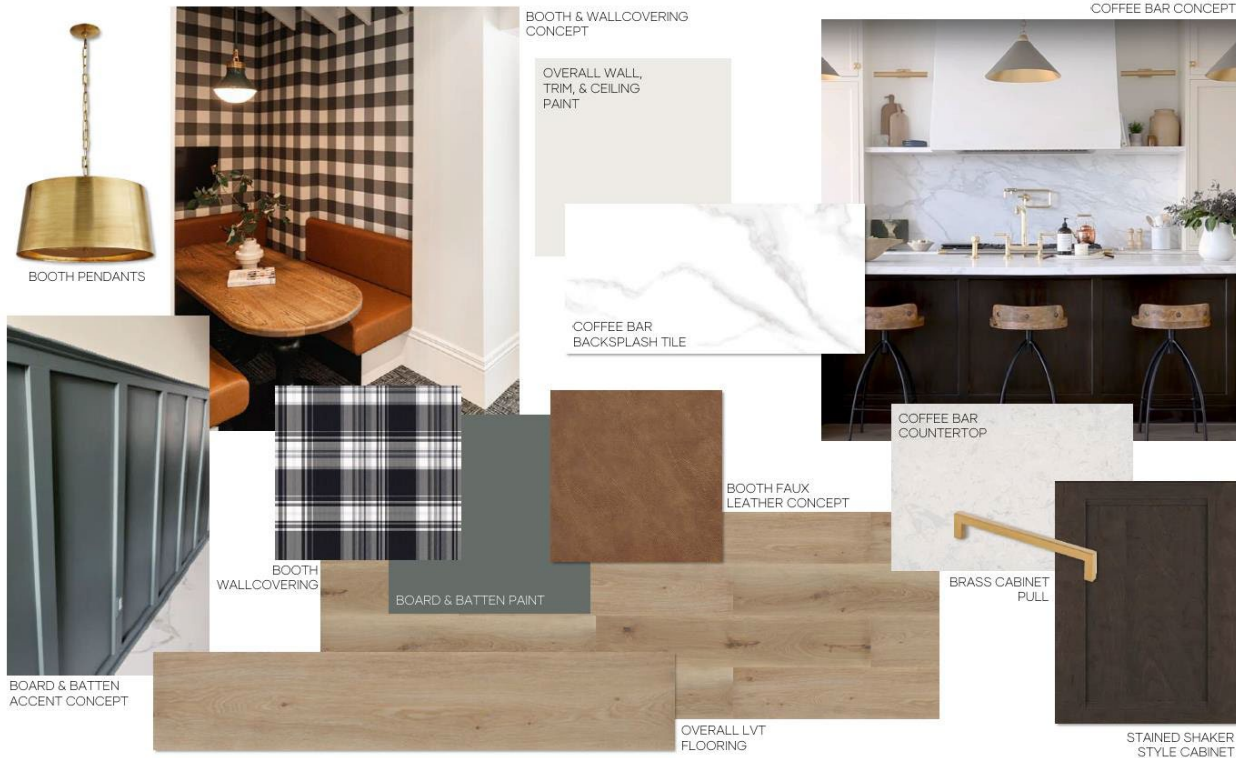
1 BUILDING TYPE 100 - RIGHT ELEVATION
1/8" = 1'-0"



EXTERIOR FINISH LEGEND

NO.	MATERIAL DESCRIPTION
BR-01	BRICK VENEER: WHITE RUSTIC BRICK / PAINTED BRICK : WHITE FLOUR SW7102
CL-01	HARDIE: 6" CEMENTITIOUS LAP SIDING: ARGOS SW7065
CL-02	HARDIE: 6" CEMENTITIOUS LAP SIDING: SLATE TILE SW7624
CL-03	ASHPHALT SHINGLES
CL-03	6" CEMENTITIOUS LAP SIDING: WOODTONE RUSTICSERIES: ASPEN RIDGE
CP-01	HARDIE: CEMENTITIOUS PANEL: ARGOS SW7065
CT-01	HARDIE: CEMENTITIOUS TRIM: URBANE BRONZE SW7048
CT-03	HARDIE: CEMENTITIOUS TRIM: WHITE FLOUR SW7102
CTB-01	HARDIE: CEMENTITIOUS BOARD & BATTEN : WHITE FLOUR SW7102
CTB-02	HARDIE: CEMENTITIOUS BOARD & BATTEN: SLATE TILE SW7624
CTB-03	HARDIE: CEMENTITIOUS BOARD & BATTEN: DOVETAIL SW7018







NOVEL Upper Westside
Atlanta, GA



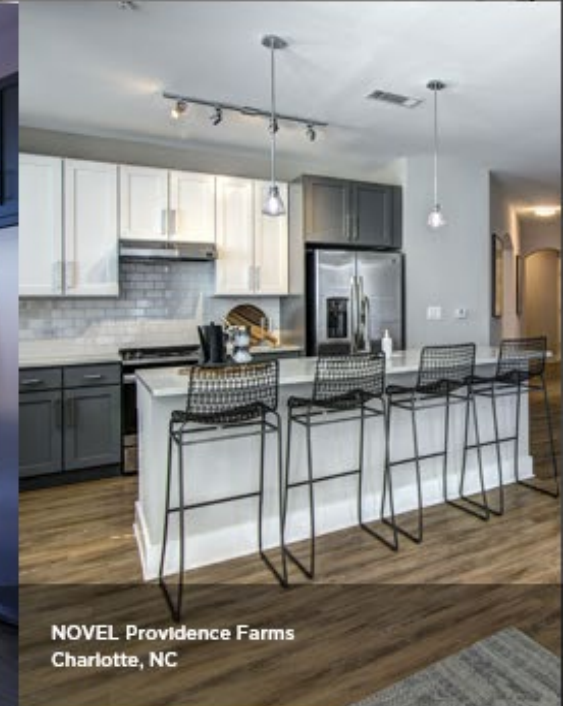
NOVEL Riverwalk
Tampa, FL



NOVEL Montford Park
Charlotte, NC



NOVEL Atherton
Charlotte, NC



NOVEL Providence Farms
Charlotte, NC







PREPARED FOR: PROVISION HOLDINGS

- PROJECT SITE: +/- 67 AC
- WETLANDS & FLOODPLAIN: +/- 11.2 AC (17%)
- NET DENSITY: +/- 8.3 UNITS/ACRE (+/- 55.8 AC)
- GROSS DENSITY: +/- 6.9 UNITS/ACRE (+/- 67 AC)

- NEIGHBORHOOD COMMERCIAL: +/- 4.1 AC (6%)
- TOWNHOMES: +/- 102 FRONT LOAD (24X50) UNITS
- APARTMENTS: +/- 360 (689 PARKING SPACES)
(1 BR: 208 / 2 BR: 104 / 3 BR: 48)
- MULTI-USE TRAIL: +/- 1 MILE

- COMMERCIAL: +/- 4.1 AC (6%)
- TOWNHOMES: +/- 22.0 AC (33%)
- APARTMENTS: +/- 22.1 AC (33%)
- SHARED OPEN SPACE: +/- 17 AC (25%)
- SHARED ENHANCED GREENSPACE: +/- 1.8 AC (3%)

HIGHWAY 138 SITE
ILLUSTRATIVE REZONING EXHIBIT
STOCKBRIDGE, GA

4/4/2022



5555 PEACHTREE ROAD • SUITE 175
ATLANTA, GA 30341
www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only. It is not to be used for any other purpose and is subject to change and/or deletion of any portion thereof without notice. The information contained in this map is based on data provided by the client and is not to be used for any other purpose. Values were provided by outside sources and have not been verified.



PREPARED FOR: PROVISION HOLDINGS

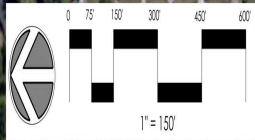
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HIGHWAY 138 SITE
IMAGERY REZONING EXHIBIT
STOCKBRIDGE, GA

4/4/2022



5555 PEACHTREE ROAD • SUITE 175
ATLANTA, GA 30341
www.thomasthutton.com

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CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

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

Name:

West Henry Land Corp & Etal

Property Address: Parcel Number 012-01002000

Telephone: (404) 351-8803

Email: lewco@bellsouth.net

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

Signature:

Larry E Wilensky
West Henry Land Corp & Etal

Date: 3-11-22

Personally appeared before me,

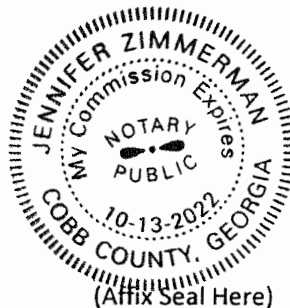
Larry E Wilensky

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

[Signature]
Notary Public

3-11-22

Date



Print



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

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Name:

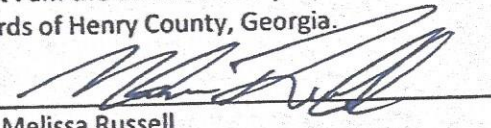
Melissa Russell

Property Address: Parcel Number 012-01003000

Telephone: (770) 891-8953

Email: lissarussell9@hotmail.com

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

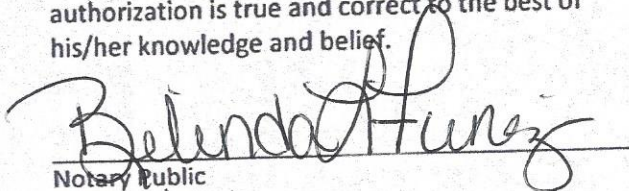
Signature: 

Melissa Russell

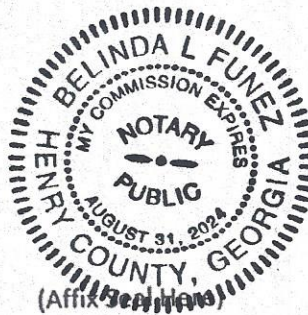
Date: 3/10/22

Personally appeared before me,

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


Notary Public

3/10/2022
Date



Print

[To be completed by City Staff,
prior to and during the meeting]

PRE-APPLICATION FORM

DATE March 25, 2022

APPLICANT: Remi Rose Development, LLC _____

TYPE OF APPLICATION: Rezoning and Comprehensive Plan Amendment

PROPERTY ADDRESS: 1036 Highway 138 West and an adjacent large parcel to the west

DISTRICT: 12 LAND LOT(S): 42 PARCEL I.D.(S): 012-01002000 and 012-01003000

CURRENT ZONING: C-1, C-2, & PMU PROPOSED ZONING: PUD and PMU

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

REQUEST/ITEMS DISCUSSED:

1. SITE PLAN – A revised site plan is forthcoming. It will contain a chart with a breakdown of acreage by land uses. City staff requested that the site plan be shifted slightly to include the intersection of Highway 138 with Mount Zion Parkway. The applicant questioned the required minimum lot width.
2. LETTER OF INTENT -- Is needed. The applicant will include an impact analysis of the Steinberg Criteria.
3. TRIP GENERATION REPORT – Has already been prepared and will be submitted with the final application.
4. EXTERIOR CONSTRUCTION MATERIALS – Will consist of brick, stone, and hardiplank.
5. CONCEPTUAL ELEVATIONS DRAWINGS – Requested by City Staff.

[Continued]

6. APPLICATION FILING FEES – The total amount will be determined by the number of acres for each type of land use, including a base fee and a per-acre fee for each land use (accounting for the total site acres).

7. MAILED NOTICES – The applicant is required to mail notices of the proposed rezoning to adjacent property owners.

ZONING OF ADJACENT PROPERTIES:

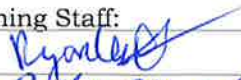
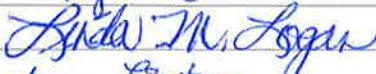
NORTH: C-3 & PMU SOUTH: C-1, C-2, & PMU EAST: C-3 & PMU WEST: Clayton County

PREVIOUS REZONING REQUESTS ON THE PROPERTY AND IN THE AREA,

INCLUDING SURROUNDING SUBDIVISIONS: The proposed development site is part of a an approved annexation and rezoning (on May 13, 1996) of a large tract with approximately 178.06 acres by Sid M. Kresses, Larry E. Wilensky, West Henry Land Corporation, Et Al, of which approximately 116.92 acres were zoned 'C-3' and approximately 60.64 acres were zoned 'C-2', within Land Lots 42 and 55 of District 12 Henry County.

[Continued]

MEETING ATTENDANTS:

City of Stockbridge Planning and Zoning Staff:		(Name and Signature)
Ryan Anderson, Chief Planner		(Name and Signature)
Linda Logan, Senior Planner		(Name and Signature)
Gordon Linton, Planner I		(Name and 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 pre-application/pre-submittal meeting was conducted by Linda Logan on March 25, 2022. This form was subsequently completed by Ms. Logan.]

The property will be POSTED with a City of Stockbridge rezoning 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.



District Office
33 N. Zack Hinton Parkway
McDonough, GA 30253
770.957.6601



Henry County
Board of Education

Holly Cobb
Board Chair
District 3

Annette Edwards
Board Vice-Chair
District 5

Dr. Pam Nutt
District 1

Makenzie McDaniel
District 2

Sophe Pope
District 4

Mary Elizabeth Davis, PhD
Superintendent

We share a **VISION** to ensure a high-quality, world-class education for every student.

Our **MISSION** is to empower all students with exceptional opportunities and access that lead to success in a global society.

www.henry.k12.ga.us

To: Brittney Butler

Date: 3/15/2022

Re: Remi Rose Development LLC

Property Address and Nearest Intersection: HWY 138 & Spivey Rd

Projected Number of Dwelling Units: 462

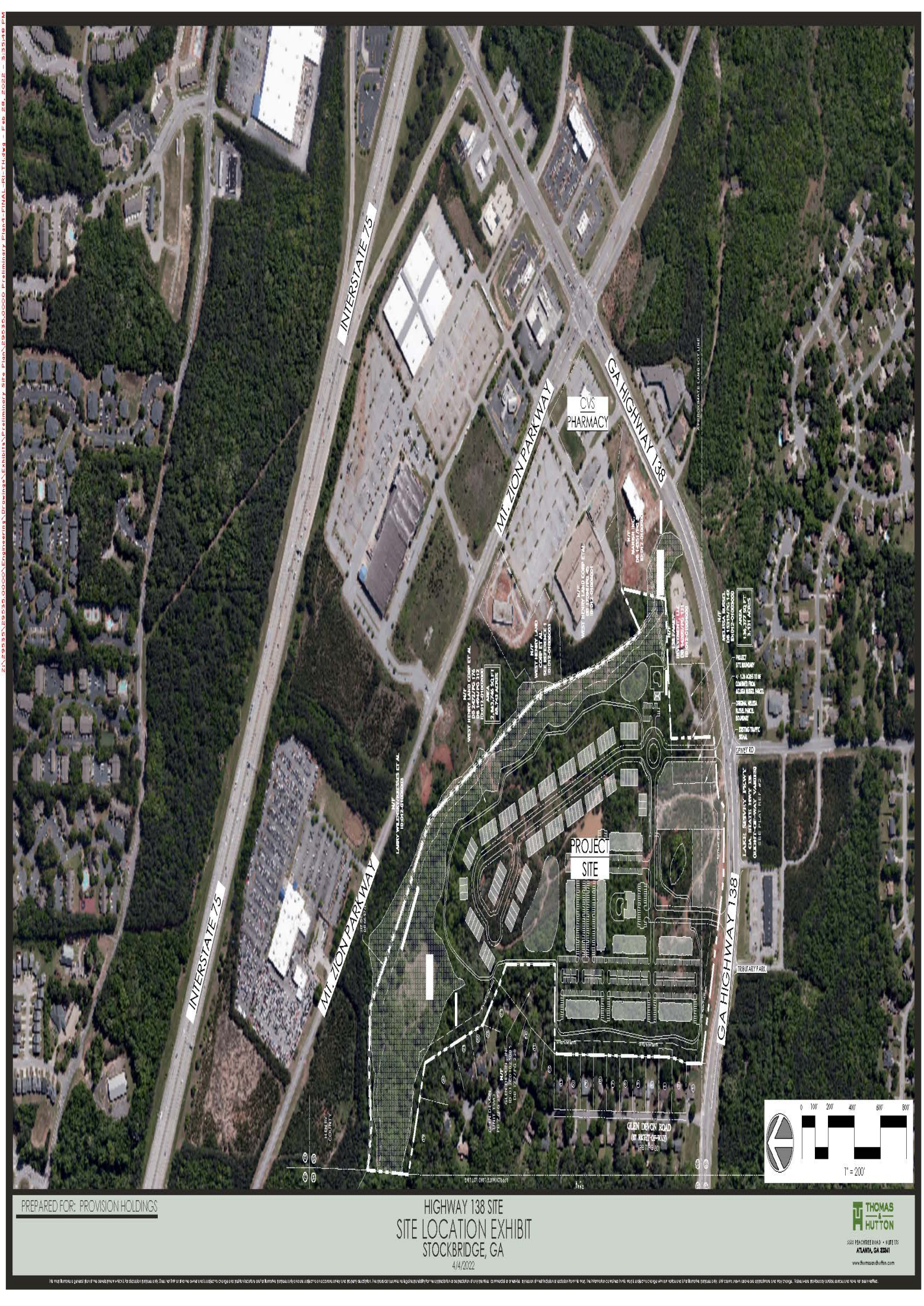
Estimated Period of Construction: 30 Months

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
Red Oak Elem	0	462 Units	158 students ÷ 25 per class	If Modular \$25,000 per Classroom
Dutchtown MS	6	x .34 Children per unit		If Permanent \$300,000 per Classroom
Dutchtown HS	2	158 students	7 Classrooms	

Respectfully,

Jim Jones
Planning and Growth Coordinator
Operations
Jim.Jones@henry.k12.ga.us



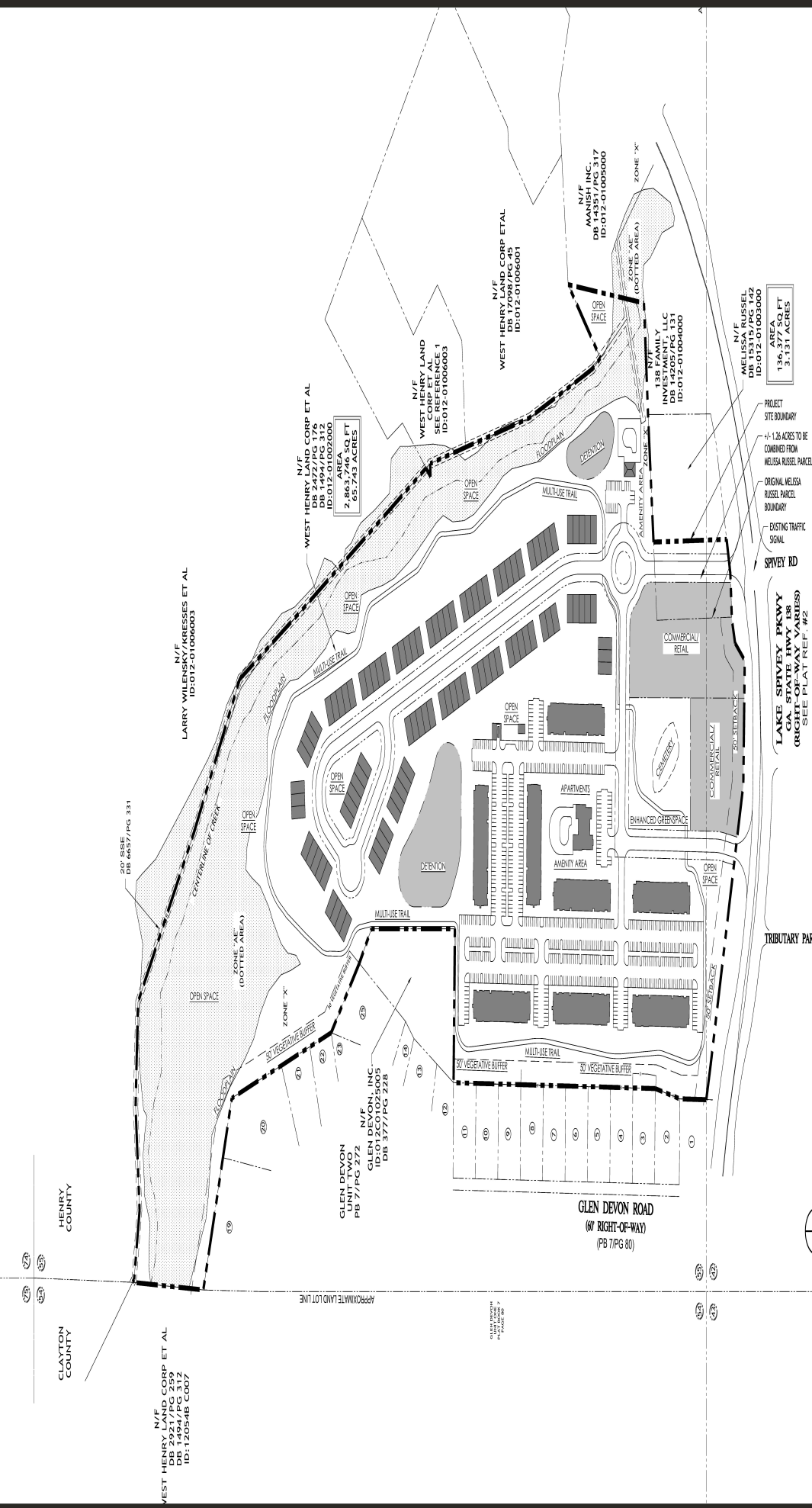
PREPARED FOR: PROVISION HOLDINGS

HIGHWAY 138 SITE
SITE LOCATION EXHIBIT
STOCKBRIDGE, GA
4/14/2022

THOMAS
HUTTON
1011 PEACHTREE ROAD • SUITE 101
ATLANTA, GA 30341
www.thomashutton.com

21-23-033-N-E9-033-0000-Engineering-Drawings-Exhibits-Preliminary Site Plan-E9-033-00000 Preliminary Plan-4-FINAL-RI-T4-048 - Feb 28, 2022 - 3:35:16 PM

21-25535-29535-0000 Engineering Drawing Exhibit Preliminary Site Plan 25535-0000 Preliminary Plan 4-FINAL-RI-TH.dwg - Feb 28, 2022 - 3:35:48 PM

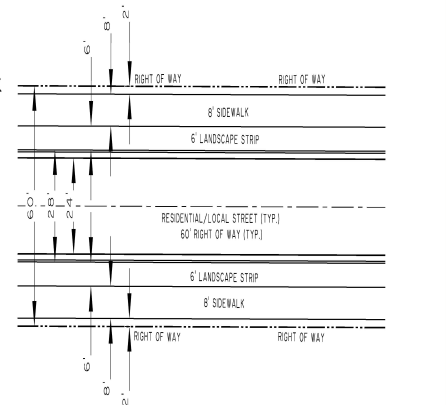


JURISDICTION: STOCKBRIDGE, GEORGIA
LAND LOTS 55 & 42 | DISTRICT: 12 | PARCEL ID: 012-01002000
ZONING: PUD - Planned Unit Development District
OVERLAY: PMU - Parkway Mixed Use Overlay District

PUD - ZONING SUMMARY			
TOWNHOMES	APARTMENTS	COMMERCIAL (USES PER SECTION 24.13 PUD)	
MINIMUM LOT AREA FOR DEVELOPMENT	3 AC	MINIMUM LOT AREA FOR DEVELOPMENT	3 AC
MINIMUM LOT WIDTH FOR DEVELOPMENT	24 FT	MINIMUM LOT WIDTH FOR DEVELOPMENT	24 FT
MINIMUM LOT DEPTH	90 FT	MINIMUM LOT DEPTH	NONE
MINIMUM LOT FRONTAGE	24 FT	MINIMUM LOT FRONTAGE	NONE
MINIMUM FRONT YARD SETBACK	20 FT	MINIMUM FRONT YARD SETBACK	20 FT
MINIMUM SIDE YARD SETBACK	0 FT	MINIMUM SIDE YARD SETBACK	10 FT, 30 FT FOR CORNER LOT
MINIMUM DISTANCE BETWEEN BUILDINGS	30 FT	MINIMUM DISTANCE BETWEEN BUILDINGS	20 FT
MINIMUM REAR YARD SETBACK	20 FT	MINIMUM REAR YARD SETBACK	20 FT
MAXIMUM LOT COVERAGE	85%	MAXIMUM LOT COVERAGE	70%
MINIMUM OPEN SPACE	20%	MINIMUM OPEN SPACE	20%
MAXIMUM DENSITY	45 DU/AC	MAXIMUM DENSITY	N/A
MINIMUM LIVING AREA	1,500 SF	MINIMUM LIVING AREA	N/A
MAXIMUM STRUCTURE HEIGHT (PRIMARY)	100 FT	MAXIMUM STRUCTURE HEIGHT (PRIMARY)	35 FT
MAXIMUM STRUCTURE HEIGHT (ACCESSORY)	25 FT	MAXIMUM STRUCTURE HEIGHT (ACCESSORY)	15 FT

PMU OVERLAY - ZONING SUMMARY			
TOWNHOMES	APARTMENTS	COMMERCIAL	
MINIMUM BUILDING HEIGHT	2 STORES	MINIMUM BUILDING HEIGHT	2 STORES
MAXIMUM BUILDING HEIGHT	20 STORES	MAXIMUM BUILDING HEIGHT	20 STORES
MAXIMUM DENSITY	45 DU/AC	MAXIMUM DENSITY	45 DU/AC
MAXIMUM IMPERVIOUS SURFACE	85%	MAXIMUM IMPERVIOUS SURFACE	85%
MINIMUM BUILDING FRONTAGE (ZONE JHWY 138)	5 FT - 20 FT	MINIMUM BUILDING FRONTAGE (ZONE JHWY 138)	5 FT - 20 FT
MINIMUM PEDESTRIAN TRAVEL (ZONE JHWY 138)	10 FT	MINIMUM PEDESTRIAN TRAVEL (ZONE JHWY 138)	10 FT
MINIMUM FUTURE PLANTING (ZONE JHWY 138)	10 FT	MINIMUM FUTURE PLANTING (ZONE JHWY 138)	10 FT

NOTES:
- SIDEWALKS ALONG THE PROJECT SIDE OF LAKE SPIVEY PARKWAY ARE TO BE INSTALLED PER CITY OF STOCKBRIDGE I.D.C.
- INTERNAL STREETS' SIDEWALKS ARE TO BE INSTALLED PER THE RESIDENTIAL/LOCAL STREET (TYP.) DETAIL BELOW.



