



Where Community Connects

**STOCKBRIDGE
CITY COUNCIL**

Mayor

Anthony Ford

Mayor Pro Tem Yolanda Barber

Councilman Elton Alexander

Councilman John Blount

Councilwoman LaKeisha Gantt

Councilman Alphonso Thomas

CITY MANAGER

Frederick Gardiner

CITY CLERK

Vanessa Holiday

CITY TREASURER

John Wiggins

CITY ATTORNEY

Quinton G. Washington

**Work Session Meeting
Agenda
June 20, 2023 6:00 PM**



Stockbridge City Hall

4640 N. Henry Blvd.

Stockbridge, GA 30281

Website: www.cityofstockbridge.com

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA WORK SESSION MEETING CITY OF STOCKBRIDGE

TUESDAY, JUNE 20, 2023 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

REVIEW OF THE MINUTES

- 1 Review of the May 8, 2023 Minutes
- 2 Review of the May 18, 2023 Minutes
- 3 Review of the May 30, 2023 Minutes

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.

OLD BUSINESS

- 4 The Public Works Department is requesting the Council's approval of the award of the janitorial services for the City's facilities to Building Maintenance Services (BMS) in the amount of \$141,432.00.

NEW BUSINESS

- 5 Council consideration to fill a vacancy and appoint a member to the Henry County Council on Aging as the Stockbridge Representative. - Presented by:
- 6 Council consideration to fill a vacancy and appoint a member to the Planning Commission - Presented by: Ryan Anderson

- 7 Council consideration to approve an Ordinance to amend voting and precinct changes. - Presented by: Vanessa Holiday
- 8 Council consideration to amend the City of Stockbridge Citizens Police Advisory Council Policy - Presented by: Frederick Gardiner, Frank Trammer
- 9 **ANNEXATION CASE #AX-2023-02.**
The City of Stockbridge Mayor and City Council will hold a meeting on Tuesday June 20, 2023 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request for the annexation of property at 802 Black Diamond Drive within the Eagles Landing Subdivision into the Stockbridge City Limits. Applicants: Talbert & Delores McMorris. Property Owner: Delores Y. McMorris. The property is located in Land Lot 32 of District 7, with 0.997 +/- acres, in unincorporated Henry County. If the annexation is approved, the property would automatically be assigned the zoning of 'PUD' (Planned Unit Development) per Section 9.8 of the Stockbridge Unified Development Code (UDC), and it would be assigned the appropriate land use designation upon the adoption of the new City of Stockbridge Comprehensive Plan, anticipated for late 2023. - Presented by: Ryan Anderson
- 10 **ANNEXATION CASE #AX-2023-01.**
The City of Stockbridge Mayor and City Council will hold a meeting on Tuesday June 20, 2023 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request for the annexation of property at 140 Somerset Hills within the Eagles Landing Subdivision into the Stockbridge City Limits. The applicants are Charles E. Marshall and Muriel Y. Marshall, property owners. The property is located in Land Lot 18 of District 6, with 1.19 +/- acres, in unincorporated Henry County. If the annexation is approved, the property would automatically be assigned the zoning of 'PUD' (Planned Unit Development) per Section 9.8 of the Stockbridge Unified Development Code (UDC), and it would be assigned the appropriate land use designation upon the adoption of the new City of Stockbridge Comprehensive Plan, anticipated for late 2023. - Presented by: Ryan Anderson

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

Council meetings will be held in the City Council Chamber noting some Board/Committee meetings will continue to take place via Zoom. Meeting dates and times are subject to change. Please visit the city's website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- **City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Jul 10)**
- **Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Jul 10)**
- **Citywide Development Authority Meeting, 2nd Tuesday of each month 6:00 p.m. - City Hall Levi Meeting Room (Jul 11)**

- Main Street Advisory Board Meeting, 2nd Friday of each month – Welcome Center located at 130 M L King, Sr. Heritage Trail at 9am (Jul 14)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Jul 18)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Jul 18)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (Jul 27)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Jul 25)

UPCOMING CITY EVENTS/INITIATIVES

- Join us for Food Truck Tuesday from 5:30 p.m. to 8:30 p.m. at Clark Community Park 111 Davis Rd. Lots and great food and activities for everyone.
- Join Mayor Pro Tem Barber for FREE Zumba every Saturday at 8:00 a.m. beginning May 6th at Gardner Community Park on E. Atlanta Rd.
- Join Councilman Thomas for the Don't Trash Stockbridge centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Councilman Thomas is honoring Veterans with a *Continuous Salute* all year long. Please send your pictures of Veterans with their name, branch, rank and years of service to rrawls@cityofstockbridge-ga.gov
- Join Councilman Blount for Bingo Bash, Wednesday, June 21st from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Join Mayor Ford for Meet the Mayor on Wednesday, June 28th from 10am – noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- Join Mayor Pro Tem Barber for the 2nd Qtr. District 4 Community Forum, Wednesday, June 28th from 6pm – 8pm at the Merle Manders Conference Center located at 111 Davis Rd.
- Join the City of Stockbridge for the July 4th Extravaganza at the Stockbridge Amphitheater. There will musical entertainment and capping off the festivities with fireworks.
- Get your tickets for upcoming 2023 Stockbridge Concert Series by visiting stockbridgeamp.com or in person at the ticket office located at 4650 North Henry Blvd. Thursday – Saturday from 1pm – 5pm.

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT



CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, MAY 8, 2023 6:00 P.M.

Mayor & City Council

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

Administration

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

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

The meeting was called to order by Mayor Ford.

Invocation by Kim Allonce.

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All Members were present except Councilwoman Gantt.

Mayor Pro Tem Barber motioned to amend the Agenda to remove Item #12 and bring back to the Council prior to May 19, 2023: Second by Councilman Alexander. The motion passed 4-0.

Councilman Alexander motioned for the adoption of the Agenda: Second by Mayor Pro Tem Barber. The motion passed 4-0.

Councilman Blount motioned for the adoption of the Minutes: Second by Councilman Alexander. The motion passed 4-0.

1. Retreat Minutes 3/20/2023
2. Retreat Minutes 3/21/2023
3. Retreat Minutes 3/22/2023
4. Work Session Minutes 3/23/2023

PUBLIC COMMENTS

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

CERIMONIAL

5. Mayor Ford reviewed the following proclamations: Municipal Clerk's Week, Public Employee Recognition Week; National Mental Health Awareness Month; National Day of Prayer; National Small Business Week; Asian American-Pacific Islander Month; National Motorcycle Safety Awareness Month; and Teacher Appreciation Week.

PRESENTATION

6. FY2024 Budget Process and Timeline
Presented by: John Wiggins, City Treasurer
Mr. Wiggins noted the purpose for the meeting is to get an understanding of the City Manager's Budget philosophy, review the budget process per the City Charter, discussion the City Council's budget priorities, and outline the FY2024 budget milestones to adoption; noted the strategic priorities are: Quality of Life which create an environment that fosters an enjoyable life for our citizens and visitors, so they want to stay here, build businesses here and retire here; Economic Growth which support activities that stimulate the local economy, so the city can provide a higher standard of living for the citizens; Culture and Brand Development which invest in and support things that positively affect the culture and brand of our staff and the city so that people will want to work and live here; and Sustainability which is to Be sustainable in how we address our assets, our services, our finances, the environment, and our people, so we can thrive for many years to come; noted the budget development flowchart would follow the development of a budget calendar, projecting all fund revenues and expenses, receiving department heads' proposed expenditures, review by the City Manager and Finance, making changes and adjustments to budget requests, submission to the City Council for review and advertisement of budget, hold two public hearings and budget open houses and proposed adoption on December 11, 2023; noted some of the city budget priorities are water and sewer infrastructure improvements, improvements to existing parks, implementation of all SPLOST funded projects, street improvements, new paving and sidewalk improvements, downtown redevelopment, rehabilitation of Merle Manders Conference Center, funding for Cultural Arts Center, and funding for the police department; noted the budget process timeline is as follows: May 5 distribute budget worksheets to Directors, May 10-12th City Manager Budget Retreat, June 2nd Capital Budgets due to City Manager & Finance Officer; July 7th Capital Budget submission to City Council; July 21st Draft Budget Review by Manager & Finance Officer; August 10-11th Mayor &

City Council Budget Retreat; October 9th submit Final Draft Budget to Mayor and Council; Public Hearings November 13th & November 28th 2023; and December 11th Budget Adoption @ City Council Meeting.
No Action Taken

OLD BUSINESS

7. Council Consideration to appoint the Stockbridge Representative to the Transportation Advisory Group

Presented by: Brecca Carter, Community Development Director

Ms. Carter noted the Henry County Transportation Advisory Group was formed by the Henry County Board of Commissioners to have representatives from all five (5) commission districts, the chairperson, and a representative from all four (4) cities to gain input and provide input on the transportation plan which has been updated; noted a Transportation Master Plan and Trails Plan has been developed in which the City has adopted as of last year; and noted the county is asking the city to re-appoint Mr. Eniel Gonzalez, an engineer specializing in roadway transportation or to appoint someone new as a representative for Stockbridge.

Councilman Alexander requested quarterly reporting as a condition of appointment; Mayor Pro Tem Barber and Councilman Thomas agreed.

Councilman Blount noted he was not familiar this board and asked if the appointee is a voting member for the City.

Ms. Carter noted the current group consist of ten (10) citizens who are appointees from all five (5) commission districts and a 6th for the chairman of the board of commissioners along with four (4) people from each jurisdiction and that each member provides input and represents their municipality or district.

Mayor Ford noted speaking with the city manager to have Mr. Eniel visit city hall to meet the mayor and council.

Councilman Thomas noted the importance of having a relationship with the city representative to relay the concerns of the city and relaying the interests of the city to the board.

Councilman Alexander motioned to appoint Eniel Gonzalez to a two-year term with a condition of Quarterly Reporting to the Mayor & Council: Second by Mayor Pro Tem Barber. The motion passed 4-0.

PUBLIC HEARING

8. Adoption of the Combined City of Stockbridge Official Zoning & Overlay District Map for 2023 -#OZM-2023-01. Council consideration of amendments to the Official Zoning Map & Overlay District Map in accordance with the Resolution and Referendum annexation method voted upon during the November 8, 2022 election. There are approximately 2202+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including, but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc. The Zoning & Overlay District Map will be combined as a single document. The previous Zoning Map and Overlay District Map was adopted on March 14, 2022.

Presented by: Brecca Carter, Community Development Director
Ms. Carter noted the zoning map with newly annexed properties under the referendum became effective on January 1, 2023; noted the department has been working with Legal to ensure proper timing and making sure the transfer of the use of properties is similar to the city's zoning based on the new UDC (Unified Development Code) with a new zoning package and higher standards, noted the Master Plan Development to be approved by Council with new codes requiring 10' paths on major roads, and restrictions to prevent oversaturation, and grow the city while attracting quality Class A businesses; noted combining both the zoning and overlay districts on a single map will make it easy for residents to identify zoning and the location of an overlay district; and noted the newly updated map will include 2,200 additional parcels brought under the city boundaries.

Councilman Blount noted there should be buffers in place for businesses not to have an opportunity to circumvent the UDC (Unified Development Code).

Ms. Carter noted all new businesses will be regulated under the new codes.

Councilman Alexander asked about the process of businesses being grandfathered in.

Ms. Carter noted businesses lose that status after 6 months or more and that all new businesses will be regulated under the new code.

Mayor Pro Tem Barber requested that the Council District being included in the description of each Planning & Zoning item that is brought before the Council.

Councilman Thomas expressed the importance of making sure the guardrails, i.e., the UDC are in place to effectively grow the city.

Ms. Carter noted the Comprehensive Plan Update is a 25-year plan and looks at all aspects of Zoning, Housing, Economic Development and Transportation to determine how the city wants to develop, and making sure everything ties together, noting the UDC helps to develop standards and amenities.

The Public Hearing was opened.
No Speakers in Favor - No Speakers Opposed
The Public Hearing was closed.

Councilman Alexander motioned to approve the adoption of the Combined City of Stockbridge Official Zoning & Overlay District Map for 2023:
Second by Councilman Thomas. The motion passed 4-0.

9. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-06

Council consideration of a Comprehensive Plan Amendment Request to assign the future land use designation of property located at 576 Davis Road (Parcel #S05-01002000) to 'High-Density Residential' to allow for the construction of a townhome development. Applicant: Forestar Real Estate Group (USA), Inc. Agent: Alex Brock of Smith, Gambrell & Russell, LLP. The property is in Land Lot 91 of District 12, and it contains 27.635 +/- acres. *The Planning Commission recommended approval of this request with amended conditions at the April 27, 2023 meeting.*

Presented by: Ryan Anderson, Chief Planner

Mr. Anderson presented an overview of the case; noted the applicant is Forestar (USA) Real Estate Group, Inc. is considering a Comprehensive Plan Amendment application to assign to High Density Residential to build a Townhome community with 170 units with a proposed 6.15 units per acre located at 576 Davis rd. Stockbridge, GA in district 4, and contains 27.635 +/- acres; noted the property has three single-family residences and a detached garage, has a long wooded and narrow lot that slopes downward to the north, where a stream and buffer are located; noted the Future Land Use Designation Map designates the subject property as Low Density Residential, however, the current Future Land Use is incompatible with the requested rezoning. Therefore, the applicant is seeking a Comprehensive Plan Amendment to change the Future Land Use Designation from Low Density Residential to High Density Residential; noted the property to the north is a Single-family detached homes located along Valley Hill Road with Low-Density Residential; the property to the south is a Stockbridge Estates mobile Home Park with Medium Density Residential; the property to the east is a Single-family detached homes along Davis Road; Sentry Oaks (Duplex Subdivision) with Medium Density

Residential; the Property to the west is Pine Hills Estates (Mobile Home Park); Wildwood Estates (Subdivision) and is Low Density Residential; Medium Density Residential; noted Pine Hills Estates (Mobile Home Park) has 91 units with a density of 2.5 units per acre; Sentry Oaks (Duplex Subdivision) has 29 units with a density of .88 units per acres; Meadow Ridge has 70 units with a density of 1.30 units per acres; Stockbridge Estates Mobile Home Park has 156 units with a density of 4 units per acre; Wildwood Estates (Subdivision) has 233 units with a density of 3.22 units per acre; Big Oaks Villas has 34 units with a density of 9 units per acres and Springwood Valley has 22 units with a density of 0.8835 units per acre.

Mr. Anderson noted that the requested Comprehensive Plan Amendment of the subject property from Low Density Residential to High Density Residential is necessary because current land use does not allow the development of townhomes. Furthermore, the proposed densities would not be compatible with the required density for the current land use designation. The property's requested zoning district is not compatible with the list of permitted zoning districts found in the Comprehensive Plan. To allow the proposed zoning, the applicant has requested the rezoning of the property from RR (Rural Residential) to MFR (Multiple Family Residential) to allow the townhomes to be built. The rezoning will be heard concurrently with this case, along with the requested variance. The proposed High-Density Residential land use designation would be compatible with the High-Density Residential land use designation of the Big Oaks Villas located to the east. Furthermore, page 45 of the Stockbridge Comprehensive Plan provides a list of permitted uses compatible with the land use designation, which includes multiple family residential. Maintaining the current land use designation would allow the applicant to develop the townhomes, due to its proximity to an existing townhome located within the area. Furthermore, it is unlikely that the subject property would be developed with the type of uses permitted by the existing Low-Density Residential Use designation.

Mr. Anderson noted low density is 1-2.2 units per acre, medium density is 2-3.6 units per acre and high density is 6-16 units per acre; noted staff recommends the approval with conditions of the requested change in the property's future land uses designation from Medium Density Vertical Mixed-Use to High Density Residential. The conditions are as follows:

1. The Comprehensive Plan Amendment shall not be approved unless the applicant's requested Rezoning, via RZ-2022-07, to rezone the property from RR (Rural Residential) to MFR (Multiple Family Residential) to allow the townhomes to be built.

2. The Comprehensive Plan Amendment shall not be approved unless the applicant's requested variance to reduce the required minimum front yard setback from 50 feet to 25 feet is approved simultaneously with #CP-2022-06.

Mayor Pro Tem Barber noted the parcel is in City Council District 4 and is not referenced in the case description.

Ms. Carter agreed and noted staff would include the Council District in the legal description of each Planning & Zoning case moving forward.

Mayor Pro Tem Barber noted that it has been stated that changes are slated to be made regarding the Comprehensive Plan, and for those reasons, the proposed item should be delayed until those amendments have been made.

Mr. Anderson noted the Comprehensive Plan Update is likely 6 – 8 months away.

Councilman Alexander noted if the item were delayed, the Council would have an opportunity to provide more input and make recommendations, such as reducing the number of units.

Mr. Brock, Attorney for the Applicant, responded to questions and comments from the City Council.

Mayor Pro Tem Barber asked the Planning & Zoning staff when the applicant submitted their application.

Mr. Anderson's response was October of 2022.

Mayor Pro Tem Barber noted for the record, the referenced land was in the county's jurisdiction prior to the annexation into the city in January 2023; noted her support of the city's efforts for redevelopment, however, there is a concern regarding the applicant's lack of communication and failure to reach out to the current homeowners to hear their thoughts or concerns.

