



City of Stockbridge
Bringing People
Together

STOCKBRIDGE CITY COUNCIL

Mayor Judy Neal

Mayor Pro Tem Anthony S. Ford

Councilman Elton Alexander

Councilman John Blount

Councilwoman LaKeisha Gantt

Councilwoman Neat Robinson

CITY MANAGER

Michael Harris

CITY CLERK

Vanessa Holiday

DEPUTY CLERK

Randi Rainey

CITY ATTORNEY

Michael Williams

**Council Meeting
Agenda
March 28, 2017 6:00 PM**



Council Chamber 2nd Floor

4640 N. Henry Blvd.

Stockbridge, GA 30281

Website: www.cityofstockbridge.com

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA COUNCIL MEETING CITY OF STOCKBRIDGE

TUESDAY, MARCH 28, 2017 6:00 PM

Mayor & City Council

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

Administration

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

I. Call to Order

II. Roll Call

Present

Absent

Mayor Pro Tem Ford

Councilman Alexander

Councilman Blount

Councilwoman Gantt

Councilwoman Robinson

III. Invocation

IV. Pledge of Allegiance

V. Adoption of the Agenda

VI. Adoption of Minutes for 2/9/17, 2/10/17, 2/13/17, 2/20/17 and 2/28/17

PUBLIC COMMENTS

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

OLD BUSINESS

Item # 1 - Council Consideration for adopting a Social Media policy for the City

Presented by: Michael Harris, City Manager

Item # 2 - Council Consideration to add a Fourth of July with fireworks event for the City

Presented by: Michael Harris, City Manager

NEW BUSINESS

Item # 3 - Council Consideration to approve a Change Order for Local Maintenance & Improvement Grant (LMIG) paving and resurfacing project for the City with Blount Construction in the amount of \$264,272.80

Presented by: Michael Harris, City Manager

DISCUSSION

Item # 4 - REZONING: RZ17-01-S

WetSet Scuba and Water Sports Inc. of Stockbridge, GA requests a rezoning from C-1 (Neighborhood Commercial) to C-2 (General Commercial) for the property located at 5104 N. Henry Blvd. in Land Lot 59 in the 12th District. The property consist of .075+/- acres and the request is for a swim school.

Presented by: Michael Harris, City Manager

Item # 5 - VARIANCE: VR-17-02-S

Station Two, LP of Atlanta, GA request a variance from development standards for signage for the property located at 4475 N. Henry Blvd. The property is located in Land Lot 61 in the 12th District. the property consists of .89+/- acres and the request is for signage.

Presented by: Michael Harris, City Manager

CITY MANAGER'S COMMENTS

COUNCIL'S COMMENTS

MAYOR'S COMMENTS

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ANNOUNCEMENT OF UPCOMING MEETINGS & EVENTS

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

UPCOMING OFFICIAL CITY MEETINGS/EVENTS/ANNOUNCEMENTS

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

- City Job Fair in partnership with Goodwill Industries to be held on Thursday, April 6, 2017 at the Ted Strickland Community Center 130 M. L. King, Sr. Heritage Trail from 10:00 a.m. – 2:00 p.m.
- Council Work Session – Monday, April 10, 2017 - 6:00 p.m. - City Hall Chamber.
- All city offices will be closed on Friday, April 14, 2017 in observance of Good Friday.

UPCOMING COUNCIL MEMBER COMMUNITY MEETINGS AND/OR INITIATIVES

- Coffee w/a Cop – Hosted by Mayor Pro Tem Ford- April 1, 2017 from 8:30 a.m. – 10:00 a.m. at Bridgeview Country Diner – N. Henry Blvd. Stockbridge, GA
- Unity in the Community Beautification Project – Hosted by Councilwoman Robinson- April 1, 2017 from 9:00 a.m. Location: TBD
- Non-Profit Social Mixer – Hosted by Councilwoman Gantt - April 13, 2017 at the Merle Manders Conference Center at 5:30 p.m.

UPCOMING CIVIC EVENTS

- Paint Henry Blue, Kick-Off Campaign in Stockbridge, Thursday, March 30, 2017
at 6:30 p.m. at the Merle Manders Conference Center 111 Davis Rd. Stockbridge.

Motion to Adjourn.



**CITY OF STOCKBRIDGE
COUNCIL RETREAT DRAFT SUMMARY MINUTES
February 9 - 10, 2017
2:00 p.m. – 6:00 p.m. & 8:00 a.m. – 5:00 p.m.**

Mayor & City Council

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

Administration

**Michael Harris, City Manager
Vanessa Holiday, City Clerk
DaVida Robinson, Ex. Assistant
Michael Williams, City Attorney**

Mayor Neal called the meeting to order at 2:15 p.m.

Mayor Neal provided the invocation.

Pledge of Allegiance was recited in unison.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members of council were present with the exception of Councilwoman Robinson and a quorum was confirmed. Also in attendance: City Manager Michael Harris, Executive Assistant Mayor to Mayor & Council DaVida Robinson, City Attorney Michael Williams and Retreat Facilitator, David Stewart.

Mayor Pro Tem Ford motioned to adopt the Agenda and to adopt the Minutes of the Facilitator's report; second by Councilwoman Gantt. The motion passed 4-0.

Councilwoman Gantt motioned to convene Executive Session for the purpose of Real Estate; second by Mayor Pro Tem Ford. The motion passed 4-0.

Mayor Pro Tem Ford motioned to adjourn Executive Session; second by Councilman Blount. The motion passed 4-0.

Mayor Pro Tem Ford motioned to reconvene the meeting; second by Councilwoman Gantt. The motion passed 4-0.

The City of Stockbridge held a Mayor and Council planning retreat on February 9 and 10, 2017. The retreat was held in Newnan, Georgia, at the Hampton Inn. The intent of the

meeting was to review progress on goals set during the two previous retreats, establish priorities and direction for the coming period and work on forming a unified voice.

The retreat began with a review and validation of the City's Vision, Mission and Value Statements. In addition, the group affirmed the authority of the recently passed Code of Conduct.

Vision Statement

To be the most progressive business and family oriented community in Metro Atlanta with a focus on enhanced Quality of Life initiatives which promote a sustainable "Live, Work, Play" environment.

Mission Statement

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.

Values

Professionalism

Excellence

Adaptability

Communications

Ethics

The retreat participants were provided a special presentation from Candace Boothby, President and CEO, Newnan-Coweta Chamber of Commerce, and Randy Cardoza, Commissioner, Georgia Department of Economic Development (retired). The pair discussed the history of economic development in Coweta County, the steps that were taken to reverse the perception of a divisive community and make it attractive for investors and business.

The group participated in a short consensus building exercise. The drill emphasized the value of differing opinions and how discussion and new information can change perceptions.

Councilman Blount motioned to adjourn the meeting at 6:20 pm; second by Mayor Pro Tem Ford. The motion passed 4-0.

End of Day 1

Day 2

Mayor Neal called the meeting to order at 8:00 a.m.

Councilman Blount provided the invocation.

Pledge of Allegiance was recited in unison.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members of council were present with the exception of Councilwoman Robinson (who arrived later at 12:15 p.m.), a quorum was confirmed. Also in attendance: City Manager Michael Harris, Executive Assistant Mayor to Mayor & Council DaVida Robinson, City Attorney Michael Williams and Retreat Facilitator, David Stewart.

Mayor Pro Tem Ford motioned to adopt the Agenda and to adopt the Minutes of the Facilitator's report; second by Councilwoman Gantt. The motion passed 4-0.

Review of Goals from Recent Two Retreats

February 19 & 20, 2016 Retreat

I. SPLOST Issues

A. SPLOST management program

- i. On-call management service
- ii. New Public Works Director
- iii. Plans for a new Public Works building
- iv. New water meter program
- v. New park equipment
- vi. Two pumping stations under construction

B. Widening of Rock Quarry Road

- i. Funds are being held in SPLOST account
- ii. These funds may be moved to the Jodeco Road project which has a higher priority

II. Beautification Issues

A. City-wide plan

- i. \$30K has been approved for improvements at I-75 exits 224 and 228
- ii. This will be an ongoing process
- iii. Need to identify partners (programs and entities)
 1. Adopt-A-Road (as one example)
- iv. Take action of pursuing options with the Georgia Department of Transportation

III. Downtown Development Authority/Economic Development Issues

A. Multiplex Building

- i. Decision make to raze building and replace with new construction (due to constraints associated with renovation of current structure)
- ii. Bids for demolition coming

- B. Economic Plan
 - i. This process will involve the DDA and Main Street Advisory Board
 - ii. New Economic Development Director is being hired and should be onboard by late March, 2017. Development of a new economic development plan will be a primary responsibility
- C. Park Place property
 - i. Progressing
- IV. Police Services Issues
 - A. Security force
 - i. Plan has been scrapped
 - B. Feasibility study on City of Stockbridge Police Force
 - i. Carl Vinson Institute of Government is preparing a feasibility study
 - ii. The study will provide data, e.g., cost and staffing, to take to the citizens for public input
 - iii. County now sends citations to State Court. Proceeds from fines go to the state without the city and county receiving any portion
 - iv. Action: work with the county to negotiate a win-win solution
- V. Recreation/Youth Program Issues
 - A. Community Pool/Splash Pad
 - i. Project has been approved
 - ii. Feasibility study in process
 - B. Youth Advisory Council
 - i. Members set to be appointed February 13, 2017
 - ii. The Youth Advisory Council will develop programs to be brought before City Council for approval
 - 1. Aiming for summer programs
 - C. Pocket Parks – Walt Stephens and Tunis at Jodeco
 - i. Walt Stephens property price recently reduced
 - ii. Is Rock Quarry Road also a candidate; investigate for consideration?
 - iii. Pocket parks should be considered along with the Beautification Plan
 - D. Library open on weekends
 - i. Done
 - E. Walt Stephens and Flippen sidewalks
 - i. Have been identified as areas to be included in the trail plan under the City's Master Plan
 - F. Senior Programs
 - i. Ongoing development
 - ii. Need to investigate City/County partnership
 - iii. Action: Community Development Director to take the lead for the City
- VI. Marketing/Public Relations/Branding Issues
 - A. Public Relations

- i. Staff hiring decision on hold
 - ii. Pursuing a branding initiative
 - 1. Action: City staff will provide recommendation to City Council by February 28, 2017
 - B. Market City Development
 - i. Project for new Economic Development Director
- VII. Annexation Issues
 - A. Make City whole – Moving ahead with City-w
 - B. ide Annexation Proposal per Council/Legislative Delegation meeting
- VIII. City Council Code of Conduct
 - A. Approved and signed by members

Review August 25 & 26, 2016 Retreat

- I. Communications
 - A. New Vision and Mission Statement for the City
 - i. Completed
 - B. Score carding
 - i. In process
- II. Economic Development
 - A. Director position posted; closed February 10, 2017
 - B. Anticipate onboarding by March 31, 2017
- III. Planning
 - A. Develop a City-wide Master Plan
 - i. RFP for Comprehensive Plan
 - 1. Plan development will be a 16-18 month endeavor
 - ii. Plan 138 overlay
 - 1. Have reviewed proposals; working out agreement
 - 2. Proposal is within established budget
 - 3. Should have contract around March 1, 2017
 - 4. Approximately four months to complete overlay plan
 - iii. Update Planning & Zoning requirements
 - 1. Formatting has been cleaned up
 - iv. Meeting with DDA and stakeholders
 - 1. Ongoing
 - v. Add funds to the 2017 budget
 - 1. Done
 - vi. Complete annexation
 - 1. Ongoing
 - vii. Develop infrastructure Investment Plan
 - 1. In process
 - 2. Engineer is on board
 - viii. Identify pool location

1. In conversation
- IV. Downtown Development
 - A. Engineering design for amphitheater
 - i. Working on RFP; should be ready by mid-March, 2017
 - ii. Splash pool – see earlier notes
 - iii. Develop options for Main Street office and Welcome Center
 - iv. Initiate downtown redevelopment master plan – see earlier notes
- V. Public Relations and Branding
 - A. Hire Public Information Officer
 - i. Job description has been written
 - ii. Position is not currently funded
 - iii. Pursue bringing on PIO later in the year
 - B. Implement Phase I Branding Plan
 - i. See earlier notes
- VI. Police
 - A. See earlier notes
- VII. Staff Management and Accountability
 - A. Scorecard is in place; to be used at next staff meeting
 - B. Reviewing communications, relationships and processes
- VIII. City Events
 - A. Calendar of city events to be developed

Councilwoman Robinson arrived at 12:15 p.m.

Mayor Pro Tem Ford motioned to convene Executive Session for the purpose of Personnel; second by Councilwoman Gantt. The motion passed 5-0.

Mayor Pro Tem Ford motioned to adjourn Executive Session; second by Councilwoman Robinson. The motion passed 5-0.

Mayor Pro Tem Ford motioned to reconvene the meeting; second by Councilwoman Robinson. The motion passed 5-0.

Envisioning the City of Stockbridge – Three to Five years in the Future

The participants were taken through an exercise where they were asked to see the City as it is now and then envision where it will be three to five years out; what has been accomplished, what changes have occurred.