PREPARED FOR: PROVISION HOLDINGS			
- PROJECT SITE: +/- 67 AC	- NEIGHBORHOOD COMMERCIAL: +/- 4.1 AC	- COMMERCIAL: +/- 4.1 AC (6%)	
- WETLANDS & FLOODPLAIN: +/- 11.2 AC (17%)	- TOWNHOMES: +/- 102 FRONT LOAD (24x50' UNITS)	- TOWNHOMES: +/- 22.0 AC (33%)	
- NET DENSITY: +/- 6.3 UNITS/ACRE (+/- 55.8 AC)	- APARTMENTS: +/- 360 (689 PARKING SPACES)	- APARTMENTS: +/- 22.1 AC (33%)	
- GROSS DENSITY: +/- 6.9 UNITS/ACRE (+/- 67 AC)	(1 BR: 208 / 2 BR: 104 / 3 BR: 48)	- SHARED OPEN SPACE: +/- 17 AC (25%)	
	- MULTI-USE TRAIL: +/- 1 MILE	- SHARED ENHANCED GREENSPACE: +/- 1.8 AC (3%)	

HIGHWAY 138 SITE
SITE PLAN REZONING EXHIBIT
STOCKBRIDGE, GA
4/4/2022



0

75

150

300

450

600

1" = 150'



THOMAS & HUTTON
3555 PINEHURST ROAD • SUITE 175
ATLANTA, GA 30341
www.thomasthutton.com

This map is a representation of the development which is shown approximately. It is not intended to be used for any purpose other than to provide a general overview of the project. The project is subject to change without notice and is not intended to be used for any purpose other than to provide a general overview of the project. The project is subject to change without notice and is not intended to be used for any purpose other than to provide a general overview of the project.



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Zoning Ordinance
For
A Rezoning From C-1 and C-2 to PUD and
a Future Land Use Change from
Low Density Vertical Mixed Use to High-Density Residential

of

**Remi Rose Development, LLC.
c/o Battle Law, P.C.**

for

+/-65.743 Acres of Land
Being 1036 Highway 138 West
Stockbridge, Georgia and
Parcel Nos. 012-01002000 and 012-01003000

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com



Battle Law

I. LETTER OF INTENT

Remi Rose Development, LLC. (the “Applicant”) is seeking to develop on +/- 65.743 acres of land being Tax Parcel Nos. 012-01002000 and 012-01003000 having frontage on Georgia State Highway 138 (the “Subject Property”) with a mixture of multi-family apartments, and fee simple townhomes. The development will include other parcels that will be used for neighborhood commercial. The Applicant is seeking a rezoning of the Subject Property from C-1 and C-2 to PUD and a Future Land Use Change from Low-Density Vertical Mixed Use to High-Density Residential.

This document serves as a statement of intent, analysis of the criteria under the Steinberg Act, and contains notice of constitutional allegations as a reservation of the Applicant’s rights.

II. STEINBERG CRITERIA

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. The zoning proposal will allow fee simple townhomes, apartments, and commercial uses. Nearby uses include single-family detached homes, a Kohl’s Department Store, a CVS drug store, and a package store. The proposed homes would serve the dual purpose of supporting the existing and new commercial businesses while also providing a diversity of housing types in the area. By introducing both fee simple townhomes and apartments, the zoning proposal would attract young professionals who seek smaller, more sustainable, housing solutions. Therefore, the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;



Battle Law

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. Commercial uses already exist in this area. This zoning proposal creates an opportunity to introduce different commercial uses that complement what already exists, while also considering uses that are needed and desired by the existing community members. The townhomes and apartments proposed would not be unsuitable in this area either. They would serve as an appropriate transitional buffer between the single-family homes to the West and the commercial center to the East.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property does currently have a reasonable economic use as currently zoned, but commercial applicants are not interested in this site. The Subject Property is zoned C1 and C2 and has been vacant for quite some time. The Subject Property contains a creek and the accompanying stream buffer. The stream and its buffer make the Subject Property less desirable for a fully commercial applicant to develop this property. Commercial developers bring a much higher level of impervious surface due to the large parking lots and buildings needed to house their businesses. A residential development, on the other hand, is much more able to break up impervious surfaces with yards, trees, and open space. These additions provide much more protection to the sensitive environmental assets on the Subject Property than a fully commercial development would. The zoning proposal provides that protection while still providing the benefit of new commercial businesses in the area by placing the commercial uses close to the road, far away from the stream and the accompanying buffer, and placing the residential development behind the commercial uses to shield the stream from the commercial uses stormwater runoff. Therefore, while the Subject Property has a reasonable economic use, it is by no means the best use of the Subject Property.



Battle Law

4. *Whether the zoning proposal will result in a use which will or would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*

The zoning proposal will not result in a use which will cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The Subject Property fronts on a major Highway which is more than capable of taking on any additional trips that might be caused by this proposed community.

5. *Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and*

The zoning proposal, by itself, is not in conformity with the policy and intent of the land use plan. However, paired with the future land use change, the entire request is in conformity with the policy and intent of the land use plan.

6. *Whether there are any other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

The Applicant is not aware of any other existing or changing conditions affecting the use and development of the property which might give supporting grounds for either approval or disapproval of the zoning proposal.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a rezoning from C-1 and C-2 to PUD and the accompanying future land use change be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS



Battle Law

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.



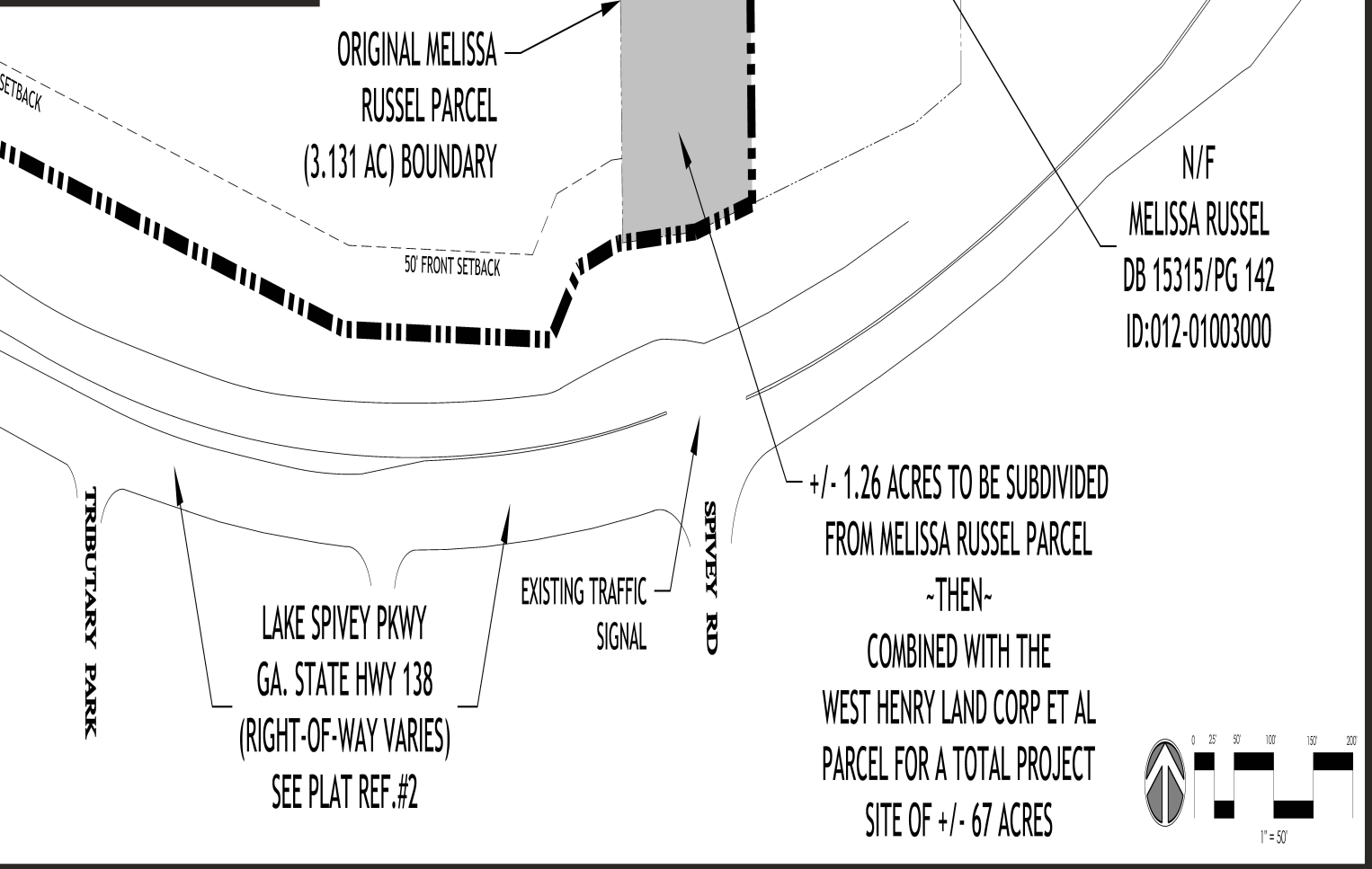
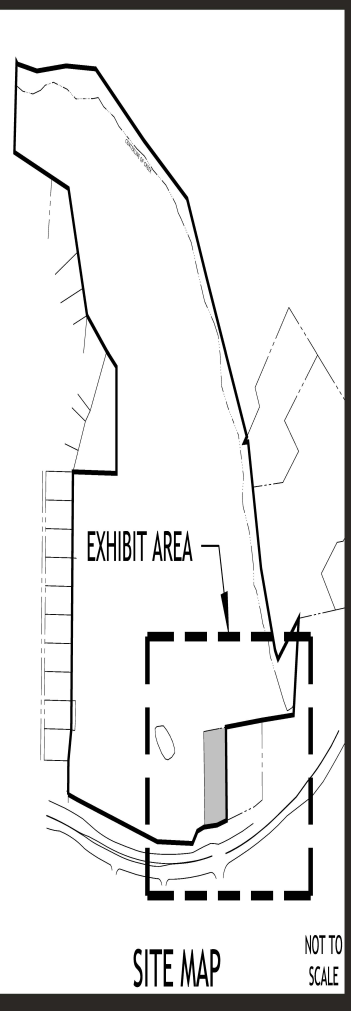
Battle Law

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

2:825535N:29555.0000N Engineering Drawing Exhibit N Preliminary Site Plan 25535.0000 Preliminary Plan 4 FINAL-RI-TH.dwg - Feb 28, 2022 - 3:35:48 PM





Providing Quality Water and Quality Services to Our Community

October 4, 2021

Adam Kirk
Thomas & Hutton
5553 Peachtree Road
Suite 175
Atlanta, GA 30341

Re: Highway 138
Parcel 012-01002000
Henry County, Georgia

Mr. Kirk,

Clayton County Water Authority owns and maintains a 12-inch water main running along the north side of Highway 138 at the above referenced property. The Authority has a treatment capacity of 42 MGD and is currently producing an average of 23.84 MGD.

The Authority also owns and maintains an 18-inch sanitary sewer main running along the east side of Reeves Creek east of the referenced property. Sanitary sewer may need to be extended, may require easements and be at the owner's expense. Wastewater generated from your development would receive treatment at the WB Casey WRF. This facility has a design capacity of 24.0 MGD and is presently treating 11.85 MGD. The Authority does not guarantee capacity of plant or infrastructure; capacity is allocated only when purchased.

The data contained in this letter is for informational purposes only indicating location and size. A survey, by the above referenced property owner, may be necessary to determine connection to the Authority's system.

Potable water and sanitary sewer service to this property is subject to the existing and future policies of the Clayton County Water Authority, State EPD and Federal EPA.

Sincerely,

A handwritten signature in blue ink that reads "Keith Watkins".

Keith Watkins
Engineering Supervisor

GOVERNMENT OF THE CITY OF STOCKBRIDGE, GEORGIA

RANDY KNIGHTON
CITY MANAGER



CAMILLA J. MOORE
ASSISTANT CITY MANAGER
COMMUNITY DEVELOPMENT SERVICES

Greetings Potential City of Stockbridge Resident and/or Property Owner,

We thank you for taking the next steps of bringing your property into the City limits of Stockbridge. We have attached the necessary Annexation Petitions (100% and 60% Methods). Please complete the sections titled "Annexation Parcels" and "Applicant or Primary Point of Contact" on both pages 3 and 4 of the enclosed documents.

City Staff will assist in the completion of the remaining sections. All original signatures should be mailed back to the City at the following address:

Attn: Camilla J. Moore
Asst. City Manager, Development Services
4640 North Henry Blvd.
Stockbridge, GA 30336

We are excited to have you join our City of Stockbridge family! Please contact me directly if you have questions at CommDevelopment.info@cityofstockbridge-ga.gov or 770-389-7900.

We are looking forward to hearing from you.

All the best,

Camilla J. Moore

Asst. City Manager, Development Services



CITY OF STOCKBRIDGE | ANNEXATION CHECKLIST

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

☒ **NON-REFUNDABLE APPLICATION FEE - \$300.00**

Payment: Check or Money Order Payable to the City of Stockbridge.

☒ **APPLICATION FORM**

Two Original (2) Copies: Complete and signed with original signatures.

☒ **PETITION FOR ANNEXATION**

Two (2) Original Copies: The Annexation Petitions must be notarized and signed by the owner or authorized applicant. (The petition for the 60% Method must clearly indicate if the applicant is an elector or a landowner.)

☒ **CONSENT OF OWNER(S)**

Original: If the property owner does not sign the application and/or petition, submit a notarized affidavit signifying the approval or consent of all owners. (An affidavit form is attached.) Use additional affidavits, if necessary, for multiple owners.

☒ **PLAT OF SURVEY AND/OR LEGAL DESCRIPTION**

Original and One (1) copy - Submit an accurate, as-built survey showing all improvements on the site, to scale. The survey must be completed by a registered surveyor and must be reproducible. If a photocopy is submitted, the original seal must be visible and the survey must still be to scale. The survey must not be more the 1 year old.

☒ **VERIFIED LEGAL DESCRIPTION FORM**

Original and One (1) Copy - Submit one original, signed copy of the verified legal description form and 1 copy. Forms should be typed and include acreage. If the legal description does not fit on one form, additional forms shall be used and numbered accordingly.



ANNEXATION METHOD	100% Methodology 1. We, the undersigned, all owners of all real property of the territory described herein respectfully request that the City Council annex this territory into the City of Stockbridge, Georgia, and extend the city boundaries to include the same. 2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of the City of Stockbridge, Georgia, and the description of such territory is as follows:				
ANNEXATION PARCELS	Parcel ID#:	Address:	Print Name:	Signature:	Date:
	071-01034012	2125 Highway 42 North McDonough, GA 30253	Southern Crescent Rehab & Retirement Co Inc	<i>[Signature]</i>	2-21-12
An additional list for parcels and signatures is attached.					
APPLICANT OR PRIMARY POINT OF CONTACT	Name <u>S3 Capital Investments, LLC</u> Address <u>2125 Highway 42 North McDonough, GA 30253</u> Phone # <u>678-565-7710</u> Email <u>kelsawi@sctbi.com</u>		ATTORNEY	Name <u>Battle Law, P.C.</u> Address <u>3562 Habersham at Northlake Building J, Suite 100 Tucker, GA 30084</u> Phone # <u>404-601-7616</u> Email <u>mlb@battlelawpc.com</u>	
UTILITIES		Existing	Proposed		
	Water	Henry County Water Authority	Henry County Water Authority		
	Sewer	Henry County	Henry County		
	Fire/ EMS	Henry County	Henry County		
	Police	Henry County	Henry County		
	Electricity	Georgia Power	Georgia Power		
PROPOSED DEVELOPMENT	Location Address: <u>2125 Highway 42 North McDonough, GA 30253</u> Present Zoning: <u>MU and OI</u> Proposed Zoning: <u>PUD</u> Proposed Use of the Property (attach additional sheets if necessary): <u>proposed age-restricted residential development</u> ATTACH LEGAL DESCRIPTION				



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

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

Name:

Southern Crescent Rehab & Retirement Co Inc

Property Address: 2125 Highway 42 North McDonough, GA 30253

Telephone: (678) 565-7710

Email: kelsawi@sctbi.com

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

Signature:

Date:

2/20/22

Personally appeared before me,

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

Notary Public

February 20, 2022

Date



Print

RESERVED FOR CLERK OF THE SUPERIOR COURT

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

SURVEY ORDERED BY: KHALED EL-SAWI
FIELDWORK COMPLETED ON: 4-28-2021
A SEARCH WAS MADE FOR NGS MONUMENTS AND NONE WERE FOUND WITHIN 500' OF SITE.

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.



Tim L. Miller GA. RLS # 3150
Date: 4-29-2021

SURVEYORS CERTIFICATION:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,985 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
EQUIPMENT USED: TOPCON GTS-313.

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A., A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA (ZONE A) AS PER COMMUNITY - PANEL NUMBER 13151C0156D DATED: OCTOBER 6, 2016

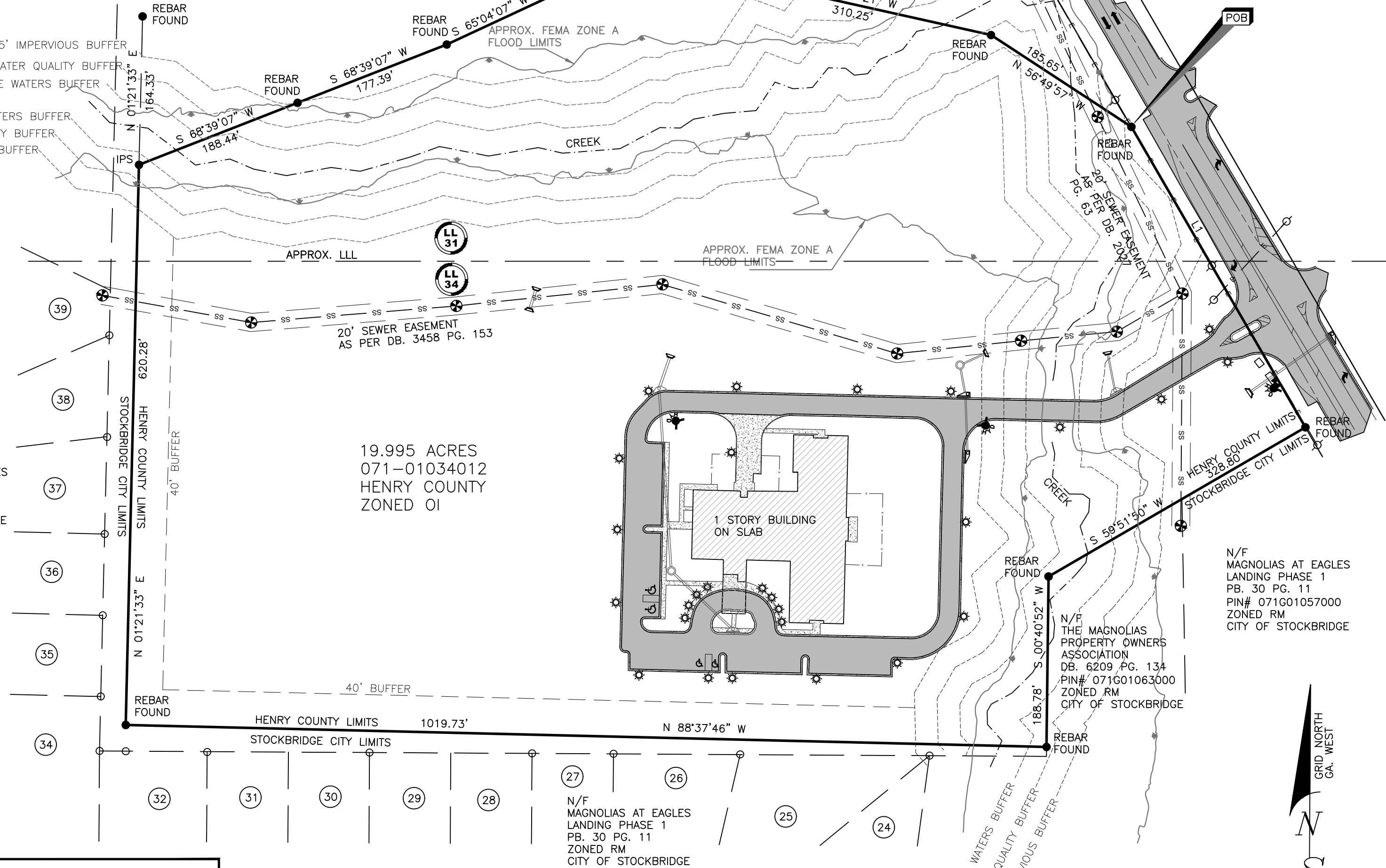
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

GENERAL NOTES:

AREA: 19.995 ACRES
PARCEL: 071-01034012
ZONED OI
MINIMUM LOT AREA= 10,000 SQ.FT. (COUNTY WATER & SEWER)
MINIMUM LOT WIDTH=125'
FRONT SETBACK----- 50'
REAR SETBACK----- 20'
SIDE SETBACK:----- 15'
SEWER AS PER HCWA.
WATER AS PER HCWA



LEGEND	
WOODEN POWER POLE ---○---	EX. WATER METER-----
EX. OH POWER LINES ---E---	EX. WATER VALVE-----
LIGHT POLE -----*	SANITARY SEWER MANHOLE-----
EX. FENCE ---x---x---x---	SEWER CLEAN-OUT-----
POB = POINT OF BEGINNING	STORM HEADWALL-----
IPS = IRON PIN SET (#4 REBAR)	EX. SINGLEWING CATCH BASIN
DB. = DEED BOOK	EX. DOUBLEWING CATCH BASIN
PB. = PLAT BOOK	JUNCTION BOX-----
PG. = PAGE	EX. BUILDING-----
N/F = NOW OR FORMERLY	EX. ASPHALT-----
EX. = EXISTING	EX. CONCRETE-----
RCP = REINFORCED CONCRETE PIPE	
CMP = CORRUGATED METAL PIPE	
CPP = CORRUGATED PLASTIC PIPE	
HANDICAPP PARKING = ♿	
EX. FIRE HYDRANT -----	



RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2014 OCT 22 PM 1:30

BK: 13781 PG: 293-299
Filed and Recorded Oct-23-2014 08:51:45AM
DOC#: D2014-023643
Real Estate Transfer Tax Paid \$110.00
0752014007392
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

Return to:
LANE & KARLO, LLP
1827 Powers Ferry Road
Building Five
Atlanta, Georgia 30339

File No: LK144911
Auction #JDA30-7102

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made and entered into this 16th day of October, in the year two thousand fourteen, by and between

HARVEST POINT UNITED METHODIST CHURCH, INC.

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

S3 CAPITAL INVESTMENTS, LLC

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

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, the following described property, to-wit:

All those tracts or parcels of land lying and being in Land Lots 31, 32 and 33, 7th District, Henry County, Georgia, and being more particularly described in Exhibit A, attached hereto and made a part hereof.

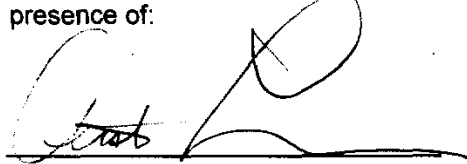
This conveyance is made and authorized in accordance with and pursuant to *The Book of Discipline of the United Methodist Church (2012)*, as set forth and confirmed in and by that certain Certification and Consent, attached hereto and made a part hereof.

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

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

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

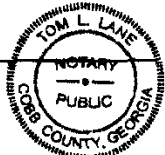
Signed, sealed and delivered in the presence of:



Witness

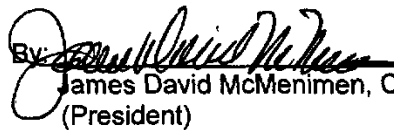


Notary Public



My Commission Expires
October 2, 2018

HARVEST POINT UNITED METHODIST
CHURCH, INC.

By:  (SEAL)
James David McMenimen, Chairman
(President)

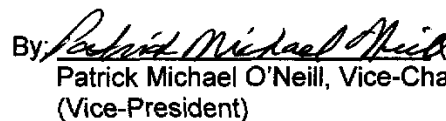
By:  (SEAL)
Patrick Michael O'Neill, Vice-Chairman
(Vice-President)

EXHIBIT A

TRACT I: All that tract or parcel of land lying and being in Land Lots 31, 32 and 33 of the 7th District of Henry County, Georgia, and being 14.169 acres designated as Tract I on a plat of survey prepared for Davis Development, Inc., prepared by Carlton Rakestraw, Jr. of Carlton Rakestraw & Associates, Ga. R.L.S. #2236, dated July 11, 2003, and last revised September 3, 2003, which said plat of survey is incorporated herein and by reference thereto being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin set on the Southwestern right-of-way line of S.R. 42/U.S. 23 (80' R/W), said iron pin being 2,721.51 feet Southeasterly as measured along said right-of-way line from its intersection with the Southern right-of-way line of Tunis Drive; thence leaving said right-of-way line South 59 degrees 56 minutes 54 seconds West 447.09 feet to a ½" R.R. found; thence proceeding South 30 degrees 02 minutes 01 second East 100.14 feet to an iron pin set; thence proceeding South 59 degrees 55 minutes 51 seconds West 113.17 feet to an iron pin set; thence proceeding North 30 degrees 04 minutes 09 seconds West 138.00 feet to a ½" R.R. found; thence proceeding South 59 degrees 55 minutes 51 seconds West 320.47 feet to a ½" R.R. found at the TRUE POINT OF BEGINNING; thence proceeding from said true point of beginning South 23 degrees 24 minutes 14 seconds West 71.99 feet to a ½" R.R. found; thence proceeding South 71 degrees 56 minutes 43 seconds West 150.56 feet to a ½" R.R. found; thence proceeding North 65 degrees 57 minutes 01 second West 115.18 feet to a ½" R.R. found; thence proceeding South 88 degrees 21 minutes 41 seconds West 280.93 feet to a ½" R.R. found; thence proceeding South 78 degrees 36 minutes 17 seconds West 311.03 feet to a ½" R.R. found; thence proceeding South 38 degrees 58 minutes 41 seconds West 549.45 feet to a ½" R.R. found on the Eastern right-of-way line of Southern Railway (150' R/W); thence proceeding along the Eastern right-of-way line of Southern Railway North 09 degrees 06 minutes 42 seconds East 1,345.95 feet to an iron pin set; thence leaving the Eastern right-of-way line of Southern Railway South 54 degrees 14 minutes 16 seconds East 932.52 feet to a ½" R.R. found; thence proceeding South 47 degrees 05 minutes 54 seconds East 325.48 feet to a ½" R.R. found at the TRUE POINT OF BEGINNING.