The Public Hearing was opened.

Speakers in Favor:

Richard Ordonez (speaker representing (7) family members in attendance, family has owned the land for over 30 years and supports growth and progress of the city.

Speakers In Opposition

Mr. Robert Schuhl – spoke in opposition to the development referencing safety concerns along the Shields Rd. and Davis Rd. intersection; and provided Mayor Pro Tem Barber with a copy of the Request for Speed Hump Petition and was shared with the Mayor and members of the Council.

Mr. Vernard (Not opposed to the development) – opposed the lack of notification to residents; noted damage to his property and has concerns of increased traffic, and encouraged members of Council to listen to Mayor Pro Tem Barber who is speaking on behalf of residents who will be impacted by the development.

Mary Fox (Not opposed to the development) – opposed to the high density and the increase in traffic.

Mark McFry – spoke in opposition to the development and against the high density, and lack of infrastructure in place and referenced speeding and safety concerns along the Shields Rd. and Davis Rd. intersection.

The Public Hearing was closed.

Mayor Pro Tem Barber motioned to Table to the July Council meeting. The motion failed due to the lack of a second.

Councilman Alexander motioned to approve (CP-2022-06 Comp Plan w/conditions to amend the development to (6) units per acre, units reduced to 165, and to add a pool: to the amenities; Second by Councilman Blount. The motion passed 3-0-1 (Mayor Pro Tem Barber Abstained).

Staff Conditions were removed due to the passage of the RZ-2022-07 and VR-2022-03.

10. REZONING CASE #RZ-2022-07

Council consideration of a Rezoning request to assign the zoning district of 'MFR' (Multiple Family Residential) to property located at 576 Davis Road (Parcel #S05-01002000) to allow for the construction of a townhome development. Applicant: Forestar Real Estate Group (USA), Inc.

Agent: Alex Brock of Smith, Gambrell & Russell, LLP. The property is in Land Lot 91 of District 12, and it contains 27.635 +/- acres.

The Planning Commission recommended approval of the item with four (4) zoning conditions on April 27, 2023.

Presented by: Ryan Anderson, Chief Planner

Mr. Anderson presented an overview of the case; noted the property is located on the north side of Davis Road, adjacent to Estates Avenue (a private street) and Sunrise Avenue to the west, one block west of Shields Road and Sentry Oaks Court. The property is a long, narrow lot which slopes significantly downward to the north, dropping some 70 feet, where

an “apparent stream” and adjacent buffers are located; noted the current use is three single-family residences and a detached barn and shed; noted the property to the north is a Single-family detached homes located along Valley Hill Road with Low-Density Residential; the property to the south is a Stockbridge Estates mobile Home Park with Medium Density Residential; the property to the east is a Single-family detached homes along Davis Road; Sentry Oaks (Duplex Subdivision) with Medium Density Residential; the Property to the west is Pine Hills Estates (Mobile Home Park); Wildwood Estates (Subdivision) and is Low Density Residential; Medium Density Residential.

Mr. Anderson noted the applicant submitted the original Traffic Impact Study, noting the Study states that a traffic analysis was performed based on an expected project buildout by 2027, with the proposed development having one main driveway plus a secondary emergency access off Davis Road.

Mr. Anderson noted staff recommends approval with the following conditions:

1.Comprehensive Plan Amendment – The rezoning shall not be approved unless the applicant’s requested Comprehensive Plan Amendment, via CP-2022-06, to assign the land use designation of High-Density Residential to the subject property, is approved before, or simultaneously with, the approval of RZ-2022-07.

2.Variance – The rezoning shall not be approved unless the applicant’s requested variance, via VR-2022-03, to reduce the required minimum front yard setback from 50 feet to 25 feet, is approved before, or simultaneously with, the approval of RZ-2022-07.

Mr. Brock, Attorney for the Applicant, responded to questions and comments from the city council.

The Public Hearing was opened.

Speakers in Favor:

Richard Ordonez (speaker representing (7) family members in attendance.

Speakers In Opposition

Mark McFry – spoke in opposition and against the 25’ setback.

The Public Hearing was closed.

Councilman Alexander motioned to approve RZ-2022-07 with Conditions as outlined in the city's ULDC (Unified Land Development Code); 30% Stone Façade; continuous meetings with the District 4 Representative throughout the development; and Conditions #1, and #2 will be removed from the conditions in the Variance Request as they have been satisfied along with the Conditions of the ULDC: Second by Councilman Blount. The motion passed 3-0-1 (Mayo Pro Tem Barber Abstained).

11. VARIANCE CASE #VR-2022-03

Council consideration of a Variance Request to grant a variance for property at 576 Davis Road (Parcel #S05-01002000) to allow for the construction of a townhome development. The requested variance would reduce the front yard setback from the required minimum of 50 feet to 25 feet. Applicant: Forestar Real Estate Group (USA), Inc. Agent: Alex Brock of Smith, Gambrell & Russell, LLP. The property is in Land Lot 91 of District 12, and it contains 27.635 +/- acres. The Planning Commission recommended approval the item with three (3) zoning conditions on April 27, 2023.

Presented by: Ryan Anderson, Chief Planner

Mr. Anderson presented an overview of the case; noted the applicant proposes to build a 170-unit townhome development which has been reduced to 165 units on 27.635 acres of land at 576 Davis Road; noted the proposed project would have its main entrance off Davis Road, where an emergency access would also be provided; noted the driveway entrance would lead to an internal looped street, which would circle to the rear of the property and feature five cross streets, with 10ft sidewalks and it would contain the mail kiosk; noted the proposed development would have a lot coverage of 47.6+/- percent, which is slightly less than the allowable maximum of 50 percent within the requested MFR (Multiple Family Residential) district; noted the setbacks would be 25' with the approved variance; noted the open space areas would include the preservation of natural vegetation within the onsite stream buffer, 5,600+/- square-foot of landscaped public space, and several amenities, including a playground, a dog park, a walking trail, pavilion, and pool; noted parking would include 662 spaces with a stormwater pond installed at the north of the property.

Mr. Anderson noted the analysis of the UDC criteria as follows: Criterion 'A'. Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due its size, shape, or topography that are not found on other properties in the same zoning district; noted the subject property is long and narrow, plus its topography slopes downward by some 70 feet from Davis Road to the rear. The applicant's site plan also shows the presence of an "apparent stream" and adjacent buffers at the rear of the property. These factors represent

considerable limitations toward the developability of the property in general, as well as the developer's ability to create a reasonable site plan with townhome lots that are of similar size to ones that are found in other townhome developments.

Criterion 'B'. A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district; noted the applicant would be deprived of the ability to develop a townhome community with lots that are similar sizes to those which are found in other MFR districts.

Criterion 'C'. 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. Noted granting the requested variance would not confer any special privileges upon the property owner. Further, the denial of the variance would force the developer to unfairly comply with the same standards in developing the site, even though the physical characteristics of the property would make it very difficult to do so, thus cause creating an unnecessary hardship for the developer.

Criterion 'D'. The variance will be consistent with the purposes and intent of this Unified Development Code, will be compatible with uses on neighboring properties, and will serve the public welfare. Noted the requested variance would be consistent with the purpose and intent of the Unified Development Code by encouraging the most appropriate use of land and buildings on the subject property. Further, the granting of the variance would allow the development of property in a mostly residential area which has had little development activity in recent years, and the proposed townhome community would be compatible with the other existing residential uses in the area.

Criterion 'E'. The extraordinary circumstances are not the result of actions of the applicant; noted the physical conditions of the subject property were not created by the applicant, yet they are limiting the applicant's ability to develop the property into a reasonable use.

Criterion 'F'. The variance is the minimum relief that will allow the legal use of the land, building or structure; noted although the subject property could still be developed with townhomes under MFR without the granting of the requested front yard setback variance, the developer would be significantly constrained in designing a site plan which would allow the construction of a sufficient number of units to be economically feasible.

Criterion 'G'. The variance is not a request to permit a use of land, buildings or structures that is prohibited in the same zoning district; noted townhomes are a permitted use within the proposed MFR district.

Mr. Anderson noted because of the foregoing analysis, the Planning and Zoning staff has found that the subject property's physical characteristics limit the developer's ability to develop the property and without the requested variance, the physical conditions of the property and the proposed site plan design would most likely prevent the developer from building a sufficient number of units to be economically feasible.

Mr. Anderson noted staff recommends approval with conditions:

- a. Comprehensive Plan Amendment Case #CP-2022-06—Assign the future land use designation High-Density Residential to the subject property.
- b. Rezoning Case #RZ-2022-07 – Assign the zoning district of 'MFR' (Multiple Family Residential) to the subject property.
- c. The site plan will be developed with 165 units, 30% stone and to include a pool; Conditions #1, and #2 will be removed from the conditions in the Variance Request as they have been satisfied along with the Conditions of the ULDC.

Mr. Brock, Attorney for the Applicant, responded to questions and comments from the city council.

The Public Hearing was opened.

Speakers in Favor:

Richard Ordonez (speaker representing (7) family members in attendance.

Speakers In Opposed

No Speakers

The Public Hearing was closed.

Councilman Alexander motioned to approve VR-2022-03: Second by Councilman Blount. The motion passed 3-1 (Mayor Pro Tem Barber opposed).

NEW BUSINESS

12. Council Consideration to approve the city's Liability Insurance Policy effective May 19, 2023 - May 19, 2024
Presented by: Frederick Gardiner, Vanessa Holiday
Item Removed from the Agenda to be presented to the Council prior to May 19, 2023.
13. Council Consideration to approve the Economic Development Incentives Policy Framework
Presented by: Kimberley Allonce, Economic Development Director
Mr. Allonce referenced the presentation during the Council's last retreat and submitted the policy for review and feedback; noted there are several types of incentives proposed, such as direct financial incentives, tax incentives, indirect financial incentives, nonfinancial incentives, and other special incentives.

Mr. Allonce noted the goal of the policy is to outline the policies, processes, and review procedures for major economic development incentives offered by the City; noted the importance of the City having economic development priorities, such as enhancing the city's competitiveness in the Metro Atlanta Region, encourages Mixed-Use Development and creating high-wage/high-value jobs; noted that applications and awards will be determined based on metrics established, which are based on economic development priorities under capital investments, the number of jobs created, and an average weekly wage; noted the max score is 100 and is divided into four (4) tiers; noted that the available incentives proposed are tax abatement, tax increment financing, permit & impact financing, business license & occupational tax waivers, water & sewer rebates, job creation incentives, and downtown revolving loan funds (DRLF); noted the approval process is to have a pre-application meeting with staff, and evaluating staff submitting recommendations to the City Manager; noted once reviewed by the City Manager, it will go before Council for approval, and finally the incentive would be implemented.

Councilman Alexander motioned to approve the Economic Development Incentives Policy Framework: Second by Councilman Thomas. The motion passed 4-0.

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

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

- Citywide Development Authority Meeting, 2nd Tuesday of each month 6:00 p.m. - City Hall Levi Meeting Room (May 9)
- Main Street Advisory Board Meeting 2nd Friday of each month at 9:00 a.m. at the Welcome Center 130 M L King, Sr. Heritage Trail (May 12)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (May 16)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (May 16)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (May 25)
- City Council Work Session Meeting, Last Tuesday of each month at 6:00 p.m. – City Hall Council (May 30)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Jun 12)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Jun 12)

UPCOMING CITY EVENTS/INITIATIVES

- Join us for Food Truck Tuesday from 5:30 p.m. to 8:30 p.m. at Clark Community Park 111 Davis Rd. Lots and great food and activities for everyone.
- Save the Date: Carrie May Hambrick Day, Saturday, May 13th. More information to follow. Contact Councilman Thomas at 404-247-4972 for more information.
- Join Councilman Thomas for the Don't Trash Stockbridge centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Henry for Music (HFM) presents the ASEP Violin Classes and Music Program of Cotton Indian, Red Oak, and Fairview Elementary Schools & Students from the HFM Youth Orchestra United "Joy Through Music" Spring Concert 2023 on Tuesday, May 16, 2023 at 7pm at the Merle Manders Conference Center and will feature Mayor Pro Tem Barber on violin.
- Honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service as Councilman Thomas sends a salute to honor Veterans all year long. Please send pictures to rrawls@cityofstockbridge-ga.gov
- Join Mayor Pro Tem Barber for FREE Zumba every Saturday at 8:00 a.m. beginning May 6th at Gardner Community Park on E. Atlanta Rd.
- The City of Stockbridge Police Department is conducting a "Teddy Bear Drive" to benefit our partners at the Georgia Center for Child Advocacy. New and gently used teddy bears can be left at the Police Department located at 4545 N. Henry Blvd. or scan the QR Code on the city's website to purchase one from Amazon. Bears are used to comfort children receiving services after significant incidents.

- Meet the Mayor, Tuesday, May 30, 2023, from 10am – noon. Please contact Rosalyn Rawls to schedule an appointment at 678-833-3348 or via email at rrawl@cityofstockbridge-ga.gov
- Get your tickets for the Maxwell concert taking place Mother's Day weekend at the Stockbridge Amphitheater on Saturday, May 13th, and Sunday May 14th tickets are still available. Visit stockbridgeamp.com for more information on this concert and the 2023 Stockbridge Concert Series.

MAYOR'S COMMENTS

Mayor Ford wished all the mothers a Happy Mother's Day; noted tickets are still available for the Maxwell concert this weekend for both nights; noted COVID-19 is still with us and encouraged everyone to get their vaccinations and get boosted to remain healthy; and noted he and the City Clerk, Ms. Holiday recently completed GMA's DEI (Diversity, Equity, and Inclusion) inaugural class and extended congratulations.

ADJOURN

Councilman Alexander motioned to adjourn: Second by Councilman Blount. The motion passed 4-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



SPECIAL CALLED MEETING SUMMARY MINUTES

THURSDAY, MAY 18, 2023 6:00 P.M.

Mayor & City Council

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

Administration

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

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

The meeting was called to order by Mayor Ford.

Invocation by Councilman Blount.

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All Members were Present except Councilwoman Gantt.

Councilman Blount motioned to amend the agenda: To remove Item #2 to be heard by the City Council at the 5/30 Work Session Meeting: Second by Councilman Thomas. The motion passed 4-0.

Councilman Blount motioned to adopt the agenda: Second by Councilman Alexander. The motion passed 4-0.

NEW BUSINESS

1. Council Consideration to approve the 2023-2024 Liability Insurance Policy for the city.
Presented by: Frederick Gardiner - City Manager and Matt Simmons, Gallagher, and Daniel Duhart, GAMSG
Matt Simmons, Director gave an overview and noted Gallagher focuses on Total Cost of Risk (TCOR) with the goal of elevating Risk Management. Mr. Simmons noted recommending renewing with Travelers with the addition of two new recommendations of adding terrorism sabotage and active shooter coverage; noted having a good renewal price with travelers at 14.5% with a net rate increase of 11.3% due to the addition of the police department.

Mayor Pro Tem Barber inquired on the exposure increase. Mr. Simmons noted a 20% increase with the FY2023 budget which outweighed the premium increase.

Councilman Blount motioned to approve the renewal with Travelers Insurance and Beazley for Cyber Security Insurance: Second by Councilman Alexander. The motion passed 4-0.

2. Council Discussion of City Finances.
Presented by Frederick Gardiner, City Manager and
John Wiggins, City Treasurer
Item Removed from the Agenda
3. Executive Session: Personnel, Real Estate and Potential Litigation
There was no Executive Session.

ADJOURN

Councilman Alexander motioned to Adjourn: Second by Councilman Blount. The motion passed 4-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, MAY 30, 2023 6:00 P.M.

Mayor & City Council

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

Administration

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

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

The meeting was called to order by Mayor Ford.

Invocation by Mr. Mark Daugherty.

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with roll call. All members were in attendance except Councilwoman Gantt.

Councilman Alexander motioned to Amend the Agenda to add: Council approval of a Resolution to advertise for new polling locations: Second by Mayor Pro Tem Barber. The motion passed 4-0.

Councilman Alexander motioned to adopt the Agenda: Second by Mayor Pro Tem Barber. The motion passed 4-0.

Review of the Minutes: No Action

1. Review of the Draft Minutes April 10, 2023
2. Review of the Draft Minutes April 25, 2023

PUBLIC COMMENTS

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

Council Consideration to approve a Resolution to advertise for new polling precincts for the City of Stockbridge.

Presented by: Vanessa Holiday, City Clerk, and Quinton Washington, City Attorney

Ms. Holiday noted this is a request to advertise the intent to amend voting precincts and polling locations, and advertise the change, if approved, at the current polling locations to in accordance with O.C.G.A 21.2.265; noted the requirement is to advertise the intent to amend the precincts and polling locations for two consecutive weeks.

Attorney Washington noted the Charter references three (3) polling locations, if approved, it will expand to ten (10) polling locations, voters would have one ballot that will include municipal, county, state, and federal elections.

Ms. Holiday noted the city currently has three (3) polling locations located at Red Oak, Stockbridge First United Methodist Church and the Merle Manders Conference Center and the approval of the amended locations would allow residents to vote with one ballot at one each location.

Councilman Alexander commended Ms. Holiday for bringing this initiative forward.