The responses were then grouped into categories of the group's designation. The eight groups and examples of issues:

1. Economic Development
 - a. Fine dining restaurants
 - b. Mixed-use development

- c. Downtown development
 - i. Hotel/conference center
 - ii. Vibrant district with shopping, restaurants and residential
 - iii. Preserving historic downtown
 - d. Trail system connecting parks, neighborhoods and downtown
- 2. Transportation
 - a. New, expanded transit options throughout the city
 - b. Improve traffic signals
- 3. Services
 - a. Youth center
 - b. Stockbridge Police Department
- 4. Quality of Life
 - a. Community center for seniors and youth
- 5. Tourism
 - a. Main Street Welcome Center
 - b. Coliseum/arena
 - c. A beautiful City of Stockbridge marque
- 6. Culture
 - a. Art gallery
 - b. Performing Arts Center
- 7. Education
 - a. New state of the art elementary school
- 8. Beautification
 - a. New signage on businesses
 - b. Attractive landscaping along North Henry Boulevard

After a short discussion, it was decided that the primary driver for all the issues was economic development. Therefore, the balance of the retreat was spent concentrating on this subject. While the discussion reiterated many of the same comments listed above, these concepts were expanded on as well as new ideas generated.

Economic Development

- I. Downtown
 - a. Fine Dining
 - b. Shops
 - i. Art
 - ii. Coffee/sandwich shop
 - iii. Boutique shop
 - iv. Virtual office space
 - c. Way-finder signage (not necessarily limited to downtown)
 - d. Sidewalk seating
 - e. Improve downtown parking

- II. Trail System; connecting:
 - a. Residential
 - b. Green space
 - c. Downtown
 - d. Existing and future trails outside Stockbridge
- III. Empty buildings? Task for new Economic Development Director to form a plan to address this issue
 - a. Redevelopment
 - b. Take steps to focus on higher end businesses
 - c. Attract professional businesses, e.g., doctors, dentists, veterinarians, accountants/CPAs, cosmetologists/stylists – study to see what works for the area
 - d. Incentives – Opportunity Zones
- IV. Retail – to attract foot traffic and to encourage new businesses
 - a. Conduct a survey of existing businesses
 - b. Develop a package for potential entrepreneurs
 - i. Demographics
 - ii. Available space
 - iii. Traffic count
 - iv. Amenities
 - 1. Parks and Recreation
 - 2. Points of Interest
 - 3. City events
- V. Perception regarding the City of Stockbridge
 - a. How do we build continuous improvement of Stockbridge's image?
 - i. Avoid negative vibes
 - ii. Media training
 - iii. Be proactive regarding Eagle's Landing community – common interests between Eagle's Landing and Stockbridge
 - iv. Lead by example

Mayor Pro Tem Ford motioned to adjourn the meeting at 5:00 pm; second by Councilman Blount. The motion passed 5-0.

End of Day 2

Respectfully submitted by:

Vanessa Holiday, City Clerk CMC

Judy Neal, Mayor

Stockbridge

Bringing People Together



DRAFT SUMMARY MINUTES COUNCIL MEETING

MONDAY, FEBRUARY 13, 2017 6:00 p.m.

Mayor & City Council

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

Administration

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

Mayor Neal called the meeting to order at 6:00pm.

Pastor Steve Murell of First Baptist Church of Stockbridge provided the invocation.

Pledge of Allegiance was recited in unison.

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

Councilwoman Gantt motioned to adopt the Agenda; second by Councilman Alexander. The motion passed 5-0.

Mayor Pro Tem Ford motioned to adopt the Minutes of 12/12/2016, 12/14/2016, 12/16/2016 and 12/27/2016; second by Councilman Alexander. The motion passed 5-0.

Mayor Neal recognized ceremonial items presented prior to the meeting: Black History Month Proclamation, Letter of Commendation for Commissioner Bruce Holmes and Letter of Commendation for Naval Academy candidate Karina Patel.

Organizational Appointments: Mayor Pro Tem

Councilman Alexander motioned to appoint Councilman Anthony Ford as Mayor Pro Tem; second Councilwoman Robinson. The motion passed 5-0 (Ford abstained).

PUBLIC COMMENTS

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

Ms. Mildred E. Reed asked for City sponsorship and citizen support of the Henry County Council on Aging – Miles for Meals fundraising event taking place on Saturday, May 6th.

PRESENTATION

1. 2017 Paint Henry Blue – Raising Awareness for the Prevention of Child Abuse Kick-Off Month in Stockbridge Thursday, March 30, 2017.
Presented by: Susan Crutchfield

The Clerk asked Council to Table this item until the February 28th Work Session meeting.

Councilwoman Gantt motioned to table this item and to be heard at the February 28, 2017 Work Session Meeting; second by Mayor Pro Tem Ford. The motion passed 5-0.

OLD BUSINESS

Councilwoman Robinson motioned to approve all appointments by Slate; second by Councilman Alexander. The motion passed 5-0.

2. Appointment of Council Representative on Main Street Advisory Board

ANTHONY S. FORD

TERM EXPIRES 12/31/2017

3. Appointments to the Main Street Advisory Board

WILLIE E. HOPKINS

TERM EXPIRES 12/31/2018

GREG HORTON

TERM EXPIRES 12/31/2018

4. Appointment of Council on Aging Representative

TYRONE C. ANDERSON, SR.

TERM EXPIRES 12/31/2017

5. Appointment to the Zoning Advisory Board

SHIRLEY WALLACE

TERM EXPIRES 12/31/2017

6. Appointment of Youth Council Advisory Committee

EMMA LEWIS

TERM EXPIRES 12/31/2017

KENNETH MCFARLAND

TERM EXPIRES 12/31/2017

DIANE D. MILLER

TERM EXPIRES 12/31/2017

JOC'QUELYN E. CARTER

TERM EXPIRES 12/31/2017

XAVIER ROSS

TERM EXPIRES 12/31/2017

PAMELA WARNER

TERM EXPIRES 12/31/2017

KALI ROBINSON

TERM EXPIRES 12/31/2017

PUBLIC HEARING**7. Variance Request – VR-16-14-S – PUBLIC HEARING**

Waffle House Inc., of Norcross GA requests a variance from development regulations for the property located at the Southeast Corner of the intersection of Eagles Landing Parkway and Parkside Lane, Land Lot 1 of the 11th District. Parcel ID no. 069-01-008-009. The property consists of 0.898+/- acres, and the request is for wall and ground signs.

Presented by: Michael Harris, City Manager

Mr. Harris noted this items was previously heard at the Work Session meeting and the applicant is requesting two (2) Variance requests as follows:

- To increase the allowable size of one (1) ground sign
- To increase the allowable number of wall signs from 2 to 3

Mr. Harris referenced the configuration of one side of the building as being narrow and noted the City Ordinance states applicants are allowed to have a ground sign up to 64 Sq. ft. based on the width of the front of the building. Mr. Harris also noted the proposed building frontage is roughly 24-25 sq. ft. which would allow up to a 20 sq. ft. ground sign. The applicant is requesting a 50 sq. ft. ground sign and an additional wall sign.

Mayor Neal informed the public that the applicant has met the City's zoning requirements for the restaurant and are making a request for a sign variance as McDonald's has across the street.

PUBLIC HEARING:**Speakers in Favor:**

Applicant - Sanford McAllister w/Waffle House.

Ms. Janet Beuchler noted her questions were answered by the applicant.

Speakers Opposed:

Sandra Reichert.

Mr. Harris clarified the property was already zoned and did not need to come before Council; and was approved by the Zoning Advisory Board a few weeks ago.

Public Hearing was closed.

Council discussion included feedback from residents and notification of new developments in the City.

The applicant, Sanford McAllister was asked which side of the building would be facing the neighborhood amenities and if there was something there to cover the sign from the view of the residents. Mr. McAllister explained the extra sign would be on the west side of the building and there were trees to buffer the view.

Mayor Pro Tem Ford referenced the 2014 sign variance by McDonalds and noted it was good to know there would be a good amount of buffer between Waffle House and the adjacent neighborhood Parkside subdivision and motioned to approve the wall and ground sign variances; there was no second. The motion failed due to the lack of a second.

Councilwoman Gantt motioned to approve the ground sign variance only and not the third wall sign; second by Mayor Pro Tem Ford. The motion failed 2-3 with Councilmembers Alexander, Blount and Robinson opposing.

Mayor Pro Tem Ford asked about options for Waffle House as a result of the vote. . Mr. Harris noted Waffle House would be restricted to two (2) wall signs and a ground sign not to exceed 20 sq. feet.

8. Annexation Request – AX17-51– PUBLIC HEARING

City-Initiated annexation request consisting of 2.87+/- acres of parcel number 030-01002000 located at 415 Flippen Rd. in Land Lot 38 of the 12 District.

Presented by: Michael Harris, City Manager

Mr. Harris noted this property is currently owned by the City and was purchased four years ago. The property in question is the Reeves Creek Trail leading from Flippen Rd. to Memorial Park, but is not inside the city boundaries. Mr. Harris further noted the City notified the County in January for the 30-day notification and there has been met with no opposition. The annexation was also heard and approved by the Zoning Advisory Board.

PUBLIC HEARING:

There were no speakers in favor or opposed.

Public Hearing was closed.

Councilman Alexander motioned to approve the annexation AX17-51; second by Mayor Pro Tem Ford. The motion passed 5-0.

9. Update of the City's Official Zoning Map – PUBLIC HEARING

Presented by: Michael Harris, City Manager

Mr. Harris noted the City will adopt the Official Zoning Map annually at the beginning of each noting staff will keep an active map throughout the year which would show any rezoned parcels.

Mr. Harris also referenced a new zoning district this year and a classification X1, which helps establish a zoning classification for railroad right-a-ways, which gives the city the opportunity to put provisions in place.

PUBLIC HEARING:

There were no speakers in favor or opposed.

Public Hearing was closed.

Councilwoman Gantt motioned to approve the Official Zoning Map; second by Councilman Blount. The motion passed 5-0.

10. Request for Amendment of the City's Zoning Code – PUBLIC HEARING

In regards to brick facade.

Presented by: Michael Williams, City Attorney

Attorney Williams noted this matter involves an update to the commercial zoning codes, which would require an enhanced brick facade for commercial buildings throughout the City and that the Zoning Advisory Board has requested to have additional time to review before making a recommendation.

Attorney Williams advised the Council to go forward with the Public Hearing to hear the comments and then recess the Public Hearing until the next Council meeting.

PUBLIC HEARING:

There were no speakers in favor or opposed.

Public Hearing was recessed until the March 13, 2017 meeting.

NEW BUSINESS

11. Council Consideration to approve the 2017 voting schedule for the City.

Presented by: Vanessa Holiday, City Clerk

The Clerk noted the City will hold a municipal election for two (2) council seats and one (1) mayoral seat in 2017 and presented to Council with proposed schedules for the 2017 voting calendar. The Clerk further noted after contacting the Henry County Elections Office, the proposals were adjusted to include Sunday.

- **Option #1-** added a Sunday with voting hours from 1pm-5pm; with two (2) Saturdays with voting hours from 8am-2pm, one (1) week of early voting at the Merle Manders Conference Center with voting hours from 7am-7pm. The other two (2) weeks would be at the Henry County Elections Office, with the run-off being held at the Merle Manders Conference Center/Henry County Elections Office with voting hours from 7am-7pm – Sat/Sun offset – no change to the estimated cost of \$23,500.00
- **Option #1A-** added a Sunday with voting hours from 1pm-5pm; with two (2) Saturdays with voting hours from 8am-2pm; one week of early voting at the Merle Manders Conference Center/Henry County Elections Office with voting hours from 7am-7pm; and the run-off held at the Henry County

Elections Office. The adjustments to the Sat/Sun hours were offset; the estimated cost did not change and remains at \$19,000.

- **Option #2**-added a Sunday with voting hours from 1pm-5pm; one (1) Saturday with voting hours from 8am-2pm; one (1) week of early voting at the Merle Manders Conference Center/Henry County Elections Office with voting hours from 7am-7pm; and the run-off held at the Merle Manders Conference Center/Henry County Elections Office. The adjustment to add the weekend increased by \$200, with a total estimated cost of \$21,700.
- **Option #2A**- added a Sunday with voting hours from 1pm-5pm; one Saturday with voting hours from 8am-2pm; one (1) week of early voting held at the Merle Manders Conference Center/Henry County Elections Office; and the run-off held at the Henry County Elections Office from 7am-7pm. The adjusted cost for the weekend increased by \$200, with a total estimated cost of \$17,200.

The Clerk noted the data received from the Elections Office indicated weekend voting to be a combination of votes cast at the Henry County Elections Office and the Merle Manders Conference Center, however, the system was unable breakout specific locations. It was further noted the 2014 General Election had the race for Governor, and there were 1,289 weekend votes cast with no Sunday voting. In 2015, there was a Municipal Election with 56 weekend votes cast and no Sunday voting. The Clerk noted there was a Municipal election, Special election and a General election in 2016 with 3,903 votes cast on Saturday and 1,529 votes cast on Sunday and noted the FY2017 budget for Municipal Elections is \$16,000.00.