TRACT II: All that tract or parcel of land lying and being in Land Lot 31 of the 7th District of Henry County, Georgia, and being 7.841 acres designated as Tract II on a plat of survey prepared for Davis Development, Inc., prepared by Carlton Rakestraw, Jr. of Carlton Rakestraw & Associates, Ga. R.L.S. #2236, dated July 11, 2003, and last revised September 3, 2003, which said plat of survey is incorporated herein and by reference thereto being more particularly described as follows:

BEGINNING at an iron pin set on the Southwestern right-of-way line of S.R. 42/U.S. 23 (80' R/W), said iron pin being 2,721.51 feet Southeasterly as measured along said right-of-way line from its intersection with the Southern right-of-way line of Tunis Drive; thence proceeding along the Southwestern right-of-way line of S.R. 42/U.S. 23 in a Southeasterly direction and following the curvature thereof to the right along the arc of a curve to the left of a chord having been subtended a distance of 527.58 feet to a point, said arc having a radius of 70,788.22 feet and said chord having a bearing and distance of South 31 degrees 06 minutes 07 seconds East 527.58 feet; thence continuing along said right-of-way line South 30 degrees 04 minutes 50 seconds East 221.42 feet to a ½" R.R. found; thence leaving said right-of-way line North 56 degrees 46 minutes 58 seconds West 185.53 feet to a ½" R.R. found; thence proceeding North 77 degrees 25 minutes 46 seconds West 310.32 feet to a ½" R.R. found; thence proceeding South 89 degrees 44 minutes 18 seconds West 133.15 feet to a point; thence proceeding South 65 degrees 03 minutes 09 seconds West 183.81 feet to a ½" R.R. found; thence proceeding South 68 degrees 42 minutes 10 seconds West 177.27 feet to a point; thence proceeding South 68 degrees 48 minutes 50 seconds West 188.03 feet to a point; thence proceeding North 01 degree 21 minutes 34 seconds East 163.77 feet to an iron pin set; thence proceeding North 64 degrees 51 minutes 15 seconds West 109.25 feet to a ½" R.R. found; thence proceeding North 23 degrees 24 minutes 14 seconds East 71.99 feet to a ½" R.R. found; thence proceeding North 59 degrees 55 minutes 51 seconds East 320.47 feet to a ½" R.R. found; thence proceeding South 30 degrees 04 minutes 09 seconds East 138.00 feet to an iron pin set; thence proceeding North 59 degrees 55 minutes 51 seconds East 113.17 feet to an iron pin set; thence proceeding North 30 degrees 02 minutes 01 second West 100.14 feet to a ½" R.R. found; thence proceeding North 59 degrees 56 minutes 54 seconds East 447.09 feet to an iron pin set on the Southwestern right-of-way line of S.R. 42/U.S.23, said iron pin being the POINT OF BEGINNING.

(Auction #JDA30-7102)



Battle Law

7/20/2022

VIA: Email (bcarter@cityofstockbridge-ga.gov)

2125 Highway 42 North

ATTN: Brecca Carter, City of Stockbridge Community Development Department

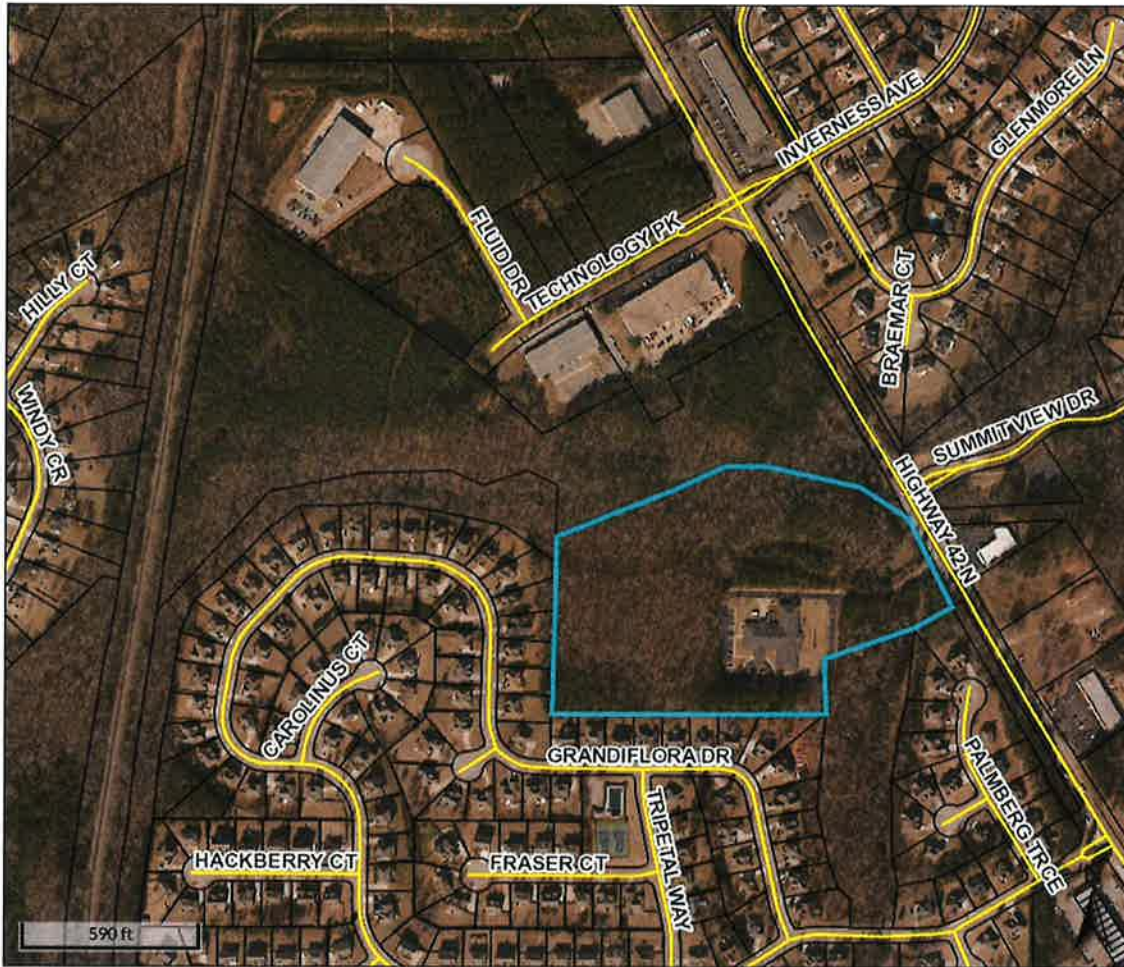
Director Carter:

On behalf of the Applicant for case number(s) AX-2022-01 pertaining to property with an address of 2125 Highway 42 North, I hereby request that this matter be deferred from the July 28th Planning Commission meeting to the next hearing cycle.

Prepared By:

Joshua Mahoney

For Battle Law, P.C.



Overview



Legend

-  Parcels
-  Roads

Parcel ID	071-01034012	Class	C	Owner	SOUTHERN CRESCENT	Land Value:	\$1,500,000	Last 2 Sales		
Property Address	2125 HIGHWAY 42 N	Acreage	20	Address	REHAB & RETIREMENT CO INC	Building Value:	\$2,093,300			
District	County/UnIncorp				2125 HIGHWAY 42 NORTH	Misc Value:	\$40,500	Date	Price	Reason Qual
					MCDONOUGH GA 30253	Total Value:	\$3,633,800	11/1/2000	\$0	n/a U
								10/17/1997	\$475,000	n/a Q

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

Date created: 5/31/2022

Last Data Uploaded: 5/31/2022 1:51:04 AM

Developed by  **Schneider**
GEOSPATIAL

RESERVED FOR CLERK OF THE SUPERIOR COURT

LEGEND

WOODEN POWER POLE	EX. WATER METER
EX. OH POWER LINES	EX. WATER VALVE
LIGHT POLE	SANITARY SEWER MANHOLE
EX. FENCE	SEWER CLEAN-OUT
POB = POINT OF BEGINNING	STORM HEADWALL
IPS = IRON PIN SET (#4 REBAR)	EX. SINGLEWING CATCH BASIN
DB = DEED BOOK	EX. DOUBLEWING CATCH BASIN
PB = PLAT BOOK	JUNCTION BOX
PG = PAGE	EX. BUILDING
N/F = NOW OR FORMERLY	EX. ASPHALT
EX. = EXISTING	EX. CONCRETE
RCP = REINFORCED CONCRETE PIPE	
CMP = CORRUGATED METAL PIPE	
CPP = CORRUGATED PLASTIC PIPE	
HANDICAPP PARKING	
EX. FIRE HYDRANT	

N/F
S3 CAPITAL INVESTMENTS LLC
DB, 13781 PG. 293
PB, 23 PG. 251
071-01034014
ZONED M-1
CITY OF STOCKBRIDGE

LINE CALL CHART

LINE	BEARING	DISTANCE
LT	S 30°04'30" E	384.49'

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

SURVEY ORDERED BY: KHALED EL-SAWI
FIELDWORK COMPLETED ON: 4-28-2021
A SEARCH WAS MADE FOR NGS MONUMENTS
AND NONE WERE FOUND WITHIN 500' OF SITE.

SURVEYORS CERTIFICATION:

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.



Tim L. Miller GA, RLS # 3150 Date: 4-29-2021

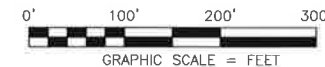
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,985 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
EQUIPMENT USED: TOPCON GTS-313.

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A., A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA (ZONE A)
AS PER COMMUNITY - PANEL NUMBER 1315100156D
DATED: OCTOBER 6, 2016

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

GENERAL NOTES:

AREA: 19.995 ACRES
PARCEL: 071-01034012
ZONED OI
MINIMUM LOT AREA=10,000 SQ.FT. (COUNTY WATER & SEWER)
MINIMUM LOT WIDTH=125'
FRONT SETBACK----- 50'
REAR SETBACK----- 20'
SIDE SETBACK----- 15'
SEWER AS PER HCWA
WATER AS PER HCWA



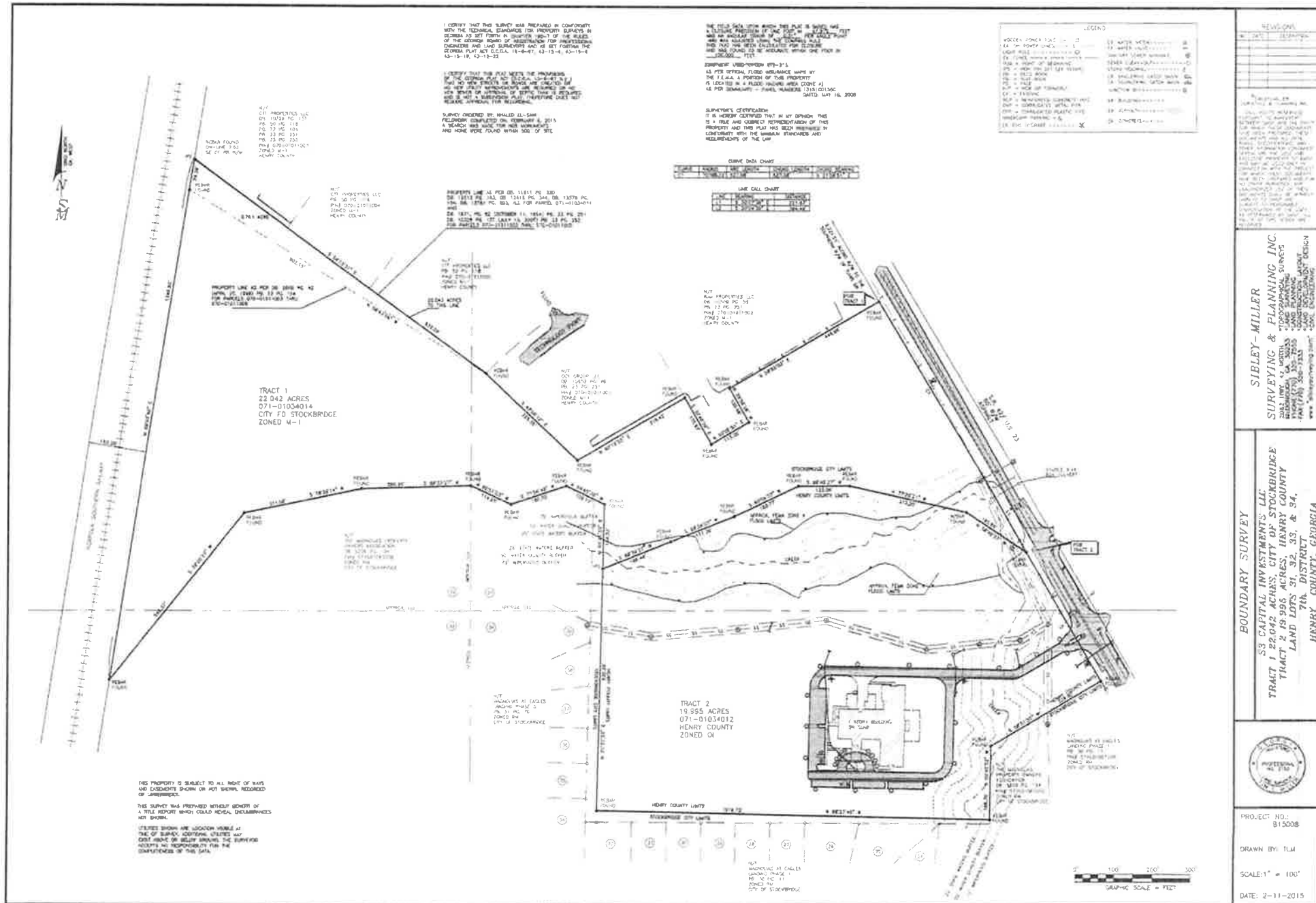
BOUNDARY SURVEY
S3 CAPITAL INVESTMENTS LLC
TRACT 2 19.995 ACRES
LAND LOTS 31, & 34,
7th. DISTRICT
HENRY COUNTY, GEORGIA

SIBLEY-MILLER
SURVEYING & PLANNING INC.
212 WEST CAMPGROUND RD
MCDONOUGH, GA 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com
*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING

PROJECT #: B15008
BOUNDARY SURVEY
19.995 ACRES

DRAWN BY: TLM
SCALE: 1" = 100'
DATE: 04/29/2021

SHEET: 1 OF 1



REVISIONS	
NO.	DESCRIPTION

1. The first step is to identify the problem. This involves understanding the symptoms and the context in which they are occurring.

SIBLEY-MILLER
SURVEYING & PLANNING INC.
2042 HWY. 42, NORTH
PIEDMONT, ALA. 35293
PHONE (205) 353-7550
FAX (205) 358-1333
*** Sibley-Miller Surveying, Inc. ***

BOUNDARY SURVEY
S3 CAPITAL INVESTMENTS, LLC
TRACT 1 22042 ACRES, CITY OF STOCKBRIDGE
TRACT 2 19-986 ACRES, HENRY COUNTY
LAND LOTS 31, 32, 33, & 34,
7th DISTRICT
HENRY COUNTY, GEORGIA



PROJECT NO.: B15008

DRAWN BY: TLM

SCALE: 1" = 100'

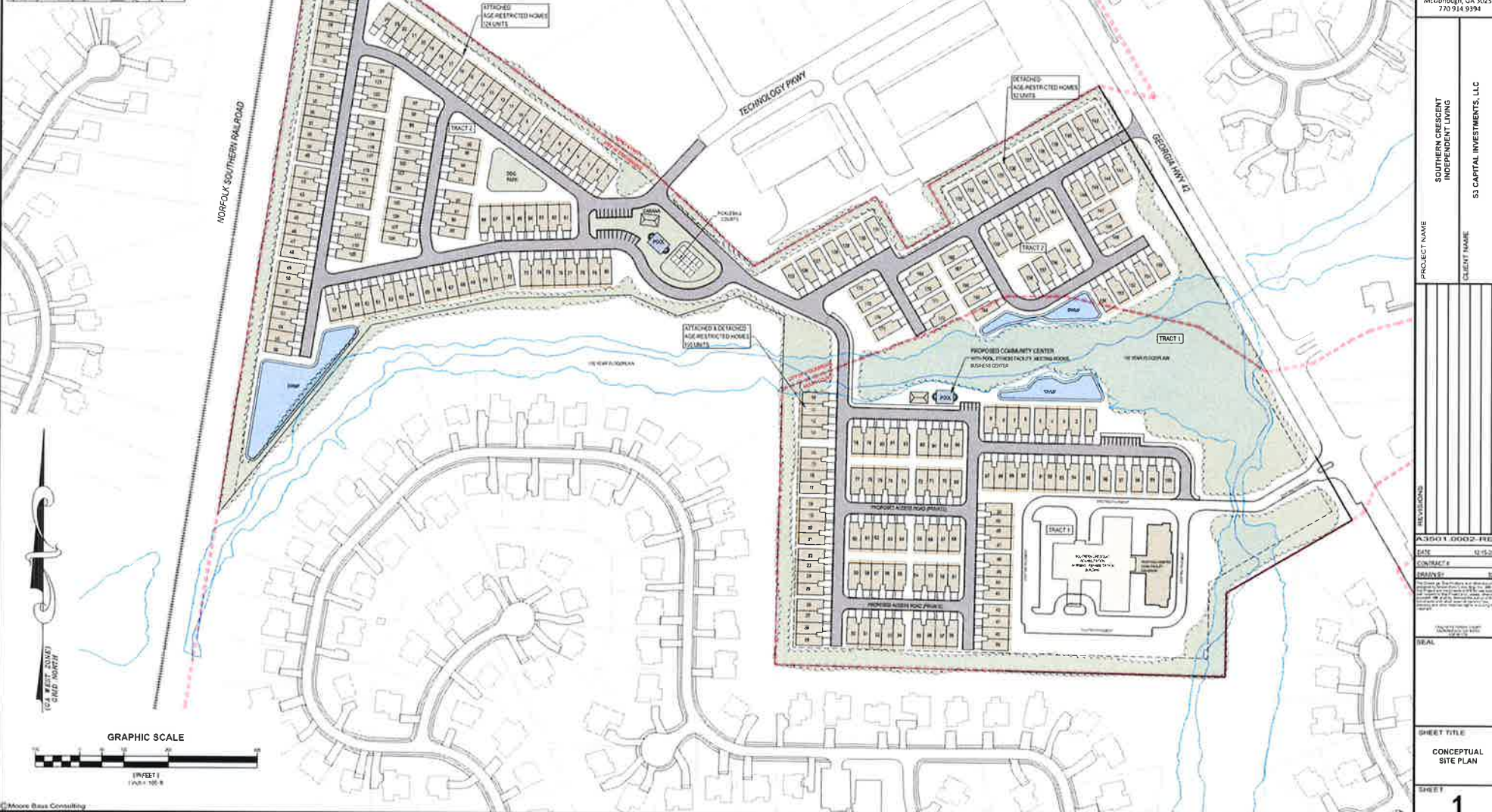
DATE: 2-11-2015



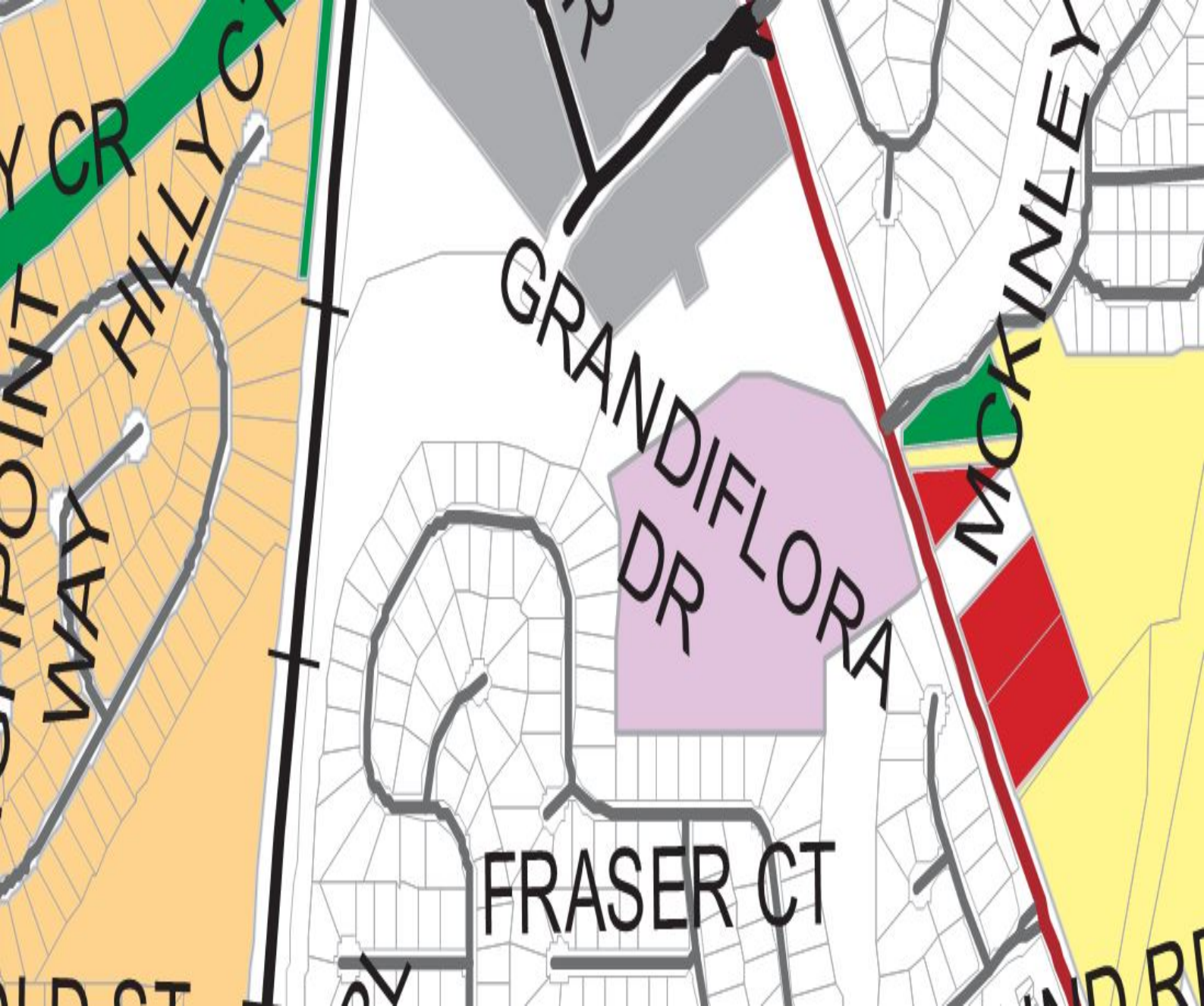
SITE DATA										
TRACT	STE AREA	PARCEL ID#	PROPERTY OWNER	CURRENT JURISDICTION	PROPOSED JURISDICTION	CURRENT ZONING	PROPOSED ZONING	PROPOSED USE	PROPOSED UNITS	PROPOSED DENSITY
1	20.0 AC	071-01034012	SOUTHERN CRESCENT REHAB	UNINCORPORATED HENRY COUNTY	CITY OF STOCKBRIDGE	MU (MIXED USE)	PUD	ASSISTED LIVING / NURSING / REHABILITATION / AGE RESTRICTED INDEPENDENT LIVING RESIDENTIAL (I, L)	7 DETACHED I.L. UNITS 93 ATTACHED I.L. UNITS 100 TOTAL I.L. UNITS	5 UNITS PER ACRE
2	22.0 AC	071-01034014	S3 CAPITAL INVESTMENTS, LLC	CITY OF STOCKBRIDGE	CITY OF STOCKBRIDGE	OSI	PUD	AGE-RESTRICTED INDEPENDENT LIVING RESIDENTIAL	52 DETACHED I.L. UNITS 124 ATTACHED I.L. UNITS 176 TOTAL I.L. UNITS	8 UNITS PER ACRE
TOTAL									276 TOTAL I.L. UNITS	6.6 UNITS PER ACRE



Moore Bass Consulting, Inc.
 • Civil Engineering
 • Land Surveying
 • Development Consulting
 • Landscape Architecture
 • Environmental Permitting
 www.moorebass.com
 TALLAHASSEE • ATLANTA
 1350 Keys Ferry Court
 McDonough, GA 30253
 770.914.9394



PROJECT NAME	SOUTHERN CRESCENT INDEPENDENT LIVING				
CLIENT NAME	S3 CAPITAL INVESTMENTS, LLC				
REVISIONS	<table border="1"> <tr><td>NO.</td><td>DESCRIPTION</td></tr> <tr><td>1</td><td>ISSUED FOR PERMITTING</td></tr> </table>	NO.	DESCRIPTION	1	ISSUED FOR PERMITTING
NO.	DESCRIPTION				
1	ISSUED FOR PERMITTING				
DATE	10-15-2013				
CONTRACT #					
DRAWN BY	SWP				
CHECKED BY					
SCALE					
SHEET TITLE	CONCEPTUAL SITE PLAN				
SHEET #	1				



POINT CR
WAY HILLY CR
GRANDIFLORA DR
FRASER CT
MCKINLEY
ND RE





Henry County Water Authority
Engineering Division

May 23, 2022

Re: Water and Sewer Services - Availability

Proposed Development: **Age Restricted Residential Development**
Property Information: **2125 Hwy 42 North Parcel Nos. 071-01034012, 071-01034014**
LLs 31, 32, 33 & 34; District 7; 42.0+/- acres
Zoning: **PUD**
Sewer Basin: **Walnut Creek**
Watershed Basin: **Big Cotton Indian**

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:	108	psi
Residual:	98	psi
Flow	1570	gpm
Calculated Flow @ 20 psi:	5080	gpm

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

Sewage treatment and sewer line capacity are available for the property. ***Please note that the proposed layout for the project is in conflict with an existing 8-inch sewer line; consequently, the sewer will have to be relocated at the developer's expense. Additionally, an easement will be required to access the sewer line from Hwy 42 North.***

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 Conceptual Site Plan dated 05/17/22 prepared by Moore Bass Consulting, Inc.