Ms. Holiday noted this was a collaborative effort with lots of research and legal review and thanked the City Manager, Dr. Harris at the Secretary of State's Office, Ms. Glenn and Ms. Banks with Henry County Elections, Henry County GIS and Mapping staff, the County Attorney, and Mr. Patel of GMA.

Councilman Blount inquired if residents would be able to go to either location.

Ms. Holiday noted residents would be assigned a specific polling location and new voting cards.

Councilman Blount noted there were no polling locations in District 3 and asked if Global Impact Christian Ministries on Red Oak Road can be added as a County/City Precinct to include Council District 3 voters.

Councilman Alexander noted there were also no precincts and polling locations in District 5.

Ms. Holiday noted the county assigns the polling locations and would submit the request, noting the voters would need to be reassigned to new polling locations, and the timeline may mean this change would not occur prior to the next municipal election.

Mayor Pro Tem Barber asked if the voters in District 4 could be reassigned to Precinct 38, which would be closer for some voters.

Ms. Holiday noted she would submit the request and forward the response once received.

Ms. Holiday also clarified that there were no changes made to where voters currently vote for county, state or federal elections, the polling place remains the same, and that the amendment is allowing those same voters who live in the city limits of Stockbridge to now vote for municipal election candidates in the same location on the same ballot.

Councilman Alexander motioned to approve a Resolution to advertise for new polling precincts for the City of Stockbridge: Second by Mayor Pro Tem Barber. The motion passed 4-0.

Staff was tasked with making the following requests to the Henry County Elections Office:

1. Can Global Impact Christian Ministries on Red Oak Road be added as a County/City Precinct to include Council District 3 voters.
2. Can Precinct 38 be amended to include District 4 voters in that area.

CONSENT AGENDA

3. Council consideration to approve the purchase of 250 Muller AMI Water Meters from Water Works, Inc. for the Diamante Town Home Development in the amount of \$63,615.00. Funding Source: SPLOST.
4. Council consideration to approve contract renewal invitation to bid (ITB) NUMBER 16RFP101216-DRR – American Tank Maintenance, LLC – Full-Service Tank Maintenance Program in the amount of \$61,419.00. Funding Source: Water Department Budgeted Funds.

Councilman Alexander motioned to approve: Second by Councilman Blount. The motion passed 4-0.

NEW BUSINESS

5. Council consideration to increase the FY2024 Sanitation Fee from \$17.34/mo. To \$22/mo. and billed annually in the amount of \$264.00 on the Henry County Tax Statement.
Presented by: Decius Aaron, Public Works Director
Mr. Aaron noted the FY2023 budget shows a shortfall in the sanitation budget due to the ongoing increase from GFL and disposal, and those cost not being passed along to the consumer; noted the current contract allows for an annual increase based on the Consumer Price Index (CPI), which can range from 0-5% and averages 3% with the cost of collection and disposal increasing around \$60,000 a year; noted GFL's rate is \$26.50/month and charges residents \$47 for the cart, Cycleworks charges an average of \$30.33 a month, and clean earth charges \$25.00 monthly.

Councilman Alexander noted the increase would help balance the books.

Councilman Blount stated he was unaware of the ongoing sanitation shortfall and asked for the reason for the increase.

Mr. Aaron noted the increases are from disposal cost and collection cost.

Mayor Pro Tem Barber inquired on the length of the current provider's contract.

Mr. Aaron noted it to be a one-year contract.

Mayor Pro Tem Barber expressed the importance of competitive bidding, and that because the city did not place this item out for bid, the city is forced to accept the increase, and would have known these factors had it been placed out for competitive bid; and noted placing an item out for competitive bid requires the vendor to have to compete, and now the city is left with no choice and nothing to compare.

Mr. Aaron noted it would not guarantee the lowest rate, however, the service should pay for itself.

Councilman Blount asked why the City did not increase cost to the customer when an increase was received from the vendor.

Mr. Aaron responded, if it is the will of the Council, there could be a policy implemented to do that.

Councilman Blount asked that the Council be given a choice to decide to pass along the cost, or not.

Mr. Aaron noted a decision would need to be made as the information to change the annual fee is due to the County on June 1st (in two days) to be included on the tax statement.

Councilman Alexander motioned to approve to increase the FY2024 Sanitation Fee from \$17.34/mo. To \$22/mo. and billed annually in the amount of \$264.00 on the Henry County Tax Statement: Second by Councilman Blount. The motion passed 3-0-1 (Barber Abstained).

Mayor Pro Tem Barber commenting on her abstention noting that she understands the need for an increase, however, she does not like feeling forced to have to make a decision with the information being dropped in her lap.

Councilman Alexander noted he recalled Mr. Aaron notifying the Council of increases for Water Services from Henry County as well as cost increases for Sanitation services, and that during the pandemic the Council made the decision not to pass along those increases during that time as it would have posed a hardship on citizens.

6. Council consideration to increase FY2024 Stormwater Fees as follows:
Base Rate Tier 1 Single Family Residential from \$7.59 to \$7.97;
Impervious Rate Tier 1 Single Family Residential from \$29.99 to \$31.49;
Base Rate Tier 2 Single Family Residential from \$7.59 to \$7.97;
Impervious Rate Tier 2 Single Family Residential from \$59.98 to \$62.98;

Base Rate Non-Single Family Residential (20,000 Square Feet) from \$7.59 to \$7.97; Impervious Rate Non-Single Family Residential (20,000 Square Feet) from \$299.90 to \$314.90. The total overall proposed fee increase is from \$307.49 to \$322.87 or 4.76%.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted the MS4 Permit requires yearly inspections and repairs to over 25% of stormwater infrastructures; noted prior to the annexation, the city had over 15,000 identified stormwater infrastructures; with the newly annexed areas, 90 miles of new streets has been added and will need to be incorporated into the data base to stay compliant with the MS4 Permit; and noted the increase would allow funding to pay for services of identifying, inspecting, repairing, and maintaining the infrastructures.

Councilman Alexander inquired on competitive fees and inquired the last time fees were raised.

Mr. Aaron noted the city stormwater fees are lower than the counties and competitive with the sister cities, and noted the fees were raised in 2018.

The item was moved to the end of the Agenda and asked that Mr. Aaron research and cost comparisons to Henry County rates.

The vote is recorded later the Agenda.

7. Council consideration to approve the renewal of the landscape maintenance services contract with Yellowstone Landscape in the amount of \$327,216.00. Funding source is from Government Buildings Department and Amphitheater budgeted funds.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted the initial contract was approved September 28, 2021 for one (1) year with the option to renew for four (4) year renewal periods; the contract expires September 30, 2023.

Councilman Thomas noted the contract was initially approved by the Council in September 2020 for \$250,000 and was brought back to the Council in December 2020 for an additional \$50,000, and noted the contract is now at \$327,000 for a total increase of \$77,000 in two years, and asked if the contract has been put out for competitive bid.

Mr. Aaron noted the increases resulted from adding the Public Works Administrative Building and the Police Department building and refreshing of mulch at the Amphitheater for the first concert and noted only receiving two bids.

Councilman Alexander noted seeing the difference and the significant improvements from the previous appearance of the grounds, adding the RFQ (Request for Qualifications) should be the process before putting out an RFP (Request for Proposal).

Councilman Blount noted the Council should trust staff and abide by the procurement process.

Councilman Thomas noted that he understands Council's role is to legislate, however, the City Council, as elected officials are responsible to the citizens and are ultimately responsible for the City to be effective, and efficient noting it is the governing body who is charged with making sure the City remains financially.

Councilman Blount noted he asks questions of staff prior to the meeting.

Councilman Thomas noted questions were asked of staff during the meeting today.

Mayor Pro Tem Barber noted concerns with the contract and additional charges; noted competitive bidding is important to lock in the contract, rate, and dollar amount.

Mayor Pro Tem Barber motioned to reject the renewal and task staff with re-bidding and re-advertising, noting the contract expires on 9/30/23 and to bring the item back to the Council to award at the August 14, 2023, meeting: Second by Councilman Thomas. The motion tied at 2-3. Barber/Thomas (In Favor); (Alexander/Blount/Ford Opposed).

Councilman Alexander motioned to approve as presented by staff.

Councilman Blount questioned the motion.

Attorney Washington offered a legal opinion that when the rejection of the motion failed, the action was equal to the approval of the renewal of the contract, and a motion to approve was not necessary.

Councilman Alexander withdrew his motion.

Mayor Pro Tem Barber and Councilman Thomas questioned the opinion and the validity of the vote.

Mayor Ford asked that the action of the Council be reviewed, and if it is determined that the action was in fact improper, the item would be brought back for a vote.

8. Council consideration to approve Request for Proposal (RFP) 2023-0003 for Janitorial Maintenance Services to Building Maintenance Services, Inc. in the amount of \$141,432.00. Funding Source: Government Buildings Department
Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted an RFP (Request for Proposal) was put out with five (5) firms submitting proposals; noted the Evaluation Committee held a meeting on April 24, 2023, and scored and evaluated the firms, with Building Maintenance Services, Inc. ranking first for an amount of \$141,432.00 and an increase of \$6,852 of what is being currently paid for janitorial services.

Councilman Blount motioned to approve Request for Proposal (RFP) 2023-0003 for Janitorial Maintenance Services to Building Maintenance Services, Inc. in the amount of \$141,432.00: Second by Councilman Alexander. No vote was taken.

Councilman Alexander which buildings would be serviced.

Mr. Aaron noted all city buildings and excluding the Amphitheater, and would include City Hall, Municipal Court, the Welcome Center/Main Street Offices, the Merle Manders Conference Center, the Events Administration building, the Public Works Administration Building, the Police Department, Maintenance Shop, and Wastewater Treatment Plant, and will include COVID cleanings, and noted the contract has expired and the vendor is providing service on a month-to-month basis.

Mayor Pro Tem Barber referenced the Staff Recommendation Form noting it reads: The Public Works Department is requesting Council approval of the ranking of the qualified firms for RFP No. 2023-0003, and the Agenda item reads: Council consideration to approve Request for Proposal (RFP) 2023-0003 for Janitorial Maintenance Services to Building Maintenance Services, Inc. in the amount of \$141,432.00, noting the conflict in the language, and noting it is not the role of the Governing Body to approve rankings and asked for clarification as to what is being asked of the Governing Body, to approve the contract, or to approve the rankings; and further noted, if the Governing Body is being asked to approve the contract, the contract has not submitted for the Council to review.

Mr. Gardiner noted Mayor Pro Tem Barber was correct, and that the request should read: Council Consideration to approve the award of the contract based on the rankings and stated that the contract should have been provided in the Agenda Packet. and the packet should have included the contract.

Councilman Blount recommended approval of the contract with a contingency to change the verbiage.

Councilman Alexander withdrew his second to the motion.

Motion to approve with the contingency that the language in the Staff Recommendation document be corrected to remove the verbiage requesting Council to approve the ranking of qualified firms made by Councilman Blount; there was no second.

Councilman Alexander motioned to Table and to bring back to the June 12, 2023, for consideration: Second by Councilman Blount. The motion passed 4-0.

9. Council consideration to approve Invitation to Bid (ITB) 2023-0006, City of Stockbridge LMIG (Local Maintenance Improvements Grant) 2024 Program for Roads and Resurfacing awarded to East Coast Grading, Inc. in the amount of \$2,297,119.25. Funding Source: SPLOST V \$2,009,119.25; GDOT \$288,000.00.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted he is seeking approval to complete the 2024 LMIG (Local Maintenance Improvements Grant) list in the amount of \$2,009,119.25; noted the streets are as follows: Carriage Lake Subdivision-Surry Ln., Chariot Ct., Coach Way, Lake Front Ct., Carriage Lake Ln.; Pine Grove-Gallup Dr., Shatley Dr., Brunswick Cir.; Lakeside- Rock Ln., Needle top Ct., Falcon Ridge; Monarch Village- Enclave Trail., Chelsea Wood Ct.; Windsong-Red Bud Ln., Deerwood Dr., Willow Hill Ln.; Wingate- Lakeside Dr., Linton Ct., Chaucer Way; The Summit, Century Lake Oaks- Century Oak Ct., and Fairhaven.

Councilman Alexander inquired about the process for selecting the streets.

Mr. Aaron noted there was an evaluation of city roads and sidewalks in 2018; noted roads are rated from 0-100 with an average of 70, and anything below 70 is how roads are prioritized to be resurfaced. Mr. Aaron also noted city roads average around 65 and go from the lowest to highest based on the condition of the roads.

Councilman Alexander noted there were several streets below average that were recently annexed into the city.

Mr. Aaron noted the goal and strategy is to re-evaluate all city roads and sidewalks in late 2024; noted the industry standards are to re-evaluate every five (5) years and will incorporate the newly annexed road with the next evaluation.

Councilman Alexander motioned to approve Invitation to Bid (ITB) 2023-0006, City of Stockbridge LMIG (Local Maintenance Improvements Grant) 2024 Program for Roads and Resurfacing awarded to East Coast Grading, Inc. in the amount of \$2,297,119.25. Funding Source: SPLOST V \$2,009,119.25; GDOT \$288,000.00: Second by Councilman Blount.

The motion passed 3-0-1 (Barber Abstained; citing the contract was not included in the documents for Council review).

Mayor Ford requested a 10-minute recess.

10. Council discussion of City Finances.

Presented by: Frederick Gardiner, City Manager, John Wiggins, City Treasurer, and Ed Wall, Financial Advisor

Councilwoman Gantt joined the meeting.

Mr. Gardiner noted having annexed over 6,700 new residents into the city which will impact both the Public Works Department and the Police Department, noting the City is having to consider a proposed millage rate.

Mr. Gardiner noted having over 1900 units approved for development and 5,548 additional residents with a new population of 41,000; noted the City assumed the responsibility for over 91 miles of roads and 43 miles of sidewalks that have been annexed in, which includes stormwater management, street sweeping, litter pickup right of way maintenance and road restriping; and noted the required improvements of traffic signals, streetlights, signs throughout the city, and sidewalk installation and maintenance.

Mr. Gardiner noted the City approved 52 officers' pre-annexation, and between 66-82 officers to meet the demands for community policing; noted the City has experienced a 14% increase in calls and services between 2021 and 2022; noted projecting a 29% increase in calls for service from 2022 to 2023; and noted comparing similar cities and their millage rate with an average of 6.2% to 8% millage rate.

Mr. Gardiner noted a projected FY2024 budget of \$26.7 million with options; the General fund is projected at \$19.9 million and includes LOST funding from the county; noted Option 1 includes LOST with no transfers and no mils with a deficit of \$6.8 million; Option 2 includes 1.904 mils with a deficit of \$3.3 million; Option 3 includes 3.77 mils with a deficit of \$54,774; Option 4 includes 4 mils and excess revenue of \$448,277; Option 5 includes 4.215 mils and excess revenue of \$838,667 and Option 6 includes 6 mils and excess revenue of \$ \$4 million.

Councilman Alexander inquired on ARPA funding balances.

Mr. Gardiner noted ARPA funding was utilized to purchase police equipment, build the police building and was a onetime funding.

Mr. Ed Wall, Financial Advisor, gave a brief presentation of the past budgets.

Councilman Alexander noted Option #2 is already being paid by residents through the county and will move to the city due to having its own police services.

Councilwoman Gantt recommended holding off on building the Cultural Arts Center until the city can afford it; noted having prior discussions on the need to levy a tax once the police department was brought in-house.

Councilman Blount referenced Mr. Wall informing the Council that a tax would need to be levied upon the citizens once the police department was implemented and to sustain it.

Councilman Alexander credited the Henry County Police Department for their services and believes establishing the Police Department was the right decision, and in doing so, Stockbridge is a safer City for residents and businesses.

Mayor Pro Tem Barber noted the Council approved \$25 million for bonding and at the time, only considered the population of residents before the annexation took place; and referenced several Amphitheater Change Orders that were paid from fund balance.

Mr. Gardiner broke down examples of housing prices ranging from \$100,000 to \$ 375,000 with a 40% tax assessment with the following examples:

House Valued at \$100,000 Currently 1.904 = \$76 /Year = \$6.33 /Month At 4.00 = \$160/ Year = \$13.33/ Month

House Valued at \$225,000 Currently 1.904 = \$171.36/ Year \$14.28/ Month At 4.00 = \$360/ Year = \$30/ Month

House Valued at \$275,000 Currently 1.904 = \$209.44/Year \$17.44/ Month At 4.00 = 440/ Year = \$36.66/ Month

House Valued at \$375,000 Currently 1.904 = \$285.60/Year \$23.80/ Month At 4.00 = \$600/ Year = \$50/ Month

Councilman Thomas inquired about Homestead Exemptions, and if the County's exemption would automatically rollover, or if residents would need to apply.

Mr. Gardiner noted Homestead Exemptions are automatic if the home is the principal home.

Mr. Gardiner noted the next steps are to advertise for a millage rate, Adopt the recommended millage below the advertised millage rate in July 2023; Adopt local legislation in 2024 to have a referendum on Homestead Exemption; Both State House and Senate will vote to have Homestead on Nov 2024 Ballot and If approved by Stockbridge voters Homestead Exemption takes effect Jan 2025.