Councilwoman Gantt asked about a deadline for the Council to select an option, where the Clerk responded there was no 'deadline', however, the Conference Center Coordinator needs the dates to reserve for those dates and time periods for planning purposes.

Mayor Pro Tem Ford motioned to approve Option #1 with an estimated cost of \$23,500 and estimated budget amendment in the amount of \$7,500; second by Councilwoman Robinson. The motion passed 4-1 with Councilwoman Gantt opposed.

12. Council Consideration to approve use of the Merle Manders Conference Center for Non-Profit Mixer to be held on April 19, 2017.
Presented by: Councilwoman Gantt

Councilwoman Gantt noted this is a Non-Profit Mixer which includes churches and targets the City of Stockbridge and Henry County and extended groups and agencies to attend this free mix and mingle event where light refreshments and would be served.

Councilman Blount motioned to approve the use of the Merle Manders Conference Center for the Non-Profit Mixer to be held on April 19, 2017; second by Councilwoman. The motion passed 5-0. (The date was later changed to April 13th).

13. Council Consideration – Proposed Budget Amendment for Fiber Optics Connection in the amount of \$350,000.00
Presented by: Councilman Alexander

Councilman Alexander noted the City's aggressiveness to compete at the highest level in the Metro area and believes the City should invest in fiber optics.

Mr. Harris referenced the recent presentation made to the Council by the City's IT firm, Liberty Technology regarding fiber optics for the City, specifically, the ownership of the lines.

Councilman Blount noted the Fiber Optics Initiative was identified during the approval of the FY2017 budget subject to funds coming in and wants to move forward based on the recommendations from staff.

Mayor Pro Tem Ford noted he would like to explore different companies to see which product would best benefit the city.

Mr. Harris stated he would make the request to Liberty Technology to speak to Council to explain their recommendations.

Mayor Neal noted this would be a matter of moving forward at the right time, and encouraged Council to look further into it and move forward.

Councilwoman Robinson asked for a timeframe.

Councilman Alexander motioned to Table the item to come back to the Council for up to 60 days or a date closest to the March 25, 2017 meeting; second by Mayor Pro Tem Ford. The motion passed 5-0.

DISCUSSION

14. Proposed CID (Community Improvement District) for the Hwy. 138 Corridor.
Presented by: Councilwoman Robinson

Councilwoman Robinson referenced this item being discussed at a Town Hall meeting last year in regards to improving the Hwy. 138 corrido, along with the rebranding of the City through the Main Street Program.

Councilwoman Robinson introduced Consultant, Vivian Thomas to present information from One Henry regarding a proposed CID who referenced the importance of networking and getting the businesses in the area to buy in to the self. Ms. Thomas noted the One Henry (CID) meetings held on the first Thursday of each month at Heritage Bank located at 830 Eagles Landing Pkwy. Suite 100, 2nd Floor Stockbridge, GA 30281 at 3:00 p.m.

COMMENTS FROM THE CITY MANAGER

No Comments

COMMENTS FROM THE CITY COUNCIL

Councilman Alexander thanked citizens for coming out and taking part of the democratic process; noted Council was embarking on monumental tasks and need to avoid the pitfalls of destruction; and to put water under the bridge to move the City forward.

Councilman Blount stated the importance of his character, noted that prior to being an elected official, he was volunteering in his church and in the community every day; and thanked Mr. Willie Hopkins for volunteering for the Main Street Advisory Board.

Mayor Pro Tem Ford thanked everyone for being engaged; referenced the recent Council Retreat where goals and objectives were set by the Council; referenced a recent award presented to the City of Stockbridge from Goodwill Industries for the 2016 Job Fairs spearheaded by Councilman Alexander; noted he was hurt behind the Falcons' Super Bowl loss; and wished everyone Happy Valentine's Day.

Councilwoman Gantt thanked everyone for attending; asked for continued prayers; noted tough decisions are being made by the Council, and that it is not an easy task and City is headed in the right direction; noted the City recently held a wonderful Retreat; and reminded citizens that she is accessible, and to reach out to her with your questions and/or concerns referencing the Council's contact information is located on the City's website.

Councilwoman Robinson congratulated Commissioner Holmes and Karina Patel for their ceremonial commendations; congratulated everyone appointed to the Youth Council Advisory Committee and noted the City Attorney would be in contact with each of them soon to schedule a meeting.

COMMENTS FROM THE MAYOR

Mayor Neal noted the City of Stockbridge would host (4) four official Town Hall meetings at City Hall quarterly and include finance updates along with any additional updates regarding City business; noted individual council members would host Community Meetings as their individual initiatives off-site; and referenced an upcoming a Community Meeting to be hosted by Councilman Alexander at Red Oak UMC on Thursday, February 16, 2017 at 7pm.

Mayor Neal read the following News and Events referencing City Events and Council Initiatives:

UPCOMING MEETINGS & EVENTS

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

- Community Meeting – Thursday, February 16, 2017 at 7:00 p.m. at Red Oak United Methodist Church 3894 Walt Stephens Rd. Stockbridge, GA 30281
Spearheaded by Councilman Alexander

- Stockbridge Zoning Advisory Board Meeting – Thursday, February 23, 2017 at 6:00 p.m. at City Hall in the Levi Meeting Room.
- Coffee with a Cop – Saturday, February 25, 2017 at Bridgeview Country Cooking 4727 N. Henry Blvd. Stockbridge from 8:30 a.m. – 10:00 a.m. Spearheaded by Mayor Pro Tem Ford.
- Downtown Development Authority Board Meeting – Monday, February 27, 2017 at 6:00 p.m. at City Hall in the Levi Meeting Room.
- Council Work Session – Tuesday, February 28, 2017 at 6:00 p.m. at City Hall in the Council Chamber.

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

Mayor Neal motioned to adjourn Executive Session; second by Mayor Pro Tem Ford. The motion passed 4-0 (Councilwoman Gantt was not present for the vote).

Mayor Pro Tem Ford motioned to reconvene the regular meeting; second Councilman Blount. The motion passed 4-0.

Mayor Pro Tem Ford motioned to adjourn the meeting; second by Councilman Blount. The motion passed 4-0.

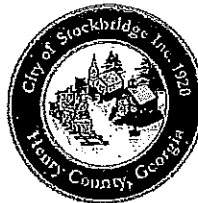
Respectfully submitted by:

Vanessa Holiday, City Clerk CMC

Judy Neal, Mayor



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.



**DRAFT SUMMARY MINUTES
SPECIAL CALLED MEETING
MONDAY, FEBRUARY 20, 2017 10:00 a.m.**

Mayor & City Council

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

Administration

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

Mayor Neal called the meeting to order at 10:00am.

Mayor Neal provided the invocation.

The pledge of Allegiance was recited in unison.

City Clerk, Vanessa Holiday proceeded with a verbal roll call. All members of Council with the exception of Councilwoman Gantt were present and a quorum was confirmed.

Mayor Pro Tem Ford motioned to adopt the Agenda as printed; second by Councilman Alexander. The motion passed 4-0.

EXECUTIVE SESSION

Councilman Blount motioned to convene Executive Session for Personnel Matters; second by Councilman Alexander. The motion passed 4-0.

Councilwoman Gantt was absent during the official roll call and joined Executive Session at 10:20 a.m.

Mayor Pro Tem Ford motioned to adjourn Executive Session; second by Councilwoman Robinson. The motion passed 4-0. (Councilman Alexander was not present for the vote).

Mayor Pro Tem Ford motioned to adjourn the Special Called Meeting; second by Councilman Blount. The motion passed 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk CMC

Judy Neal, Mayor



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DRAFT WORK SESSION SUMMARY MINUTES COUNCIL MEETING

TUESDAY, FEBRUARY 28, 2017 6:00 p.m.

Mayor & City Council

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

Administration

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

Call to Order by Mayor Neal.

Invocation- was provided by Michael Brock of Red Oak UMC.

Pledge of Allegiance was recited in unison.

City Clerk, Vanessa Holiday proceeded with a verbal roll call, all members of Council were present which constituted a quorum.

Councilman Alexander motioned to amend the Agenda to add first item of business- Resolution Stating City's position opposing City of Eagle's Landing; second by Councilman Blount. The motion passed 5-0.

The Draft Minutes for January 9, 2017 and January 31, 2017 were reviewed for approval at the March 13, 2017 Council meeting.

Mayor Neal read Resolution No.17-800 in opposition of the proposed City of Eagle's Landing into the record.

Mayor Pro Tem Ford motioned to approve Resolution No.17-800 opposing the formation of the City of Eagle's Landing; second by Councilman Alexander. The motion passed 5-0.

SPECIAL PUBLIC COMMENTS RE: CITY OF EAGLE'S LANDING

- Pastor Cecilia Green- Spoke in opposition
- Cynthia Johnson- Spoke in opposition
- Dr. Marilyn Flynn- Spoke in opposition
- Roxie G. Harris- Spoke in opposition
- Brett Newsome- Spoke in opposition
- Leonard N. Reynolds- Spoke in opposition
- Jacquelyn Carrier- Spoke in opposition
- Sabrina Jones- Opposed in writing
- Rusenar Anderson- Opposed in writing

PUBLIC COMMENTS

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

- Mildred Reed requested city support of Council on Aging for 2017 Miles for Meals Campaign.
- Rusenar Anderson applauded the City's parking on the street enforcement.

OLD BUSINESS

1. Council Consideration to approve the Social Media Policy.
Presented by: Michael Harris, City Manager

Mr. Harris noted this is a revision to the proposed social media policy. Mr. Harris stated the three (3) main proposal changes are:

1. Having a consistent Public Information Officer to oversee the City social media pages
2. Elected officials establishing their own social media accounts and being responsible for them
3. City social media accounts strive to be fair and will not be used to promote individuals, business organizations, or non-profits; only City events, as approved by City Council will be promoted. A community event or other initiatives would require approval from the City Manager.

Council expressed their concerns with the Social Media policy.

Mr. Harris noted staff would like to bring back at the March 13th meeting for approval.

NEW BUSINESS

2. 2017 Paint Henry Blue – Raising Awareness for the Prevention of Child Abuse Kick-Off Month in Stockbridge Thursday, March 30, 2017. Request Use of Merle Manders Conference Center 111 Davis Road 5pm -9pm
Presented by: Susan Crutchfield and Robin Jones

Susan Crutchfield of Prevent Child Abuse Henry noted the 2017 Paint Henry Blue Campaign would kick-off in Stockbridge. Ms. Crutchfield noted several agencies join forces to issue a call to action for residents of Henry County to stand against child abuse and take action to support children who have been abused or neglected.

Ms. Crutchfield noted April as Prevent Child Abuse Prevention Month and with the kick-off being in Stockbridge this year, made the request to hold the event at the Merle Manders Conference Center on Thursday, April 30th noting setup would begin at 5:30 p.m.

Ms. Crutchfield also noted the signature pinwheels, ribbons and blue lights that will be displayed in the city, and also made the request to turn the fountain blue. Further noting, during the ceremony, all of the Mayors of the Henry County cities will be present with the annual proclamation read by the mayor of the host city.

Mr. Harris noted there would be a cost associated with this event and noted funds would come from the miscellaneous funds per Council's approval.

Councilwoman Robinson motioned to approve the 2017 Paint Henry Blue - Raising Awareness for the Prevention of Child Abuse with a budget not to exceed \$1,000.00; second by Councilwoman Gantt. The motion passed 5-0.

3. 2017 Taste of Henry Promotional Partnership Presented by: Nan Jenkins, Director of A Friend's House

Ms. Jenkins made a request to partner with the City of Stockbridge by allowing the banners for the Taste of Henry annual fundraising event to be posted throughout the City. The 2017 A Friend's House fundraiser is the 16th annual Taste of Henry event to be held at Heritage Park in McDonough. The Stockbridge Main Street Program will be granted booth space at the event.

The Council asked about the City of Stockbridge hosting this event, and it was noted because this is a rain or shine event, it also requires a large covered venue space, and when Stockbridge is ready, they will come knocking.

Ms. Jenkins also mentioned their annual Benefits Dinner is held at the Merle Manders Conference Center.

Councilwoman Gantt motioned to approve the 2017 Taste of Henry Partnership; second by Councilwoman Robinson. The motion passed 5-0.

4. Council Consideration to approve Employee Manual update. Presented by: Renee Wheeler, Human Resources Manager

Ms. Wheeler noted the proposed changes to the Employee Manual:

- Added the City's Mission/Vision and Values statements
- Updated the Progressive Discipline Policy
- Updated the inclement weather and emergency circumstances

- Added Section 4.800- Children at Work
- Revised and updated Ch. 9: Types of leave switched to Annual and Sick Leave eliminating PTO (Personal Time Off)
- Added Section 9.80: Donated Leave
- Added Section 14.00: Job Abandonment

The consensus of the Council was to place this item on the March 13th Agenda.

5. Council Consideration to approve Statewide Contract for Public Works/Sewer Department #SWC-99999-SPD-000039, in the amount of \$84,548.00 with Wade Ford (Marietta, GA) for the purchase of one (1) Ford F-550 Truck with a nine (9') foot crane attached with a service body. This is a one-time purchase.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron requested approval to purchase one (1) F-550 with a crane attached in the amount of \$84,548.00 from Wade Ford noting this vehicle will replace a 20-year-old vehicle in the Wastewater Collections Division.