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

Amendment to the Comprehensive Plan Application



THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR APPLYING FOR AN AMENDMENT TO THE STOCKBRIDGE COMPREHENSIVE PLAN.

APPLICATION REVIEW PROCESS. COMPREHENSIVE PLAN AMENDMENT APPLICATIONS ARE FIRST REVIEWED BY THE PLANNING AND ZONING STAFF, WHO MAKE RECOMMENDATIONS TO THE PLANNING COMMISSION. THE PLANNING COMMISSION THEN HOLDS A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS AND MAKES RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL. FINALLY, THE CASE GOES TO THE STOCKBRIDGE MAYOR AND CITY COUNCIL, WHO HOLD A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS. THEY MAKE THE FINAL DECISION ON THE APPLICATION.

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

REQUIRED PRE-APPLICATION MEETING—BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT THE PLANNING AND ZONING DIVISION OFFICE TO SCHEDULE A PRE-APPLICATION MEETING. THIS MEETING MUST BE HELD AT LEAST ONE WEEK BEFORE YOU SUBMIT YOUR APPLICATION.

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

FOR ASSISTANCE, YOU MAY CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (678) 833-3344.

ALL PUBLIC HEARINGS TAKE PLACE IN THE COUNCIL CHAMBER AT THE STOCKBRIDGE CITY HALL AT 4640 NORTH HENRY BOULEVARD IN STOCKBRIDGE, GEORGIA, 30281, UNLESS THEY ARE HELD VIRTUALLY VIA ZOOM.

CITY OF STOCKBRIDGE Planning and Zoning Division
Application Checklist for Requesting an Amendment to the Comprehensive Plan

APPLICANT/AGENT, PLEASE ENSURE THAT YOU HAVE SUBMITTED ALL OF THE REQUIRED ITEMS THAT ARE LISTED BELOW. AFTER YOU SUBMIT YOUR APPLICATION, THE STAFF WILL UTILIZE THE LAST COLUMN TO CHECK OFF EACH REQUIRED ITEM TO DETERMINE THE COMPLETENESS OF YOUR APPLICATION. PLEASE INCLUDE THE CHECKLIST WITH YOUR APPLICATION.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT AN APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK / INTIAL
Pre-Application Review Form (Meeting Notes)	1	To be completed by a Staff planner during a Pre-Application Meeting, at least one week before you submit your application.	/
Application Form	1	Signed and notarized by property owner. Or, 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 who are parties to this application. The Form must be notarized .	/
Letter of Ownership	1	Letter stating that the owner is aware of the amendment being requested and owns the subject property.	/
Letter of Intent	1	Must clearly state the proposed amendment to the Comprehensive Plan.	/
Site Plans (11 x 17)	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.	/
Survey Plat-- Sheet size must be Size 8-1/2" x 11" or 11" x 17".	1	Of the subject property. Must be prepared and sealed within the last five years by a professional engineer, landscape architect, or land surveyor who is 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.	/

City of Stockbridge Planning and Zoning Division
Application for an Amendment to the Comprehensive Plan

Name of Applicant S3 Capital Investments, LLC Phone: 678-565-7710 Date: June 1, 2022

Address of Applicant: 2125 Highway 42 North Cell # 678-565-7710

City: McDonough State: Georgia Zip: 30253 E-mail: kelsawi@sctbi.com

Name of Agent Battle Law, P.C. Phone: 404-601-7616 Date: June 1, 2022

Address of Agent: 3562 Habersham at Northlake Building J, Suite 100 Cell # 404-601-7616

City: Tucker State: Georgia Zip: 30084 E-mail: mlb@battlelawpc.com

THE PERSONS NAMED ABOVE AFFIRM THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

FROM: Light Industrial and Low Density Vertical Mixed-Use, and Mixed Use

To: High Density Mixed Use

Property Address: Grandiflora Drive

Nearest intersection to the property: Highway 42 N and Summit View Drive

Size of Tract: 42 acre(s). Land Lot Number(s): 31+, 31. District(s): 7

Property Tax Parcel Number(s):
071-01034012, 071-01034014 (Required)

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 the Planning Commission and Mayor/City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

MB (Acknowledgement)

Witness' Signature Signature of Applicant

Printed Name of Witness S3 Capital Investments, LLC
Printed Name of Applicant

Notary Signature of Agent

Notary Seal:

(For Office Use Only)

Total Amount Paid \$ _____ Check # _____ Credit Card # _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning 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 20 day of February, 2022

S3 Capital Investments, LLC
Applicant's Name - Printed

Dmar F. Sawi
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 20 day of February, 2022



Tessa J. Davis
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 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 20 day of February, 2022

Southern Crescent Rehab & Retirement Co Inc

Applicant's Name - Printed

Omar El Sawi

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 20 day of February, 2022.



Tressa J. Davis

Notary Public

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



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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 1st day of March, 2022

Michele Battle

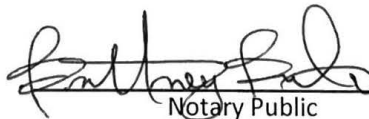
Applicant's Name - Printed

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 1st day of March, 2022.


Notary Public



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



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

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

Name:

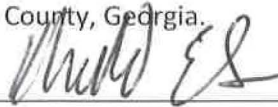
Southern Crescent Rehab & Retirement Co Inc

Property Address: 2125 Highway 42 North McDonough, Georgia 30253

Telephone: (678) 565-7710

Email: kelsawi@sctbi.com

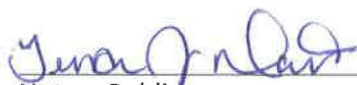
I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: 

Date: 2/22/22

Personally appeared before me,

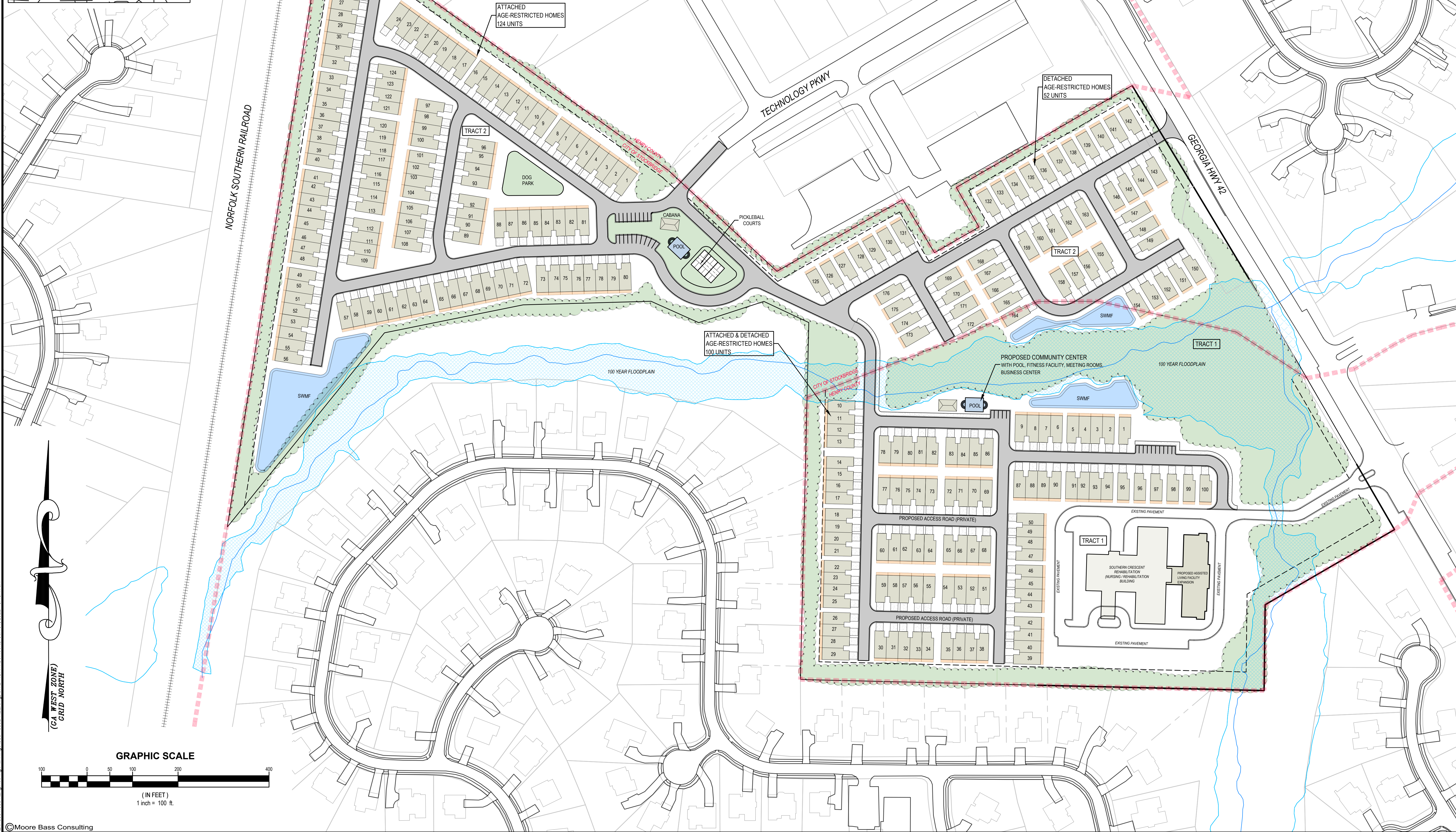
Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.


Notary Public

2/20/2022
Date



Print



Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

[illegible]

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

SEAL

SHEET TITLE

**CONCEPTUAL
SITE PLAN**

SHEET
1

RESERVED FOR CLERK OF THE SUPERIOR COURT

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

SURVEY ORDERED BY: KHALED EL-SAWI
FIELDWORK COMPLETED ON: 4-28-2021
A SEARCH WAS MADE FOR NGS MONUMENTS AND NONE WERE FOUND WITHIN 500' OF SITE.

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.



Tim L. Miller GA. RLS # 3150 4-29-2021
Date:

SURVEYORS CERTIFICATION:

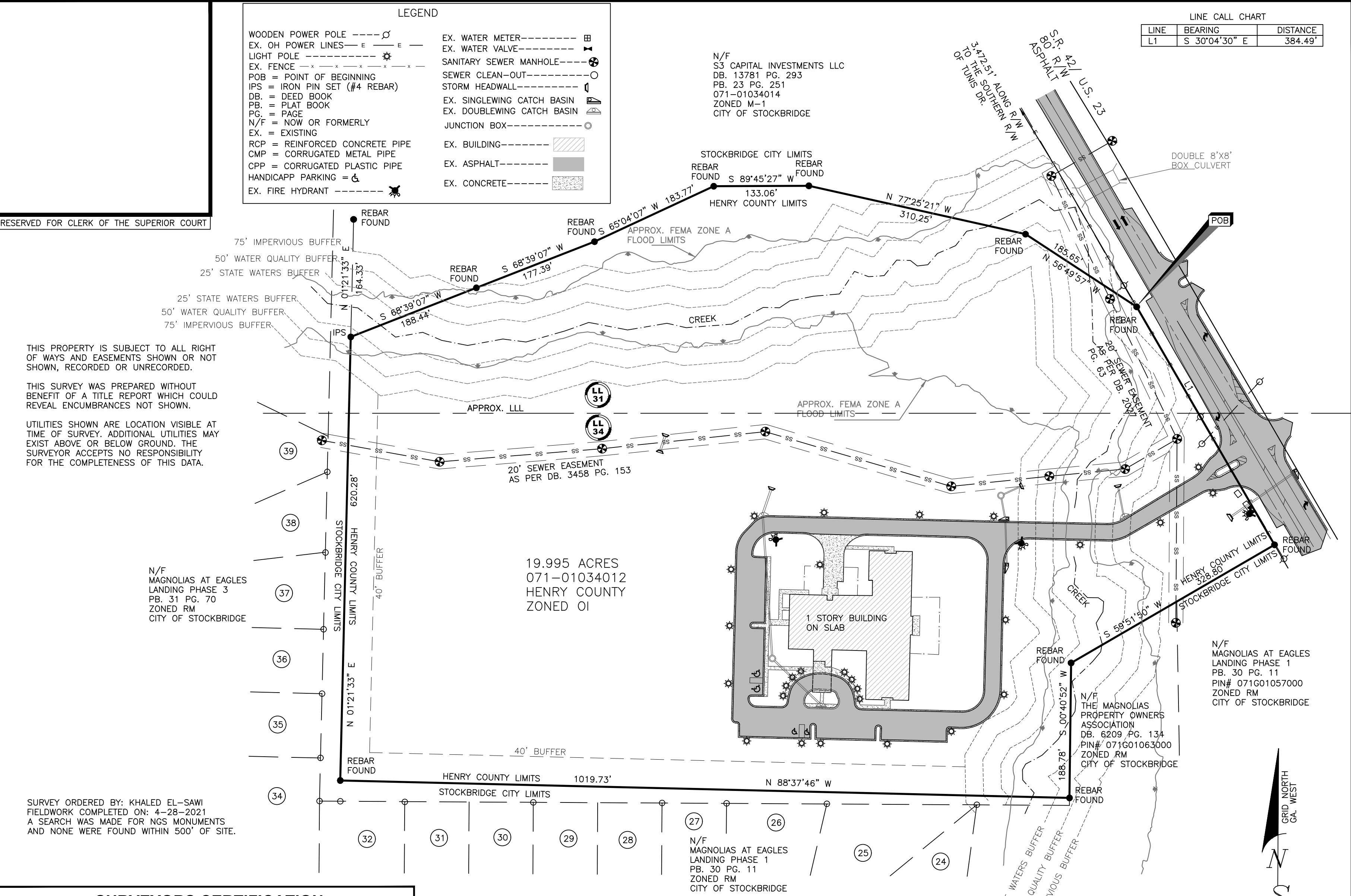
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,985 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
EQUIPMENT USED: TOPCON GTS-313.

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A., A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA (ZONE A) AS PER COMMUNITY - PANEL NUMBER 13151C0156D DATED: OCTOBER 6, 2016

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

GENERAL NOTES:

AREA: 19.995 ACRES
PARCEL: 071-01034012
ZONED OI
MINIMUM LOT AREA= 10,000 SQ.FT. (COUNTY WATER & SEWER)
MINIMUM LOT WIDTH=125'
FRONT SETBACK----- 50'
REAR SETBACK ----- 20'
SIDE SETBACK: ----- 15'
SEWER AS PER HCWA.
WATER AS PER HCWA



LINE CALL CHART		
LINE	BEARING	DISTANCE
L1	S 30°04'30" E	384.49'

BOUNDARY SURVEY
S3 CAPITAL INVESTMENTS LLC
TRACT 2 19.995 ACRES
LAND LOTS 31, & 34,
7th. DISTRICT
HENRY COUNTY, GEORGIA

SIBLEY-MILLER
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*CIVIL ENGINEERING
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212 WEST CAMPGROUND RD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com

PROJECT #: **B15008**
BOUNDARY SURVEY
19.995 ACRES

DRAWN BY: TLM
SCALE: 1" = 100'
DATE: 04/29/2021

SHEET: 1 OF 1

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2014 OCT 22 PM 1:30

BK: 13781 PG: 293-299
Filed and Recorded Oct-23-2014 08:51:45AM
DOC#: D2014-023643
Real Estate Transfer Tax Paid \$110.00
0752014007392
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

Return to:
LANE & KARLO, LLP
1827 Powers Ferry Road
Building Five
Atlanta, Georgia 30339

File No: LK144911
Auction #JDA30-7102

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made and entered into this 16th day of October, in the year two thousand fourteen, by and between

HARVEST POINT UNITED METHODIST CHURCH, INC.

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

S3 CAPITAL INVESTMENTS, LLC

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

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, the following described property, to-wit:

All those tracts or parcels of land lying and being in Land Lots 31, 32 and 33, 7th District, Henry County, Georgia, and being more particularly described in Exhibit A, attached hereto and made a part hereof.

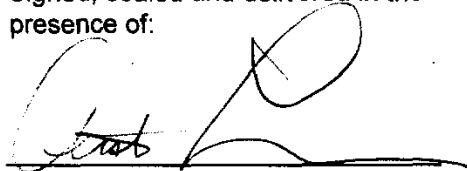
This conveyance is made and authorized in accordance with and pursuant to *The Book of Discipline of the United Methodist Church (2012)*, as set forth and confirmed in and by that certain Certification and Consent, attached hereto and made a part hereof.

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

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

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

Signed, sealed and delivered in the presence of:



Witness

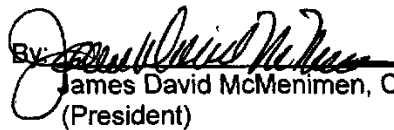


Notary Public



My Commission Expires
October 2, 2018

HARVEST POINT UNITED METHODIST
CHURCH, INC.

By:  (SEAL)
James David McMenimen, Chairman
(President)

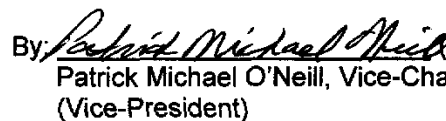
By:  (SEAL)
Patrick Michael O'Neill, Vice-Chairman
(Vice-President)

EXHIBIT A

TRACT I: All that tract or parcel of land lying and being in Land Lots 31, 32 and 33 of the 7th District of Henry County, Georgia, and being 14.169 acres designated as Tract I on a plat of survey prepared for Davis Development, Inc., prepared by Carlton Rakestraw, Jr. of Carlton Rakestraw & Associates, Ga. R.L.S. #2236, dated July 11, 2003, and last revised September 3, 2003, which said plat of survey is incorporated herein and by reference thereto being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin set on the Southwestern right-of-way line of S.R. 42/U.S. 23 (80' R/W), said iron pin being 2,721.51 feet Southeasterly as measured along said right-of-way line from its intersection with the Southern right-of-way line of Tunis Drive; thence leaving said right-of-way line South 59 degrees 56 minutes 54 seconds West 447.09 feet to a ½" R.R. found; thence proceeding South 30 degrees 02 minutes 01 second East 100.14 feet to an iron pin set; thence proceeding South 59 degrees 55 minutes 51 seconds West 113.17 feet to an iron pin set; thence proceeding North 30 degrees 04 minutes 09 seconds West 138.00 feet to a ½" R.R. found; thence proceeding South 59 degrees 55 minutes 51 seconds West 320.47 feet to a ½" R.R. found at the TRUE POINT OF BEGINNING; thence proceeding from said true point of beginning South 23 degrees 24 minutes 14 seconds West 71.99 feet to a ½" R.R. found; thence proceeding South 71 degrees 56 minutes 43 seconds West 150.56 feet to a ½" R.R. found; thence proceeding North 65 degrees 57 minutes 01 second West 115.18 feet to a ½" R.R. found; thence proceeding South 88 degrees 21 minutes 41 seconds West 280.93 feet to a ½" R.R. found; thence proceeding South 78 degrees 36 minutes 17 seconds West 311.03 feet to a ½" R.R. found; thence proceeding South 38 degrees 58 minutes 41 seconds West 549.45 feet to a ½" R.R. found on the Eastern right-of-way line of Southern Railway (150' R/W); thence proceeding along the Eastern right-of-way line of Southern Railway North 09 degrees 06 minutes 42 seconds East 1,345.95 feet to an iron pin set; thence leaving the Eastern right-of-way line of Southern Railway South 54 degrees 14 minutes 16 seconds East 932.52 feet to a ½" R.R. found; thence proceeding South 47 degrees 05 minutes 54 seconds East 325.48 feet to a ½" R.R. found at the TRUE POINT OF BEGINNING.

TRACT II: All that tract or parcel of land lying and being in Land Lot 31 of the 7th District of Henry County, Georgia, and being 7.841 acres designated as Tract II on a plat of survey prepared for Davis Development, Inc., prepared by Carlton Rakestraw, Jr. of Carlton Rakestraw & Associates, Ga. R.L.S. #2236, dated July 11, 2003, and last revised September 3, 2003, which said plat of survey is incorporated herein and by reference thereto being more particularly described as follows:



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Zoning Ordinance

For

Annexation, Rezoning, and Future Land Use Map Amendment

of

S3 Capital Investments, LLC
c/o Battle Law, P.C.

for

19.995 +/- Acres located at PIN #071-01034012, 071-01034014
Highway 42 and Summit View Drive

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 30084
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com



I. LETTER OF INTENT

S3 Capital Investments, LLC (the “Applicant”) is requesting annexation into the Incorporated City of Stockbridge for the rezoning of 19.995 acres of land, which is further described as parcel 071-01034012. The subject property is currently developed under the unincorporated Henry County Office and Institutional and Mixed-Use zoning districts. The applicant is requesting to be rezoned from OI, LI and MU to PUD a companion Future Land Use Map Amendment request to change the land use designation from Light Industrial to High Density Residential.

The subject property will be adjacent to the Southern Crescent Rehabilitation Center, which is zoned Mixed Use. S3 Capital Investments’ proposal includes 52 detached housing units and 124 attached units for an age-restricted independent living community. The applicant is requesting the petition of zoning and other applicable zoning actions to obtain approval and acceptance of the annexation of both parcels of land which will include a total of 276 total units, which 100 of the units will be provided as part of the South Crescent tract that is designated for assisted living, nursing and rehabilitation.

STE AREA	PARCEL ID#	PROPERTY OWNER	CURRENT JURISDICTION	PROPOSED JURISDICTION	CURRENT ZONING	PROPOSED ZONING	PROPOSED USE	PROPOSED UNITS
20.0 AC.	071-01034012	SOUTHERN CRESCENT REHAB	UNINCORPORATED HENRY COUNTY	CITY OF STOCKBRIDGE	MU (MIXED USE)	PUD	ASSISTED LIVING, NURSING / REHABILITATION, AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL (I.L.)	7 DETACHED I.L. UNITS 93 ATTACHED I.L. UNITS 100 TOTAL I.L. UNITS
22.0 AC.	071-01034014	S3 CAPITAL INVESTMENTS, LLC	CITY OF STOCKBRIDGE	CITY OF STOCKBRIDGE	O&I	PUD	AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL	52 DETACHED I.L. UNITS 124 ATTACHED I.L. UNITS 176 TOTAL I.L. UNITS
TOTAL								276 TOTAL I.L. UNITS

The applicant currently has a list of conditions for the proposed development that is being revised for the transition into the City of Stockbridge. This document is currently being drafted and will be submitted as an attachment to this application.

This document is submitted as a Statement of Intent with regard to this Application, preservation of the Applicant’s constitutional rights, and an application of the criteria provided in the Steinberg



Battle Law

Act to provide a rigorous analysis of the proposed rezoning and land use amendment. A surveyed plat and conceptual site plan of the Subject Property has been filed contemporaneously with the Application, along with other required materials.

II. REVIEW CRITERIA FOR JUSTIFICATION

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property** The zoning proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property.

The Subject Property is abutted by a residential neighborhood to the south. There are commercial-zoned parcels adjacent east and north of the property. The Southern Crescent site is currently developed and the adjacent tract, which is referenced as tract 2 is currently undeveloped with heavy tree coverage throughout the parcel. The proposed use appears to be suitable in view of the surrounding properties as a residential addition to the Highway 42 corridor.

- B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property** The land use amendment and zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

The proposed land use amendment and zoning proposal will allow the Applicant to improve upon the area surrounding the Subject Property by bringing high-quality architectural design, road access through the Subject Property, jobs, and senior services that are in high demand according to the regional market.

- C. Whether the property will be affected by the zoning proposal has a reasonable economic use as currently zoned.**



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The Subject Property does have a reasonable economic use as zoned. However, the land-use amendment and zoning proposal will not change this fact. There is an annexation request which will allow this development to be added to the City of Stockbridge. We believe that this project would best benefit from the regulations established within the City of Stockbridge Zoning Ordinance.

D. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The land use amendment and zoning proposal will not result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

E. Whether the zoning proposal is in conformity with the policy and intent of the land-use plan. The land use amendment and zoning proposal is in conformity with the policy and intent of the land-use plan.

The zoning proposal is appropriate for the simultaneous land use amendment because the assigned land use designation is not compatible as industrial land use. The proposed site will be residential with a low-density yield. The requested change appears to be more conforming with the area given that there are existing residential land uses adjacent to the subject property.

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The Applicant is aware of the conditions that were assigned by Henry County's staff. The applicant intends to carry some of the conditions with some alterations in the



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language that will best suit the development regulations and policies of the City of Stockbridge.



III. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF APPLICANT'S CONSTITUTIONAL RIGHTS

The portions of the City of Stockbridge Ordinance, facially and as applied to the Subject Property, which restricts or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and



Battle Law

Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City Council/ Commission to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted. The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property.

This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the City an opportunity to revise the Property to a constitutional classification. If action is not



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taken by the City to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the City on notice that it may elect to file a claim in the Superior Court of Henry County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

The portions of the City of Stockbridge Ordinance, facially and as applied to the Subject Property, which restricts or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in



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violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal to allow the special land use permit in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution

IV. Conclusion

Thank you for your consideration for this project. The applicant is more than willing to provide any additional documents and supporting details. For the foregoing reasons, the Applicant respectfully requests that the simultaneous Annexation, Land Use Amendment, and Rezoning application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 1st day of June 2022.