Mr. Gardiner noted the process are as followed: June 21st-26th, tax assessor needs to know the advertised millage rate; send the advertisement to the paper advertising 3 public hearings on June 27th to hold public hearings on July 10th as a special called meeting at 9am and the regular meeting at 6pm, and July 25th for the adoption of the millage rate.

Councilman Alexander opposed advertising a millage rate of 6 mils.

Councilwoman Gantt motioned to authorize the advertising of 6 mils for a City Millage Rate: Second by Councilman Blount. The motion passed 3-2 (Alexander and Barber Opposed).

Item #6 on the Agenda (moved to the end of the Agenda)

Council consideration to increase FY2024 Stormwater Fees as follows:

Base Rate Tier 1 Single Family Residential from \$7.59 to \$7.97;

Impervious Rate Tier 1 Single Family Residential from \$29.99 to \$31.49;

Base Rate Tier 2 Single Family Residential from \$7.59 to \$7.97;

Impervious Rate Tier 2 Single Family Residential from \$59.98 to \$62.98;

Base Rate Non-Single Family Residential (20,000 Square Feet) from \$7.59 to \$7.97; Impervious Rate Non-Single Family Residential (20,000 Square Feet) from \$299.90 to \$314.90. The total overall proposed fee increase is from \$307.49 to \$322.87 or 4.76%.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted the county currently has an RFP (Request for Proposal) out for an analysis and evaluation of the current stormwater rates; noted Tier 1- Single Family Residents makes up majority of the stormwater in the city; noted the new rates would be \$39.46/yearly and the county charges \$39.83/yearly; noted the county does not differentiate and all residential are the same; noted the city has residential rates for parcels greater than 10,000 sq. ft and charges \$70.95; noted commercial (non-single family residential) based on 20,000 sq. ft., the City would charge \$322.87 and county charges \$166.65; and noted every 4,780 sq. ft. of commercial, the county charges \$39.83 for every 5,000 sq. ft of impervious surface and the city charges \$ 61.94.

Councilwoman Gantt motioned to approve to increase FY2024

Stormwater Fees as follows: Base Rate Tier 1 Single Family Residential from \$7.59 to \$7.97; Impervious Rate Tier 1 Single Family Residential from \$29.99 to \$31.49; Base Rate Tier 2 Single Family Residential from \$7.59 to \$7.97; Impervious Rate Tier 2 Single Family Residential from \$59.98 to \$62.98; Base Rate Non-Single Family Residential (20,000 Square Feet) from \$7.59 to \$7.97; Impervious Rate Non-Single Family Residential (20,000 Square Feet) from \$299.90 to \$314.90. The total overall proposed fee increase is from \$307.49 to \$322.87 or 4.76%: Second by Councilman Alexander. The motion passed 4-1 (Blount Opposed).

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

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

- Main Street Advisory Board Planning Retreat at 9:00 a.m. at the Merle Manders Conference Center *Special Date* (Jun 10)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (June 12)
- Youth Council Meeting, 2nd Monday of each month at 6:30 p.m. – City Hall Levi Meeting Room (June 12)
- Citywide Development Authority Meeting, 2nd Tuesday of each month 6:00 p.m. - City Hall Levi Meeting Room (Jun 13)
- Downtown Development Authority Meeting - 3rd Tuesday of each month Via Zoom (Jun 20)
- City Council Work Session Meeting, **Special Meeting Date** Tuesday, June 20th at 6:00 p.m. – City Hall Council Chamber. The Work Session meeting will not take place on June 28th.
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Jun 20)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (Jun 22)

UPCOMING CITY EVENTS/INITIATIVES

- Join us for Food Truck Tuesday at Clark Community Park 111 Davis Rd. from 5:30 pm to 8:00 pm for lots of fun, great food and activities for everyone.
- Join Councilman Thomas for the Don't Trash Stockbridge centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service as Councilman Thomas sends a salute to honor Veterans all year long. Please send pictures to rrawls@cityofstockbridge-ga.gov
- Join Mayor Pro Tem Barber for FREE Zumba every Saturday at 8:00 a.m. at Gardner Community Park on E. Atlanta Rd.

- Join Councilman Alexander for a 5th District Community Town Hall on Tuesday, June 6th at the Eagles Landing Country Club at 7pm. Located at 100 Eagles Landing Way.
- Join Mayor Pro Tem Barber for an Emergency Blood Drive in partnership with LifeSouth on Saturday, June 10th from 10am – 2pm in the Amphitheater Parking Lot 4650 North Henry Blvd.
- Join Mayor Ford the City of Stockbridge “State of the City Address”, Thursday, June 15th at 6:00 pm at the Merle Manders Conference Center located at 111 Davis Rd.

Visit Stockbridge.com to purchase tickets for the 2023 Stockbridge Amphitheater Concert Series. The Ticket Office is open Thursday – Saturday from 1pm – 5pm.

MAYOR’S COMMENTS

Mayor Ford invited everyone to come out to the Monica/Tank concert on June 3rd; noted Amazon was one of the Amphitheater’s presenting sponsors; noted Southern Crescent Technical College recently held their commencement ceremony at the Stockbridge Amphitheater on May 9th; and the HispaniFest, featuring SalsaFest took place this past Sunday, and that both are great events, and noted the Amphitheater is open for rental.

EXECUTIVE SESSION

Councilwoman Gantt motioned to convene Executive Session for Personnel, Real Estate and Litigation: Second by Councilman Blount. The motion passed 5-0.

Mayor Pro Tem Barber exited the meeting.

Councilman Blount motioned to adjourn Executive Session and reconvene without action: Second by Councilman Alexander. The motion passed 3-0 (Councilwoman Gantt was not present for the vote).

ADJOURNMENT

Councilman Blount motioned to adjourn at 10:40pm: Councilman Alexander. The motion passed 4-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



City of Stockbridge

AGENDA ITEM

MEETING DATE

June 20, 2023

FUNDING SOURCE

- ☒ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☒ DEPARTMENT BUDGET
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

REQUEST FOR PROPOSAL NUMBER (RFP) 2023-0003 JANITORIAL MAINTENANCE SERVICES-BUILDING MAINTENANCE SERVICES, INC.

BACKGROUND INFORMATION:

The Public Works Department is requesting Council's approval of the award of the janitorial services for the City's facilities to Building Maintenance Services (BMS).

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT \$141,432.00

ATTACHMENTS:

STAFF RECOMMENDATION:

The procurement was solicited, in accordance with Council recommendations and approved Ordinance, to engage the services of qualified contractors with proven track record to maintain the City of Stockbridge facilities, based on the scope of services listed within the Request for Proposal and perform daily wipe downs and disinfecting services to combat COVID-19.

On March 23, 2023, - RFP No. 2023-0003, City of Stockbridge Janitorial Management Services opened; Five (5) firms submitted proposals in response to the RFP, Intercontinental Commercial Services, Inc; A-Action Janitorial Service, Inc; Building Maintenance Services, Inc; American Facility Service, Inc; Golden Incorporated (Exhibit 2).

On April 24, 2023, an Evaluation Committee Meeting was held. After evaluation and scoring, the Evaluation Committee named Building Maintenance Services, Inc, as the first ranked firm (Exhibit 1). The Evaluation Committee's ranking was posted on the website for the City's Procurement Division and the Georgia Procurement Registry on April 25, 2023.

The cost points were calculated based on the selection criteria listed in the Requested for Proposal.

The City of Stockbridge Ordinance Section 3.30.110 - Competitive sealed proposals, (H). Award of Proposal. (2). Approval of Proposal. The City of Stockbridge City Council shall approve all awards where cost or revenue is greater than fifty thousand dollars (\$50,000.00).

Exhibit 1 - Evaluation Committee Ranking List

Exhibit 2 - Response List

Exhibit 3—Cost Proposal

Fiscal Impact - Janitorial Maintenance Services - Government Buildings (General Fund)

100-15650-522318—Facility Cleaning Police Department
100-15650-522319—Facility Cleaning Public Works Administrative Building
100-15650-522321—Facility Cleaning City Hall
100-15650-522322—Facility Cleaning Merle Manders Conference Center
100-15650-522323—Facility Cleaning Welcome Center
100-15650-522324—Facility Cleaning Municipal Court
100-15650-522325—Facility Cleaning Maintenance Shop
100-15650-522326—Facility Cleaning WWTP
100-15650-522327—Facility Cleaning Merle Manders Conference Center Admin Building

CITY OF STOCKBRIDGE CONTRACT FOR JANITORIAL MANAGEMENT SERVICES

THIS AGREEMENT made and entered into this _____ day of June, 2023 by and between the City of Stockbridge (hereinafter “City”), a Georgia municipal corporation, and Building Maintenance Services, Inc., (hereinafter “Contractor”).

RECITALS

WHEREAS, the City is in need of a contractor to perform certain maintenance services for City buildings and facilities; and

WHEREAS, the City issued RFP No. 2023-0003 for Janitorial Management Services and Contractor (the “RFP”) was the apparent winning bidder for this RFP; and

WHEREAS, the City of Stockbridge desires to contract with Contractor to perform the services as states in the RFP; and

NOW, THEREFORE, the City and the Contractor, each through their authorized representative/official, agree as follows:

1. The City desires to enter into a Contract, under the same provisions as set forth in Request for Proposals No. 2023-0003 for Janitorial Management Services and Contractor and in Contractor’s proposal submitted in response to the RFP, both of which such RFP and proposal are incorporated into this Contract.

2. Term. In accordance with O.C.G.A. § 36-60-13, the term of this contract shall commence immediately upon the execution of this agreement and shall last for two (2) years and shall be renewable each year after for up to five (5) years total from the date of execution of this Agreement. This contract can be renewed by the City providing written notice to the Contractor at least sixty (60) days before the end of the current term that the City exercises such renewal period.

3. Scope of Goods and Services. The scope of goods and/or services (which may hereinafter be referred to as the “Work”) are set forth in Attachment A. herein The Contractor has agreed to deliver the goods, if any, and perform the services, if any, in a workman like manner and in accordance with all state, county and City laws, at the locations, if any, designated by the City. All of the goods and/or services reflected in the scope of work, unless otherwise stated herein, shall be delivered and/or commenced immediately upon the execution of this Agreement.

4. Contract Price. The contract price for the goods and/or services shall be up to one hundred, forty-one thousand, four hundred thirty-two dollars and no cents (\$141,432.00) as set forth in the attached Attachment B (Contractor’s Cost Proposal) and pursuant to the work to be performed as stated in Attachment B. If not otherwise set forth

in the Subgrant Agreement, the Contractor shall be paid upon delivery of all the goods, if any, the completion of all the services, if any, and after final inspection and approval, by the City, that approves of the goods delivered, if any, and the services performed, if any.

5. Background Checks. Contractor agrees that any of Contractor's employees or agents who clean or access for any reason the City's courts and police department buildings shall undergo background checks and be cleared before entering or performing any services whatsoever on these facilities. Contractor agrees that its employees or agents will go through a background check or proper vetting to the City's sole satisfaction, as well as be required to sign the following documents: Management Control Agreement, Security Awareness Addendum, GCIS Awareness Statement, and a User Rule Acknowledgement Form. Contractor may choose to have the Stockbridge Police Department conduct such vetting or may do so through the Georgia Bureau of Investigation. Regardless of whether the City or GBI conducts such vetting, the City Police Department must authorize any such of Contractor's employees or agents to perform the services solely in the City's discretion that such background checks are sufficient before those employees begin work.

6. Public Records: Contractor and all of its subcontractors are required to comply with the Open Records Act, O.C.G.A. § 50-18-70 *et. seq.*, while providing goods and/or services on behalf of the City.

7. Validity of Executed Copies: This Agreement may be executed in several counterparts, each of which may be construed as an original.

8. Notice: All notices shall be sent to:

If to the City:
City Manager
4640 North Henry Boulevard
Stockbridge, GA 30281

If to the Contractor:
Building Maintenance Services, Inc.
c/o Brian Marcus
1955 Vaughn Road, Suite 105
Kennesaw, GA 30144

9. Attorneys' Fees and Costs: In the event of any litigation between the parties arising out of or relating in any way to this Agreement or a breach thereof, each party shall bear its own costs and legal fees. Nothing contained herein shall prevent or prohibit the right to be indemnified for any attorney fees incurred in the defense of an action by a person or entity who is not a party to this Agreement.

10. Indemnification: Notwithstanding anything contained in the Subgrant Agreement, the City does not waive its sovereign immunity granted under Georgia law, and the City's tort liability shall be accordingly limited.

11. Severability: If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, and as the duly authorized act of the parties, the undersigned representatives of the parties hereto have caused this instrument to be signed in their respective names by their proper officials on or before the day and year first above written.

BUILDING MAINTENANCE SERVICES, INC.

By: _____

Name: _____

Title: _____

Date: _____

CITY OF STOCKBRIDGE, GEORGIA

By: _____

Name: _____

Title: _____

Date: _____

ATTEST

City Clerk

APPROVED AS TO FORM:

City Attorney

****REVISED****

COST PROPOSAL EXHIBIT

Instructions: The successful Contractor is required to furnish all labor, travel, resources, materials, equipment, and services required to satisfactorily complete the installation and set-up of all items as stated below. All costs listed below are inclusive. The City will not be responsible for charges that are not included on this Bid Pricing Form. Please do not make modifications to this form as any change may render Contractor's Bid nonresponsive. Please complete the form in its entirety. The City has several buildings and locations requiring janitorial services. Please provide an estimate of the approximate monthly cost, noting the total square footage for each site. All square footages are approximate; refer to the scope of services for Work Schedule Details and the attached floor plans.

Item No.	Building	Square Footage	No. of Months	Monthly Service Cost	No. of Months X Monthly Serv. Cost = Annual Service Cost
1	City Hall Offices 5 Days per Week 4640 North Henry BLVD	28,000	12	\$ 2,520.00	\$ 30,240.00
2	Municipal Court Building 2 Days per Week 4602 North Henry BLVD	9,900	12	\$ 891.00	\$ 10,692.00
3	Merle Manders Conference Center Administrative Building 2 Days per Week 111 Davis Road	1,500	12	\$ 475.00	\$ 5,700.00
4	Merle Manders Conference CTR 7 Days per Week 111 Davis Road	19,200	12	\$ 3,100.00	\$ 37,200.00
5	Main Street Office 2 Days per Week 130 Berry ST	3,600	12	\$ 710.00	\$ 8,520.00
6	Public Works Maintenance Shop 2 Days per Week 351 Taylor DR	25,300	12	\$ 640.00	\$ 7,680.00
7	WWTP 2 Days per Week 100 Stapleton DR	2,700	12	\$ 640.00	\$ 7,680.00
8	Public Works Administrative Building 2 Days per Week 321 Taylor DR	12,500	12	\$ 710.00	\$ 8,520.00
9	Police Department 3 Days per Week 4545 North Henry BLVD	19,800	12	\$ 2,100.00	\$ 25,200.00
Overall Annual Contract Cost Includes Items 1-9			\$	141,432.00	



Procurement Division
 Summary Score Sheet For Evaluation Committee Meeting
 RPF No. 2023-0003 – City of Stockbridge Janitorial Management Services

Proposer – Organization Name	Al Barnes	Rashonda Favors	Richard Godfrey	Demetries Wells	Arius Clark	Total Points	Cost Calculated	Ranking
A Action Facility Ser	20	50	48	54	48	238.45	18.45	4
American Facility Services	60	48	50	56	50	298.71	34.71	2
Building Maintenance Ser	60	49	53	59	49	305.29	35.29	1
Golden Incorporated	40	44	45	40	30	223.13	24.13	5
ICS- Intercontinental Commercial Services	35	50	51	47	49	272	40	3
TOTALS:	215	241	247	256	226			

RFP No:	2023-0003		Date Advertised:	02/08/2023	
Title:	City of Stockbridge- Janitorial Management Services		Date Opened:	03/23/2023	
Agency:	Public Works		Number of Responses Received:	5	
Project Manager:	Al Barnes				
RESPONDERS		ADDRESS	CITY	STATE	ZIP CODE
A- Action Facility Services		6607 Tribble Street	Lithonia	Georgia	30058
American Facility Services		1325 Union Hill Industrial Court	Alpharetta	Georgia	30004
Building Maintenance Services, Inc.		1955 Vaughn Road, Suite 105	Kennesaw	Georgia	30144
Golden Incorporated		730 Peachtree Street NE, Suite #570	Atlanta	Georgia	30308
Intercontinental Commercial Services, Inc. (ICS)		912 Hurricane Shoals Road, NE	Lawrenceville	Georgia	30043
			Date Created:		04/25/2023



Where Community Connects

4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

- Citizens provide a great insight and knowledge to City government. An avenue that the City of Stockbridge uses to get this insight is through the various Boards and Committees. The members of the Boards and Committees make decisions and submit recommendations to the City of Stockbridge Mayor and Council. Applicants complete a questionnaire that will assist the Mayor and Council in the review process in determining applicant eligibility requirements and qualifications for Board or Committee membership.