Councilwoman Gantt motioned to approve the statewide Contract for Public Works/Sewer Department #SWC-99999-SPD-000039, in the amount of \$84,548.00; second by Mayor Pro Tem Ford. The motion passed 5-0.

6. Council Consideration to approve Statewide Contract for Public Works/Sewer Department #SWC-99999-SPD-ES40199373-002 in the amount of \$75,993.00 with Alan Vigil (Morrow, GA) for the purchase of three (3) Ford F-150 Pick Up Trucks with super cabs. This is a one-time purchase.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron requested approval to purchase three (3) F-150 trucks from Alan Vigil Ford in the amount of \$75,993.00.

Councilwoman Gantt motioned to approve the Statewide Contract for Public Works/Sewer Department #SWC-99999-SPD-ES40199373-002 in the amount of \$75,993.00; second by Mayor Pro Tem Ford. The motion passed 5-0.

7. Council Consideration to approve the recommendation of Diversified Environmental Management, Inc. for demolition and site clearing services of 146 Burke Street, Stockbridge, GA

Presented by: Donald R. Riley, Procurement Specialist

Mr. Riley requested approval to contract with staff's recommendation of Diversified Environmental Management Inc. for the demolition and site clearing of 146 Burke Street located in Stockbridge.

Councilman Blount motioned to approve; second by Councilwoman Gantt. The motion passed 5-0.

Mayor Pro Tem Ford inquired if staff has selected a firm to design the new building. Mr. Harris explained there are some funds going through SPLOST to complete design work.

8. Council Consideration to approve use of the Ted Strickland Community Center for Senior Citizens Fun Night to be held on March 23, 2017.
Presented by: Councilwoman LaKeisha Gantt

Councilwoman LaKeisha Gantt stated she noticed there is not a senior center and would like to spearhead and request an event for seniors; and is asking for approval to use the Ted Strickland Community Center for Senior Citizens Fun Night which will be held on March 23, 2017.

Councilwoman Robinson inquired about partnering with Council on Aging and making it a yearly event. Councilwoman Gantt agrees with partnering up with Council on Aging to create more events for senior citizens. Councilwoman Gantt also expressed the building being used, could potentially become a senior citizens center.

Councilwoman Gantt motioned to approve use of the Ted Strickland Community Center for Senior Citizens Fun Night to be held on March 23, 2017; Mayor Pro Tem Ford provided the second. The motion passed 5-0.

DISCUSSION

9. Fiber Optic Connection
Presented by: Steven Lease – Liberty Technology

Mr. Lease noted Liberty Technology had identified a 2-mile fiber optic loop that would help connect primarily to the downtown area of the city noting the biggest obstacle being the railroad and deciding whether or not the lines would be placed above ground or underground.

Mr. Lease stated the City would ultimately need a feasibility study to make that determination and proceeded with the following Fiber Optics information:

City-owned option pros and cons:

Pros:

It is the City's - Asset for internal use, renting or reselling - Low ongoing cost and minor maintenance - Achieve much higher speeds (1-10GB vs 10-100MB providers) - There is no restriction on what the City can run over

Cons:

Longer installation time - higher upfront cost - Requires: design, permits, pole agreements, Resolution of right-of-ways and above ground may require hiring an engineering firm.

Renting/Paying Per Month

Pros:

Low to no up-front costs

Cons:

Long installation time - speed limitations (10x factor in most cases) - limitations on re-selling access - limitations on protocols or types of data that can be run across it - likely requires using more than one vendor to achieve coverage – contracts - no control over long-term cost - perpetual costs

Additional Considerations**Hybrid Solution:**

Practical in short or near term - still requires engineering and site surveys to determine costs.

Wireless Point-To-Point

Option as point solutions - option to cover “last mile” - have fallen out of favor due to: - instability - susceptibility to weather and acts of God - limitations on speeds that are able to be achieved

There was no action on this item.

10. Request for Amendment of the City's Zoning Code In regards to brick facade requirement to be applied throughout the City.
Presented by: Michael Williams, City Attorney

Attorney Williams noted the Zoning Advisory Board approved and recommends four (4) facade requirements for commercial buildings throughout the City as follows:

1. Requirement would only apply to commercial buildings and not industrial buildings; the last version had both it
2. Requirement does not apply to hotels
3. Requirement adds a vinyl standard which has to have a thickness of 0.046”
4. Requirement adds a metal standard; if used, would have to use 29 gauge standing seam metal

Attorney Williams also noted the Zoning Advisory Board will recommend two (2) additional changes: 1. No stucco as an allowable use for the facade of the buildings. 2. Brick requirement for businesses, noting the current requirement for brick states you have to have brick on the sides of the building facing the street and what is being proposed by the Zoning Advisory Board is to have three (3) sides brick and the facade being ½ brick and ½ of another material to decorate.

Attorney Williams noted the Zoning Advisory Board would like to recommend and approve at the next meeting any portion of the building that is visible on a public street should be brick and the façade could be a combination of brick and decorative materials.

The Public Hearing for this item will be held on Monday, March 13th

COMMENTS FROM THE CITY MANAGER

Mr. Harris noted LMIG projects began today and the Mays Rd. Culvert will be mobilizing next week; Vision/Mission/Values will be memorialized for viewing; Main Street Program RSVP Grant application (6-9-month process) cost \$45,000 - \$65,000 and proposes the use of funds from sale of property with Council approval; congratulated Mike Ireland of the Henry County Police Dept. North Precinct who was recently promoted to Captain.

COMMENTS FROM THE CITY COUNCIL

Councilman Alexander thanked everyone for coming out; thanked everyone for their support to oppose the proposed city of Eagle's Landing and noted that he along with his neighbors are included in the proposed city and were not asked.

Councilman Blount echoed the previous comments noting his neighborhood was also included in the proposed city of Eagle's Landing and likewise was not asked; thanked colleagues and the Mayor for the support to oppose to proposed city.

Mayor Pro Tem Ford asked everyone to keep the faith as they try to move the city forward; noted he was glad to see the Mayor and Council united and moving the City forward.

Councilwoman Gantt thanked everyone for coming out and looks forward to a great 2017.

Councilwoman Robinson thanked staff and the presenters; congratulated Captain Ireland; and wanted citizens to know they are all fighting for Stockbridge.

COMMENTS FROM THE MAYOR

Mayor Neal thanked everyone for coming out and referenced the Agenda copies in the lobby with the upcoming meetings and events; and referenced the Paint Henry Blue campaign that will kick off in Stockbridge on Thursday, March 30, 2017.

OFFICIAL CITY MEETINGS

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

- Main Street Advisory Board Meeting scheduled for Friday, March 10, 2017 has been **canceled**.
- Council Meeting – Monday, March 13, 2017 - 6:00 p.m.- City Hall Chamber
- Stockbridge Zoning Advisory Board Meeting – Thursday, March 23, 2017 at 6:00 p.m. at City Hall in the Levi Meeting Room.
- Downtown Development Authority Board Meeting – Monday, March 27, 2017 at

6:00 p.m. at City Hall in the Levi Meeting Room

- Council Work Session – Tuesday, March 28, 2017 - 6:00 p.m. - City Hall Chamber.

COUNCIL MEMBER COMMUNITY MEETINGS AND/OR INITIATIVES

- Coffee w/a Cop – Hosted by Mayor Pro Tem Ford- Date and Location to be announced.
- Senior Citizens Fun Night – Hosted by Councilwoman Gantt – March 23rd Details to follow.

CIVIC EVENTS

- Paint Henry Blue, Kick-Off Campaign in Stockbridge, Thursday, March 30, 2017 at 6:00 p.m.

Motion to convene Executive Session for Real Estate, Litigation and Personnel made by Councilwoman Gantt; second by Mayor Pro Tem Ford. The motion passed 5-0.

Motion to adjourn Executive Session made by Mayor Pro Tem Ford; second by Councilwoman Gantt. The motion passed 5-0.

Motion to reconvene the meeting made by Councilwoman Gantt; second by Mayor Pro Tem Ford. The motion passed 5-0.

Motion to adjourn the meeting made by Councilwoman Gantt; second by Mayor Pro Tem Ford. The motion passed 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk CMC

Judy Neal, Mayor

City of Stockbridge Social Media Policy

The social media adventure

The City of Stockbridge has embarked on the adventure that is today's social media. In an effort to build relationships; reach audiences that don't have access to or typically utilize the City's more traditional means of communication (e.g., newsletter); to share information, as needed, on a real-time basis; and retain its reputation as a progressive community, Stockbridge has begun to utilize social media outlets. We anticipate that our foray into social media will be an ongoing adventure that will require us to be flexible and open to opportunities.

Despite the fact that social media is still an emerging technology and that the way in which people use the technology will continue to evolve, the City of Stockbridge, through this policy, seeks to establish some basic guidelines for use of its social media outlets.

Our vision for social media usage

- While social media provides an effective forum for building relationships and for conveying small "bites" of information, they do not serve as the City's sole or even primary means of communication with residents, businesses, and others. The City of Stockbridge utilizes well-established means (e.g., public quarterly town hall meetings, website, and quarterly newsletter) to effectively share information with a variety of audiences.
- Social media forums provide an *interactive* means of sharing information that relates to the City of Stockbridge and of engaging in ongoing conversation. They provide an easy-to-use means of engaging citizens and others.
- Social media can be especially effective in communicating information in crisis situations when timeliness of the information is crucial.
- Social media is a particularly ineffective tool for communicating about complex issues and for addressing riled emotions. The City will use more appropriate means to communicate detailed information about complex issues and to discuss concerns with citizens and others who post potentially volatile comments.
- Practical and legal considerations may sometimes constrain, prevent, or prohibit discussion of certain topics, such as court cases, through this medium.
- We recognize that not everything posted will (or should be) flattering to the City. Posts that offer thoughtful criticism of the organization (not individuals) and City initiatives are welcome and shall not be removed or altered except as provided for in this policy.

Maintenance of City-owned accounts

- The City of Stockbridge will utilize one central account with desired social media networks (e.g., Facebook, Twitter, SeeClickFix and others). Individual departments and employees will utilize the central account to convey desired communication on behalf of the City.

- Management of social media accounts and initiatives shall lie primarily within the economic and community development department, and specifically (but not solely) with the public information officer (PIO).
- A limited number of staff members, including those in economic and community development, shall have access to social media accounts and passwords and permission to post as "City of Stockbridge." To ensure consistent application of, and compliance with this policy, as well as editorial review, postings shall be approved by the PIO prior to posting.
- Elected officials and other staff members are not to post, without advance approval, to the City of Stockbridge pages as representatives of the organization.
- Other City staff members may request that authorized staff post a message from the City of Stockbridge on their behalf.
- Responses on City pages/accounts from employees' personal accounts are not permitted.
- The City will strive to share information honestly and openly and to receive comments and feedback with an "open mind" in a spirit of collaboration.
- The City shall not post untruthful and purposefully inaccurate information. If an inadvertent inaccuracy is posted, a correction will be published as soon as possible.
- Designated City staff members such as the PIO and/or their back-up, or the City Manager may post comments/replies without advance review or permission of City management. However, if staff members have concerns or desire advance review, they may request such from the city manager, PIO, or appropriate department head.
- The City will not edit others' posts/responses.
- At all times, employees shall use good judgment when posting. Employees shall refrain from posts that may be interpreted as offensive, obscene, demeaning, or inflammatory. Confidential information shall not be posted.
- At times, employees may determine other means/tools are more appropriate ways to respond to citizen/fan posts or may determine that it is best not to respond to a post at all.
- In general, individual complaints, concerns, or service requests will not be addressed via social media.
- Staff members shall resist the temptation to engage in back-and-forth conversation regarding topics that are complex, controversial, heated, or otherwise sensitive nature.
- City employees, in consultation with the City Manager, will determine when an issue raised by others has reached a "critical mass" that requires a City response on the City's account.
- When employees do choose to reply to negative or heated comments, they need to do so in a manner that reflects positively upon the City.
- A standard reply may be used to direct users with concerns related to sensitive or complex issues. This standard reply shall read something like: The City of Stockbridge is very interested in insights, concerns expressed here. However, complex topics typically are not effectively discussed in forums such as this. Please contact the City's public information officer or City Manager at 770-389-7900 if you wish to voice your concerns further or obtain additional information.

- Employees who respond to posts on City accounts (as City of Stockbridge) shall strive to be sure that their posts pass the “grandma” test; that is, posts shall be of the sort that would not cause grandma disappointment, embarrassment, or to shake her finger and scold.