Respectfully submitted,

Michele L. Battle, Esq. Attorney for the Applicant

c/o Tyler McSwain, Senior Urban Planner







Overview



Legend

- Parcels
- Roads

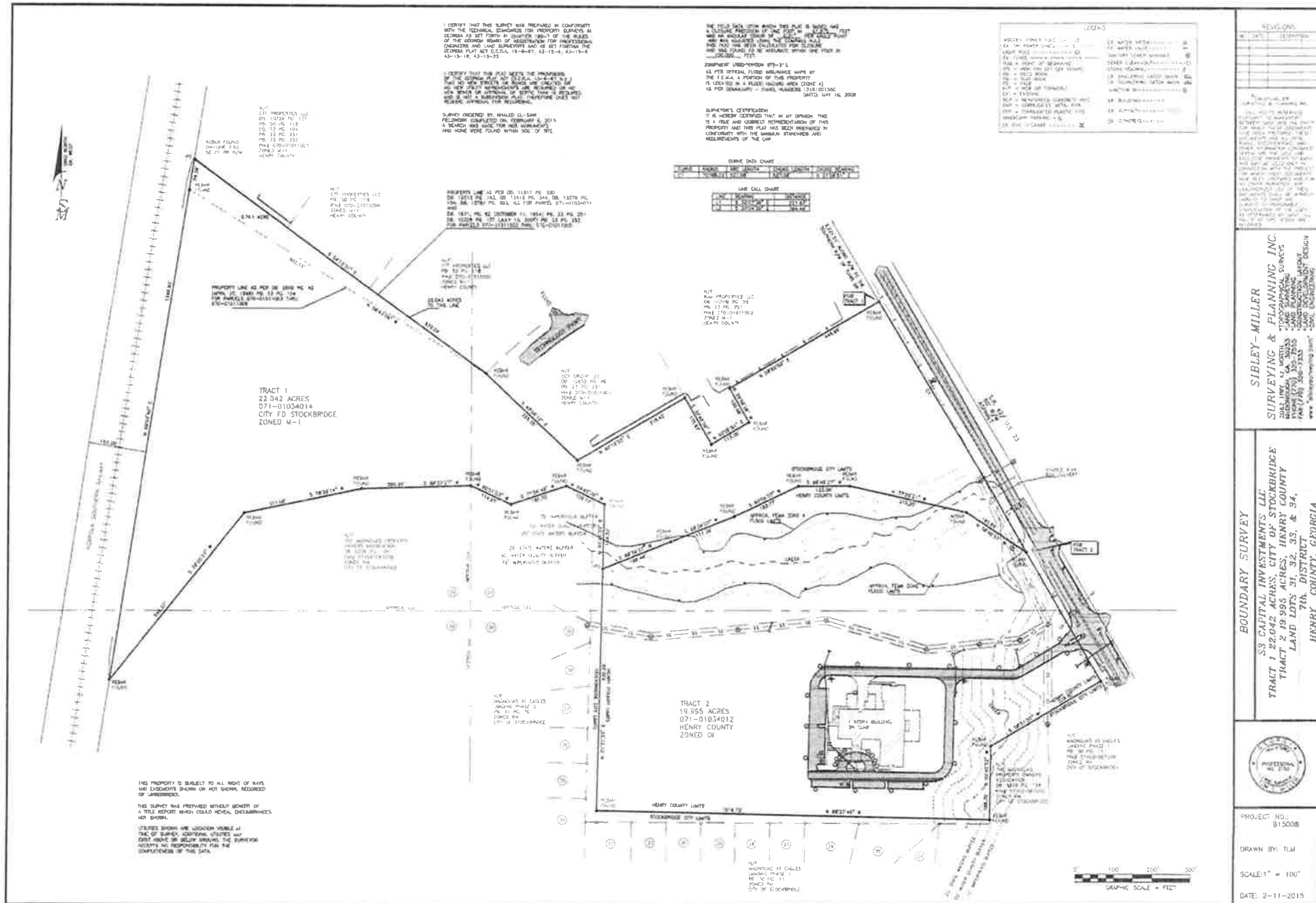
Parcel ID	071-01034014	Class	I	Owner	S3 CAPITAL	Land	\$649,400				
Property		Acreage	22.01	Address	INVESTMENTS LLC	Building	\$0	Last 2 Sales			
Address					2125 HIGHWAY 42 N	Value:	\$0	Date	Price	Reason	Qual
District	City/Stockbridge				MCDONOUGH GA	Misc	\$0	10/16/2014	\$110,000	OTHER	U
					30253	Value:	\$0	5/19/2014	\$0	FAMILY/GIFT	U
						Total	\$649,400				
						Value:	\$649,400				

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

Date created: 5/31/2022

Last Data Uploaded: 5/31/2022 1:51:04 AM

Developed by  **Schneider**
GEOSPATIAL

[illegible]

1. The first step is to identify the problem. This involves understanding the symptoms and the context in which they are occurring.

SIBLEY-MILLER
SURVEYING & PLANNING INC.
2042 HWY. 42, NORTH
PIEDMONT, ALA. 35295
PHONE (205) 353-7550
FAX (205) 358-1333
*** Sibley-Miller Surveying, Inc. ***

BOUNDARY SURVEY
S3 CAPITAL INVESTMENTS LLC
TRACT 1 22.042 ACRES, CITY OF STOCKBRIDGE
TRACT 2 19.995 ACRES, HENRY COUNTY
LAND LOTS 31, 32, 33, & 34,
7TH DISTRICT
HENRY COUNTY, GEORGIA

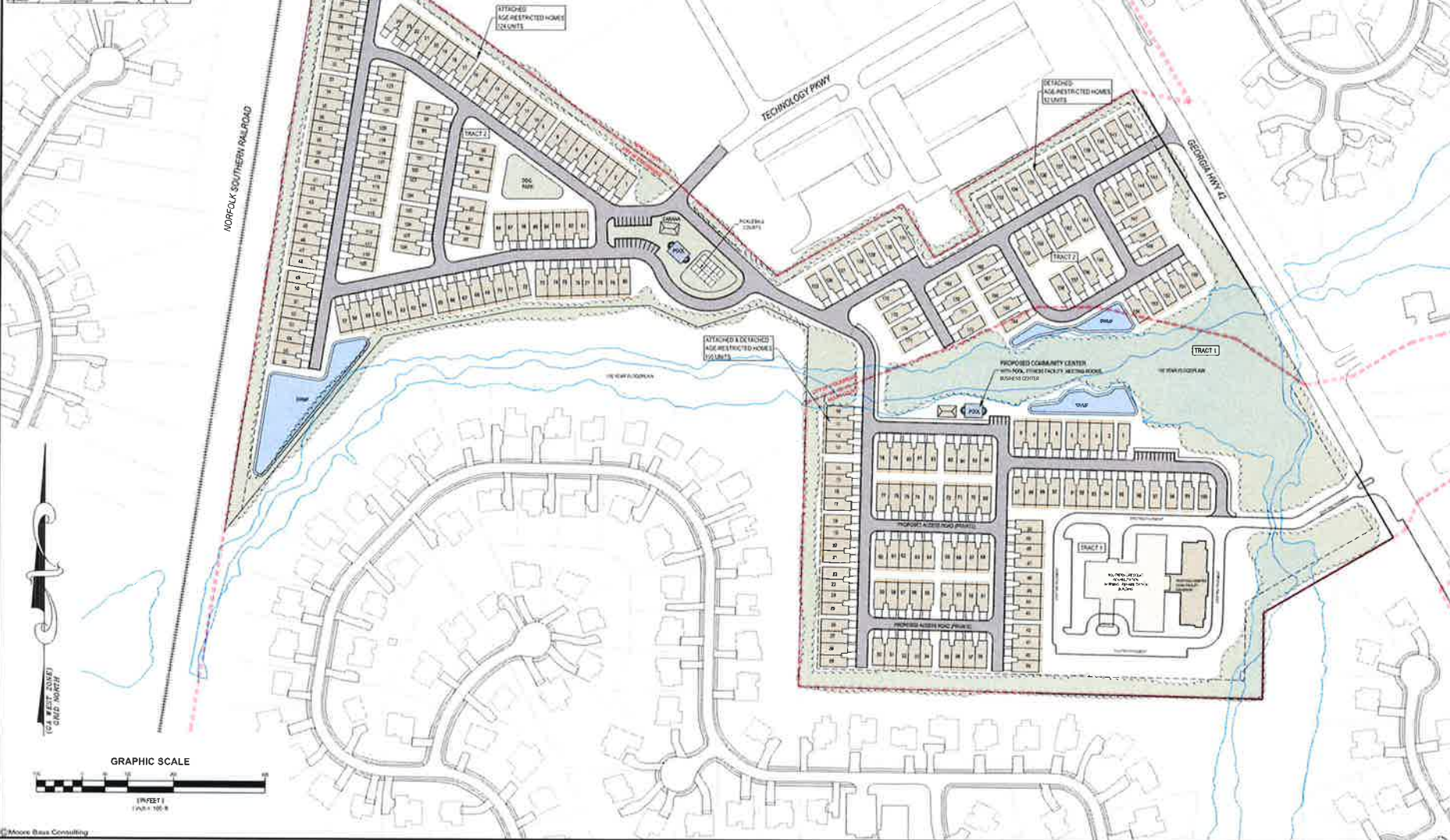


PROJECT NO.: B15008

DRAWN BY: TLM

SCALE: 1" = 100'

DATE: 2-11-2015



SITE DATA										
TRACT	STE AREA	PARCEL ID#	PROPERTY OWNER	CURRENT JURISDICTION	PROPOSED JURISDICTION	CURRENT ZONING	PROPOSED ZONING	PROPOSED USE	PROPOSED UNITS	PROPOSED DENSITY
1	20.0 AC	071-01034312	SOUTHERN CRESCENT REHAB	UNINCORPORATED HENRY COUNTY	CITY OF STOCKBRIDGE	MU (MIXED USE)	PUD	ASSISTED LIVING, NURSING / REHABILITATION / AGE RESTRICTED INDEPENDENT LIVING / RESIDENTIAL (4:1)	7 DETACHED I.L. UNITS 93 ATTACHED I.L. UNITS 100 TOTAL I.L. UNITS	5 UNITS PER ACRE
2	22.0 AC	071-01034314	SS CAPITAL INVESTMENTS, LLC	CITY OF STOCKBRIDGE	CITY OF STOCKBRIDGE	OM	PUD	AGE-RESTRICTED INDEPENDENT LIVING / RESIDENTIAL	52 DETACHED I.L. UNITS 124 ATTACHED I.L. UNITS 176 TOTAL I.L. UNITS	5 UNITS PER ACRE
TOTAL									276 TOTAL I.L. UNITS	8.6 UNITS PER ACRE



- Civil Engineering
- Land Surveying
- Development Consultation
- Landscape Architecture
- Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30252
770.914.9394

**SOUTHERN CRESCENT
INDEPENDENT LIVING**

PROJECT NAME

	a
--	---

ACCEPTED MANUSCRIPT

100

CONFIDENTIAL

DATE	1/1/20
TIME	10:00
LOCATION	1000
STATUS	1000
REMARKS	1000

705

3

11

34





Henry County Water Authority
Engineering Division

May 23, 2022

Re: Water and Sewer Services - Availability

Proposed Development: **Age Restricted Residential Development**
Property Information: **2125 Hwy 42 North Parcel Nos. 071-01034012, 071-01034014**
LLs 31, 32, 33 & 34; District 7; 42.0+/- acres
Zoning: **PUD**
Sewer Basin: **Walnut Creek**
Watershed Basin: **Big Cotton Indian**

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:	108	psi
Residual:	98	psi
Flow	1570	gpm
Calculated Flow @ 20 psi:	5080	gpm

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

Sewage treatment and sewer line capacity are available for the property. ***Please note that the proposed layout for the project is in conflict with an existing 8-inch sewer line; consequently, the sewer will have to be relocated at the developer's expense. Additionally, an easement will be required to access the sewer line from Hwy 42 North.***

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 Conceptual Site Plan dated 05/17/22 prepared by Moore Bass Consulting, Inc.

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

Rezoning Application

City of Stockbridge, Georgia



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.

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

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

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

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

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division
Community Development Department

REZONING APPLICATION CHECKLIST

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/INITIAL
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. Original signature 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	01	Letter stating that the owner is aware of the rezoning 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 10	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 the proposed lot layout.	/
Survey Plat (8 ½ x 11) Or (11 x 17)	1	Subject Property, prepared and sealed <i>within the last five years</i> by a professional engineer, landscape architect, or land surveyor who is 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.	/
Water and sewer availability letter	1	This letter must accompany the application at the time of submittal. It should state that water and sewer are available to serve the property, or such services can be extended to the site. Please obtain the letter from the appropriate office which serves the property, such as Henry County Water Authority, City of Stockbridge Public Works Department, or a Clayton County office.	/
Form from the Health Department	1	This letter must accompany the application at the time of submittal <i>(Only needed if property is not on sewer)</i> .	/

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant S3 Capital Investments, LLC Phone: 678-565-7710 Date: November 10, 2021
Address Applicant: 2125 Highway 42 North Fax _____ Cell # 678-565-7710

City: McDonough State: Georgia Zip: 30253 E-mail: kelsawi@sctbi.com
Name of Agent Battle Law, P.C. Phone: 404-601-7616 Date: November 10, 2021
Address Agent: 3562 Habersham at Northlake Building J, Suite 100 Fax _____ Cell # 404-601-7616

City: Tucker State: Georgia Zip: 30084 E-mail: mlb@battlelawpc.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A REZONING OF THE PROPERTY.

Rezoning being requested from OI, LI and MU to PUD for
an age-restricted residential development

The property will be POSTED with a City of Stockbridge rezoning 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. MB Acknowledgement

Address of Property: Grandiflora Drive

Nearest intersection to the property: Highway 42 N and Summit View Drive
(Street Address)

Size of Tract: 42 acre(s), Land Lot Number(s): 31+, 31, District(s): 7

Property Tax Parcel Number(s): 071-01034012, 071-01034014 (Required)

Witness' Signature

Signature of Applicant

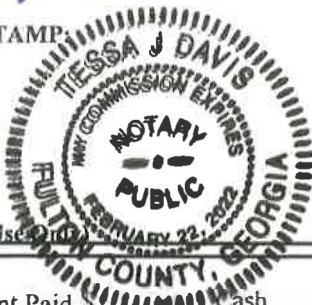
Printed Name of Witness

S3 Capital Investments, LLC
Printed Name of Applicant

Notary

Signature of Agent

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: _____

Planning Commission Decision: _____

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 20 day of February, 2022

S3 Capital Investments, LLC
Applicant's Name - Printed

Dmar F. Sawi
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 20 day of February, 2022



Tessa J. Davis
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 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 20 day of February, 2022

Southern Crescent Rehab & Retirement Co Inc

Applicant's Name - Printed

Omar El Sawi

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 20 day of February, 2022.



Tressa J. Davis

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 1st day of March, 2022

Michele Battle

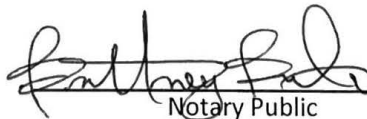
Applicant's Name - Printed

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 1st day of March, 2022.


Notary Public



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



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

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

Name:

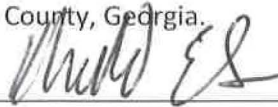
Southern Crescent Rehab & Retirement Co Inc

Property Address: 2125 Highway 42 North McDonough, Georgia 30253

Telephone: (678) 565-7710

Email: kelsawi@sctbi.com

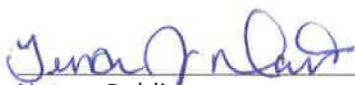
I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: 

Date: 2/22/22

Personally appeared before me,

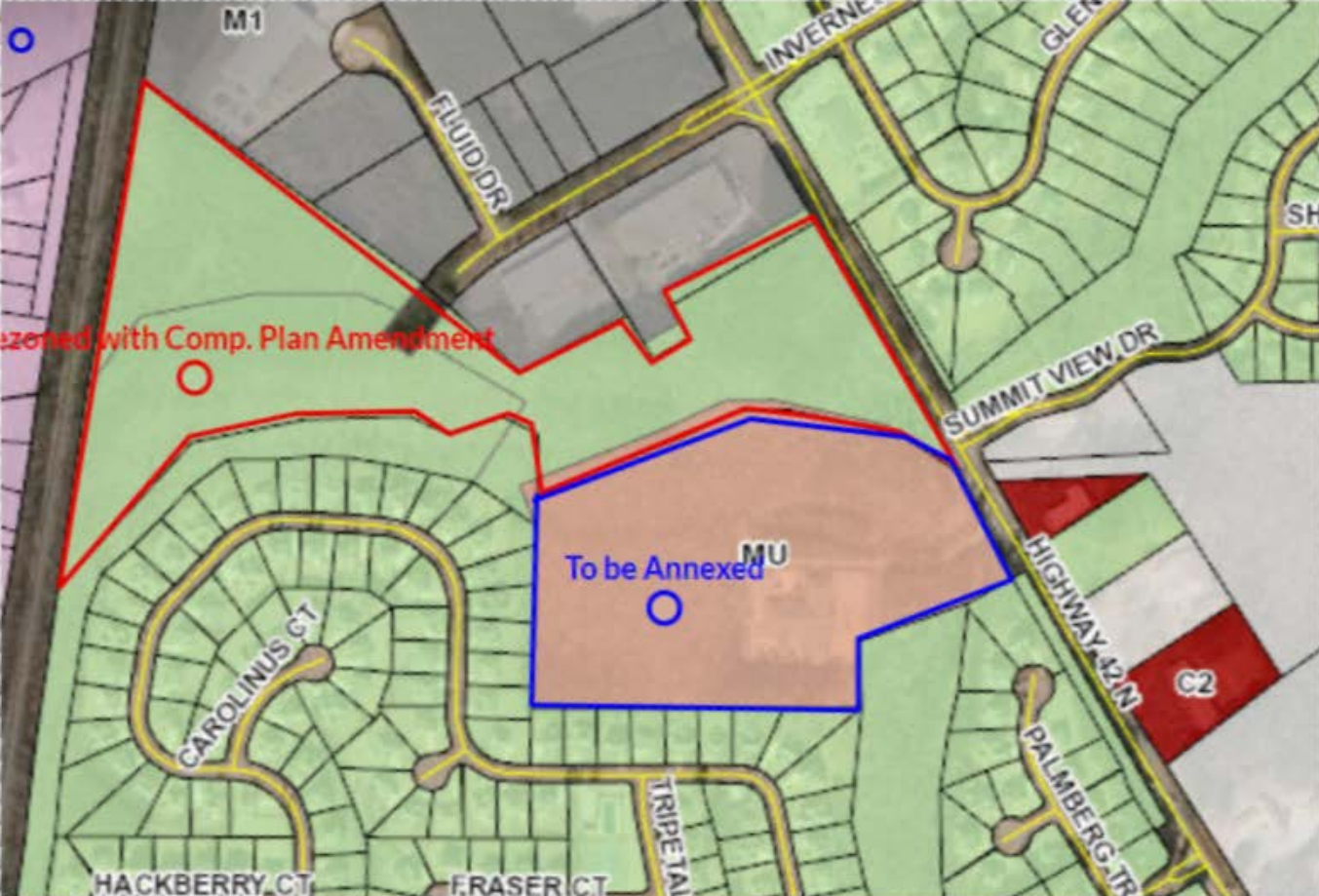
Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.


Notary Public

2/20/2022
Date



Print



M1

FLUID DR

INVERNE

GLEN

zoned with Comp. Plan Amendment

CAROLINUS CT

To be Annexed

MU

SUMMIT VIEW DR

HIGHWAY 42 N

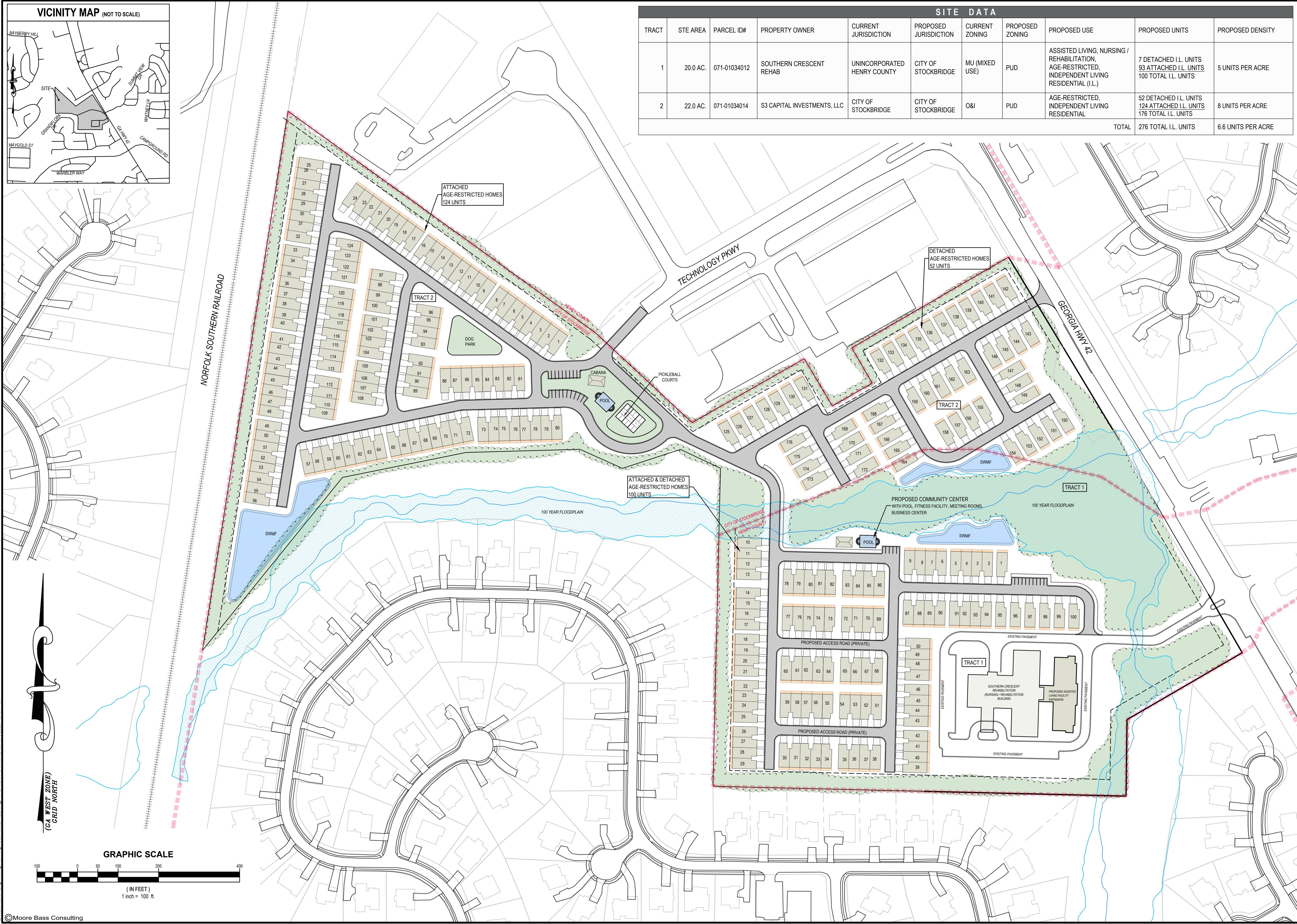
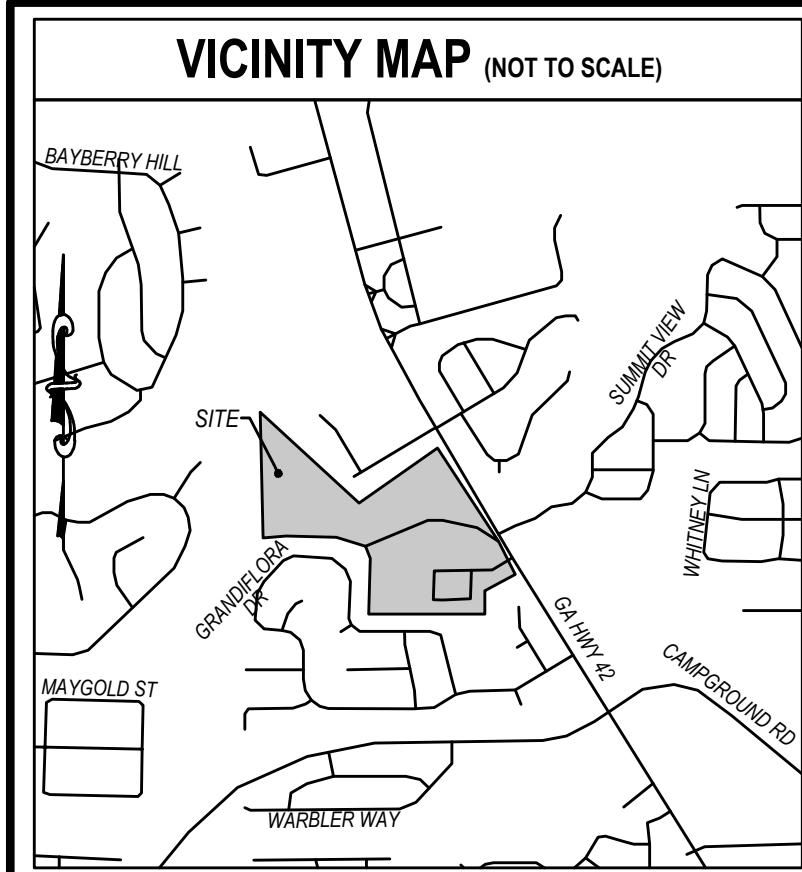
C2

PALMBERG TR

HACKBERRY CT

FRASER CT

TRIPLE TAIL



SITE DATA										
TRACT	STE AREA	PARCEL ID#	PROPERTY OWNER	CURRENT JURISDICTION	PROPOSED JURISDICTION	CURRENT ZONING	PROPOSED ZONING	PROPOSED USE	PROPOSED UNITS	PROPOSED DENSITY
1	20.0 AC.	071-01034012	SOUTHERN CRESCENT REHAB	UNINCORPORATED HENRY COUNTY	CITY OF STOCKBRIDGE	MU (MIXED USE)	PUD	ASSISTED LIVING, NURSING / REHABILITATION, AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL (I.L.)	7 DETACHED I.L. UNITS 93 ATTACHED I.L. UNITS 100 TOTAL I.L. UNITS	5 UNITS PER ACRE
2	22.0 AC.	071-01034014	S3 CAPITAL INVESTMENTS, LLC	CITY OF STOCKBRIDGE	CITY OF STOCKBRIDGE	O&I	PUD	AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL	52 DETACHED I.L. UNITS 124 ATTACHED I.L. UNITS 176 TOTAL I.L. UNITS	8 UNITS PER ACRE
TOTAL									276 TOTAL I.L. UNITS	6.6 UNITS PER ACRE

MB

Moore Bass Consulting, Inc.