Questions to consider before applying for membership on a Board or Commission:

- Do I fully understand what this Board, Committee or Commission expects from me?
- Am I committed to the goals and mission of this Board, Committee or Commission?
- Can I afford the demands on my time, resources and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled Board, Committee or Commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the Board, Committee or Commission?
- Am I willing to participate in necessary Board, Committee or Commission training, education and development activities that will improve my effectiveness in my position?
- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: Anthony Mitten

Occupation: Operations Manager

Employer: Collins Aerospace

Home Address: 164 Valleydale Drive

City: Stockbridge

Zip: 30281

Home Phone: ()

Home E-Mail: [REDACTED]

Work Phone: [REDACTED]

Work E-Mail: [REDACTED]

Cell Phone: [REDACTED]

Preferred E-Mail:



Home



Work

Name and address of the business entity you own/operate, located within the city limits of Stockbridge (if applicable)

n/a

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? Planning Commission
If applying for the Main Street Advisory Board, which position? _____
(See positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? 0 Years 5 Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application. Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

- g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Stockbridge
☐ Yes ☒ No If yes, please explain:

- h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☐ Yes ☒ No
If yes, please explain:

BOARD, COMMITTEE OR COMMISSION APPLICATION

- i) Please briefly explain your reasons for wishing to serve on the Board or Commission you select:

I am a 30-year resident of Henry County, located at my current address since Sep 1993. A newly minted Stockbridge city resident via the annexation, I previously had no city voting rights, but was / am extremely interested and concerned with the city and area's growth. First and foremost that the growth is respectful and beneficial to the residents and businesses of the city, and adheres to the zoning guidelines set-forth for the particular property's approved, proposed or amended use. Secondly that the growth of business in the city / area brings beneficial services to the residents, provides for a stable tax-base in support of city services and adds pro-growth businesses that would support a positive and ever-increasing level of employment.

- j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☐ Yes ☒ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

- k) Please attach a Resume of Qualifications for the Board position for which you are applying.

APPLICANT STATEMENT

I understand that I am applying for appointment to a Board, Committee or Commission office of the City of Stockbridge that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I always agree to comply with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge. I understand a Criminal Background Check will be completed if I am considered to go before the Mayor & Council prior to being appointed. Members who qualify for elected office shall be removed from the Board/Commission of which they serve.

Signature

Printed Name

Date

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov

Anthony W. Mitten
164 Valleydale Drive
Stockbridge, Georgia 30281
Mobile: 404.583.6982

anthonymitten5@att.net / www.linkedin.com/in/anthonymitten

PROFILE

Accomplished and seasoned Program, Project and Product / Solutions Manager with 40+ years of experience in the aviation community. Over 13 years of domestic and international Operations, Program and Project Management experience managing small, medium and large aviation programs / projects. Proven and documented success meeting corporate and customer metrics, performance and financial objectives. Recognized for meeting on-time program / project targets, strong multi-team leadership, collaborative team-building, successful risk mitigation and exceptional customer / internal relationship building.

EXPERIENCE

Collins Aerospace; Atlanta, Georgia 2018 – Present
Operational Services Manager – Government Sector

- Operational oversight tasked with prioritizing delivery schedules, ensuring continuous process flow, resolving priority / scheduling conflicts and managing capacity
- Duties include responsibility for managing, maintaining, executing and communicating performance metrics, identifying and executing opportunities for Lean Plan / Activities, escalating issues and pulling / analyzing key metric data
- Tasked with leading schedule board meetings, providing monthly inputs to the Center Sr. Manager and supporting internal / external partnership activities

Sabre Airline Solutions; Southlake, Texas 2008 - 2017
Principal, Delivery and Project Management

- Responsible for Program / Project over-sight of complex aviation-based global software solutions valued individually at \$550k - \$2M+ meet scope, scheduling and successful launch
- Ensured that all documented Program / Project KPIs, Value-Measurement and customer / corporate metrics were met within key timeline and budget constraints
- Key participant in the Request for Proposal (RFP) process, software development planning and marketing / road-map strategy for key corporate aviation software applications

Flight Explorer; Tyrone, Georgia 2005 - 2008
Senior Program Manager

- Direct-report to the Vice President, Operations responsible for providing weekly program and project metric updates for programs / projects valued on average at over \$9M

Lockheed Martin Aeronautics Company; Marietta, GA 1994 - 2005
Associate Department Manager / Avionics Supervisor

Delta Airlines; Atlanta, Georgia 1992 - 1994
Avionics Technician

United States Navy; Jacksonville, Florida (Desert Shield / Storm) 1985 - 1991
Department Manager / Avionics Supervisor / Quality Assurance Inspector

EDUCATION

Will Roger Senior High School; Tulsa, OK 1983
Tulsa Technology Center: Aeromechanics and Aviation Theory 1983

AFFILIATIONS

American Legion Post 33 (Stockbridge, Georgia) 1993 – Present

City of Stockbridge - Public Notice of Voting Precinct Changes

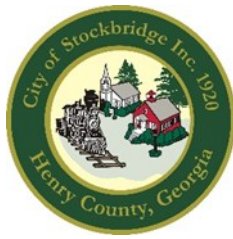
The City of Stockbridge proposes to change the boundaries of certain voting precincts as listed below. A hearing to approve a final order adopting these changes is scheduled to take place on June 20, 2023 at 6:00 p.m. Any person objecting to any of these changes must file his or her objections prior to June 20, 2023 at 12:00 p.m., at the City of Stockbridge, City Clerk's Office, 4640 North Henry Boulevard, Stockbridge, GA 30281. Any person with questions regarding these precinct changes may contact Vanessa Holiday, City Clerk, at 678-833-3303 or by email at vholiday@cityofstockbridge-ga.gov

The precinct boundaries will be changed to follow the boundaries used for Henry County elections.

Notice of Precinct Boundary Modifications for:

Precinct Name	Location	Municipal District	Address	Hours
33	Red Oak	1,2	3894 Walt Stephens Road	7am-7pm
38	Hickory Flat	5	1640 Georgia Highway 42 McDonough	7am-7pm
39	Stockbridge E/W	2,3,4	4863 North Henry Boulevard Stockbridge	7am-7pm
41	Stagecoach	4	171 Collier Road Stockbridge	7am-7pm
42	Cotton Indian	4	1041 Millers Mill Road Stockbridge	7am-7pm
50	Pates Creek	1,5	2001 Jodeco Road Stockbridge	7am-7pm
53	Flippen	4,5	3707 Jodeco Road McDonough	7am-7pm
54	Central	2,3,4	111 Davis Road Stockbridge	7am-7pm
57	Dutchtown	5	469 Mount Olive Road Stockbridge	7am-7pm
60	Lake Haven	5	4035 Jodeco Road McDonough	7am-7pm

Pursuant to OCGA 21-2-265 the City of Stockbridge wishes to change polling precincts to align with the county voting places so that ballots are combined, city and county resources are pooled, and residents do not have to go to two places to vote. Currently voters must receive a city and a separate county/federal ballot from two separate voting places. Adopting these changes will alleviate any undue burden on the City of Stockbridge and its residents by allowing residents to vote for all elections in one place on one ballot on election day. Publication Dates: June 7, 2023 and June 14, 2023.



City of Stockbridge

AGENDA ITEM

MEETING DATE

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

DEPARTMENT:

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature_____



TO: Mayor/Council

FROM: Gordon Linton, Planner I

CC: Brecca Carter, Community Development Director
R. Ryan Anderson, Chief Planner

DATE: June 20, 2023

Subject: #AX-2023-02 For 802 Black Diamond Drive

I. PURPOSE

Consider a petition to annex 0.997 acres of property at 802 Black Diamond Drive within the Eagles Landing Subdivision in unincorporated Henry County into the Stockbridge City Limits. The property contains a single family detached residence. It is located in Land Lot 32 of District 7 and comprises Parcel #051G01078000. The applicants are Talbert and Delores McMorris. The property owner is Delores Y. McMorris. The applicants are not proposing any new development at this time.

II. Background

Existing Development	Single family detached residence
Site Address	802 Black Diamond Drive
Parcel Identification	#051G01078000
Parcel Acreage	0.997
Applicant	Talbert and Delores McMorris
Owner	Delores Y. McMorris
Current County Zoning	PD (Planned Development)

Current City Zoning	Will be assigned PUD according to section 9.8 of the UDC
County Land Use Designation	Medium Density Residential
City Land Use Designation	N/A

III. Findings of Fact:

- 1. The subject property is located in the Eagles Landing Subdivision in unincorporated Henry County.**
- 2. The annexation was previously approved by the Henry County Board of Commissioners on May 16, 2023.**
- 3. The subject property is currently zoned as PD (Planned Development) by the Henry County Zoning Ordinance.**
- 4. If the annexation is approved by the City, the property would automatically be assigned the zoning district of 'PUD' (Planned Unit Development) per Section 9.8 of the Stockbridge Unified Development Code (UDC).**
- 5. The Henry County Future Land Use Designation Map currently designates the subject property as Medium Density Residential.**
- 6. If the annexation is approved by the City, the property would automatically be assigned the appropriate land use designation upon the adoption of the new City of Stockbridge Comprehensive Plan, anticipated for late 2023.**

SURROUNDING AREAS

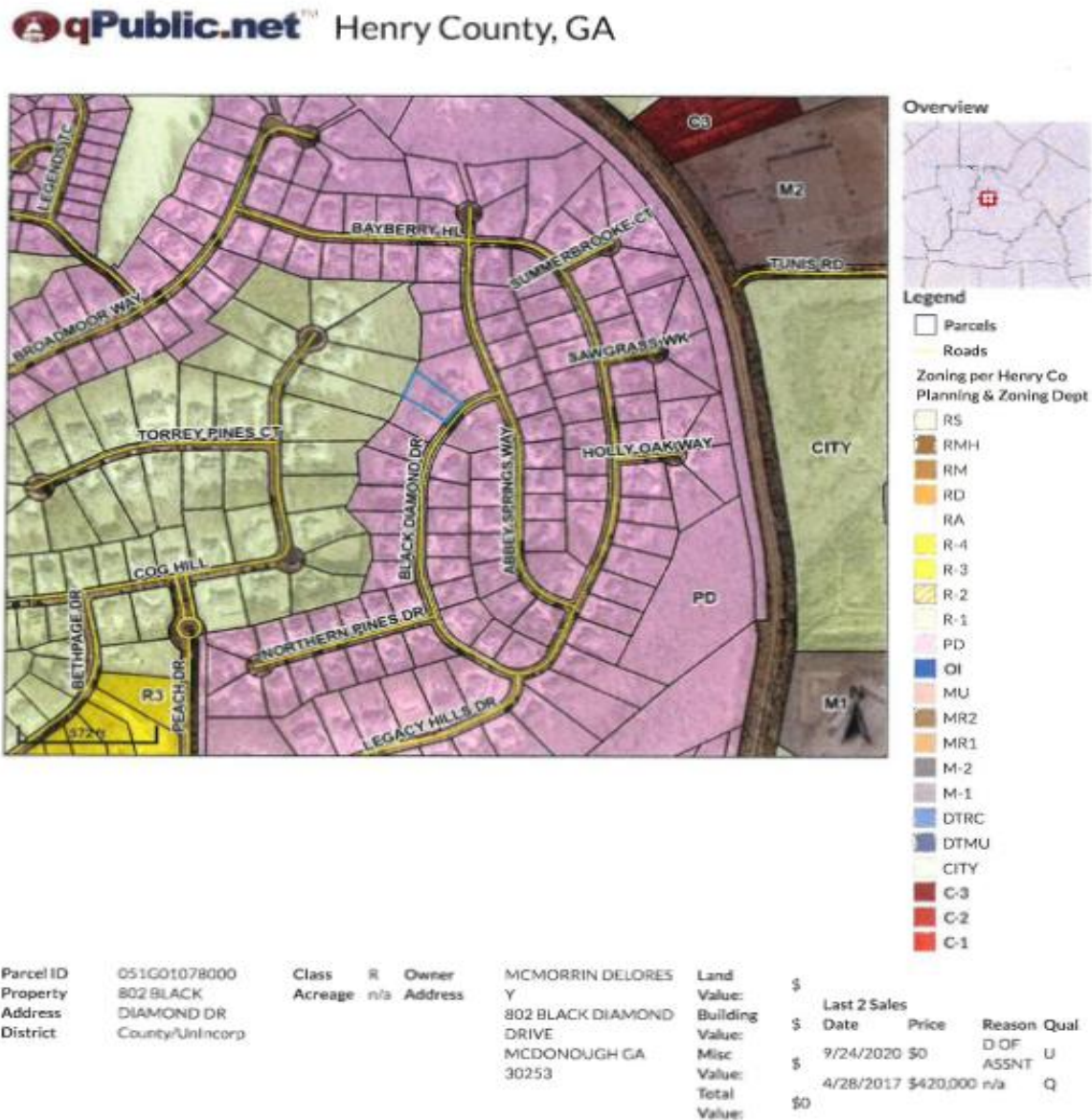
Location	Adjacent Property Zoning
Properties to the North	PD (Planned Development) – Henry County
Properties to the South	PD (Planned Development) - Henry County

Properties to the East	PD (Planned Development) - Henry County
Properties to the West	PUD-Planned Unit Development – City of Stockbridge

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Adjacent Property Zoning
Properties to the North	Medium Density Residential – Henry County
Properties to the South	Medium Density Residential - Henry County
Properties to the East	Medium Density Residential - Henry County
Properties to the West	Low Density Residential – City of Stockbridge