Guidelines and limitations for all users

- The conversation shall remain civil and respectful always.
- Inaccurate information posted by non-employees may be addressed and corrected, on a factual basis only.
- In an effort to keep the conversation open to all and to limit spam, posts from the same individual or organization shall be limited to no more than two (2) per day.
- Personal attacks, vulgar language, discriminatory or inflammatory posts by others are strongly discouraged. If a post is determined to be in violation of this policy, such posts may be removed.
- Elected officials may not post as “City of Stockbridge” or discuss campaigns, issues, and other political matters on City accounts.
- Elected officials are encouraged to establish their own social media accounts and to be solely responsible for its content.
- Campaigning – on behalf of political candidates or in support or opposition to issues – is prohibited on behalf of the City.
- Political candidates are encouraged to establish their own fan pages and social media accounts and are prohibited, even if incumbent City elected officials, from using City of Stockbridge accounts, pages, etc.
- Violating this policy may result in removal of access to the service, disciplinary action, or both.
- This Social Media Policy shall be revised as needed. Posts to the City of Stockbridge’s social media accounts shall constitute acceptance of this policy.
- City social media accounts strive to be fair and consistent and therefore they will not be used to promote individuals, businesses organizations, or non-profits since doing so could be considered unfair to other such entities and would require increased staffing. For this reason, only City events and Council initiatives, as approved by City Council, will be promoted. For Council initiatives, promotion will consist of pre-event advertising only. A community event or other initiative would require approval by the City Manager.

Policy created 03/03/2017

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- At all times, employees shall use good judgment when posting. Employees shall refrain from posts that may be interpreted as offensive, obscene, demeaning, or inflammatory. Confidential information shall not be posted.
- At times, employees may determine other means/tools are more appropriate ways to respond to citizen/fan posts or may determine that it is best not to respond to a post at all.
- In general, individual complaints, concerns, or service requests will not be addressed via social media.
- Staff members shall resist the temptation to engage in back-and-forth conversation regarding topics that are complex, controversial, heated, or otherwise sensitive nature.
- City employees, in consultation with the City Manager, will determine when an issue raised by others has reached a "critical mass" that requires a City response on the City's account.
- When employees do choose to reply to negative or heated comments, they need to do so in a manner that reflects positively upon the City.
- A standard reply may be used to direct users with concerns related to sensitive or complex issues. This standard reply shall read something like: The City of Stockbridge is very interested in insights, concerns expressed here. However, complex topics typically are not effectively discussed in forums such as this. Please contact the City's public information officer or City Manager at 770-389-7900 if you wish to voice your concerns further or obtain additional information.

- Employees who respond to posts on City accounts (as City of Stockbridge) shall strive to be sure that their posts pass the “grandma” test; that is, posts shall be of the sort that would not cause grandma disappointment, embarrassment, or to shake her finger and scold.

Guidelines and limitations for all users

- The conversation shall remain civil and respectful always.
- Inaccurate information posted by non-employees may be addressed and corrected, on a factual basis only.
- In an effort to keep the conversation open to all and to limit spam, posts from the same individual or organization shall be limited to no more than two (2) per day.
- Personal attacks, vulgar language, discriminatory or inflammatory posts by others are strongly discouraged. If a post is determined to be in violation of this policy, such posts may be removed.
- Elected officials may not post as “City of Stockbridge” or discuss campaigns, issues, and other political matters on City accounts.
- Elected officials are encouraged to establish their own social media accounts and to be solely responsible for its content.
- Campaigning – on behalf of political candidates or in support or opposition to issues – is prohibited on behalf of the City.
- Political candidates are encouraged to establish their own fan pages and social media accounts and are prohibited, even if incumbent City elected officials, from using City of Stockbridge accounts, pages, etc.
- Violating this policy may result in removal of access to the service, disciplinary action, or both.
- This Social Media Policy shall be revised as needed. Posts to the City of Stockbridge’s social media accounts shall constitute acceptance of this policy.
- City social media accounts strive to be fair and consistent and therefore they will not be used to promote individuals, businesses organizations, or non-profits since doing so could be considered unfair to other such entities and would require increased staffing. For this reason, only City events and Council initiatives will be promoted. Event photos may be posted at the discretion of the PIO. A community event or other initiative would require approval by the City Manager.

Policy created 03/03/2017

From: Cie Cie McGhee
Sent: Thursday, March 09, 2017 6:07 PM
To: Michael Harris <MHarris@cityofstockbridge-ga.gov>
Subject: 4th of July preliminary estimate for fireworks

Good Afternoon Mr. Harris,

Per our conversation, please see below the estimates for a fireworks show on the 4th of July.

In order to execute the show the following items are needed:

- Fireworks permit
- Fire Department on site. I have contacted Chief Nish at Henry County Fire Department. Please see her response below

From: Nish Willis [<mailto:nwillis@co.henry.ga.us>]
Sent: Thursday, March 09, 2017 3:53 PM
To: Cie Cie McGhee <CMcGhee@cityofstockbridge-ga.gov>
Cc: Joe W. Kelley <jkelley@co.henry.ga.us>; Brad Johnson FD Chief <bjohnson@co.henry.ga.us>
Subject: RE: Fireworks Nish Willis <nwillis@co.henry.ga.us>

Chief Kelley will get in touch with you Monday about the process and fees. Thank you.

- Site visit from potential fireworks companies to determine the safety and the best place to launch the fireworks
- A clear space to launch that has 400-700 feet of clear space from the actual event site. The site crew will determine the best place with the assistance from COS along with the Henry County Fire Department
- Secure advertising, entertainment & services
- Secure stage & production
- Secure food vendors
- Secure Police, Fire & EMS
- Identify staffing needs

FIREWORKS/PYROTECNIC COMPANIES

- **Pyrotecnico Inc. – Justin 803-271-5944 (Covington, LaGrange & Peachtree City has used them)**

67 Lake Latimer Dr. NE, Kennesaw · (770) 924-0102

May not be able to provide services due to the demand on the 4th. May be able to do a day surrounding the 4th.

\$15,000 - \$22,000 on the 4th of July for 15-20 minutes. Need to have 400-500 feet clear to launch fireworks. Need to do a sight visit to give exact estimate

\$10,000 if fireworks show is on any day close to the 4th.

Will take 2 weeks to confirm if they can do the show. 30% percent that they have someone available.

- **East Coast Pyrotechnics - Scott**

4652 Catawba River Rd, Catawba · (803) 789-5733

May not be able to provide services due to the demand on the 4th. May be able to do a day surrounding the 4th.

\$15,000 on the 4th for a 15 minute show. Need to have 400-500 feet clear to launch fireworks. Need to do a sight visit to give exact estimate

\$10,000 if fireworks show is on any day close to the 4th.

Zambelli Fireworks – Tony 1880-860-0955

1 West Camino Real Blvd.

Boca Raton, FL 33432

\$15,000 on the 4th for a 15 minute show (rough estimate, need to do a sight visit to determine exact price. Need to have 400-500 feet clear to launch fireworks.

Atlanta Pyrotechnics John Zaychek 770-919-8100 (Jonesboro, Suwanee, Clayton County Beach and Riverdale uses them)

\$12,500 - \$15,000

May not be able to find a team to do it on the 4th. They are pretty tapped on the 4th.

Need open area 600-700 feet away from vehicles & people to launch the fireworks.

J&W Display – Mr. McKenley
\$15,000 on the 4th of July

Stage & Production – COST TBD

Estimate based on last year rental - \$5000.00 - \$7,000.00 *note this is only an estimate it could go up. Stages are tough to find on holidays due to the demand on the stage. Pricing will depend on how far the production team has to go to get the stage. Stage deposit will be required up front due to the high demand on stages for holiday events

Entertainment- TBD

Entertainment cost will be determined on the type of entertainment and how long the show is estimated to run. Generally on holidays entertainment is a bit higher. Most local headliner acts pricing range from \$1,000 – \$2,500. Medium acts usually go between \$500 - \$1000. National acts pricing range from \$12,000 - \$15,000. The local price usually doubles when acts perform on a holiday. When considering entertainment on a holiday, we have to keep in mind what type of show we want to have to attract an audience. Deposits will have to be administered in advance to hold the entertainment.

Advertising - TBD

Advertising will be considerably higher due to holiday rates. Advertising mix will have to be determined based on the type of show we plan to promote. Based on historical advertising ads are inundated with holiday events and holiday sales. That would include radio, tv, newspaper, magazines, social media & street flyers.

Food Vendors

Food vendors want to know if this is a first time event that will take place on a holiday. They also require estimated the crowd numbers to determine if they want to participate at an event on a major holiday. Food vendors want to insure that they can make money on a first time event. They usually want a guarantee of attendees even if they do not pay to participate in the event.

Services i.e. generators, port-a-potties, etc.

Services need to be determined and deposits have to be in place for a major holiday event. Companies will not take a verbal confirmation due to the high demand on items needed for major festivals and events on a holiday. Pricing is usually higher on major holidays.

Police, Fire & EMS services –TBD

Pricing will depend on the length of time of the event as well as how many will be needed from each department. Sometimes holiday pay may make the usual cost go up per officer.

Staff Overtime

Estimated PW staff overtime on holidays have ranged from \$3000 - \$4000 depending on how many workers needed for the event.

Historical 4th of July events just to name a few

- Centennial Park
- Lenox Square
- Stone Mountain
- Six Flags
- Braves Game (New Stadium)
- Atlanta Beach (3 day event)
- Nash Farms
- East Point

- City of Jonesboro
- Peachtree City
- City of Decatur
- Atlantic Station
- Lake Lanier

Please let me know if you will need me to submit an actual proposed budget.

Cie Cie Wilson McGhee
Conference Center & Events Manager
City of Stockbridge
Merle Manders Conference Center
Ted Strickland Community Center
770-389-5982 ext. 255
Website: www.mmccevents.com



Change Order

No.: 1

Date of Issuance: March 14, 2017

Effective Date: _____

Project: 2016 LMIG Program	Owner: City of Stockbridge	Owner's Contract No.: #201608-16
Contract: City of Stockbridge – 2016 LMIG Program		Date of Contract: (As Shown on the Contract Documents)
Contractor: Blount Construction Company, Inc.		Engineer's Project No.: N/A

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

Description:

This Change Order is for the additional paving of East Atlanta Road from North Henry Blvd. to Old Conyers Rd. and the addition of Flippen Road from North Henry Blvd. to the City Limits.

Attachments (list documents supporting change):

Spreadsheet showing the unit pricing of the Original Bid with the approximate quantities for the additional work plus new unit pricing for items not included in the Original Bid, Sketch of the proposed roads to be included, and sketches of the work limits at the related intersections.

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Price:

\$704,380.90

Contract Change from previously approved Change Orders:
None:

\$0.00

Contract Price prior to this Change Order:

\$704,380.90

Increase of this Change Order:

\$264,272.14

Contract Price incorporating this Change Order:

\$968,653.04

Original Contract Times: ☐ Working days ☒ Calendar days

Substantial completion (days or date): 45

Ready for final payment (days or date): 60

Contract Change from previously approved Change Orders:
None:

Substantial completion (days): _____

Ready for final payment (days): _____

Contract Times prior to this Change Order:

Substantial completion (days or date): 45

Ready for final payment (days or date): 60

Contract Change of this Change Order:

Substantial completion (days or date): 45

Ready for final payment (days or date): 60

Contract Times with all approved Change Orders:

Substantial completion (days or date): 45

Ready for final payment (days or date): 60

RECOMMENDED:

By: _____

Falcon Design Consultants, LLC

Date: 3/15/2017

ACCEPTED:

By: _____

City of Stockbridge, Georgia

Date: 3/15/2017

ACCEPTED:

By: _____

Blount Construction Company, Inc.