• Civil Engineering

• Land Surveying

• Development Consulting

• Landscape Architecture

• Environmental Permitting

www.moorebass.com

TALLAHASSEE • ATLANTA

1350 Keys Ferry Court

McDonough, GA 30253

770.914.9394

PROJECT NAME

SOUTHERN CRESCENT INDEPENDENT LIVING

CLIENT NAME

S3 CAPITAL INVESTMENTS, LLC

REVISIONS

A3501.0002-REZ	DATE	12-15-2021
CONTRACT #		
DRAWN BY	SDM	

SEAL

1350 KEYS FERRY COURT

McDONOUGH, GA 30253

LSF #1172

SHEET TITLE

CONCEPTUAL SITE PLAN

SHEET

1

GA3501.0001 (Engineering/Planning)A3501.0002-REZ.dwg, SITE-NORTH, smore, Jun 01, 2022, 8:13:12am

©Moore Bass Consulting

RESERVED FOR CLERK OF THE SUPERIOR COURT

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

SURVEY ORDERED BY: KHALED EL-SAWI
FIELDWORK COMPLETED ON: 4-28-2021
A SEARCH WAS MADE FOR NGS MONUMENTS AND NONE WERE FOUND WITHIN 500' OF SITE.

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.



Tim L. Miller GA. RLS # 3150 Date: 4-29-2021

SURVEYORS CERTIFICATION:

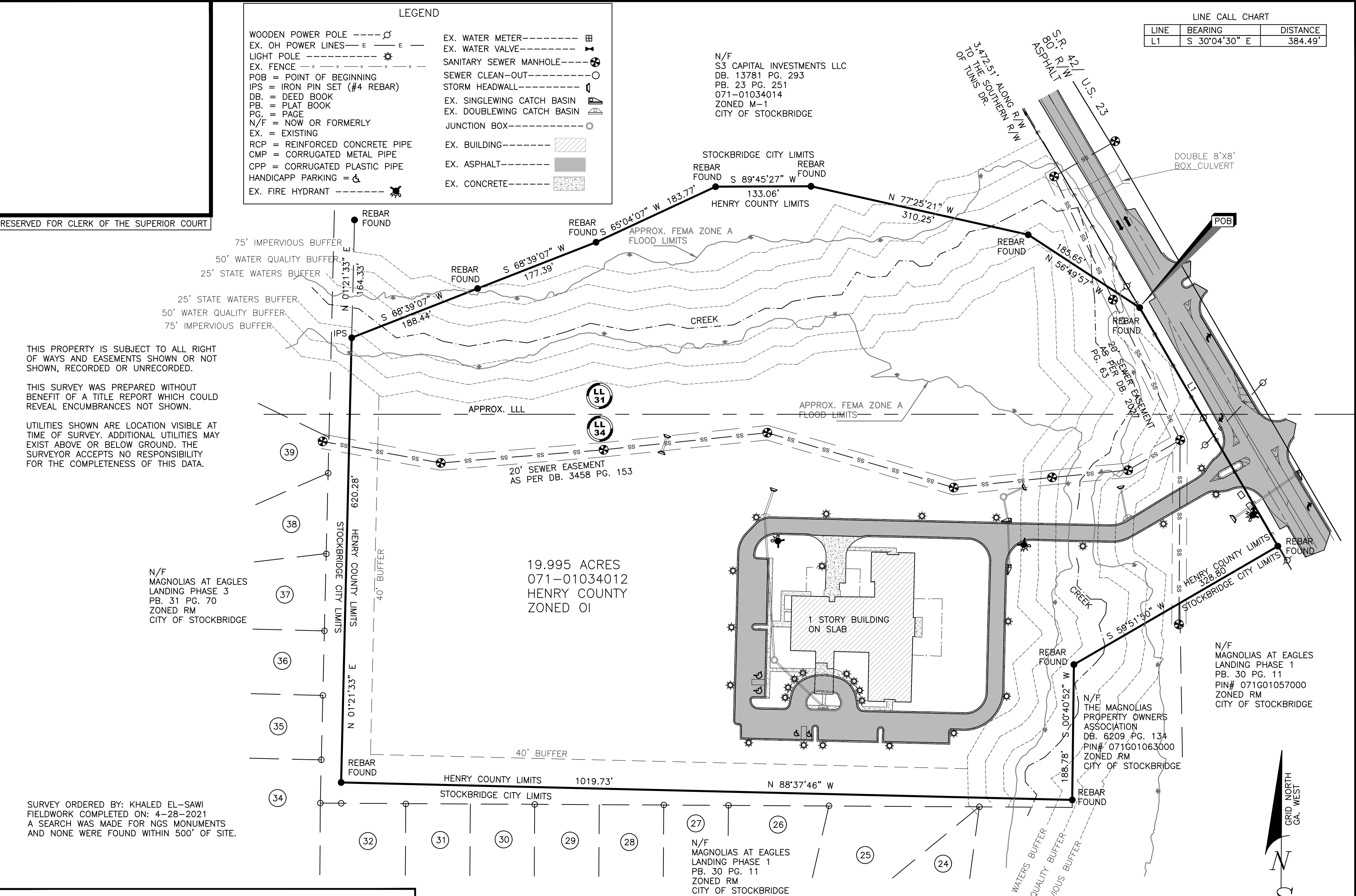
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,985 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
EQUIPMENT USED: TOPCON GTS-313.

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A., A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA (ZONE A) AS PER COMMUNITY - PANEL NUMBER 13151C0156D DATED: OCTOBER 6, 2016

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

GENERAL NOTES:

AREA: 19.995 ACRES
PARCEL: 071-01034012
ZONED OI
MINIMUM LOT AREA= 10,000 SQ.FT. (COUNTY WATER & SEWER)
MINIMUM LOT WIDTH=125'
FRONT SETBACK----- 50'
REAR SETBACK----- 20'
SIDE SETBACK:----- 15'
SEWER AS PER HCWA.
WATER AS PER HCWA



SIBLEY-MILLER
SURVEYING & PLANNING INC.

212 WEST CAMPGROUND RD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com

*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING

BOUNDARY SURVEY

S3 CAPITAL INVESTMENTS LLC
TRACT 2 19.995 ACRES
LAND LOTS 31, & 34,
7th. DISTRICT
HENRY COUNTY, GEORGIA

PROJECT #: **B15008**
BOUNDARY SURVEY
19.995 ACRES

DRAWN BY: TLM
SCALE: 1" = 100'
DATE: 04/29/2021

SHEET: 1 OF 1

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2014 OCT 22 PM 1:30

BK: 13781 PG: 293-299
Filed and Recorded Oct-23-2014 08:51:45AM
DOC#: D2014-023643
Real Estate Transfer Tax Paid \$110.00
0752014007392
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

Return to:
LANE & KARLO, LLP
1827 Powers Ferry Road
Building Five
Atlanta, Georgia 30339

File No: LK144911
Auction #JDA30-7102

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made and entered into this 16th day of October, in the year two thousand fourteen, by and between

HARVEST POINT UNITED METHODIST CHURCH, INC.

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

S3 CAPITAL INVESTMENTS, LLC

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

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, the following described property, to-wit:

All those tracts or parcels of land lying and being in Land Lots 31, 32 and 33, 7th District, Henry County, Georgia, and being more particularly described in Exhibit A, attached hereto and made a part hereof.

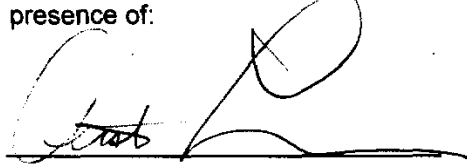
This conveyance is made and authorized in accordance with and pursuant to *The Book of Discipline of the United Methodist Church (2012)*, as set forth and confirmed in and by that certain Certification and Consent, attached hereto and made a part hereof.

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

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

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

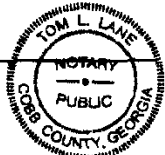
Signed, sealed and delivered in the presence of:



Witness

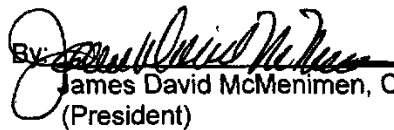


Notary Public



My Commission Expires
October 2, 2018

HARVEST POINT UNITED METHODIST
CHURCH, INC.

By:  (SEAL)
James David McMenimen, Chairman
(President)

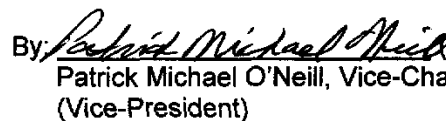
By:  (SEAL)
Patrick Michael O'Neill, Vice-Chairman
(Vice-President)

EXHIBIT A

TRACT I: All that tract or parcel of land lying and being in Land Lots 31, 32 and 33 of the 7th District of Henry County, Georgia, and being 14.169 acres designated as Tract I on a plat of survey prepared for Davis Development, Inc., prepared by Carlton Rakestraw, Jr. of Carlton Rakestraw & Associates, Ga. R.L.S. #2236, dated July 11, 2003, and last revised September 3, 2003, which said plat of survey is incorporated herein and by reference thereto being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin set on the Southwestern right-of-way line of S.R. 42/U.S. 23 (80' R/W), said iron pin being 2,721.51 feet Southeasterly as measured along said right-of-way line from its intersection with the Southern right-of-way line of Tunis Drive; thence leaving said right-of-way line South 59 degrees 56 minutes 54 seconds West 447.09 feet to a ½" R.R. found; thence proceeding South 30 degrees 02 minutes 01 second East 100.14 feet to an iron pin set; thence proceeding South 59 degrees 55 minutes 51 seconds West 113.17 feet to an iron pin set; thence proceeding North 30 degrees 04 minutes 09 seconds West 138.00 feet to a ½" R.R. found; thence proceeding South 59 degrees 55 minutes 51 seconds West 320.47 feet to a ½" R.R. found at the TRUE POINT OF BEGINNING; thence proceeding from said true point of beginning South 23 degrees 24 minutes 14 seconds West 71.99 feet to a ½" R.R. found; thence proceeding South 71 degrees 56 minutes 43 seconds West 150.56 feet to a ½" R.R. found; thence proceeding North 65 degrees 57 minutes 01 second West 115.18 feet to a ½" R.R. found; thence proceeding South 88 degrees 21 minutes 41 seconds West 280.93 feet to a ½" R.R. found; thence proceeding South 78 degrees 36 minutes 17 seconds West 311.03 feet to a ½" R.R. found; thence proceeding South 38 degrees 58 minutes 41 seconds West 549.45 feet to a ½" R.R. found on the Eastern right-of-way line of Southern Railway (150' R/W); thence proceeding along the Eastern right-of-way line of Southern Railway North 09 degrees 06 minutes 42 seconds East 1,345.95 feet to an iron pin set; thence leaving the Eastern right-of-way line of Southern Railway South 54 degrees 14 minutes 16 seconds East 932.52 feet to a ½" R.R. found; thence proceeding South 47 degrees 05 minutes 54 seconds East 325.48 feet to a ½" R.R. found at the TRUE POINT OF BEGINNING.

TRACT II: All that tract or parcel of land lying and being in Land Lot 31 of the 7th District of Henry County, Georgia, and being 7.841 acres designated as Tract II on a plat of survey prepared for Davis Development, Inc., prepared by Carlton Rakestraw, Jr. of Carlton Rakestraw & Associates, Ga. R.L.S. #2236, dated July 11, 2003, and last revised September 3, 2003, which said plat of survey is incorporated herein and by reference thereto being more particularly described as follows:



Henry County Water Authority
Engineering Division

May 23, 2022

Re: Water and Sewer Services - Availability

Proposed Development: **Age Restricted Residential Development**
Property Information: **2125 Hwy 42 North Parcel Nos. 071-01034012, 071-01034014**
LLs 31, 32, 33 & 34; District 7; 42.0+/- acres
Zoning: **PUD**
Sewer Basin: **Walnut Creek**
Watershed Basin: **Big Cotton Indian**

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:	108	psi
Residual:	98	psi
Flow	1570	gpm
Calculated Flow @ 20 psi:	5080	gpm

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

Sewage **treatment** and sewer line **capacity** are available for the property. ***Please note that the proposed layout for the project is in conflict with an existing 8-inch sewer line; consequently, the sewer will have to be relocated at the developer's expense. Additionally, an easement will be required to access the sewer line from Hwy 42 North.***

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 Conceptual Site Plan dated 05/17/22 prepared by Moore Bass Consulting, Inc.

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



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Zoning Ordinance

For

Annexation, Rezoning, and Future Land Use Map Amendment

of

**S3 Capital Investments, LLC
c/o Battle Law, P.C.**

for

19.995 +/- Acres located at PIN #071-01034012, 071-01034014
Highway 42 and Summit View Drive

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 30084
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com



I. LETTER OF INTENT

S3 Capital Investments, LLC (the “Applicant”) is requesting annexation into the Incorporated City of Stockbridge for the rezoning of 19.995 acres of land, which is further described as parcel 071-01034012. The subject property is currently developed under the unincorporated Henry County Office and Institutional and Mixed-Use zoning districts. The applicant is requesting to be rezoned from OI, LI and MU to PUD a companion Future Land Use Map Amendment request to change the land use designation from Light Industrial to High Density Residential.

The subject property will be adjacent to the Southern Crescent Rehabilitation Center, which is zoned Mixed Use. S3 Capital Investments’ proposal includes 52 detached housing units and 124 attached units for an age-restricted independent living community. The applicant is requesting the petition of zoning and other applicable zoning actions to obtain approval and acceptance of the annexation of both parcels of land which will include a total of 276 total units, which 100 of the units will be provided as part of the South Crescent tract that is designated for assisted living, nursing and rehabilitation.

STE AREA	PARCEL ID#	PROPERTY OWNER	CURRENT JURISDICTION	PROPOSED JURISDICTION	CURRENT ZONING	PROPOSED ZONING	PROPOSED USE	PROPOSED UNITS
20.0 AC.	071-01034012	SOUTHERN CRESCENT REHAB	UNINCORPORATED HENRY COUNTY	CITY OF STOCKBRIDGE	MU (MIXED USE)	PUD	ASSISTED LIVING, NURSING / REHABILITATION, AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL (I.L.)	7 DETACHED I.L. UNITS 93 ATTACHED I.L. UNITS 100 TOTAL I.L. UNITS
22.0 AC.	071-01034014	S3 CAPITAL INVESTMENTS, LLC	CITY OF STOCKBRIDGE	CITY OF STOCKBRIDGE	O&I	PUD	AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL	52 DETACHED I.L. UNITS 124 ATTACHED I.L. UNITS 176 TOTAL I.L. UNITS
TOTAL								276 TOTAL I.L. UNITS

The applicant currently has a list of conditions for the proposed development that is being revised for the transition into the City of Stockbridge. This document is currently being drafted and will be submitted as an attachment to this application.

This document is submitted as a Statement of Intent with regard to this Application, preservation of the Applicant’s constitutional rights, and an application of the criteria provided in the Steinberg



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Act to provide a rigorous analysis of the proposed rezoning and land use amendment. A surveyed plat and conceptual site plan of the Subject Property has been filed contemporaneously with the Application, along with other required materials.

II. REVIEW CRITERIA FOR JUSTIFICATION

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property** The zoning proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property.

The Subject Property is abutted by a residential neighborhood to the south. There are commercial-zoned parcels adjacent east and north of the property. The Southern Crescent site is currently developed and the adjacent tract, which is referenced as tract 2 is currently undeveloped with heavy tree coverage throughout the parcel. The proposed use appears to be suitable in view of the surrounding properties as a residential addition to the Highway 42 corridor.

- B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property** The land use amendment and zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

The proposed land use amendment and zoning proposal will allow the Applicant to improve upon the area surrounding the Subject Property by bringing high-quality architectural design, road access through the Subject Property, jobs, and senior services that are in high demand according to the regional market.

- C. Whether the property will be affected by the zoning proposal has a reasonable economic use as currently zoned.**



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The Subject Property does have a reasonable economic use as zoned. However, the land-use amendment and zoning proposal will not change this fact. There is an annexation request which will allow this development to be added to the City of Stockbridge. We believe that this project would best benefit from the regulations established within the City of Stockbridge Zoning Ordinance.

D. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The land use amendment and zoning proposal will not result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

E. Whether the zoning proposal is in conformity with the policy and intent of the land-use plan. The land use amendment and zoning proposal is in conformity with the policy and intent of the land-use plan.

The zoning proposal is appropriate for the simultaneous land use amendment because the assigned land use designation is not compatible as industrial land use. The proposed site will be residential with a low-density yield. The requested change appears to be more conforming with the area given that there are existing residential land uses adjacent to the subject property.

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The Applicant is aware of the conditions that were assigned by Henry County's staff. The applicant intends to carry some of the conditions with some alterations in the



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language that will best suit the development regulations and policies of the City of Stockbridge.



III. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF APPLICANT'S CONSTITUTIONAL RIGHTS

The portions of the City of Stockbridge Ordinance, facially and as applied to the Subject Property, which restricts or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and



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Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City Council/ Commission to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted. The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property.

This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the City an opportunity to revise the Property to a constitutional classification. If action is not



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taken by the City to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the City on notice that it may elect to file a claim in the Superior Court of Henry County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

The portions of the City of Stockbridge Ordinance, facially and as applied to the Subject Property, which restricts or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in



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violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal to allow the special land use permit in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution

IV. Conclusion

Thank you for your consideration for this project. The applicant is more than willing to provide any additional documents and supporting details. For the foregoing reasons, the Applicant respectfully requests that the simultaneous Annexation, Land Use Amendment, and Rezoning application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 1st day of June 2022.

Respectfully submitted,

Michele L. Battle, Esq. Attorney for the Applicant

c/o Tyler McSwain, Senior Urban Planner







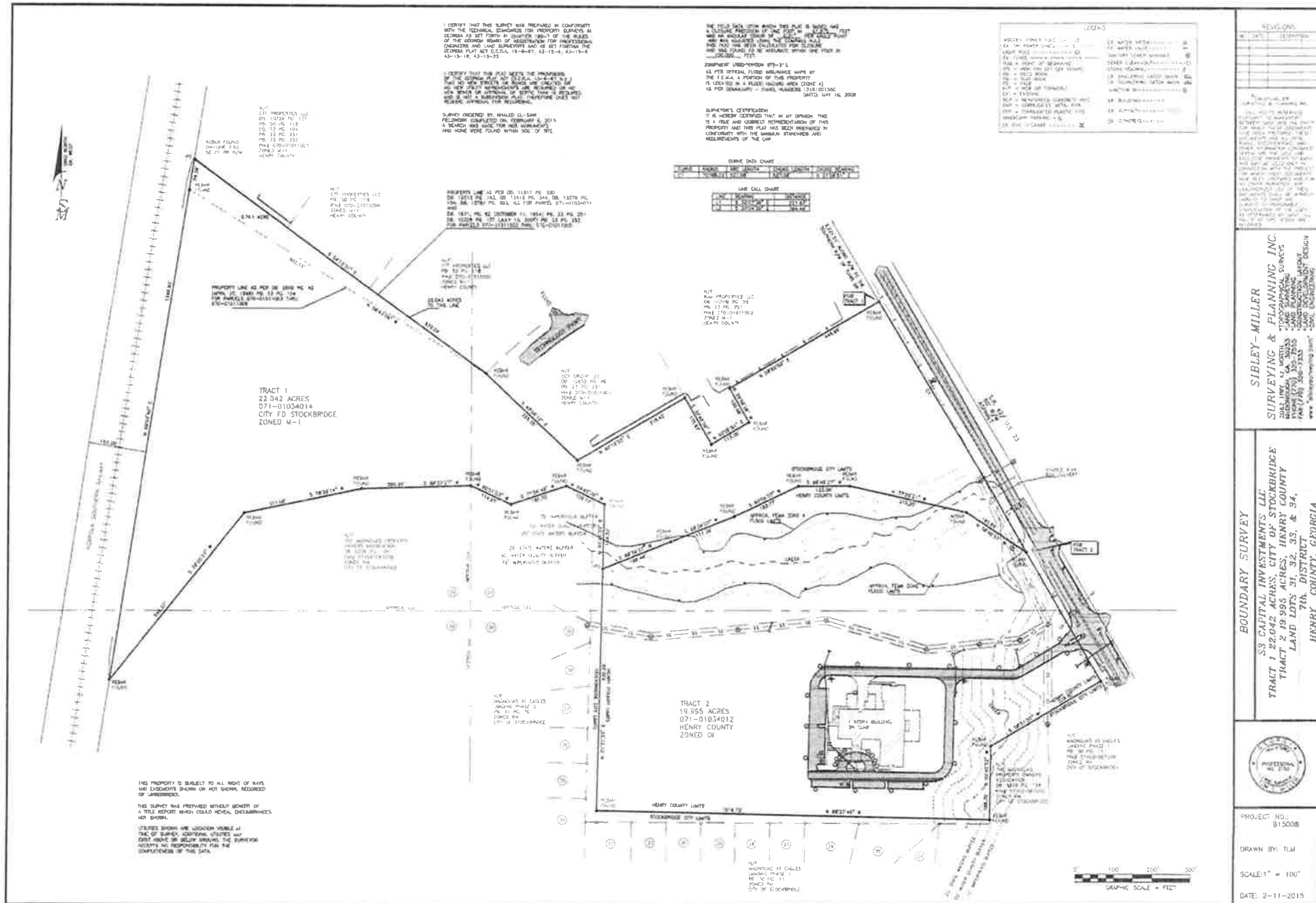
Overview



Legend

- Parcels
- Roads

Parcel ID	071-01034014	Class	I	Owner	S3 CAPITAL	Land					
Property		Acreage	22.01	Address	INVESTMENTS LLC	Value:	\$649,400				
Address					2125 HIGHWAY 42 N	Building	\$0	Last 2 Sales			
District	City/Stockbridge				MCDONOUGH GA	Value:		Date	Price	Reason	Qual
					30253	Misc	\$0	10/16/2014	\$110,000	OTHER	U
						Value:		5/19/2014	\$0	FAMLY/GIFT	U
						Total	\$649,400				
						Value:					

[illegible]

1. The first step is to identify the problem. This involves understanding the symptoms and the context in which they are occurring.