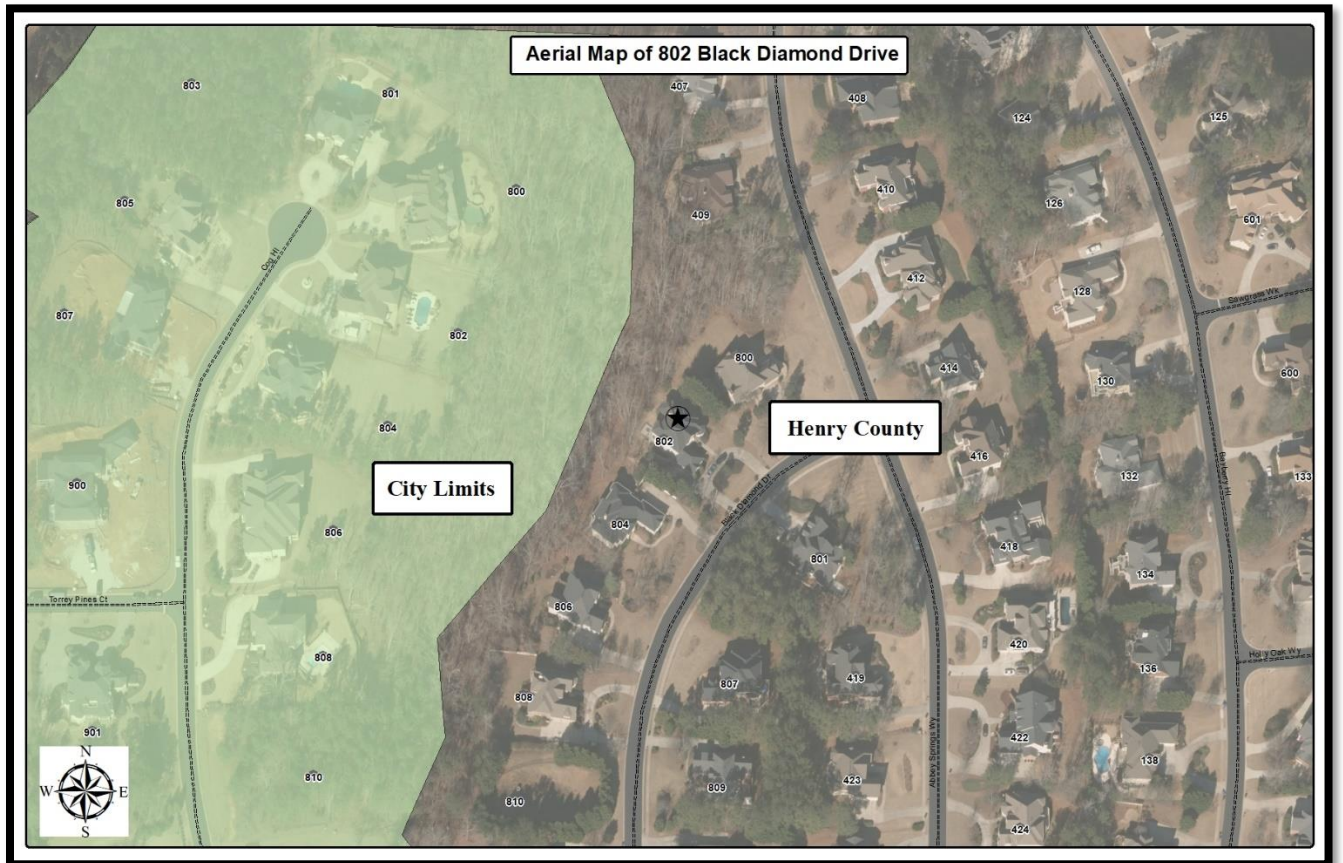
IV. Maps and Illustrations



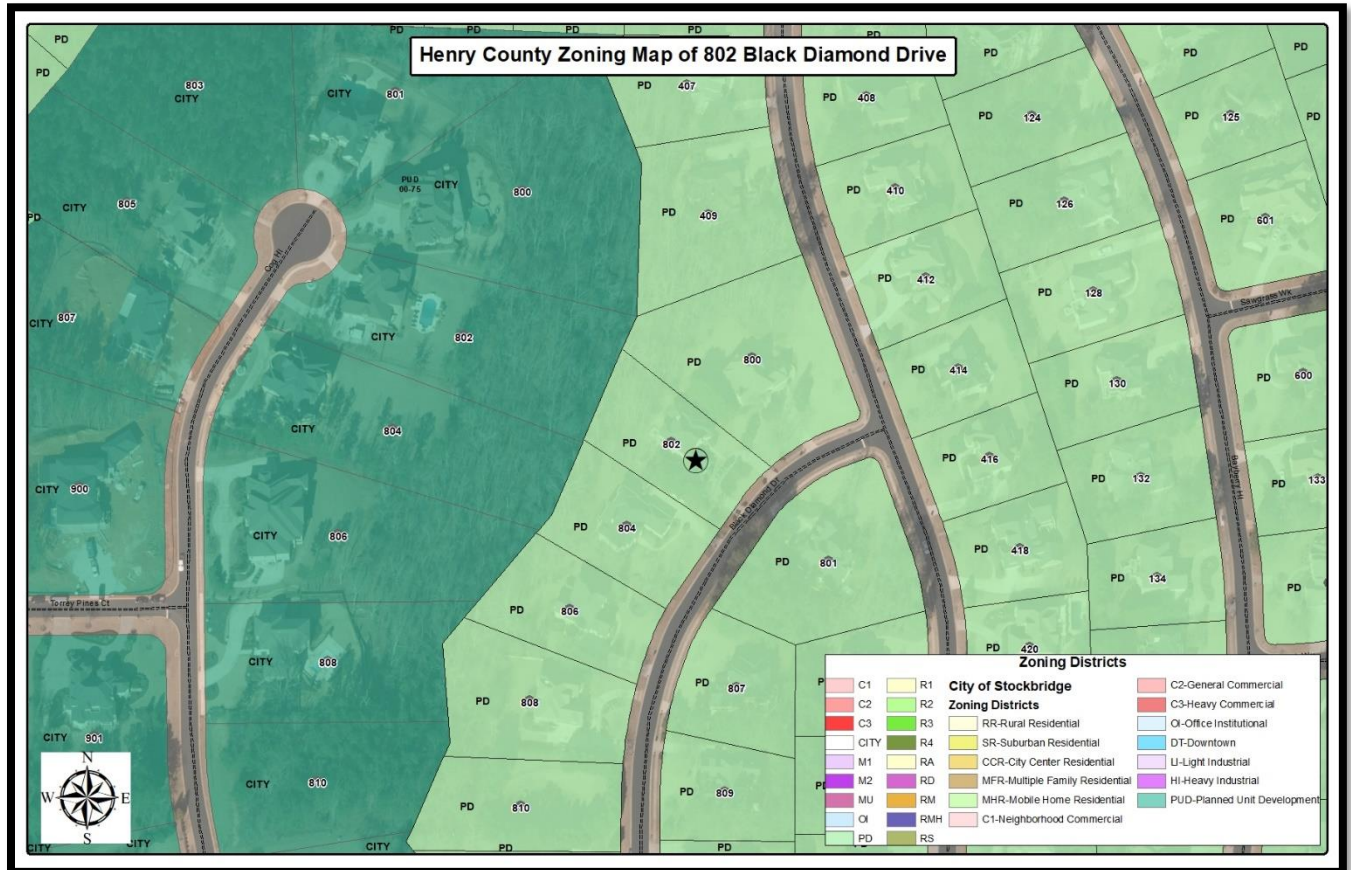
Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed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

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

Aerial Photo of 802 Black Diamond Drive

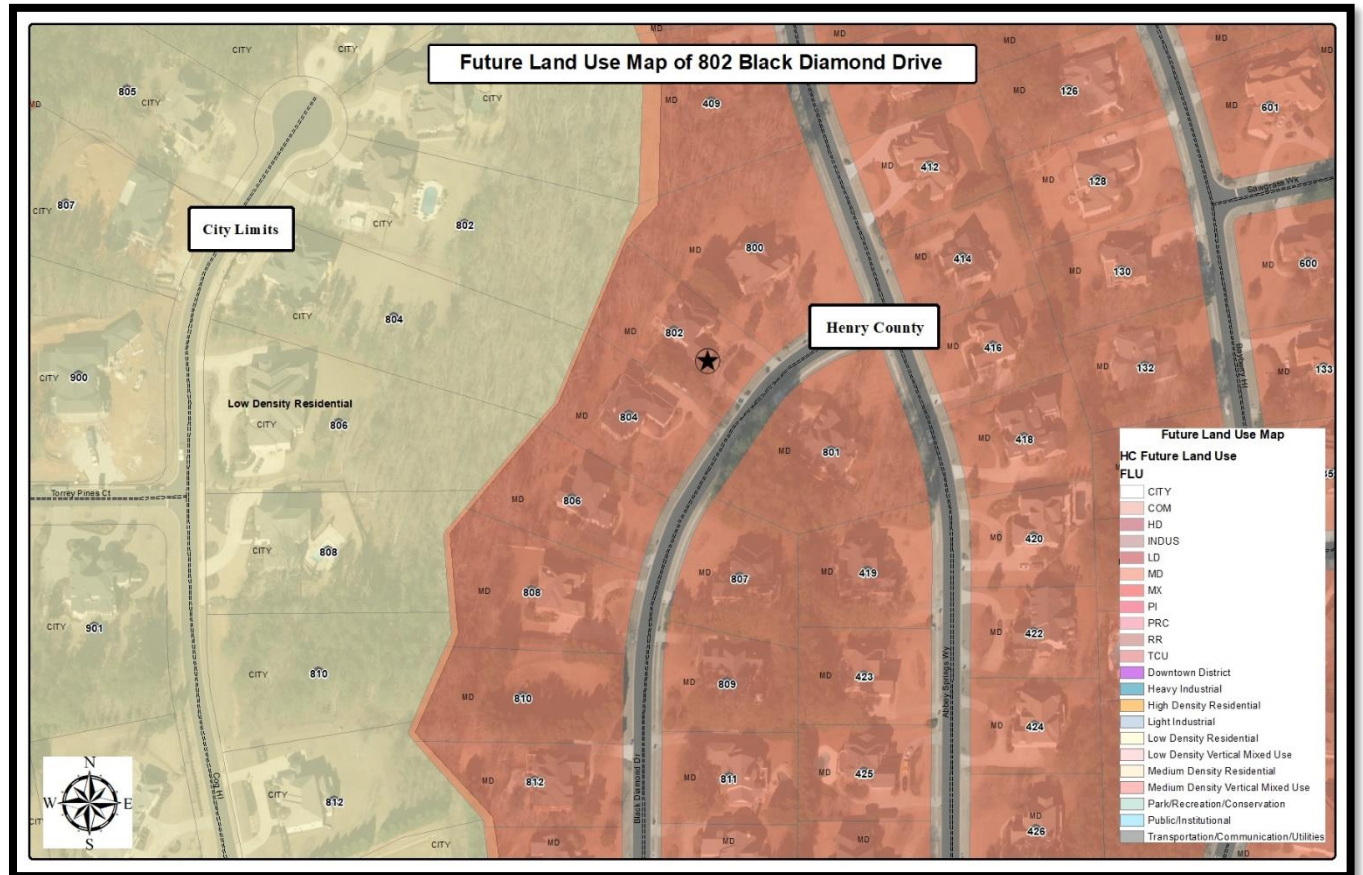


Joint Zoning Map of 802 Black Diamond Drive

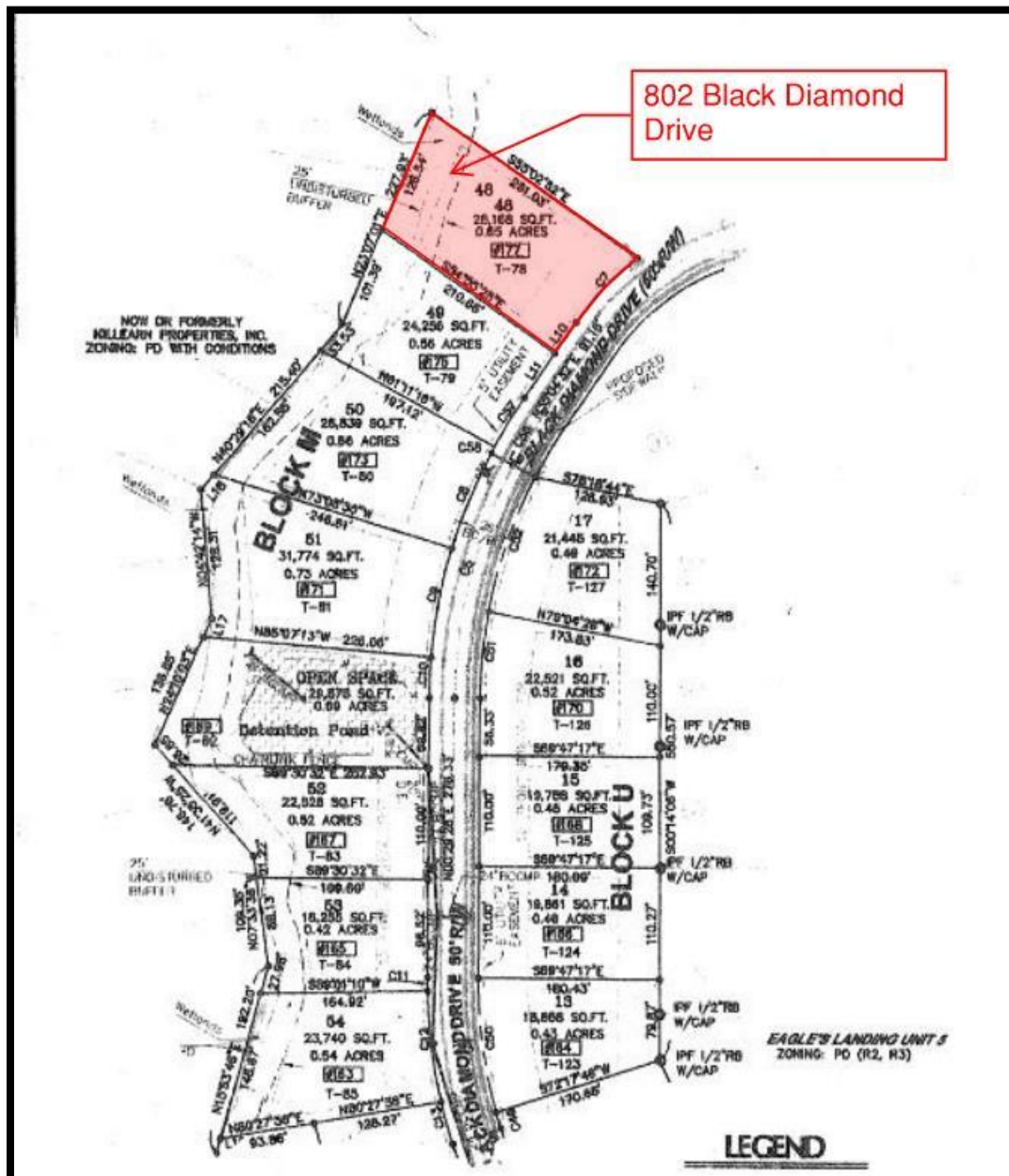




Joint Future Land Use Map of 802 Black Diamond Drive



*Final Plat of 802 Black Diamond Drive
(Eagles Landing Subdivision – Lot 48, Block M)*



V. Analysis

Description

The applicant requests the annexation of the subject property at 802 Black Diamond Drive located within the Eagles Landing Subdivision in unincorporated Henry County into the Stockbridge City Limits. Once the property is approved by the City, the property would automatically be assigned the zoning district of 'PUD' (Planned Unit Development) per Section 9.8 of the Stockbridge Unified Development Code (UDC). It would also be assigned the appropriate land use designation of the new City of Stockbridge Comprehensive Plan, anticipated for late 2023.

Staff Analysis

The applicant requests a **petition for annexation** under the City of Stockbridge Unified Development Code Section **(Sec. 9.8)**.

The City Council shall consider the following standards in considering any proposal that would result in a change to the text or map of this UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

1. **Is the subject property contiguous to the existing corporate limits with at least one-eighth of the aggregate external boundaries coinciding? Contiguous means- abuts the municipal limits, or is separated by a street, river or railroad-type of right-of-way, or city land, or land owned by some other political subdivision, or lands, or lands owned by the state.**

Yes, the subject property is contiguous with the following properties which are located within the Stockbridge City Limits: 800 Cog Hill, 802 Cog Hill, 804 Cog Hill, 806 Cog Hill, 808 Cog Hill, and 810 Cog Hill.

2. **Describe what method (100%, 60% or Referendum and Resolution) the applicant is utilizing for the proposed annexation.**

The 100% Annexation Method would be used by the applicant.

3. **Is any part of the subject property being proposed for annexation is within the boundary of another municipal corporation or county?**

Yes, the subject property is located within the boundary limits of Henry County.

4. Is any part of the subject property receiving municipal services from any entity other than the city proposing annexation?

Yes, the subject property is receiving municipal services from Henry County. The following entities include Henry County Water Authority, Henry County Fire and EMS, Henry County Police Department, and the Georgia Power Company.

5. Is the subject property for the proposed annexation being developed for urban purposes- defined as a minimum of two people per acre?

The property has only 0.997 acres. Thus, this requirement is not met.

6. Is the proposed annexation consistent with the Comprehensive Plan?

Yes, the subject property has a Henry County Future Land Use designation of Medium Residential. Once the property is annexed into the City, it would be assigned a similar land use designation for the new City of Stockbridge Comprehensive Plan in late 2023.

7. Does the proposed annexed property share a common zoning classification with the adjoining City property as ascribed in Section 9.8 of the Unified Development Code?

Yes, the current zoning of the property by the Henry County Zoning Ordinance is PD (Planned Development). Once the property is annexed into the City, the property would be automatically assigned to the zoning district of PUD (Planned Unit Development).

8. Potential positive effects of the proposed annexation on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The proposed annexed property will not have any negative impact on the existing subdivision.

9. 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.

Since it is an existing residential development, the property would not have any impact on the physical condition of the site (topography, drainage, access, and size and shape).

10. The impact upon adjacent property owners should the request be granted.

The subject property will not have any impact on the adjacent property owners since they are located within the existing Eagles Landing Subdivision.

11. The potential impact of the annexation on City infrastructure including water and sewage system.

The subject property currently has available water service from the Henry County Water Authority.

12. The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

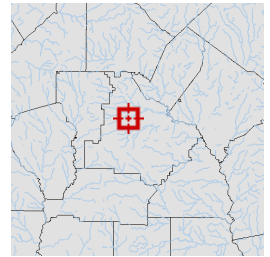
Since the subject property is located within an existing subdivision, it will not have any impact on adjacent thoroughfares nor pedestrian and vehicular circulation and traffic volumes.

VI. Staff Recommendation

The Community Development Staff recommends APPROVAL for the proposed annexation of the subject property at 802 Black Diamond Drive into the Stockbridge City Limits.



Overview



Legend

- Parcels
- Roads

Parcel ID	051G01078000	Class	R	Owner	MCMORRIN DELORES	Land	
Property	802 BLACK	Acreage	n/a	Address	Y	Value:	\$
Address	DIAMOND DR				802 BLACK DIAMOND	Building	
District	County/UnIncorp				DRIVE	Value:	\$
					MCDONOUGH GA	Misc	
					30253	Value:	\$
						Total	\$0
						Value:	\$0

Last 2 Sales			
Date	Price	Reason	Qual
9/24/2020	\$0	D OF	U
4/28/2017	\$420,000	ASSNT	Q

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

Date created: 6/6/2023

Last Data Uploaded: 6/6/2023 1:20:02 AM

Developed by  **Schneider**
GEOSPATIAL



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

Annexation No: _____ Date: _____

Received by: _____

TYPE OF ANNEXATION

☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

☐ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 802 Black Diamond Drive, McDonough

Is this property contiguous to the city limits? ☐ Yes ☐ No

LAND USE AND ZONING

County: Henry County Zoning Classification: _____

Present Land Use: _____ Requested Zoning Classification: _____

PROPERTY OWNER

Name: Talbert + Delores McMorris

Mailing Address: 802 Black Diamond Drive, McDonough

Telephone: (973) 760-4677

Email: mcmorrisind@aol.com

Signature: Delores McMorris

Date: _____

* If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANT

Name: Delores McMorris

Mailing Address: 802 Black Diamond Drive, McDonough

Telephone: (973) 760-4677

Email: mcmorrisind@aol.com

Signature: Delores McMorris

Date: March 15, 2023

PLEASE DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Signature: _____

Date: _____



CITY OF STOCKBRIDGE | ANNEXATION CHECKLIST

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

☒ **NON-REFUNDABLE APPLICATION FEE - \$50.00**

Payment: Check or Money Order Payable to the City of Stockbridge.

☒ **APPLICATION FORM**

Two Original (2) Copies: Complete and signed with original signatures.

☐ **PETITION FOR ANNEXATION**

Two (2) Original Copies: The Annexation Petitions must be notarized and signed by the owner or authorized applicant. (The petition for the 60% Method must clearly indicate if the applicant is an elector or a landowner.)