Date: 3/15/17

Change Order No. 1
City of Stockbridge - 2016 LMIG Program
Addition of East Atlanta Road and Flippen Road Paving
March 14, 2017

Blount Construction Company, Inc.
1730 Sands Place
Marietta, GA 30067

ITEM NO.	ESTIMATED QUANTITY	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE
ORIGINAL BID PRICING					
1	0	L.S.	Mobilization and Traffic Control	\$ 25,550.00	\$ -
2	7,200	L.F.	6" Wide Edge Milling, 1 1/2"-2 1/2" Depth @ Edge of Pavement, Feathered to 0"	\$ 2.12	\$ 15,264.00
3	0	S.Y.	Removal of Exist. Asphaltic Concrete Pavement Approximately 1" Deep and Dispose and Compact Subgrade	\$ 6.92	\$ -
4	25	TON	3"-4" Recycled Asphaltic Conc. Patch - 19.0 mm Superpave Incl. Bituminous Material & H Lime	\$ 150.00	\$ 3,750.00
5	490	TON	1" Recycled Asphaltic Conc. Perma-Flex or Equivalent	\$ 96.86	\$ 47,461.40
6	1,550	TON	1.5" Recycled Asphaltic Conc. - 12.5 mm Superpave Incl. Bituminous Material & H Lime	\$ 83.02	\$ 128,681.00
7	25	TON	Recycled Asphaltic Conc. Leveling Incl. Bituminous Material & H Lime	\$ 150.00	\$ 3,750.00
8	1,500	GAL	Bituminous Tack Coat	\$ 1.86	\$ 2,790.00
9	0	L.F.	Compacted Backfill Against Edge of Pavement 4' Wide Minimum on Shoulder and Install Permanent Grassing	\$ 7.29	\$ -
10	0	EA.	Adjust Manhole Frame and Cover to Finished Grade	\$ 295.00	\$ -
11	2	EA.	Adjust Water Valve Box and Cover to Finished Grade	\$ 240.00	\$ 480.00
12	85	L.F.	GDOT Thermoplastic Stop Bar, 24" Wide White	\$ 14.40	\$ 1,224.00
13	300	L.F.	GDOT Thermoplastic Parking Lot Striping, 4" Wide White	\$ 3.00	\$ 900.00
14	13,800	L.F.	GDOT Thermoplastic Solid Centerline 5" Wide Yellow	\$ 1.25	\$ 17,250.00
15	0	EA.	Remove Existing Traffic Speed Bump and Replace With 14" Wide Recycled Solid Rubber Speed Bump (Black/Yellow) and End Caps Installed in Accordance With Manufacturer's Recommendations	\$ 1,600.00	\$ -
16	0	L.S.	Project Contingency Allowance (For Use by City Only)	\$ 15,000.00	\$ -
TOTAL					\$ 221,550.40
CHANGE ORDER PRICING					
1	3	EA.	Adjust Oversize Utility Manhole to Grade	\$ 3,680.00	\$ 11,040.00
2	150	L.F.	GDOT Thermoplastic Dashed Traffic Edge Striping 5" Wide White	\$ 1.25	\$ 187.50
3	12,700	S.Y.	GDOT Thermoplastic Solid Lane Edge Striping 5" Wide White	\$ 1.25	\$ 15,875.00
4	250	L.F.	GDOT Thermoplastic Solid Traffic Hatching Striping 12" Wide Yellow	\$ 6.75	\$ 1,687.50
5	150	L.F.	GDOT Thermoplastic Cross-Walk Striping 7" Wide White	\$ 16.50	\$ 2,475.00
6	1	EA.	GDOT Thermoplastic Right-Turn Arrow White	\$ 150.00	\$ 150.00
7	2	EA.	GDOT Thermoplastic Right-Turn/Straight Arrow White	\$ 200.00	\$ 400.00
8	2	EA.	GDOT Thermoplastic Left-Turn Arrow White	\$ 150.00	\$ 300.00
9	1	EA.	GDOT Thermoplastic Left-Turn/Straight Arrow White	\$ 200.00	\$ 200.00
10	2	EA.	Repair or Replace Existing Traffic Signal Detector Loop	\$ 2,000.00	\$ 4,000.00
11	2	EA.	Mobilization and Traffic Control (Prorated Based Upon "Original Base Bid" Divided by the Total Number of Roads)	\$ 1,703.37	\$ 3,406.74
12	1	L.S.	Temporary Traffic Striping	\$ 3,000.00	\$ 3,000.00
TOTAL					\$ 42,721.74

TOTAL PRICE - CHANGE ORDER NO. 1 \$ 264,272.14



Rezoning Evaluation Report
Henry County Zoning Advisory Board

Henry County Planning & Zoning

RZ-16-39-S

City of Stockbridge

Report Prepared By: Stacey Jordan-Rudeseal, Chief Planner

Applicant:

Bruce Brown
5104 North Henry Boulevard
Stockbridge, GA 30281
(404) 713-7755

Location:

5104 North Henry Boulevard
Land Lot 59 of the 12th District

Request:

Rezoning from C-1 (Neighborhood Commercial) to C-2 (General Commercial)

Parcel ID:

S12-01-005-000

Proposed Use

/Purpose:

Operation of Swim School/Sale of Property

Current Land Use:

Retail Sales and Indoor Recreation

Future Land Use:

Commercial

Sign Posted:

March 17, 2017

ZAB Meeting:

March 23, 2017

Lot Size:

0.75+/- acres

Road Access:

North Henry Boulevard (major arterial)

Zoning History:

The subject property is zoned C-1 (Neighborhood Commercial) according to the City of Stockbridge Official Zoning Map, adopted on December 10, 2012. A review of zoning records indicates that there is a file (89-01) that indicates that the subject property was rezoned from R-3 (Single Family Residential) to C-1 (Neighborhood Commercial District) on December 12, 1988. No conditions were included in the previous rezoning. **Table 1.0** illustrates the current zoning and land uses of surrounding properties.

Table 1.0 Current Zoning and Land Uses of Adjacent Properties

Current Zoning		Current Land Use
North	OI (Office-Institutional)	Vacant
East	C-1 (Neighborhood Commercial) & R-2 (Single-Family Residence)	Retail Store & Single-Family Residence
South	C-2 (General Commercial)	Vacant
West	OI (Office-Institutional) & C-1 (Neighborhood Commercial)	Vacant & Office

Source: City of Stockbridge Official Zoning Map

Executive Summary:

The applicant intends to rezone 0.75+/- acres, on the north side of North Henry Boulevard from C-1 (Neighborhood Commercial) to C-2 (General Commercial) for the operation of a swimming lessons or resale of the property. The City of Stockbridge does not specifically provide for swimming lessons in the zoning code. Therefore, the applicant is requesting a rezoning to C-2 which would allow the subject property to be used for professional training purposes.

The requested C-2 zoning will allow the uses permitted in compliance with *Section 2.04.03*. Requirements of the ordinance were not revisited in the staff recommendations. Omissions of reference to ordinance requirements should not be taken or implied as exceptions to ordinance requirements.

Development Regulations Relevant to Request:

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

Analysis of Request (Sec. 12.02.09.C.2):**Criteria point 1: Consistency with the Comprehensive Plan.**

The proposed zoning change is consistent with the Future Land Use Map (FLUM) of the Henry County/Cities Joint 2030 Comprehensive Plan (Comp Plan), which designates the character area as "Downtown" along this section of North Henry Boulevard. It should not have a negative effect on the character of the existing neighborhood as the subject property and the neighboring property is currently zoned for commercial and office activity.

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

The proposed rezoning meets all of the minimum development regulations of the C-2 (General Commercial) zoning district. **Table 2.0** lists the requirements of the C-2 zoning district.

Table 2.0 Ordinance Requirements for C-2 Zoning District

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

Sources: City of Stockbridge Zoning Code Section 2.04.03, C-2, General Commercial District

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

Rezoning the subject property will not affect the character of the area as it is mainly comprised of commercial uses along North Henry Boulevard. The area has been established through the Comp Plan and FLUM as downtown area.

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

The site appears to be suitable for the proposed rezoning. Any issues with regard to physical conditions will be addressed during the development plan review process. Issues regarding buffering, topography,

drainage, access, size and shape of the property will be addressed through the development plan review phase.

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

The subject property is currently a retail commercial use. Possible impacts upon adjacent property owners, should the property be rezoned, include a minor increase in vehicular traffic. Negative impacts can be mitigated by appropriate zoning conditions.

Criteria Point 6: The potential impact of the rezoning on City infrastructure including water and sewage system, adjacent thoroughfares, pedestrian and vehicular circulation and traffic volumes.

Streets and Sidewalks – Sidewalks currently exist at the site's frontage along North Henry Boulevard.

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

The subject property has been developed as it is currently zoned C-1.

Criteria Point 8: The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Zoning Advisory Board and Board of Commissioners may use in furthering the objective of the comprehensive plan.

Approval of the request would allow the owner to expand the use of existing infrastructure on the site.

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

The approval of a C-2 zone would add to the amount of potential other uses should the property owner choose to sell the property.

Recommendation:

Staff recommends **Approval** of the applicant's request.

Attachments:

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

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

Name of Applicant Bruce Brown Phone: 404-713-7755 Date: _____
Address Applicant: 5104 N. Henry Blvd. Fax N/A Pager/Cell # _____
City: Stockbridge State: GA Zip: 30281 E-mail: bruce@wetsetscuba.com
Name of Agent _____ Phone: _____ Date: _____
Address Agent: _____ Fax _____ Pager/Cell # _____
City: _____ State: _____ Zip: _____ E-mail: _____

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

Request from C-1 to C-2
(Present Zoning) (Requested Zoning)
For the Purpose of operation of Swim School / SALE of Property
(Type of Development)
Address of Property: 5104 N. Henry Blvd Nearest intersection to the property: Shields Rd.
(Street Address)
Size of Tract: .75 acre(s), Land Lot Number(s): _____, District(s): _____
Gross Density: _____ units per acre Net Density: _____ units per acre

Property Tax Parcel Number: 512 - 010 - 050 - 00 (Required)

Witness Signature

Printed Name of Witness

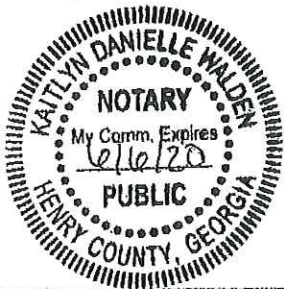
Notary

Signature of Applicant/s

Printed Name of Applicant/s

Signature of Agent

NOTARY STAMP:



(For Office Use Only)

Total Amount Paid \$ 788 Cash Check # 6907 Received by: SPR (FEES ARE NON-REFUNDABLE)
Application checked by: SPR Date: 1-27-17 Map Number(s): 512
Pre-application meeting: SPR Date: _____
Recommendation of Zoning Advisory Board: _____
BOC Decision: _____
Planning Director's Signature: _____ Date: _____

Letter of Intent for Rezoning at:

5104 N Henry Blvd. Stockbridge GA 30281

The request for rezoning from C-1 to C-2 is to be able to sell the business and or property as a swim "school" as this becomes more of a percentage of the locations revenue which has operated as a Scuba & Swim facility at this location since January of 1998.