SIBLEY-MILLER
SURVEYING & PLANNING INC.
2042 HWY. 42, NORTH
PIEDMONT, ALA. 35293
PHONE (205) 353-7550
FAX (205) 358-1333
*** Sibley-Miller Surveying, Inc. ***

BOUNDARY SURVEY
S3 CAPITAL INVESTMENTS, LLC
TRACT 1 22042 ACRES, CITY OF STOCKBRIDGE
TRACT 2 19-985 ACRES, HENRY COUNTY
LAND LOTS 31, 32, 33, & 34,
7th DISTRICT
HENRY COUNTY, GEORGIA



PROJECT NO.: B15008

DRAWN BY: TLM

SCALE: 1" = 100'

DATE: 2-11-2015



SITE DATA										
TRACT	STE AREA	PARCEL ID#	PROPERTY OWNER	CURRENT JURISDICTION	PROPOSED JURISDICTION	CURRENT ZONING	PROPOSED ZONING	PROPOSED USE	PROPOSED UNITS	PROPOSED DENSITY
1	20.0 AC	071-01034012	SOUTHERN CRESCENT REHAB	UNINCORPORATED HENRY COUNTY	CITY OF STOCKBRIDGE	MU (MIXED USE)	PUD	ASSISTED LIVING / NURSING / REHABILITATION / AGE RESTRICTED INDEPENDENT LIVING RESIDENTIAL (I, I.)	7 DETACHED I.L. UNITS 93 ATTACHED I.L. UNITS 100 TOTAL I.L. UNITS	5 UNITS PER ACRE
2	22.0 AC	071-01034014	S3 CAPITAL INVESTMENTS, LLC	CITY OF STOCKBRIDGE	CITY OF STOCKBRIDGE	OSI	PUD	AGE-RESTRICTED INDEPENDENT LIVING RESIDENTIAL	52 DETACHED I.L. UNITS 124 ATTACHED I.L. UNITS 176 TOTAL I.L. UNITS	8 UNITS PER ACRE
TOTAL									276 TOTAL I.L. UNITS	6.6 UNITS PER ACRE



Moore Bass Consulting, Inc.
 • Civil Engineering
 • Land Surveying
 • Development Consulting
 • Landscape Architecture
 • Environmental Permitting
 www.moorebass.com
 TALLAHASSEE • ATLANTA
 1350 Keys Ferry Court
 McDonough, GA 30253
 770.914.9394

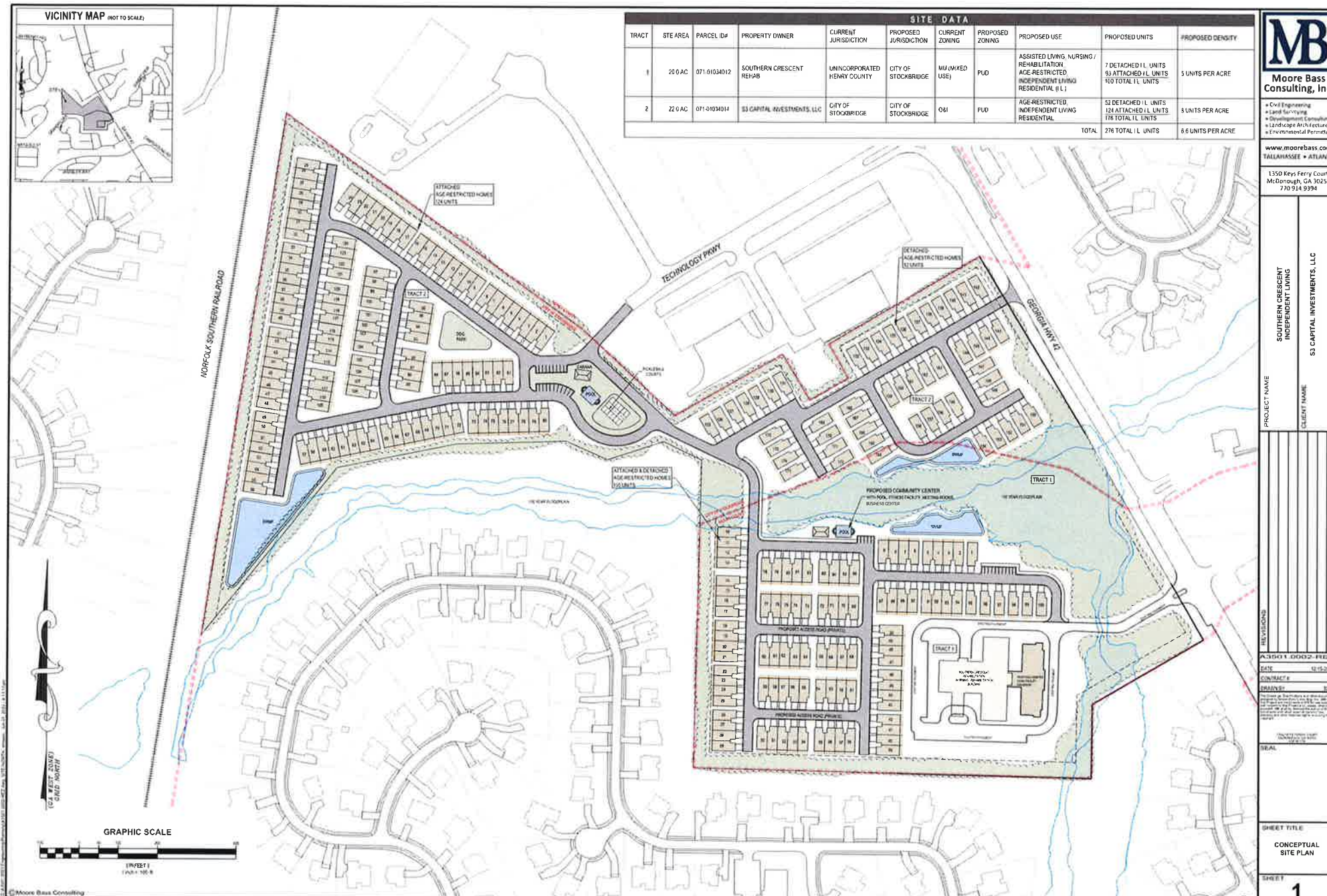
PROJECT NAME
 SOUTHERN CRESCENT
 INDEPENDENT LIVING
 CLIENT NAME
 S3 CAPITAL INVESTMENTS, LLC

REVISIONS
NO. 1
DATE
CONTRACT #
DRAWN BY
CHECKED BY
DATE

REAL

SHEET TITLE
 CONCEPTUAL
 SITE PLAN

SHEET
 1







Henry County Water Authority
Engineering Division

May 23, 2022

Re: Water and Sewer Services - Availability

Proposed Development: **Age Restricted Residential Development**
Property Information: **2125 Hwy 42 North Parcel Nos. 071-01034012, 071-01034014**
LLs 31, 32, 33 & 34; District 7; 42.0+/- acres
Zoning: **PUD**
Sewer Basin: **Walnut Creek**
Watershed Basin: **Big Cotton Indian**

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:	108	psi
Residual:	98	psi
Flow	1570	gpm
Calculated Flow @ 20 psi:	5080	gpm

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

Sewage treatment and sewer line capacity are available for the property. ***Please note that the proposed layout for the project is in conflict with an existing 8-inch sewer line; consequently, the sewer will have to be relocated at the developer's expense. Additionally, an easement will be required to access the sewer line from Hwy 42 North.***

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 Conceptual Site Plan dated 05/17/22 prepared by Moore Bass Consulting, Inc.

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



Where Community Connects

4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

- Citizens provide a great insight and knowledge to City government. An avenue that the City of Stockbridge uses to get this insight is through the various Boards and Committees. The members of the Boards and Committees make decisions and submit recommendations to the City of Stockbridge Mayor and Council. Applicants complete a questionnaire that will assist the Mayor and Council in the review process in determining applicant eligibility requirements and qualifications for Board or Committee membership.

Questions to consider before applying for membership on a Board or Commission:

- Do I fully understand what this Board, Committee or Commission expects from me?
- Am I committed to the goals and mission of this Board, Committee or Commission?
- Can I afford the demands on my time, resources and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled Board, Committee or Commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the Board, Committee or Commission?
- Am I willing to participate in necessary Board, Committee or Commission training, education and development activities that will improve my effectiveness in my position?
- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: Cathy Plummer Hill

Occupation: President Employer: The Plummer-Hill Group, LLC.

Home Address: _____ City: Stockbridge Zip: 30253

Home Phone: (_____) n/a Home E-Mail: _____

Work Phone: (_____) n/a Work E-Mail: dochill@plummer-hill.com

Cell Phone: (_____) _____ Preferred E-Mail: ☐ Home ☒ Work

Name and address of the business entity you own/operate, located within the city limits of Stockbridge (if applicable)

The Plummer-Hill Group, LLC 735 Bethpage Drive Stockbridge, GA 30253

City of Stockbridge

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? The Citywide Development Authority
If applying for the Main Street Advisory Board, which position? _____
(See positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? 5 Years 0 Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application.
Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

- g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Stockbridge
☐ Yes ☒ No If yes, please explain:

- h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☐ Yes ☒ No
If yes, please explain:

City of Stockbridge

BOARD, COMMITTEE OR COMMISSION APPLICATION

- i) Please briefly explain your reasons for wishing to serve on the Board or Commission you select:

I am honored to request consideration for service on the Stockbridge Citywide Development Authority. I am excited about the City of Stockbridge's vision to create a legacy of sustained prosperity through quality growth. Economic development is critical to the creation of wealth, quality education, healthy lifestyles and safe communities. I have experience serving as a leader in industry, development authorities, higher education institutions and statewide organizations that are foundations of the ecosystem required for quality economic growth. I have provided executive leadership for a Fortune 100 company in real estate, engineering, customer service, construction and external affairs throughout the state of Georgia. As an entrepreneur, I

- j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☐ Yes ☒ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

- k) Please attach a Resume of Qualifications for the Board position for which you are applying.

APPLICANT STATEMENT

I understand that I am applying for appointment to a Board, Committee or Commission office of the City of Stockbridge that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I always agree to comply with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge. I understand a Criminal Background Check will be completed if I am considered to go before the Mayor & Council prior to being appointed. Members who qualify for elected office shall be removed from the Board/Commission of which they serve.

Signature of City Clerk
Cathy Plummer Hill
Exp: 12/28/2022

Signature

Cathy Plummer Hill

Printed Name

07/28/2022

Date

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov

City of Stockbridge

BOARD, COMMITTEE AND COMMISSION INFORMATION

Council on Aging (COA) The Henry County Council on Aging is a 501(c)(3) non-profit organization made up of nineteen (19) volunteers who serve as directors. Directors are selected by each County Commissioner and City Council members of the four cities. The COA's primary objective is to support programs that serve Henry County senior citizens. Supported programs include Meal-on-Wheels, Nutrition Supplements, In-Home Services, Senior Centers, and Volunteer Activities. The council members serve as advocates on behalf of the senior citizens of Henry County. The COA's primary fundraising event is the Miles-for-Meals Campaign which is held annually on the first Saturday in May. To be eligible to serve as a representative for the City of Stockbridge, an applicant must reside within the city limits of Stockbridge. Term is one (1) year and member is eligible for re-appointment.

Downtown Development Authority (DDA) The DDA's mission is to oversee the revitalization and redevelopment of the central business district and to develop and promote for the public good and general welfare, trade, commerce, industry and employment opportunities. The DDA is comprised of seven (7) members who are:

- (1) a taxpayer residing in the municipal corporation for which the authority is created; or
- (2) an owner or operator of a business located within the downtown development area and a taxpayer residing in the county in which is located the City of Stockbridge; (one such director may be a member of the governing body of the City of Stockbridge and not less than four shall be or represent a party who has an economic interest in the redevelopment and revitalization of the downtown development area defined herein).
- (3) one director who resides outside the county; in which the City of Stockbridge is located, provided, that director owns a business within the downtown development area and is a resident of the State of Georgia; or own and operate a business within the city. Four of the members must have a specific economic interest in the downtown area. The members are appointed by the Mayor and Council, and each serve 4-year terms and are eligible for re-appointment.

Regular Meetings are held the 3rd Tuesday of each month (or as necessary) --

Public Facilities Authority (PFA) which shall be deemed to be a political subdivision of the state and a public corporation. Such corporation shall be separate and distinct from any public corporation or other entity heretofore created by the General Assembly and shall be an instrumentality of the state exercising governmental and proprietary powers. The authority is created for the purpose of promoting the public good and general welfare of the citizens of the city and of the state and financing and providing facilities, equipment, and services within the city, for sale to, lease or sublease to, or operation by any public body or any private person. In connection with the exercise of any of its powers, the members of the authority may make findings or determinations that the exercise of its powers as proposed will promote the public good and general welfare, and assist public bodies in providing facilities, equipment, and services in the city, and such findings or determinations, if made, shall be conclusive and binding and shall not be subject to review. Three members shall be persons residing in the City of Stockbridge; Four members shall be persons residing in Henry County who possess specific experience, knowledge, or professional expertise in the field of banking, finance, real estate development, community development, or another area of expertise related to economic development. To be eligible for appointment as a member of the authority, a person shall be at least 21 years of age and a resident of Henry County for at least two years prior to the date of his or her appointment and shall not have been a convicted felon. The mayor or any member of the city council may be appointed to serve as one of the seven members of the authority. Meetings are held as needed. The members are appointed by the Mayor and Council, and each serve 4-year terms and are eligible for re-appointment.

BOARD, COMMITTEE AND COMMISSION INFORMATION

Planning Commission formerly known as the Zoning Advisory Board (ZAB) The Planning Commission is an advisory body to the City Council, which is responsible for directing the short and long-range growth and development of the city through maintenance and implementation of the City's General Land Use and Development Plans. The Commission is composed of (6) six members who shall be residents of the City, serve with compensation and shall be appointed upon the basis of the majority of the City Council. Commissioners shall serve a four-year term with a maximum of two full consecutive terms. Commissioner shall not hold any other public office or position with the City of Stockbridge. Planning Commission meetings are held on the 4th Thursday of every month at 6:30 p.m., with a called meeting taking place in a rare circumstance.

Board of Ethics consists of five (5) residents of the city to be appointed as follows: the mayor shall appoint one (1) resident; and the council members, exclusive of the mayor and by an affirmative vote of the majority of its members, shall appoint three (3) residents. The mayor shall appoint a fifth member, said appointment to be confirmed by the city council. The third member of the board of ethics and all shall serve a two-year term. In the event of a vacancy due to resignation, death, incapacity, disqualification or removal for cause, the appointing party (i.e., the mayor or the council) shall appoint a new qualified resident to fill the remainder of the term. No person shall serve on the board of ethics if the person has or has had within the preceding one (1) year period, any interest in any contract or contracting opportunity with the city or has been employed by the city. Members of the board of ethics with any permit or rezoning application pending before the city, or any pending or potential litigation against the city or any city official charged in the complaint shall be disqualified from serving on the board of ethics for that complaint. An alternative member of the board of ethics shall be selected in the same manner as the disqualified individual. No person shall serve on the board of ethics who has been convicted of a felony involving moral turpitude in this state or in any other state, unless such person's civil rights have been restored and at least ten (10) years have elapsed from the date of the completion of the sentence without a subsequent conviction of another felony involving moral turpitude. No person shall serve on the board of ethics who is less than twenty-one (21) years of age, who holds a public elective office, who is physically or mentally unable to discharge the duties of a member of the board of ethics, or who is not qualified to be a registered voter in the City of Stockbridge. Term is two (2) years and members are eligible for re-appointment. Meetings are held as needed.

Historic Preservation Commission – In the support and furtherance of its findings and determination that the historical, cultural and aesthetic heritage of the City of Stockbridge is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity and general welfare of the people. To stimulate revitalization of the business districts and historic neighborhoods and to protect and enhance local historic and aesthetic attractions to tourists and thereby promote and stimulate business. To enhance the opportunities for federal or state tax benefits under relevant provisions of federal or state law. To provide for the designation, protection, preservation and rehabilitation of historic properties and districts and to participate in federal or state programs to do the same. The Commission shall consist of five (5) members appointed by the mayor and ratified by the City Council. All members shall be residents of Stockbridge and shall be persons who have demonstrated special interest, experience or education in history, architecture or the preservation of historic resources. To the extent available in the City, at least three (3) members shall be appointed from among professionals in the disciplines of architecture, history, architectural history, planning, archaeology or related professions. Members shall serve three-year terms. Members may not serve more than two (2) consecutive terms. In order to achieve staggered terms, initial appointments shall be: one (1) member for one (1) year; two (2) members for two (2) years; and two (2) members for three (3) years. Members shall not receive a salary, although they may be reimbursed for expenses.

City of Stockbridge

BOARD, COMMITTEE AND COMMISSION INFORMATION

Youth Council Advisory Committee is to make recommendations to Council based on the following Terms of Reference;

1. To identify and advise on youth issues in the City of Stockbridge.
 2. To advise Council on the development of policies that are responsive to the needs of youth.
 3. To consult with local youth and provide feedback and results of consultations to Council.
 4. To assist in the ongoing development and delivery of youth-targeted projects and programs.
 5. To create opportunities for youth leadership development by acting as a resource for youth activities.
- The committee consists of (12) twelve members who reside in the City of Stockbridge or Henry County and serve a 2-year term. Meetings are held on the 3rd Tuesday at 6: 30 p.m.

Main Street Advisory Board — The Stockbridge Main Street Program is a community-driven initiative that focuses on conscientious revitalization of the Historic Downtown area. Based on the [*Main Street Four-Point Approach™*](#) which explores the four areas of Downtown **Design, Economic Restructuring, Promotion and Organization**, the underlying premise of the Main Street concept is to encourage economic development, within the context of historic preservation, in ways that are appropriate for today's marketplace. Main Street programs across the nation advocate a return to community self-reliance, local empowerment, and the rebuilding of traditional commercial districts based on their unique assets—distinctive architecture, a pedestrian-friendly environment, personal service, local ownership, and a sense of community. The Main Street Advisory Board is comprised of 11 members and will meet once per month (or as necessary). Each Board Member must agree to serve on at least one committee.

Position	Status	Term	Term Notes
City Council Member	Ex officio ¹ Board Member	Term of Service	Can be reappointed based on the calendar year, and approval by the City Council
Representative from the Downtown Development Authority	Ex Officio Member	Term of Service	Can be reappointed by the organization, then approved by the City Council.
3 - Stockbridge Residents [added to further ensure a truly representative cross-section of the existing Stockbridge community.]	Regular Board Member	2 years	Can be reappointed by City Council
2 - Stockbridge Business or Property Owners / Operators (Within the Main Street District)	Regular Board Member	3 years	Can be reappointed by City Council
2- Stockbridge Business or Property Owners / Operators (Outside of the Main Street District)	Regular Board Member	2 years	Can be reappointed by City Council
Architect, Contractor, Interior Designer, <u>or</u> Landscape Architect (Henry County-based)	Regular Board Member	2 years	Can be reappointed by City Council
Representative from a Stockbridge-based Arts Organization	Regular Board Member	2 years	Can be reappointed by the organization, then approved by the City Council.
Representative from a Stockbridge-based financial institution	Regular Board Member	2 years	Can be reappointed by the financial institution, then approved by the City Council.
Representative from the Stockbridge Business Association or other city-recognized business organization	Regular Board Member	2 years	Can be reappointed by the Business Organization, then approved by the City Council

City of Stockbridge

Main Street Advisory Board Offices² President Vice-President Secretary

¹ An Ex-Officio Board Member serves on the Board because of another office or position that he/she currently holds. The term is Latin, meaning literally "from the office", and the sense intended is "by right of office." Ex Officio members are afforded the same rights as regular Board members, including debate, making formal motions, and voting.

² There is no need for a separate position of Treasurer – City Finance Team will handle financial needs.

Citywide Development Authority (DA) The work of development authorities is crucial for the ability for local government to create a legacy of sustained prosperity and requires strong leadership from board members, staff, and elected officials. The Citywide Development Authority is a (7) seven-member authority consisting of (3) residents of the City (1) of those being a member of the Governing Body and (4) members to be Henry County Residents with subject-matter expertise such as attorneys, realtors, developers, and zoning experts. The directors shall be taxpayers residing in the county or municipal corporation for which the authority is created, and their successors shall be appointed as provided by the resolution provided for in Code Section 36-62-4

PROCEDURES FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

- 1) Approximately four weeks before the end of a Board or Commission term, the City Clerk will notify the Mayor and Council and the members of the Board or Committee affected of the positions and citizens whose terms will be expiring. The City Clerk shall also notify the Mayor and Council of vacancies created on a board/commission.
- 2) The City Clerk will cause this information to be posted via the City's website, social media pages, bulletin board, printed newsletter, or other means to inform the residents in the city. This notice will also include qualifications (if any) to serve. Vacancies will be posted for a minimum of 45 days, or until filled.
- 3) Applications shall be sent to the City Clerk. The Mayor and Council may interview candidates at its discretion. The Mayor and Council retain all responsibilities and rights to select candidates, nominate and confirm appointments as required by City Ordinance.
- 4) After any appointment, the new Board or Commission member, as well as the other members of that Board or Commission will receive notice of the appointment by the City Clerk.



4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

Citizens provide a great insight and knowledge to City government. An avenue that the City of Stockbridge uses to get this insight is through the various Boards and Commissions of the City of Stockbridge. The members of the Boards and Commissions make decisions and help recommend and review policies for the City of Stockbridge and its Mayor and Council. This questionnaire will assist the Mayor and Council in the review process and in determining applicant eligibility requirements and qualifications for Board or Commission membership.

Questions to consider before applying for membership on a Board or Commission:

- Do I fully understand what this Board, Committee or Commission expects from me?
- Am I committed to the goals and mission of this Board, Committee or Commission?
- Can I afford the demands on my time, resources and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled Board, Committee or Commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the Board, Committee or Commission?
- Am I willing to participate in necessary Board, Committee or Commission training, education and development activities that will improve my effectiveness in my position?
- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: Ariel Shaw

Occupation: President Employer: Southern Crescent Women In Business Inc

Home Address: 154 Surge Stone Lane City: Stockbridge Zip: 30281

Home Phone: () Home E-Mail: _____

Work Phone: () Work E-Mail: ariel@scwibga.org

Cell Phone: () Preferred E-Mail: ☒ Home ☐ Work

Name and address of the business entity you own/operate, located within the city limits of Stockbridge (if applicable)

AS Consulting LLC /Southern Crescent Women In Business

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? Citywide Development Authority
- If applying for the Main Street Advisory Board, which position? _____
(see positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? 10 Years 0 Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the City? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application. Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

NA

- g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Stockbridge
☐ Yes ☒ No If yes, please explain:

- h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☐ Yes ☒ No
If yes, please explain:

City of Stockbridge

BOARD, COMMITTEE OR COMMISSION APPLICATION

- i) Please briefly explain your reasons for wishing to serve on the Board or Commission you select:

I would like to serve my community by ensuring that we are bringing quality economic growth to our city.

- j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☐ Yes ☒ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

- k) **Please attach a Resume of Qualifications for the Board position for which you are applying.**

APPLICANT STATEMENT

I understand that I am applying for appointment to a Board, Committee or Commission office of the City of Stockbridge that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I always agree to comply with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge. I understand a Criminal Background Check will be completed if I am considered to go before the Mayor & Council prior to being appointed.


Key: 03a5420844be437047e021401a77

Signature

Ariel Shaw, MBA

Printed Name

01/24/2022

Date

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov

BOARD, COMMITTEE AND COMMISSION INFORMATION

Council on Aging (COA) The Henry County Council on Aging is a 501(c)(3) non-profit organization made up of nineteen (19) volunteers who serve as directors. Directors are selected by each County Commissioner and City Council members of the four cities. The COA's primary objective is to support programs that serve Henry County senior citizens. Supported programs include Meal-on-Wheels, Nutrition Supplements, In-Home Services, Senior Centers, and Volunteer Activities. The council members serve as advocates on behalf of the senior citizens of Henry County. The COA's primary fundraising event is the Miles-for-Meals Campaign which is held annually on the first Saturday in May. To be eligible to serve as a representative for the City of Stockbridge, an applicant must reside within the city limits of Stockbridge. Term is one (1) year and member is eligible for re-appointment.

Downtown Development Authority (DDA) The DDA is comprised of seven (7) members who are:

(1) a taxpayer residing in the municipal corporation for which the authority is created; or

(2) an owner or operator of a business located within the downtown development area and a taxpayer residing in the county in which is located the City of Stockbridge; (one such director may be a member of the governing body of the City of Stockbridge and not less than four shall be or represent a party who has an economic interest in the redevelopment and revitalization of the downtown development area defined herein).

(3) one director who resides outside the county; in which the City of Stockbridge is located, provided, that director owns a business within the downtown development area and is a resident of the State of Georgia; or own and operate a business within the city. Four of the members must have a specific economic interest in the downtown area. The members are appointed by the Mayor and Council and each serve 4-year terms and are eligible for re-appointment.

Public Facilities Authority (PFA) Three members shall be persons residing in the City of Stockbridge; Four members shall be persons residing in Henry County who possess specific experience, knowledge, or professional expertise in the field of banking, finance, real estate development, community development, or another area of expertise related to economic development. To be eligible for appointment as a member of the authority, a person shall be at least 21 years of age and a resident of Henry County for at least two years prior to the date of his or her appointment and shall not have been a convicted felon. The mayor or any member of the city council may be appointed to serve as one of the seven members of the authority.

Development Authority (DA) A seven-member authority consisting of taxpayers residing in the City of Stockbridge.

Planning Commission formerly known as the Zoning Advisory Board (ZAB) The Planning Commission is an advisory body to the City Council, which is responsible for directing the short and long-range growth and development of the City through maintenance and implementation of the City's General Land Use and Development Plans. The Commission is composed of (6) six members who shall be residents of the City, serve with compensation and shall be appointed upon the basis of the majority of the City Council. Commissioners shall serve a four-year term with a maximum of two full consecutive terms. Commissioner shall not hold any other public office or position with the City of Stockbridge.

City of Stockbridge

Board of Ethics – The Board of Ethics consists of three (3) residents of the city to be appointed as follows: the mayor shall appoint one (1) resident; and the council members, exclusive of the mayor and by an affirmative vote of the majority of its members, shall appoint two (2) residents. The mayor shall nominate a fifth member, said appointment to be confirmed by the city council. No person shall serve on the board of ethics if the person has or has had within the preceding one (1) year period, any interest in any contract or contracting opportunity with the city or has been employed by the city. No person shall serve on the board of ethics who has been convicted of a felony involving moral turpitude in this state or in any other state, unless such person's civil rights have been restored and at least ten (10) years have elapsed from the date of the completion of the sentence without a subsequent conviction of another felony involving moral turpitude. No person shall serve on the board of ethics who is less than twenty one (21) years of age, who holds a public elective office, who is physically or mentally unable to discharge the duties of a member of the board of ethics, or who is not qualified to be a registered voter in the City of Stockbridge.

Historic Preservation Commission – In the support and furtherance of its findings and determination that the historical, cultural and aesthetic heritage of the City of Stockbridge is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity and general welfare of the people. To stimulate revitalization of the business districts and historic neighborhoods and to protect and enhance local historic and aesthetic attractions to tourists and thereby promote and stimulate business. To enhance the opportunities for federal or state tax benefits under relevant provisions of federal or state law. To provide for the designation, protection, preservation and rehabilitation of historic properties and districts and to participate in federal or state programs to do the same.

The Commission shall consist of five (5) members appointed by the Mayor and ratified by the City Council. All members shall be residents of Stockbridge and shall be persons who have demonstrated special interest, experience or education in history, architecture or the preservation of historic resources. To the extent available in the City, at least three (3) members shall be appointed from among professionals in the disciplines of architecture, history, architectural history, planning, archaeology or related professions. Members shall serve three-year terms. Members may not serve more than two (2) consecutive terms. In order to achieve staggered terms, initial appointments shall be: one (1) member for one (1) year; two (2) members for two (2) years; and two (2) members for three (3) years. Members shall not receive a salary, although they may be reimbursed for expenses.

Main Street Advisory Board — The Stockbridge Main Street Program is a community-driven initiative that focuses on conscientious revitalization of the Historic Downtown area. Based on the *Main Street Four-Point Approach™* which explores the four areas of Downtown **Design, Economic Restructuring, Promotion and Organization**, the underlying premise of the Main Street concept is to encourage economic development, within the context of historic preservation, in ways that are appropriate for today's marketplace. Main Street programs across the nation advocate a return to community self-reliance, local empowerment, and the rebuilding of traditional commercial districts based on their unique assets—distinctive architecture, a pedestrian-friendly environment, personal service, local ownership, and a sense of community. The Main Street Advisory Board is comprised of 13 members and will meet once per month (or as necessary). Each Board Member must agree to serve on at least one committee.

Main Street Advisory Board Offices¹ President Vice-President Secretary

¹ An Ex-Officio Board Member serves on the Board because of another office or position that he/she currently holds. The term is Latin, meaning literally "from the office", and the sense intended is "by right of office." Ex Officio members are afforded the same rights as regular Board members, including debate, making formal motions, and voting.

² There is no need for a separate position of Treasurer – City Finance Team will handle financial needs.