☐ **CONSENT OF OWNER(S)**

Original: If the property owner does not sign the application and/or petition, submit a notarized affidavit signifying the approval or consent of all owners. (An affidavit form is attached.) Use additional affidavits, if necessary, for multiple owners.

☒ **PLAT OF SURVEY AND/OR LEGAL DESCRIPTION**

Original and One (1) copy - Submit an accurate, as-built survey showing all improvements on the site, to scale. The survey must be completed by a registered surveyor and must be reproducible. If a photocopy is submitted, the original seal must be visible and the survey must still be to scale. The survey must not be more the 1 year old.

☒ **VERIFIED LEGAL DESCRIPTION FORM**

Original and One (1) Copy - Submit one original, signed copy of the verified legal description form and 1 copy. Forms should be typed and include acreage. If the legal description does not fit on one form, additional forms shall be used and numbered accordingly.



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard

Stockbridge, GA 30281

Phone: (770) 389-7900

Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name:

Delores McMorris

Property Address:

802 Black Diamond Drive, Mc Donough

Telephone:

(773) 760 4677

Email:

mcmorris@aol.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature:

Delores McMorris

Date:

March 15, 2023

Personally appeared before me

Delores McMorris

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Natep

Notary Public

March 16, 2023

Date



(Affix Seal Here)

Print

Return recorded document to:
Southeast Closing Services, LLC
3220 Pointe Pkwy, Suite 500
Norcross, GA 30092
File# 1635-20

Cross Reference:
Deed Book 15222, Page 54
Henry County Georgia Records

AFFIDAVIT

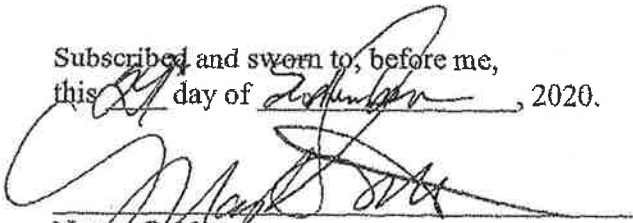
STATE OF GEORGIA
COUNTY OF

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, **DELORES Y. McMORRIN**, who after being by me first duly sworn, upon oath does depose and say THAT:

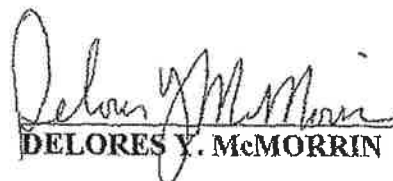
1. The undersigned were joint tenants with **TALBERT N. McMORRIN**, by way of that certain Warranty Deed, dated April 28, 2017, which deed was recorded, May 3, 2017, in Deed 15222, Page 54, Henry County, Georgia records.
2. **TALBERT N. McMORRIN**, departed this life on January 17, 2019, see copy of his Death Certificate attached hereto as **Exhibit "A"**.

Affiants acknowledge that the within affidavit will be relied upon by a prospective purchaser or lender in acquiring rights in said property and by Southeast Closing Services, LLC and Chicago Title Insurance Company, in the issuance of a policy of title insurance thereon as well as prospective purchasers and title insurers.

Subscribed and sworn to, before me,
this 27 day of September, 2020.


Notary Public

My commission expires:

 (Seal)
DELORES Y. McMORRIN

Mary Fuoto
Notary Public, Fulton County, Georgia
My Commission Expires 11/03/2023

Exhibit A

BK:17546 PG:264

GEORGIA DEATH CERTIFICATE

State File Number 2019GA000003990

1. DECEDENT'S LEGAL FULL NAME (First, Middle, Last) TALBERT NEWTON MCMORRIN		1a. IF FEMALE, ENTER LAST NAME AT BIRTH		2. SEX MALE	2a. DATE OF DEATH (Mo., Day, Year) ACTUAL DATE OF DEATH 01/17/2019
3. SOCIAL SECURITY NUMBER [REDACTED]	4a. AGE (Years) 69	4b. UNDER 1 YEAR Months Days Hours Mins	4c. UNDER 1 DAY Hours Mins	5. DATE OF BIRTH (Mo., Day, Year) 09/22/1949	
6. BIRTH PLACE JAMAICA	7a. RESIDENCE - STATE GEORGIA	7b. COUNTY HENRY		7c. CITY/TOWN MCDONOUGH	
7d. STREET AND NUMBER 802 BLACK DIAMOND DRIVE	7e. ZIP CODE 30253	7f. INSIDE CITY LIMITS? YES		8. ARMED FORCES? YES	
8a. USUAL OCCUPATION RETIRED POLICE OFFICER		8b. KIND OF INDUSTRY OR BUSINESS NEWARK POLICE DEPARTMENT			
9. MARITAL STATUS MARRIED	10. SPOUSE NAME DELORES BROWN		11. FATHER'S FULL NAME (First, Middle, Last) FRANKLIN WALLACE		
12. MOTHER'S MAIDEN NAME (First, Middle, Last) PHYLLIS SMITH	13a. INFORMANT'S NAME (First, Middle, Last) DELORES MCMORRIN		13b. RELATIONSHIP TO DECEDENT WIFE		
13c. MAILING ADDRESS 802 BLACK DIAMOND DRIVE MCDONOUGH GEORGIA 30253			14. DECEDENT'S EDUCATION BACHELOR'S DEGREE		
15. ORIGIN OF DECEDENT (Italian, Mex., French, English, etc.) NO, NOT SPANISH/HISPANIC/LATINO		16. DECEDENT'S RACE (White, Black, American Indian, etc.) (Specify) BLACK OR AFRICAN-AMERICAN			
17a. IF DEATH OCCURRED IN HOSPITAL		17b. IF DEATH OCCURRED OTHER THAN HOSPITAL (Specify) DECEDENT'S HOME			
18. HOSPITAL OR OTHER INSTITUTION NAME (If not in other, give street and no.) 802 BLACK DIAMOND DRIVE		19. CITY, TOWN OR LOCATION OF DEATH MCDONOUGH		20. COUNTY OF DEATH HENRY	
21. METHOD OF DISPOSITION (Specify) REMOVAL FROM STATE	22. PLACE OF DISPOSITION ROSEDALE CEMETERY 404 ORANGE ROAD ORANGE NEW JERSEY 07051		23. DISPOSITION DATE (Mo., Day, Year) 01/26/2019		
24a. EMBALMER'S NAME R JERMAINE WILLIAMS	24b. EMBALMER LICENSE NO. 3942	25. FUNERAL HOME NAME WILLIE A WATKINS FUNL HM INC			
26a. FUNERAL HOME ADDRESS 1003 R D ABERNATHY BLVD SW ATLANTA GEORGIA 30310					
26b. SIGNATURE OF FUNERAL DIRECTOR R JERMAINE WILLIAMS		26c. FULL DIR. LICENSE NO. 4735	26d. AMENDMENTS		
27. DATE PRONOUNCED DEAD (Mo., Day, Year) 01/17/2019	28. HOUR PRONOUNCED DEAD 19:40 MILITARY		29. LICENSE NUMBER 977690		
29a. PRONOUNCER'S NAME AARON LUNSFORD	29b. DATE SIGNED 01/17/2019		30. TIME OF DEATH 19:40 MILITARY		
31. WAS CASE REFERRED TO MEDICAL EXAMINER YES		32. Part I: Enter the chain of events (disease, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the cause(s). DO NOT ABBREVIATE.			
IMMEDIATE CAUSE (Final disease or condition resulting in death) A. ORGANIC HEART DISEASE Due to, or as a consequence of B. Due to, or as a consequence of C. Due to, or as a consequence of D.		UNKNOWN			
Part II: Enter significant conditions contributing to death but not related to cause given in Part I A. If female, indicate if pregnant or birth occurred within 90 days of death HYPERTENSION		33. WAS AUTOPSY PERFORMED NO		34. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?	
35. TOBACCO USE CONTRIBUTED TO DEATH UNKNOWN	36. IF FEMALE (Pregnant 10-54) PREGNANT NOT APPLICABLE		37. ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED (Suicide) NATURAL		
38. DATE OF INJURY (Mo., Day, Year)	39. TIME OF INJURY	40. PLACE OF INJURY (Home, Farm, Street, Factory, Office, Etc.) (Specify)		41. INJURY AT WORK? (Yes or No)	
42. LOCATION OF INJURY (Street, Apartment Number, City or Town, State, Zip, County)					
43. DESCRIBE HOW INJURY OCCURRED				44. IF TRANSPORTATION INJURY	
45. To the best of my knowledge death occurred at the time, date and place and due to the cause(s) stated. Medical Certifier (Name, Title, License No.) [Signature]		46. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. Medical Examiner/Coroner (Name, Title, License No.) /S/ AARON LUNSFORD DP CORONER 977690			
45a. DATE SIGNED (Mo., Day, Year)	45b. HOUR OF DEATH	45c. DATE SIGNED (Mo., Day, Year) 01/28/2019	45d. HOUR OF DEATH 19:40 MILITARY		
47. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH AARON LUNSFORD 140 HENRY PARKWAY MCDONOUGH GEORGIA 30253					
48. REGISTRAR (Signature) /S/ GWENDOLYN DUFFIN		49. DATE FILED - REGISTRAR (Mo., Day, Year) 01/30/2019			

THIS IS TO CERTIFY THAT THIS IS A TRUE REPRODUCTION OF THE ORIGINAL RECORD ON FILE WITH THE STATE
OFFICE OF VITAL RECORDS, GEORGIA DEPARTMENT OF PUBLIC HEALTH. THIS CERTIFIED COPY IS ISSUED UNDER
THE AUTHORITY OF CHAPTER 31-10, CODE OF GEORGIA AND 511-1-3 DPH RULES AND REGULATIONS.

Swendolyn Duffin

DEPUTY STATE REGISTRAR AND CUSTODIAN
GEORGIA STATE OFFICE OF VITAL RECORDS

COUNTY CUSTODIAN

ISSUED BY:

DATE ISSUED:

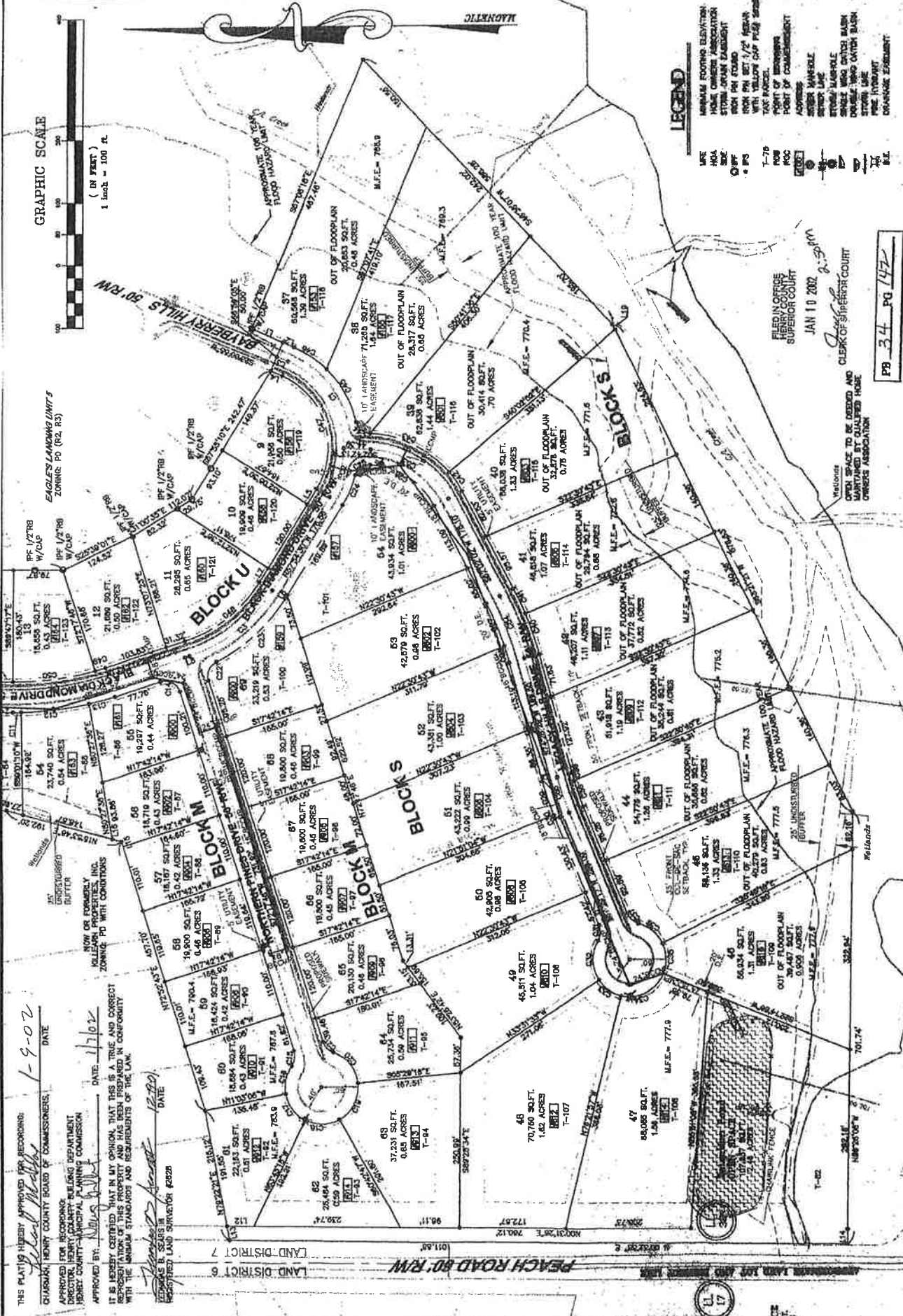
Shirley V. Dennis

Rashonda D. Maje

FEB 01 2019

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VOID IF ALTERED OR COPIED



DATE 12/16/2001		FILE # 00-114	CONTRACT # 438208	DRAWN BY [signature]	CHECKED BY [signature]
REVISIONS					
MB					
SHEET TITLE					
FINAL PLAT					
PROJECT					
EAGLE'S LANDING UNIT 10					
CLIENT NAME					
KILLEAN PROPERTIES, INC.					
135 HORTON PARK PLACE, 100					
TALLAHASSEE, FL 32304					
C O N S U L T I N G					
2					
3					

THIS PLAT HAS BEEN APPROVED FOR RECORDING BY THE CLERK OF SUPERIOR COURT, COUNTY OF HENRY, GEORGIA, ON 1-9-02.

CHAS. HENRY, CLERK OF SUPERIOR COURT, COUNTY OF HENRY, GEORGIA

APPROVED FOR RECORDING BY THE CLERK OF SUPERIOR COURT, COUNTY OF HENRY, GEORGIA, ON 1-9-02.

CHAS. HENRY, CLERK OF SUPERIOR COURT, COUNTY OF HENRY, GEORGIA

IT IS HEREBY CERTIFIED THAT IN MY OPINION, THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THIS PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE SURVEY STANDARDS AND REQUIREMENTS OF THE LAW.