Bruce Brown

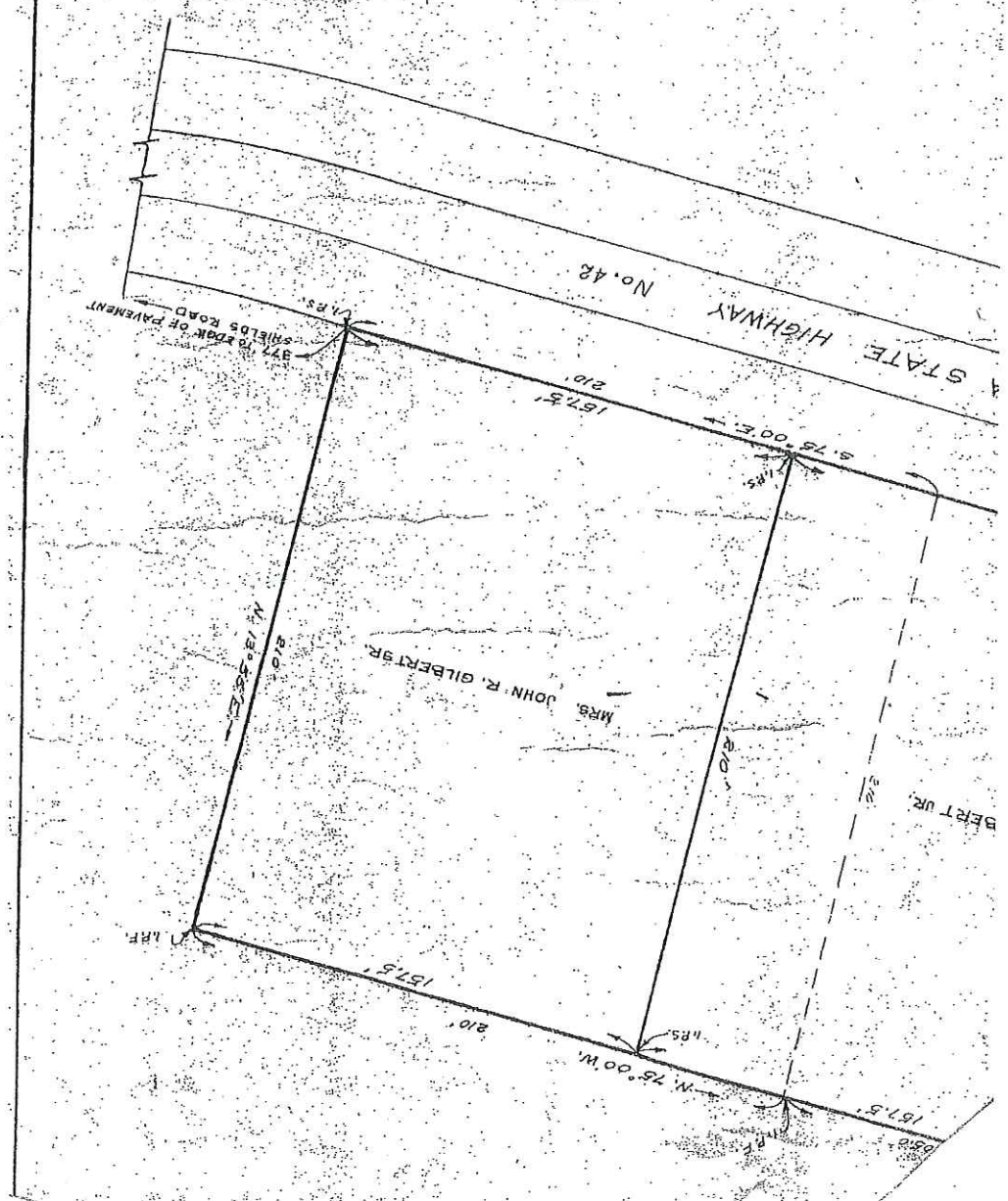
Bruce Brown

Date

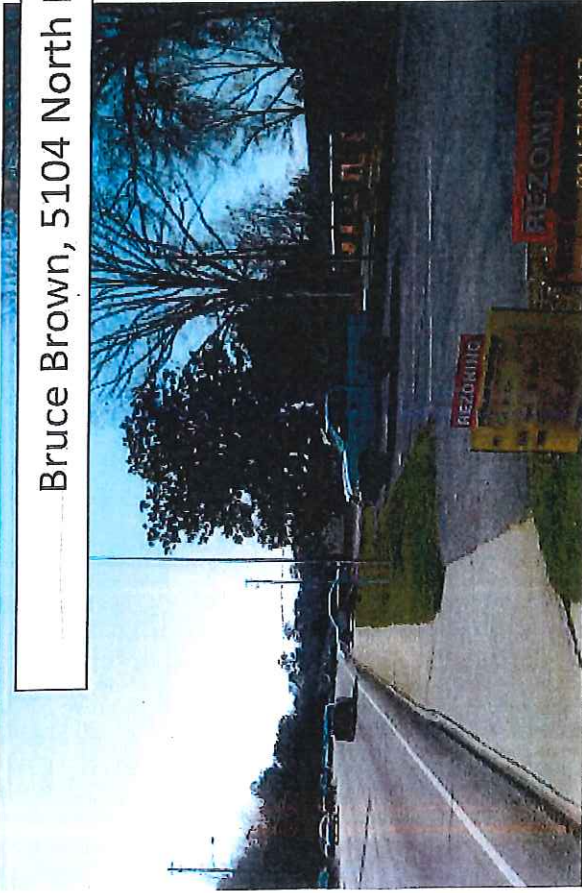
1-23-17

SURVEY MADE FOR MRS. JOHN R. GILBERT SR. IN LAND LOT 59 - 12th DISTRICT HENRY COUNTY, GEORGIA.	
DATE: JULY, 1959	SCALE: 1" = 40'
JOB NO. 59142	JAMES T. HENRY LAND SURVEYOR EAST ATLANTA BANK BUILDING 1296 GLENWOOD AVE. S.E. ATLANTA, GEORGIA.

PLAT SHOWING



Bruce Brown, 5104 North Henry Boulevard (RZ-17-01-S)



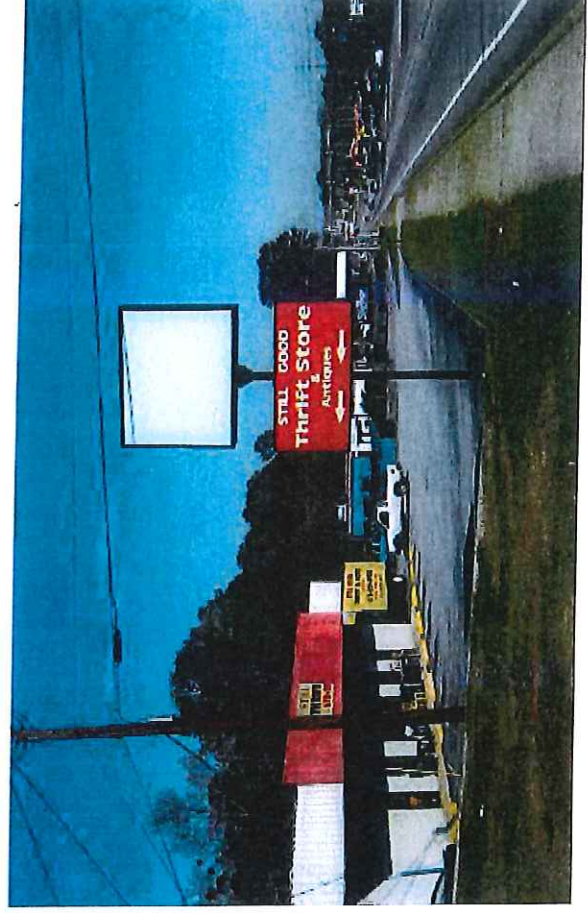
View to the West



Subject Property



View across North Henry Boulevard



View to the East

Legend

Request



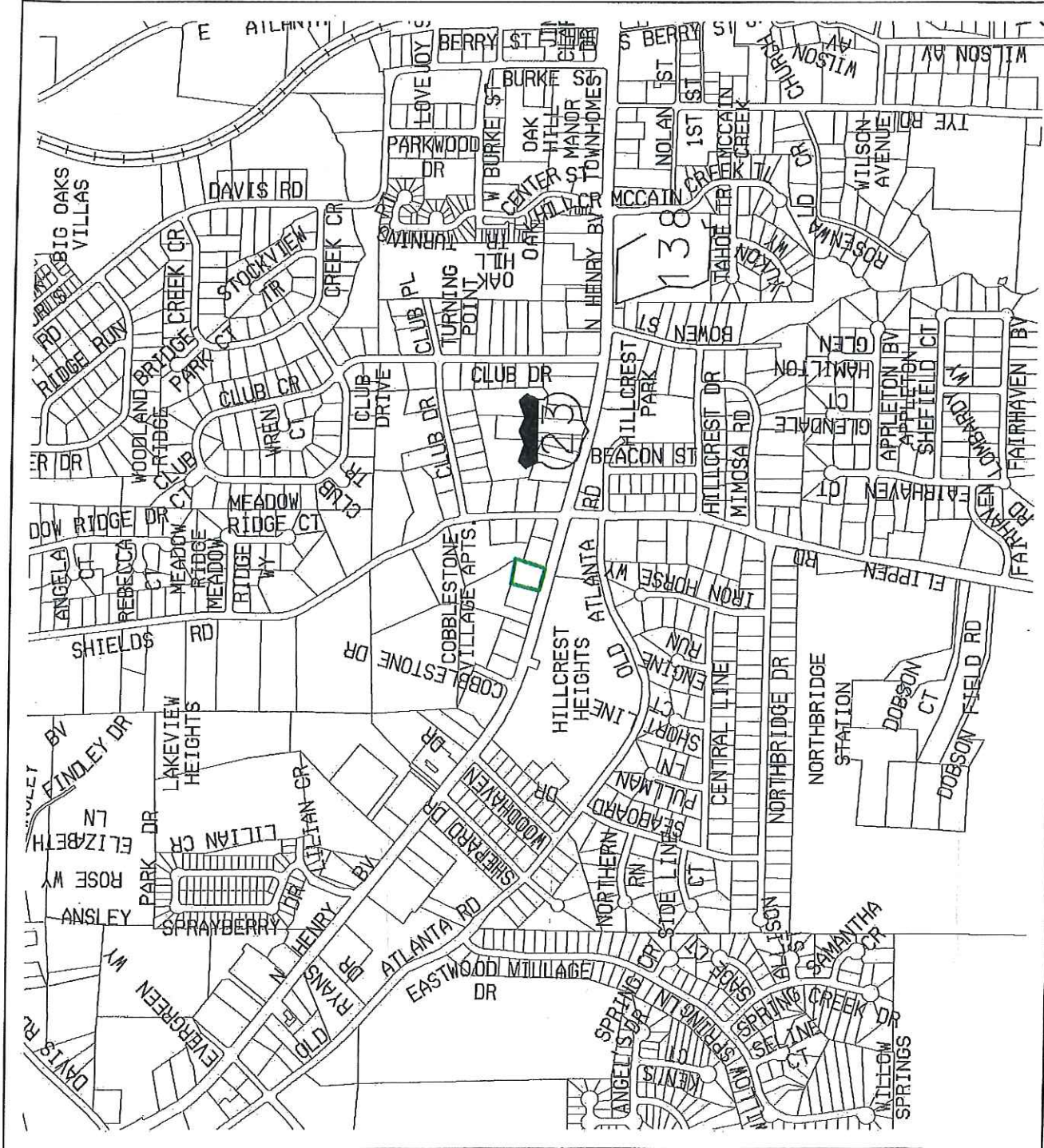
RZ-17-01-S

TAX MAP

Scale: 1" = 1000'