City of Stockbridge

Position	Status	Term	Term Notes
City Council Member	Ex officio¹ Board Member	Term of Service	Can be reappointed based on the calendar year, and approval by the City Council
Representative from the Downtown Development Authority (DDA)	Ex Officio Board Member	Term of Service	Can be reappointed by the organization, then approved by the City Council.
3 - Stockbridge Residents [added to further ensure a truly representative cross-section of the existing Stockbridge community.]	Regular Board Member	2 years	Can be reappointed by the City Council
2 - Stockbridge Business or Property Owners / Operators (Within the Main Street District)	Regular Board Member	3 years	Can be reappointed by the City Council
2- Stockbridge Business or Property Owners / Operators (Outside of the Main Street District)	Regular Board Member	2 years	Can be reappointed by the City Council
Architect, Contractor, Interior Designer, <u>or</u> Landscape Architect (Henry County-based)	Regular Board Member	2 years	Can be reappointed by the City Council
Representative from a Stockbridge-based Arts Organization	Regular Board Member	2 years	Can be reappointed by the organization, then approved by the City Council.
Representative from a Stockbridge-based financial institution	Regular Board Member	2 years	Can be reappointed by the financial institution, then approved by the City Council.
Representative from the Stockbridge Association of Businesses (SAB) or other City-recognized Stockbridge Business organization.	Regular Board Member	2 years	Can be reappointed by the SAB (or other organization), then approved by the City Council.

PROCEDURES FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

- 1) Approximately four weeks before the end of a Board or Commission term, the City Manager will notify the Mayor and Council and the members of the Board or Committee affected of the positions and citizens whose terms will be expiring.
- 2) The City Manager will cause this information to be posted via the City's bulletin board, printed newsletter or other means to inform the residents in the city. This notice will also include qualifications (if any) to serve. The Mayor and Council will set the timeframe for the acceptance of applicants.
- 3) Applications shall be sent to the City Clerk. The Mayor and Council may interview candidates at its discretion. The Mayor and Council retain all responsibilities and rights to select candidates, nominate and confirm appointments as required by City Ordinance.
- 4) After any appointment, the new Board or Commission member, as well as the other members of that Board or Commission will receive notice of the appointment.

Vanessa Holiday

From: Ariel Shaw, MBA <arielshaw.org@gmail.com>
Sent: Monday, July 11, 2022 5:57 PM
To: Vanessa Holiday
Subject: Re: DDA

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Vanessa!

Please keep my application with the Citywide Development Authority. I have been alerted that this board is now moving forward. Again, if you would please keep disregard the request to move my current application from the Citywide Authority to the DDA, I would appreciate it. Thank you so much.

On Wed, Jul 6, 2022 at 3:15 PM Ariel Shaw, MBA <arielshaw.org@gmail.com> wrote:
Good afternoon,

Please consider my application for the DDA to serve my city.

Thank you,

--

Ariel Shaw, MBA

Serving GA, SC, and Washington, DC.

p: (678) 554-5210

w: www.arielshaw.com

w: www.arielshawconsulting.com

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--

Ariel Shaw, MBA

Serving GA, SC, and Washington, DC.



4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

- Citizens provide a great insight and knowledge to City government. An avenue that the City of Stockbridge uses to get this insight is through the various Boards and Committees. The members of the Boards and Committees make decisions and submit recommendations to the City of Stockbridge Mayor and Council. Applicants complete a questionnaire that will assist the Mayor and Council in the review process in determining applicant eligibility requirements and qualifications for Board or Committee membership.

Questions to consider before applying for membership on a Board or Commission:

- Do I fully understand what this Board, Committee or Commission expects from me?
- Am I committed to the goals and mission of this Board, Committee or Commission?
- Can I afford the demands on my time, resources and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled Board, Committee or Commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the Board, Committee or Commission?
- Am I willing to participate in necessary Board, Committee or Commission training, education and development activities that will improve my effectiveness in my position?
- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: Tisha Simon, MBA

Occupation: Entrepreneur / Human Resources Employer: Self / Luxport Worldwide Limo Co.

Home Address: 165 Springvalley Way City: Stockbridge Zip: 30281

Home Phone: () Home E-Mail:

Work Phone: () Work E-Mail:

Cell Phone: () Preferred E-Mail: ☒ Home ☐ Work

Name and address of the business entity you own/operate, located within the city limits of Stockbridge (if applicable)

N/A

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? DDA or Ethics Committee
- If applying for the Main Street Advisory Board, which position? _____
(See positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? 0 Years 6 Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application.
Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:
- N/A
-
- g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Stockbridge
☐ Yes ☒ No If yes, please explain:
- N/A
-
- h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☐ Yes ☒ No
If yes, please explain:
-

City of Stockbridge

BOARD, COMMITTEE OR COMMISSION APPLICATION

- i) Please briefly explain your reasons for wishing to serve on the Board or Commission you select:

I am new to the state of Georgia and the community of Stockbridge. I have provided more than 25 years of community engagement and service in places that I have lived and traveled. It is second nature for me to want to participate in building a strong community.

- j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☒ Yes ☐ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

Business or Arts Representative

- k) **Please attach a Resume of Qualifications for the Board position for which you are applying.**

APPLICANT STATEMENT

I understand that I am applying for appointment to a Board, Committee or Commission office of the City of Stockbridge that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I always agree to comply with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge. I understand a Criminal Background Check will be completed if I am considered to go before the Mayor & Council prior to being appointed. Members who qualify for elected office shall be removed from the Board/Commission of which they serve.


Tisha Simon, MBA

Signature

Tisha Simon, MBA

Printed Name

07/20/2022

Date

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov

BOARD, COMMITTEE AND COMMISSION INFORMATION

Council on Aging (COA) The Henry County Council on Aging is a 501(c)(3) non-profit organization made up of nineteen (19) volunteers who serve as directors. Directors are selected by each County Commissioner and City Council members of the four cities. The COA's primary objective is to support programs that serve Henry County senior citizens. Supported programs include Meal-on-Wheels, Nutrition Supplements, In-Home Services, Senior Centers, and Volunteer Activities. The council members serve as advocates on behalf of the senior citizens of Henry County. The COA's primary fundraising event is the Miles-for-Meals Campaign which is held annually on the first Saturday in May. To be eligible to serve as a representative for the City of Stockbridge, an applicant must reside within the city limits of Stockbridge. Term is one (1) year and member is eligible for re-appointment.

Downtown Development Authority (DDA) The DDA's mission is to oversee the revitalization and redevelopment of the central business district and to develop and promote for the public good and general welfare, trade, commerce, industry and employment opportunities. The DDA is comprised of seven (7) members who are:

- (1) a taxpayer residing in the municipal corporation for which the authority is created; or
- (2) an owner or operator of a business located within the downtown development area and a taxpayer residing in the county in which is located the City of Stockbridge; (one such director may be a member of the governing body of the City of Stockbridge and not less than four shall be or represent a party who has an economic interest in the redevelopment and revitalization of the downtown development area defined herein).
- (3) one director who resides outside the county; in which the City of Stockbridge is located, provided, that director owns a business within the downtown development area and is a resident of the State of Georgia; or own and operate a business within the city. Four of the members must have a specific economic interest in the downtown area. The members are appointed by the Mayor and Council, and each serve 4-year terms and are eligible for re-appointment.

Regular Meetings are held the 3rd Tuesday of each month (or as necessary) --

Public Facilities Authority (PFA) which shall be deemed to be a political subdivision of the state and a public corporation. Such corporation shall be separate and distinct from any public corporation or other entity heretofore created by the General Assembly and shall be an instrumentality of the state exercising governmental and proprietary powers. The authority is created for the purpose of promoting the public good and general welfare of the citizens of the city and of the state and financing and providing facilities, equipment, and services within the city, for sale to, lease or sublease to, or operation by any public body or any private person. In connection with the exercise of any of its powers, the members of the authority may make findings or determinations that the exercise of its powers as proposed will promote the public good and general welfare, and assist public bodies in providing facilities, equipment, and services in the city, and such findings or determinations, if made, shall be conclusive and binding and shall not be subject to review. Three members shall be persons residing in the City of Stockbridge; Four members shall be persons residing in Henry County who possess specific experience, knowledge, or professional expertise in the field of banking, finance, real estate development, community development, or another area of expertise related to economic development. To be eligible for appointment as a member of the authority, a person shall be at least 21 years of age and a resident of Henry County for at least two years prior to the date of his or her appointment and shall not have been a convicted felon. The mayor or any member of the city council may be appointed to serve as one of the seven members of the authority. Meetings are held as needed. The members are appointed by the Mayor and Council, and each serve 4-year terms and are eligible for re-appointment.

BOARD, COMMITTEE AND COMMISSION INFORMATION

Planning Commission formerly known as the Zoning Advisory Board (ZAB) The Planning Commission is an advisory body to the City Council, which is responsible for directing the short and long-range growth and development of the city through maintenance and implementation of the City's General Land Use and Development Plans. The Commission is composed of (6) six members who shall be residents of the City, serve with compensation and shall be appointed upon the basis of the majority of the City Council. Commissioners shall serve a four-year term with a maximum of two full consecutive terms. Commissioner shall not hold any other public office or position with the City of Stockbridge. Planning Commission meetings are held on the 4th Thursday of every month at 6:30 p.m., with a called meeting taking place in a rare circumstance.

Board of Ethics consists of three (5) residents of the city to be appointed as follows: the mayor shall appoint one (1) resident; and the council members, exclusive of the mayor and by an affirmative vote of the majority of its members, shall appoint three (3) residents. The mayor shall appoint a fifth member, said appointment to be confirmed by the city council. The third member of the board of ethics and all shall serve a two-year term. In the event of a vacancy due to resignation, death, incapacity, disqualification or removal for cause, the appointing party (i.e., the mayor or the council) shall appoint a new qualified resident to fill the remainder of the term. No person shall serve on the board of ethics if the person has or has had within the preceding one (1) year period, any interest in any contract or contracting opportunity with the city or has been employed by the city. Members of the board of ethics with any permit or rezoning application pending before the city, or any pending or potential litigation against the city or any city official charged in the complaint shall be disqualified from serving on the board of ethics for that complaint. An alternative member of the board of ethics shall be selected in the same manner as the disqualified individual. No person shall serve on the board of ethics who has been convicted of a felony involving moral turpitude in this state or in any other state, unless such person's civil rights have been restored and at least ten (10) years have elapsed from the date of the completion of the sentence without a subsequent conviction of another felony involving moral turpitude. No person shall serve on the board of ethics who is less than twenty-one (21) years of age, who holds a public elective office, who is physically or mentally unable to discharge the duties of a member of the board of ethics, or who is not qualified to be a registered voter in the City of Stockbridge. Term is two (2) years and members are eligible for re-appointment. Meetings are held as needed.

Historic Preservation Commission – In the support and furtherance of its findings and determination that the historical, cultural and aesthetic heritage of the City of Stockbridge is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity and general welfare of the people. To stimulate revitalization of the business districts and historic neighborhoods and to protect and enhance local historic and aesthetic attractions to tourists and thereby promote and stimulate business. To enhance the opportunities for federal or state tax benefits under relevant provisions of federal or state law. To provide for the designation, protection, preservation and rehabilitation of historic properties and districts and to participate in federal or state programs to do the same. The Commission shall consist of five (5) members appointed by the mayor and ratified by the City Council. All members shall be residents of Stockbridge and shall be persons who have demonstrated special interest, experience or education in history, architecture or the preservation of historic resources. To the extent available in the City, at least three (3) members shall be appointed from among professionals in the disciplines of architecture, history, architectural history, planning, archaeology or related professions. Members shall serve three-year terms. Members may not serve more than two (2) consecutive terms. In order to achieve staggered terms, initial appointments shall be: one (1) member for one (1) year; two (2) members for two (2) years; and two (2) members for three (3) years. Members shall not receive a salary, although they may be reimbursed for expenses.

BOARD, COMMITTEE AND COMMISSION INFORMATION

Youth Council Advisory Committee is to make recommendations to Council based on the following Terms of Reference;

1. To identify and advise on youth issues in the City of Stockbridge.
2. To advise Council on the development of policies that are responsive to the needs of youth.
3. To consult with local youth and provide feedback and results of consultations to Council.
4. To assist in the ongoing development and delivery of youth-targeted projects and programs.
5. To create opportunities for youth leadership development by acting as a resource for youth activities.

The committee consists of (12) twelve members who reside in the City of Stockbridge or Henry County and serve a 2-year term. Meetings are held on the 3rd Tuesday at 6: 30 p.m.

Main Street Advisory Board — The Stockbridge Main Street Program is a community-driven initiative that focuses on conscientious revitalization of the Historic Downtown area. Based on the **Main Street Four-Point Approach™** which explores the four areas of Downtown **Design, Economic Restructuring, Promotion and Organization**, the underlying premise of the Main Street concept is to encourage economic development, within the context of historic preservation, in ways that are appropriate for today's marketplace. Main Street programs across the nation advocate a return to community self-reliance, local empowerment, and the rebuilding of traditional commercial districts based on their unique assets—distinctive architecture, a pedestrian-friendly environment, personal service, local ownership, and a sense of community. The Main Street Advisory Board is comprised of 11 members and will meet once per month (or as necessary). Each Board Member must agree to serve on at least one committee.

Position	Status	Term	Term Notes
City Council Member	Ex officio ¹ Board Member	Term of Service	Can be reappointed based on the calendar year, and approval by the City Council
Representative from the Downtown Development Authority	Ex Officio Member	Term of Service	Can be reappointed by the organization, then approved by the City Council.
3 - Stockbridge Residents [added to further ensure a truly representative cross-section of the existing Stockbridge community.]	Regular Board Member	2 years	Can be reappointed by City Council
2 - Stockbridge Business or Property Owners / Operators (Within the Main Street District)	Regular Board Member	3 years	Can be reappointed by City Council
2- Stockbridge Business or Property Owners / Operators (Outside of the Main Street District)	Regular Board Member	2 years	Can be reappointed by City Council
Architect, Contractor, Interior Designer, or Landscape Architect (Henry County-based)	Regular Board Member	2 years	Can be reappointed by City Council
Representative from a Stockbridge-based Arts Organization	Regular Board Member	2 years	Can be reappointed by the organization, then approved by the City Council.
Representative from a Stockbridge-based financial institution	Regular Board Member	2 years	Can be reappointed by the financial institution, then approved by the City Council.
Representative from the Stockbridge Business Association or other city-recognized business organization	Regular Board Member	2 years	Can be reappointed by the Business Organization, then approved by the City Council

City of Stockbridge

Main Street Advisory Board Offices² President Vice-President Secretary

¹ An Ex-Officio Board Member serves on the Board because of another office or position that he/she currently holds. The term is Latin, meaning literally "from the office", and the sense intended is "by right of office." Ex Officio members are afforded the same rights as regular Board members, including debate, making formal motions, and voting.

² There is no need for a separate position of Treasurer – City Finance Team will handle financial needs.

Citywide Development Authority (DA) The work of development authorities is crucial for the ability for local government to create a legacy of sustained prosperity and requires strong leadership from board members, staff, and elected officials. The Citywide Development Authority is a (7) seven-member authority consisting of (3) residents of the City (1) of those being a member of the Governing Body and (4) members to be Henry County Residents with subject-matter expertise such as attorneys, realtors, developers, and zoning experts. The directors shall be taxpayers residing in the county or municipal corporation for which the authority is created, and their successors shall be appointed as provided by the resolution provided for in Code Section 36-62-4

PROCEDURES FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

- 1) Approximately four weeks before the end of a Board or Commission term, the City Clerk will notify the Mayor and Council and the members of the Board or Committee affected of the positions and citizens whose terms will be expiring. The City Clerk shall also notify the Mayor and Council of vacancies created on a board/commission.
- 2) The City Clerk will cause this information to be posted via the City's website, social media pages, bulletin board, printed newsletter, or other means to inform the residents in the city. This notice will also include qualifications (if any) to serve. Vacancies will be posted for a minimum of 45 days, or until filled.
- 3) Applications shall be sent to the City Clerk. The Mayor and Council may interview candidates at its discretion. The Mayor and Council retain all responsibilities and rights to select candidates, nominate and confirm appointments as required by City Ordinance.
- 4) After any appointment, the new Board or Commission member, as well as the other members of that Board or Commission will receive notice of the appointment by the City Clerk.



4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

Citizens provide a great insight and knowledge to City government. An avenue that the City of Stockbridge uses to get this insight is through the various Boards and Commissions of the City of Stockbridge. The members of the Boards and Commissions make decisions and help recommend and review policies for the City of Stockbridge and its Mayor and Council. This questionnaire will assist the Mayor and Council in the review process and in determining applicant eligibility requirements and qualifications for Board or Commission membership.

Questions to consider before applying for membership on a Board or Commission:

- Do I fully understand what this Board, Committee or Commission expects from me?
- Am I committed to the goals and mission of this Board, Committee or Commission?
- Can I afford the demands on my time, resources and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled Board, Committee or Commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the Board, Committee or Commission?
- Am I willing to participate in necessary Board, Committee or Commission training, education and development activities that will improve my effectiveness in my position?
- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: Michael Stephen Fields

Occupation: Retail Supervisor Employer: Loews Hotels & Co.

Home Address: 2512 Walter Way City: Stockbridge Zip: 30281-7977

Home Phone: () - - - Home E-Mail:

Work Phone: (404) 745-5764 Work E-Mail: mfields@loewshotels.com

Cell Phone: () - - - Preferred E-Mail: ☒ Home ☐ Work

Name and address of the business entity you own/operate, located within the city limits of Stockbridge (if applicable)

NONE

City of Stockbridge

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? Board of Ethics
If applying for the Main Street Advisory Board, which position? _____
(see positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? 14 Years 5 Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the City? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application.
Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

- g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Stockbridge
☐ Yes ☒ No If yes, please explain:

- h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☐ Yes ☒ No
If yes, please explain:

BOARD, COMMITTEE OR COMMISSION APPLICATION

- i) Please briefly explain your reasons for wishing to serve on the Board or Commission you select:

I believe in transparency, honesty and integrity of all mankind. I have always been an individual who loves to uplift one another and making sure that everyone is treated fairly. I love to volunteer in my spare time, along with finding interest with what's happening in and around my community. One Voice One Goal, is my motto!

- j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☒ Yes ☐ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

Youth Council Advisory Committee

- k) **Please attach a Resume of Qualifications for the Board position for which you are applying.**

APPLICANT STATEMENT

I understand that I am applying for appointment to a Board, Committee or Commission office of the City of Stockbridge that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I always agree to comply with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge. I understand a Criminal Background Check will be completed if I am considered to go before the Mayor & Council prior to being appointed.


Signature

Michael S. Fields
Printed Name

05/26/2022
Date

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov

BOARD, COMMITTEE AND COMMISSION INFORMATION

Council on Aging (COA) The Henry County Council on Aging is a 501(c)(3) non-profit organization made up of nineteen (19) volunteers who serve as directors. Directors are selected by each County Commissioner and City Council members of the four cities. The COA's primary objective is to support programs that serve Henry County senior citizens. Supported programs include Meal-on-Wheels, Nutrition Supplements, In-Home Services, Senior Centers, and Volunteer Activities. The council members serve as advocates on behalf of the senior citizens of Henry County. The COA's primary fundraising event is the Miles-for-Meals Campaign which is held annually on the first Saturday in May. To be eligible to serve as a representative for the City of Stockbridge, an applicant must reside within the city limits of Stockbridge. Term is one (1) year and member is eligible for re-appointment.

Downtown Development Authority (DDA) The DDA is comprised of seven (7) members who are:

(1) a taxpayer residing in the municipal corporation for which the authority is created; or

(2) an owner or operator of a business located within the downtown development area and a taxpayer residing in the county in which is located the City of Stockbridge; (one such director may be a member of the governing body of the City of Stockbridge and not less than four shall be or represent a party who has an economic interest in the redevelopment and revitalization of the downtown development area defined herein).

(3) one director who resides outside the county; in which the City of Stockbridge is located, provided, that director owns a business within the downtown development area and is a resident of the State of Georgia; or own and operate a business within the city. Four of the members must have a specific economic interest in the downtown area. The members are appointed by the Mayor and Council and each serve 4-year terms and are eligible for re-appointment.

Public Facilities Authority (PFA) Three members shall be persons residing in the City of Stockbridge; Four members shall be persons residing in Henry County who possess specific experience, knowledge, or professional expertise in the field of banking, finance, real estate development, community development, or another area of expertise related to economic development. To be eligible for appointment as a member of the authority, a person shall be at least 21 years of age and a resident of Henry County for at least two years prior to the date of his or her appointment and shall not have been a convicted felon. The mayor or any member of the city council may be appointed to serve as one of the seven members of the authority.

Development Authority (DA) A seven-member authority consisting of taxpayers residing in the City of Stockbridge.

Planning Commission formerly known as the Zoning Advisory Board (ZAB) The Planning Commission is an advisory body to the City Council, which is responsible for directing the short and long-range growth and development of the City through maintenance and implementation of the City's General Land Use and Development Plans. The Commission is composed of (6) six members who shall be residents of the City, serve with compensation and shall be appointed upon the basis of the majority of the City Council. Commissioners shall serve a four-year term with a maximum of two full consecutive terms. Commissioner shall not hold any other public office or position with the City of Stockbridge.

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Board of Ethics – The Board of Ethics consists of three (5) residents of the city to be appointed as follows: the mayor shall appoint one (1) resident; and the council members, exclusive of the mayor and by an affirmative vote of the majority of its members, shall appoint three (3) residents. The mayor shall nominate a fifth member, said appointment to be confirmed by the city council. No person shall serve on the board of ethics if the person has or has had within the preceding one (1) year period, any interest in any contract or contracting opportunity with the city or has been employed by the city. No person shall serve on the board of ethics who has been convicted of a felony involving moral turpitude in this state or in any other state, unless such person's civil rights have been restored and at least ten (10) years have elapsed from the date of the completion of the sentence without a subsequent conviction of another felony involving moral turpitude. No person shall serve on the board of ethics who is less than twenty one (21) years of age, who holds a public elective office, who is physically or mentally unable to discharge the duties of a member of the board of ethics, or who is not qualified to be a registered voter in the City of Stockbridge.

Historic Preservation Commission – In the support and furtherance of its findings and determination that the historical, cultural and aesthetic heritage of the City of Stockbridge is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity and general welfare of the people. To stimulate revitalization of the business districts and historic neighborhoods and to protect and enhance local historic and aesthetic attractions to tourists and thereby promote and stimulate business. To enhance the opportunities for federal or state tax benefits under relevant provisions of federal or state law. To provide for the designation, protection, preservation and rehabilitation of historic properties and districts and to participate in federal or state programs to do the same.

The Commission shall consist of five (5) members appointed by the Mayor and ratified by the City Council. All members shall be residents of Stockbridge and shall be persons who have demonstrated special interest, experience or education in history, architecture or the preservation of historic resources. To the extent available in the City, at least three (3) members shall be appointed from among professionals in the disciplines of architecture, history, architectural history, planning, archaeology or related professions. Members shall serve three-year terms. Members may not serve more than two (2) consecutive terms. In order to achieve staggered terms, initial appointments shall be: one (1) member for one (1) year; two (2) members for two (2) years; and two (2) members for three (3) years. Members shall not receive a salary, although they may be reimbursed for expenses.

Main Street Advisory Board — The Stockbridge Main Street Program is a community-driven initiative that focuses on conscientious revitalization of the Historic Downtown area. Based on the *Main Street Four-Point Approach™* which explores the four areas of Downtown **Design, Economic Restructuring, Promotion and Organization**, the underlying premise of the Main Street concept is to encourage economic development, within the context of historic preservation, in ways that are appropriate for today's marketplace. Main Street programs across the nation advocate a return to community self-reliance, local empowerment, and the rebuilding of traditional commercial districts based on their unique assets—distinctive architecture, a pedestrian-friendly environment, personal service, local ownership, and a sense of community. The Main Street Advisory Board is comprised of 13 members and will meet once per month (or as necessary). Each Board Member must agree to serve on at least one committee.

Main Street Advisory Board Offices ¹ President Vice-President Secretary

¹ An Ex-Officio Board Member serves on the Board because of another office or position that he/she currently holds. The term is Latin, meaning literally "from the office", and the sense intended is "by right of office." Ex Officio members are afforded the same rights as regular Board members, including debate, making formal motions, and voting.

² There is no need for a separate position of Treasurer – City Finance Team will handle financial needs.

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Position	Status	Term	Term Notes
City Council Member	Ex officio¹ Board Member	Term of Service	Can be reappointed based on the calendar year, and approval by the City Council
Representative from the Downtown Development Authority (DDA)	Ex Officio Board Member	Term of Service	Can be reappointed by the organization, then approved by the City Council.
3 - Stockbridge Residents [added to further ensure a truly representative cross-section of the existing Stockbridge community.]	Regular Board Member	2 years	Can be reappointed by the City Council
2 - Stockbridge Business or Property Owners / Operators (Within the Main Street District)	Regular Board Member	3 years	Can be reappointed by the City Council
2- Stockbridge Business or Property Owners / Operators (Outside of the Main Street District)	Regular Board Member	2 years	Can be reappointed by the City Council
Architect, Contractor, Interior Designer, <u>or</u> Landscape Architect (Henry County-based)	Regular Board Member	2 years	Can be reappointed by the City Council
Representative from a Stockbridge-based Arts Organization	Regular Board Member	2 years	Can be reappointed by the organization, then approved by the City Council.
Representative from a Stockbridge-based financial institution	Regular Board Member	2 years	Can be reappointed by the financial institution, then approved by the City Council.
Representative from the Stockbridge Association of Businesses (SAB) or other City-recognized Stockbridge Business organization.	Regular Board Member	2 years	Can be reappointed by the SAB (or other organization), then approved by the City Council.

PROCEDURES FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

- 1) Approximately four weeks before the end of a Board or Commission term, the City Manager will notify the Mayor and Council and the members of the Board or Committee affected of the positions and citizens whose terms will be expiring.
- 2) The City Manager will cause this information to be posted via the City's bulletin board, printed newsletter or other means to inform the residents in the city. This notice will also include qualifications (if any) to serve. The Mayor and Council will set the timeframe for the acceptance of applicants.
- 3) Applications shall be sent to the City Clerk. The Mayor and Council may interview candidates at its discretion. The Mayor and Council retain all responsibilities and rights to select candidates, nominate and confirm appointments as required by City Ordinance.
- 4) After any appointment, the new Board or Commission member, as well as the other members of that Board or Commission will receive notice of the appointment.