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





Legend

Request

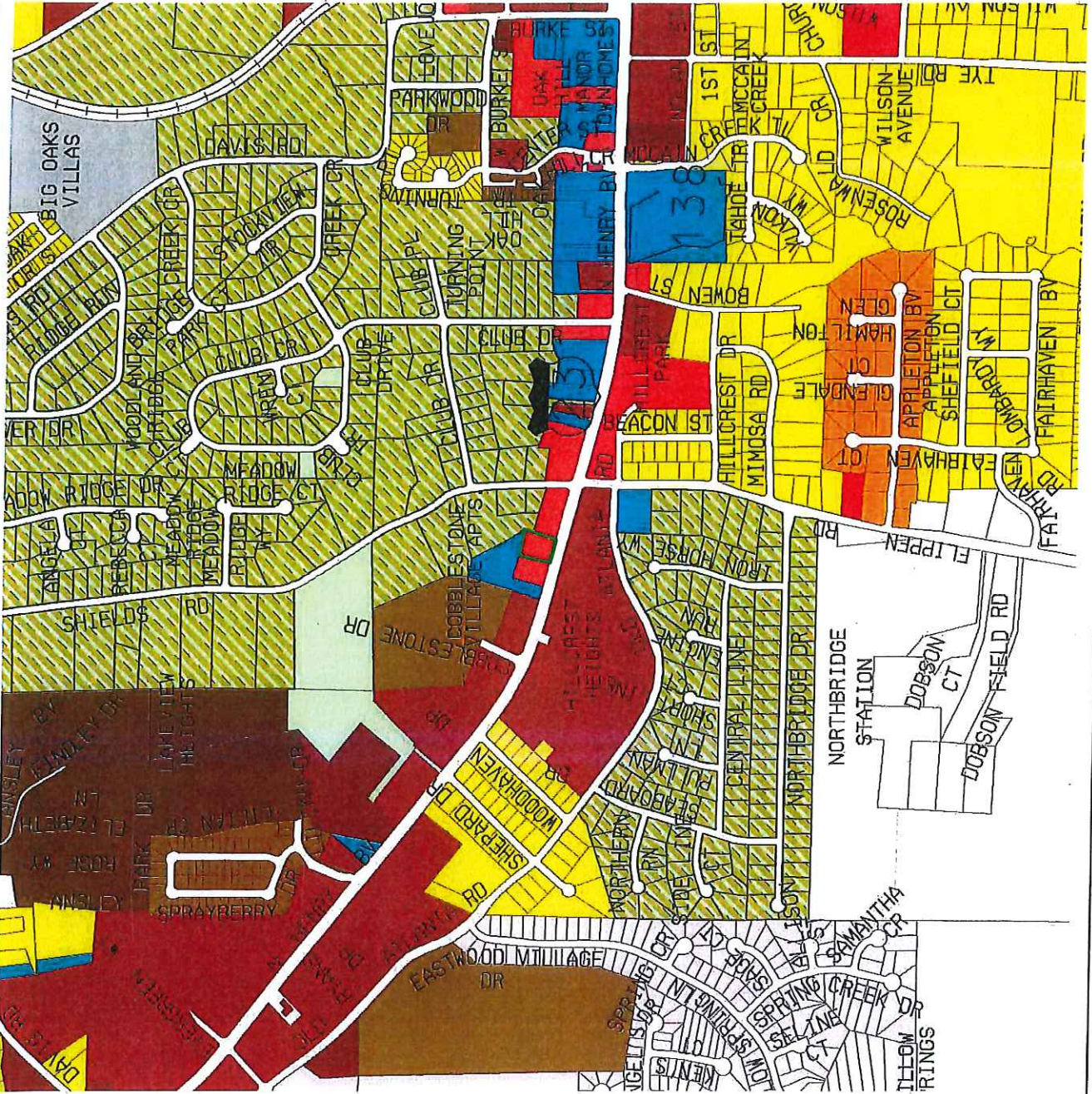
RZ-17-01-S

- RA
- R-1
- R-2
- R-3
- R-4
- RD
- RM
- RMH
- Oi
- C-1
- C-2
- C-3
- M-1
- M-2
- PD
- CITY

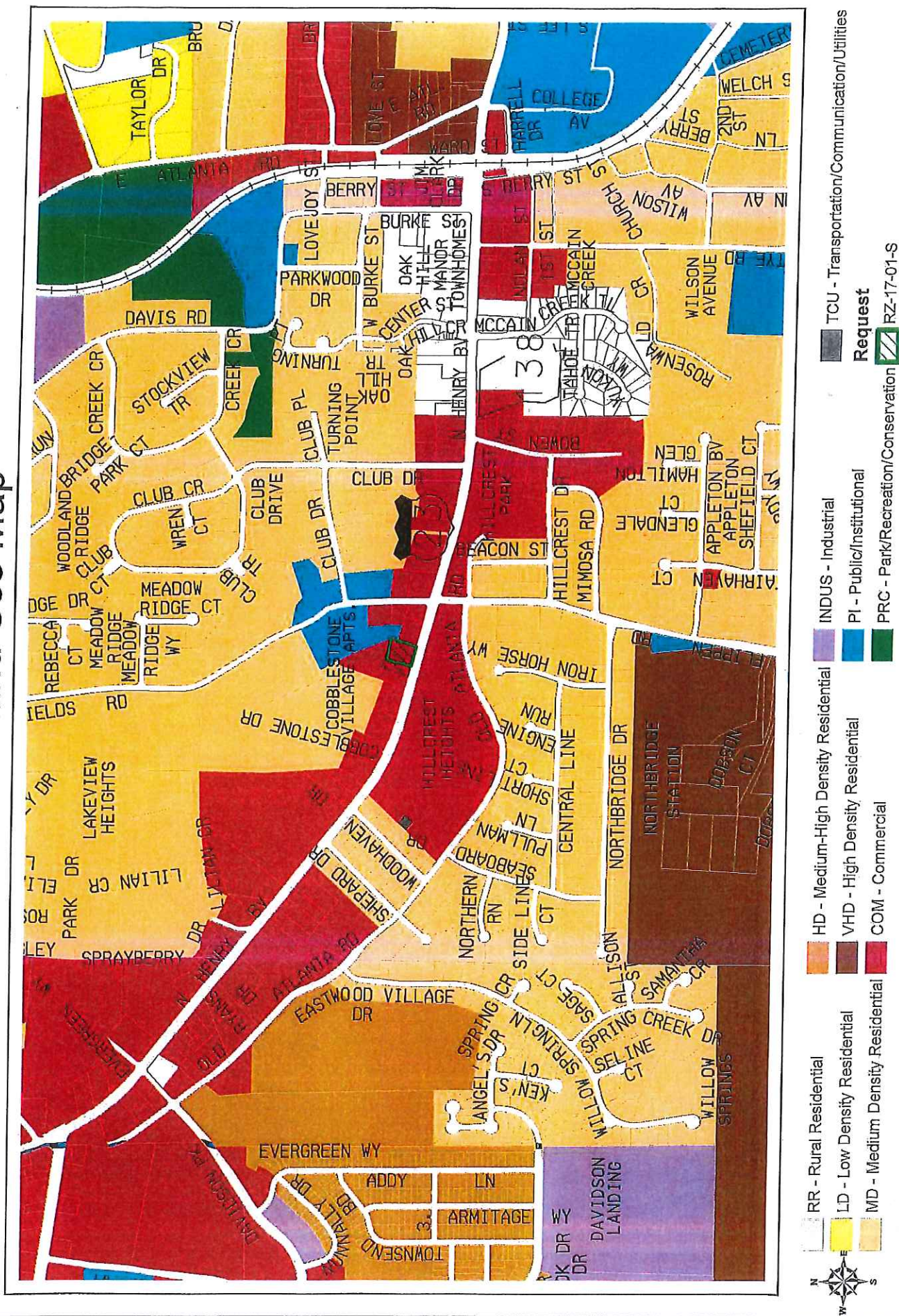
Scale: 1"= 1000'

Current Zoning Map

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



Future Land Use Map



Legend

Request



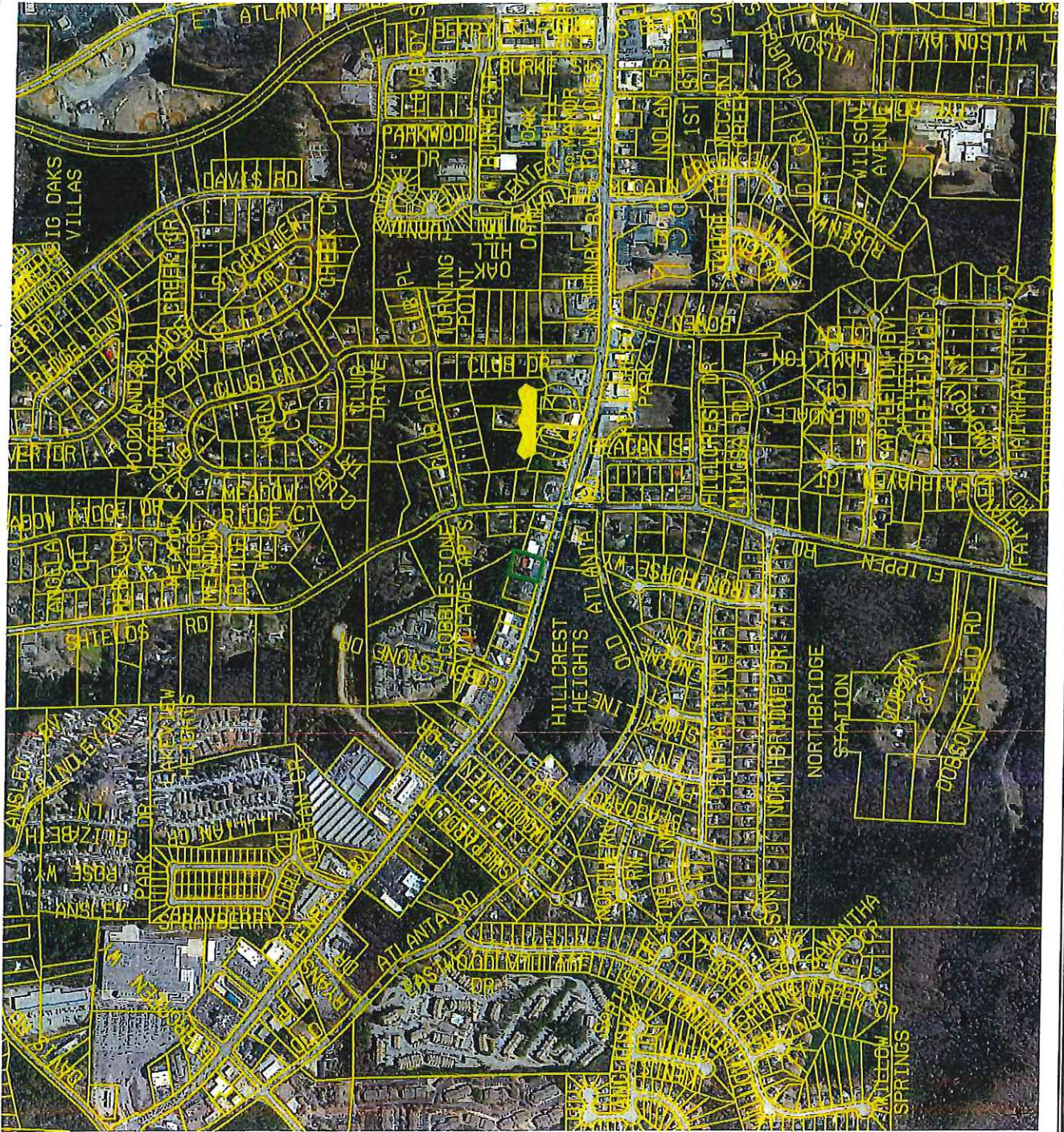
RZ-17-01-S

AERIAL MAP

Scale: 1"= 1000'



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





HENRY COUNTY PLANNING & ZONING

Variance Evaluation Report *City of Stockbridge Zoning Advisory Board*

VR-17-02-S

City of Stockbridge

Staff Report Prepared By: Justin Kilgore, Planner I

Applicant: Station Two, LP "Sunoco"
3350 Riverwood Pkwy, Suite 1800
Atlanta, GA 30339
770-968-1900

Agent: Stephen Barger
120 Depot Ct.
Peachtree City, GA 30269
770-302-0004

Location: Southwest corner of the intersection of North Henry Boulevard and Rock Quarry Road
Land Lot 61 of the 12th District

Parcel ID(s): S26-04-016-000

Request: Variance from signage regulations:

- 1) Decrease distance ground sign can be from ROW
- 2) Exemption from sign ordinance on maximum allowable sign-able area on canopy
- 3) Exemption from sign ordinance on maximum height for lettering on canopy
- 4) Increase the allowable height of one (1) ground sign
- 5) Increase the max sq. ft. of ground sign
- 6) Remove 3' landscape buffer strip on ground sign

Variance from Old Downtown Overlay District "ODOD" regulations:

- 7) Allow the use of primary colors in "ODOD" for station
- 8) Allow the use of primary colors in "ODOD" for emissions building
- 9) Exemption for separate businesses on same lot
- 10) Exemption from rear setback requirement for Emissions building
- 11) Exemption from "ODOD" requirement of tree lined parking
- 12) Exemption from prohibition of painted masonry in "ODOD"
- 13) Exemption from requirement of maximum lot area
- 14) Exemption from the maximum side yard setback
- 15) Exemption of "ODOD" on-street and off-street parking requirements

Proposed Use/

Purpose: Commercial

Current Land Use: Commercial (Gas/Service Station)

Posted Sign: March 1, 2017

COS-ZAB Meeting: March 23, 2017

Council Meeting: April 10, 2017

Size of Tract: 0.820 +/- acres

Road Access: North Henry Boulevard (Major Arterial)

Zoning History:

The subject property is currently zoned C-3 (Highway Commercial). No conditions of zoning were found. **Table 1.0** indicates adjacent zoning districts and land uses.

Table 1.0 Current Zoning & Land Use of Adjacent Properties

Current Zoning		Land Uses
North	R-3 (Single Family Residential)	Vacant
East	C-2 (General Commercial)	Commercial
South	C-3 (Highway Commercial)	Commercial
West	C-3 (Highway Commercial)	Vacant

Source: City of Stockbridge Official Zoning Map

Executive Summary:

The applicant is requesting multiple variances from *Chapter 8.12* and Sign Regulations *Section 2.10.03*. A summary is provided below.

The applicant is requesting variances from sign regulations to allow for an increase in the sign-able area of a proposed monument sign. The applicant is also requesting a variance from sign regulations to allow for an increase in sign height for the monument sign. The applicant is requesting a variance for the removal of the required three foot (3') landscape buffer around the monument sign due to placement. The applicant is requesting a variance for a reduction in the setback from the right-of-way for a monument sign.

The applicant is requesting a variance from the sign ordinance for increased sign-able area for a canopy sign. The applicant is requesting a variance from the maximum height for lettering on canopy.

The applicant requests the variance on the basis that the shape of their lot, and, thus, the orientation of their building prevents them from achieving the setback requirements of the Old Downtown Overlay District. The applicant also has requested a variance from the color requirements and painting requirements of the Old Downtown Overlay District. The applicant requests a variance for the off-street and on-street parking requirements in the Old Downtown Overlay District as well as the tree lined parking requirement and maximum lot size.

Criteria for Granting a Variance per Chapter 11: Section 11.02.03 (A-G)

Section 8.12.070 Variances provides the exclusive procedures for granting variances to the signage requirements. The procedures do not provide for variances for properties that are less than ten (10) acres.

Criteria 1: Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due to its size, shape, or topography that are not found on other properties in the same district.

There are no extraordinary and exceptional conditions pertaining to the subject property due to its size, shape, or topography that are not applicable to other lands, or structures in the C-3 (Highway Commercial) zoning district or the Old Downtown Overlay District.

Criteria 2: A literal interpretation of the provisions of this UDC would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district.

A literal interpretation of the provisions of this Chapter would not deprive the applicant of rights commonly enjoyed by other properties within the district.

Criteria 3: *Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district.*

Granting the variance would confer special privileges that are denied to other properties within the Old Downtown Overlay District.

Criteria 4: *The variance will be consistent with the purposes and intent of this UDC, will be compatible with uses on neighboring properties, and will serve the public welfare.*

The requested variance, if approved, will not be in harmony with the purpose and intent of the UDC as this variance is not supported by *Section 8.12.070* or *Section 8.36.200* of the City of Stockbridge Code.

In the present case, the applicant has not presented an extenuating circumstance or hardship except in the case of required parking and building location due to previous installation.

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

The special circumstance is the result of the proposed actions by the applicant for all signage and primary color variance requests. The building placement and setback are not from actions of the applicant.

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

The subject property needs no variance to allow a legal use. However, a variance would be required pertaining to the building setbacks to allow for the continued use of the structures as intended.

Criteria 7: *The variance is not a request to permit a use of land, buildings, or structures that is prohibited in the same zoning district.*

The requested variance is not required to allow a permitted use.

Recommendation:

Planning Staff recommends **denial** of the requested variances requested from the development regulations:

- 1) Decrease distance ground sign can be from ROW
- 2) Exemption from sign ordinance on maximum allowable sign-able area on canopy
- 3) Exemption from sign ordinance on maximum height for lettering on canopy
- 4) Increase the allowable height of one (1) ground sign
- 5) Increase the max sq. ft. of ground sign
- 6) Remove 3' landscape buffer strip on ground sign
- 7) Allow the use of primary colors in "ODOD" for station
- 8) Allow the use of primary colors in "ODOD" for emissions building
- 11) Exemption from "ODOD" requirement of tree lined parking
- 12) Exemption from prohibition of painted masonry in "ODOD."

Planning Staff recommends **approval** of the following variances:

- 9) Exemption for separate businesses on same lot
- 10) Exemption from rear setback requirement for Emissions building
- 13) Exemption from requirement of maximum lot area
- 14) Exemption from the maximum side yard setback
- 15) Exemption of "ODOD" on-street and off-street parking requirements.

Attachments:

- Application

- Letter of Intent
- Site Plan/ Survey
- Proposed Signage Renderings
- Zoning Map
- Sign Photo