APPROVED BY: [signature]

DATE: 1/9/02

REGISTERED LAND SURVEYOR #2228



Summary

Parcel ID 051G01078000
 Location Address 802 BLACK DIAMOND DR
 Millage Group 0001 (County/UnIncorp)
 Property Usage S F RESIDENTIAL (0100)
 Total Acres 0
 Landlot / District 18,1+ / 6
 Subdivision EAGLES LANDING
 Lot/Block 48/M
 Plat Book 34
 Plat Page 141

Exemptions: L9

Owners

MCMORRIN DELORES Y
 802 BLACK DIAMOND DRIVE
 MCDONOUGH, GA 30253

Valuation

	2022	2021	2020
+ Building Value	\$448,100	\$374,800	\$349,400
+ OB/Misc	\$0	\$0	\$0
+ Land Value	\$80,000	\$75,000	\$75,000
= Total Assessment	\$528,100	\$449,800	\$424,400

Exemptions: L9

Assessment Notices 2022

2022 Assessment Notice (PDF)

Land Information

Land Use	Number of Units	Unit Type
SF LOT IMP (000100)	1	LOT

Buildings

Building # 1
 ConstructionType SGL FAM
 Actual Year Built 2003
 Effective Area 4,811
 Heated Area 3,157
 Bedrooms 6
 Baths 4.5
 Wall Height 0

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
9/24/2020	17546-263	\$0	AFFIDAVIT	D OF ASSNT	MCMORRIN TALBERT N & DELORES Y	MCMORRIN DELORES Y
4/28/2017	15222-54	\$420,000	WARRANTY DEED		ROSICH JOHN E III & ANN G	MCMORRIN TALBERT N & DELORES Y
9/19/2003	6499-252	\$463,000	WARRANTY DEED		ROSICH JOHN E III	ROSICH JOHN E III & ANN G
9/19/2003	6499-231	\$463,000	WARRANTY DEED		HUNTER HOMES & PROPERTIES INC	ROSICH JOHN E III
11/7/2002	5505-314	\$63,700	WARRANTY DEED		KILLEARN PROPERTIES INC	HUNTER HOMES & PROPERTIES INC

Map



Generate Owner List by Radius

The Property Address option is unavailable for Henry County

Distance:

100

Fee ▼

Use Address From:

☒ Owner ☐ Property

Select export file format:

Address labels (5160) ▼

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

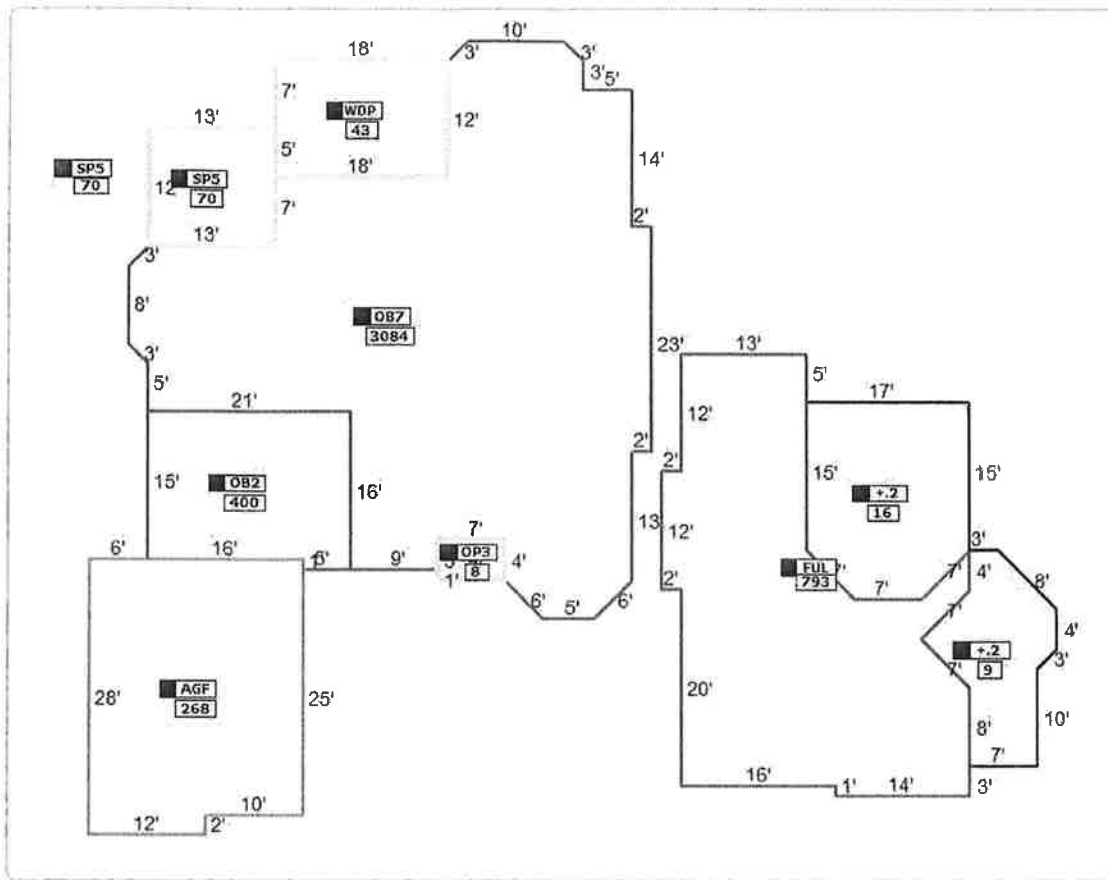
Download

☒ Show All Owners
☐ Show Parcel ID on Label

Skip Labels

0

Sketches



No data available for the following modules: Miscellaneous Data.

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

[User Privacy Policy](#)

[GDPR Privacy Notice](#)

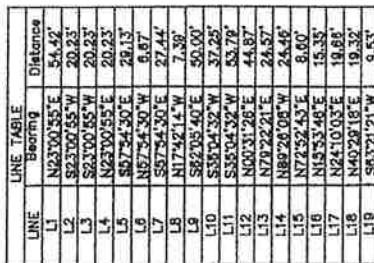
Last Data Upload: 3/16/2023, 6:29:14 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.253



(IN PART)



CURVE	Radius	Chord	Chord Bearing	Chord Length	Chord
C1	1830.00'	177.00'	N68°49'40"E	180.05'	
C2	1830.00'	82.33'	S73°37'54"E	81.30'	
C3	1830.00'	173.42'	S37°42'24"E	171.88'	
C4	500.00'	168.78'	S08°36'23"E	168.12'	
C5	500.00'	240.67'	S41°16'30"W	238.26'	
C6	250.00'	152.26'	S52°33'02"W	149.21'	
C7	275.00'	86.62'	S44°18'25"W	86.83'	
C8	525.00'	102.12'	S22°28'45"W	101.06'	
C9	525.00'	110.20'	S10°33'35"W	110.00'	
C10	525.00'	40.21'	S02°41'09"W	40.20'	
C11	525.00'	13.48'	S00°14'41"E	13.48'	
C12	525.00'	110.20'	S08°36'23"E	110.00'	
C13	525.00'	43.63'	S15°21'20"E	43.02'	
C14	28.00'	39.67'	N27°17'46"E	35.36'	
C15	28.00'	28.89'	N07°53'13"E	24.88'	
C16	59.89'	48.49'	N77°33'55"W	47.18'	
C17	60.00'	93.16'	S58°56'49"W	52.23'	
C18	60.00'	58.19'	S30°50'10"W	56.83'	
C19	165.00'	69.33'	S82°23'14"E	65.53'	
C20	60.00'	69.26'	N51°35'14"E	64.64'	
C21	28.00'	25.98'	S48°46'45"W	24.97'	
C22	25.00'	35.71'	N05°47'13"W	32.75'	
C23	275.00'	155.77'	S41°53'21"E	151.78'	
C24	175.00'	52.16'	S48°26'48"E	51.97'	
C25	25.00'	129.03'	N34°07'10"W	28.00'	
C26	125.00'	61.63'	N32°27'44"E	123.38'	
C27	275.00'	74.37'	N05°34'50"E	75.29'	
C28	475.00'	27.77'	N72°34'50"E	27.77'	
C29	524.75'	87.84'	S71°18'43"W	37.85'	
C30	524.75'	6.08'	S87°44'30"W	6.08'	
C31	28.00'	28.98'	S08°01'43"E	24.97'	
C32	60.00'	67.60'	S89°27'53"W	63.57'	
C33	60.00'	44.96'	S30°33'15"W	43.82'	
C34	60.00'	55.33'	S27°03'34"E	76.24'	
C35	60.00'	92.07'	N08°14'47"E	48.81'	
C36	60.00'	92.07'	N38°23'00"E	90.45'	
C37	28.00'	28.88'	S41°00'16"W	24.97'	
C38	475.00'	44.81'	S73°11'28"W	44.70'	
C39	475.00'	13.11'	S72°34'10"E	13.11'	
C40	525.00'	69.98'	N70°42'29"E	69.01'	
C41	525.00'	44.83'	N64°29'28"E	44.82'	
C42	174.71'	38.90'	N05°01'41"E	35.84'	
C43	173.17'	146.17'	N28°00'59"E	141.06'	
C44	24.83'	32.98'	S39°21'47"W	30.28'	
C45	175.00'	98.88'	N00°26'30"E	97.57'	
C46	175.00'	64.87'	N33°36'08"E	84.50'	
C47	125.00'	216.13'	N72°33'15"E	180.21'	
C48	225.00'	157.88'	S27°48'22"E	154.06'	
C49	475.00'	16.78'	S18°41'30"E	13.38'	
C50	475.00'	134.06'	S07°39'39"E	133.61'	
C51	475.00'	86.95'	S05°42'30"W	86.39'	
C52	475.00'	142.11'	S18°29'48"W	141.08'	
C53	150.00'	159.33'	N32°22'17"E	146.48'	
C54	500.00'	108.07'	N08°15'15"E	106.38'	
C55	500.00'	60.87'	S70°56'43"W	60.83'	
C56	500.00'	81.23'	S31°54'02"W	80.81'	
C57	825.00'	57.38'	S31°26'53"W	57.38'	
C58	500.00'	2.21'			

THIS PLAT IS HEREBY APPROVED FOR RECORDING:
Paul M. Miller
CHAIRMAN, HENRY COUNTY BOARD OF COMMISSIONERS

APPROVED FOR RECORDING:
DIRECTOR, HENRY COUNTY BUILDING DEPARTMENT
HENRY COUNTY-MISSISSIPPI, IN ARKANSAS COMMISSION

APPROVED BY: Wang J. J. DATE: 1/7/02

IT IS HEREBY CERTIFIED THAT IN MY OPINION, THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THIS PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

127901
DATE: 12/90/

FB 34 PG 143

FILED IN U.S. DISTRICT COURT
HENRY COUNTY
SUPERIOR COURT

JAN 10 2002

CLERK OF SUPERIOR COURT
JAN 25 1905

PROJECT
E'S LANDING

SEAL

UNIT 10

CLIENT NAME
MILLER EARN PROPERTIES, INC.
155 NORTH PARK PLACE, /100
STOCKBRIDGE GA 30281

SHEET 17E

FINAL PLAT

LL 32 - 7TH DIST
HENRY COUNTY, GEORGIA

1

Constitutions and other
issued by these States
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added, it will be deemed
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it cannot be voluntary and
rights, including the right

B

REVISIONS

DATE 12/18/2001

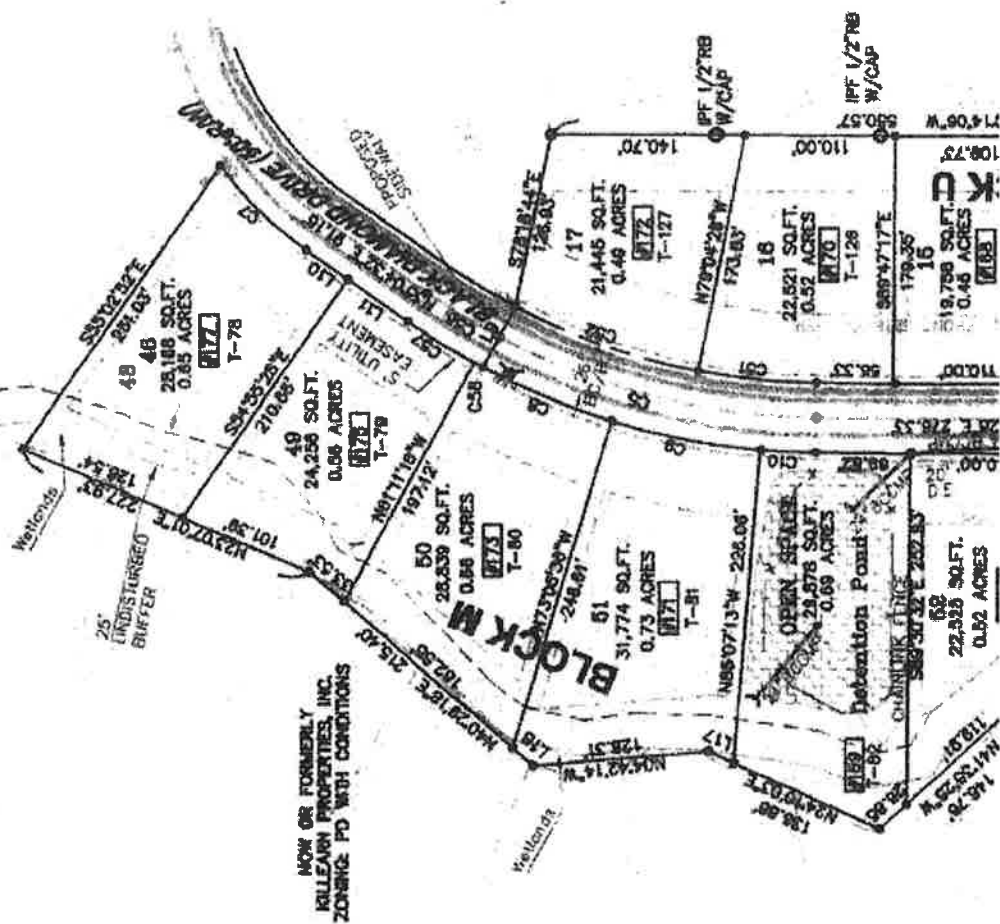
FILE #	45-114
DOCTOR	470 075

DATE	08/27/04
TIME	12:00 PM
BY	12:00 PM

DATE	10/10/2000
CHECKED BY	10/10/2000
DATE	10/10/2000

Maximum Bone Concentration

How many have defined a goal?



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

CURVE	Radius	Chord Length	Chord Bearing	Chord
C1	150.00'	177.06'	N88°48'48"E	188.95'
C2	150.00'	82.33'	S73°37'54"E	81.30'
C3	250.00'	175.42'	S37°48'22"E	171.85'
C4	500.00'	158.78'	S08°36'23"E	158.12'
C5	500.00'	240.57'	S14°16'30"W	238.28'
C6	250.00'	152.25'	S52°33'02"W	149.91'
C7	275.00'	88.62'	S44°18'25"W	88.23'
C8	275.00'	102.12'	S22°28'45"W	101.86'
C9	525.00'	110.20'	S10°53'36"W	110.00'
C10	525.00'	40.21'	S02°41'08"W	40.20'
C11	525.00'	13.48'	S00°14'41"E	13.48'
C12	525.00'	110.20'	S08°59'38"E	110.00'
C13	525.00'	43.03'	S15°21'20"E	43.02'
C14	25.00'	39.27'	N27°17'48"E	35.36'
C15	25.00'	25.89'	S81°12'38"E	24.98'
C16	58.99'	48.48'	N77°53'55"W	47.16'
C17	80.00'	55.16'	S52°36'48"W	53.23'
C18	80.00'	58.19'	S01°30'16"E	55.83'
C19	80.00'	69.33'	S82°23'15"E	65.53'
C20	80.00'	68.26'	N61°55'14"E	64.64'
C21	28.00'	25.88'	S48°48'45"W	24.87'
C22	25.00'	35.71'	N85°47'13"W	32.75'
C23	275.00'	153.77'	S41°53'21"E	151.78'
C24	175.00'	52.16'	S88°26'48"E	51.97'
C25	25.00'	31.98'	N34°01'10"W	28.60'
C26	125.00'	129.03'	N32°27'44"E	123.38'
C27	475.00'	75.37'	N86°34'45"E	75.29'
C28	475.00'	27.77'	N72°47'59"E	27.77'
C29	524.70'	57.96'	S71°18'43"W	57.93'
C30	524.70'	6.06'	S87°49'00"W	6.06'
C31	28.00'	25.88'	S88°01'43"E	24.87'
C32	60.00'	67.00'	S88°27'53"W	63.57'
C33	60.00'	44.88'	S35°03'15"W	43.82'
C34	60.00'	85.23'	S27°03'34"E	78.24'
C35	60.00'	50.27'	N85°14'47"E	48.81'
C36	60.00'	52.07'	N36°23'00"E	50.45'
C37	28.00'	25.88'	S41°00'16"W	24.87'
C38	475.00'	44.81'	S70°11'28"W	44.78'
C39	475.00'	13.11'	S73°41'02"W	13.11'
C40	525.00'	89.08'	N70°42'22"E	89.01'
C41	525.00'	44.93'	N84°29'08"E	44.92'
C42	174.77'	36.90'	N85°01'41"E	36.84'
C43	175.17'	146.17'	N26°00'59"E	141.96'
C44	24.83'	32.58'	S39°21'47"W	30.28'
C45	175.00'	98.68'	N80°26'30"E	97.57'
C46	175.00'	64.87'	N33°38'06"E	64.50'
C47	125.00'	216.15'	N72°33'13"E	190.21'
C48	225.00'	157.88'	S37°48'22"E	154.68'
C49	475.00'	16.76'	S16°41'30"E	16.76'
C50	475.00'	134.06'	S07°35'39"E	133.81'
C51	475.00'	86.50'	S05°42'30"W	86.38'
C52	475.00'	142.11'	S19°29'46"W	141.58'
C53	150.00'	155.33'	N32°22'07"E	148.48'
C54	500.00'	108.57'	N65°15'15"E	108.39'
C55	500.00'	60.87'	S70°56'53"W	60.93'
C56	500.00'	81.23'	S31°34'02"W	81.18'
C57	525.00'	57.39'	S31°56'36"W	57.36'
C58	525.00'	6.97'	S26°25'55"W	6.97'

LINE	Bearing	Distance
L1	N23°00'55"E	54.42'
L2	S23°00'55"W	20.23'
L3	S23°00'55"W	20.23'
L4	N23°00'55"E	20.23'
L5	S87°34'30"E	29.13'
L6	N57°34'30"W	6.67'
L7	S87°34'30"E	27.44'
L8	N17°42'14"W	7.39'
L9	S82°05'40"E	50.00'
L10	S38°04'32"W	32.25'
L11	S38°04'32"W	53.79'
L12	N00°31'26"E	44.87'
L13	N79°22'21"E	24.57'
L14	N80°26'08"W	24.48'
L15	N72°52'43"E	8.60'
L16	N15°53'46"E	15.35'
L17	N24°10'03"E	18.68'
L18	N40°29'18"E	18.32'
L19	S83°21'21"W	9.53'

THIS PLAT IS HEREBY APPROVED FOR RECORDING:
[Signature]
 CHAIRMAN, HENRY COUNTY BOARD OF COMMISSIONERS

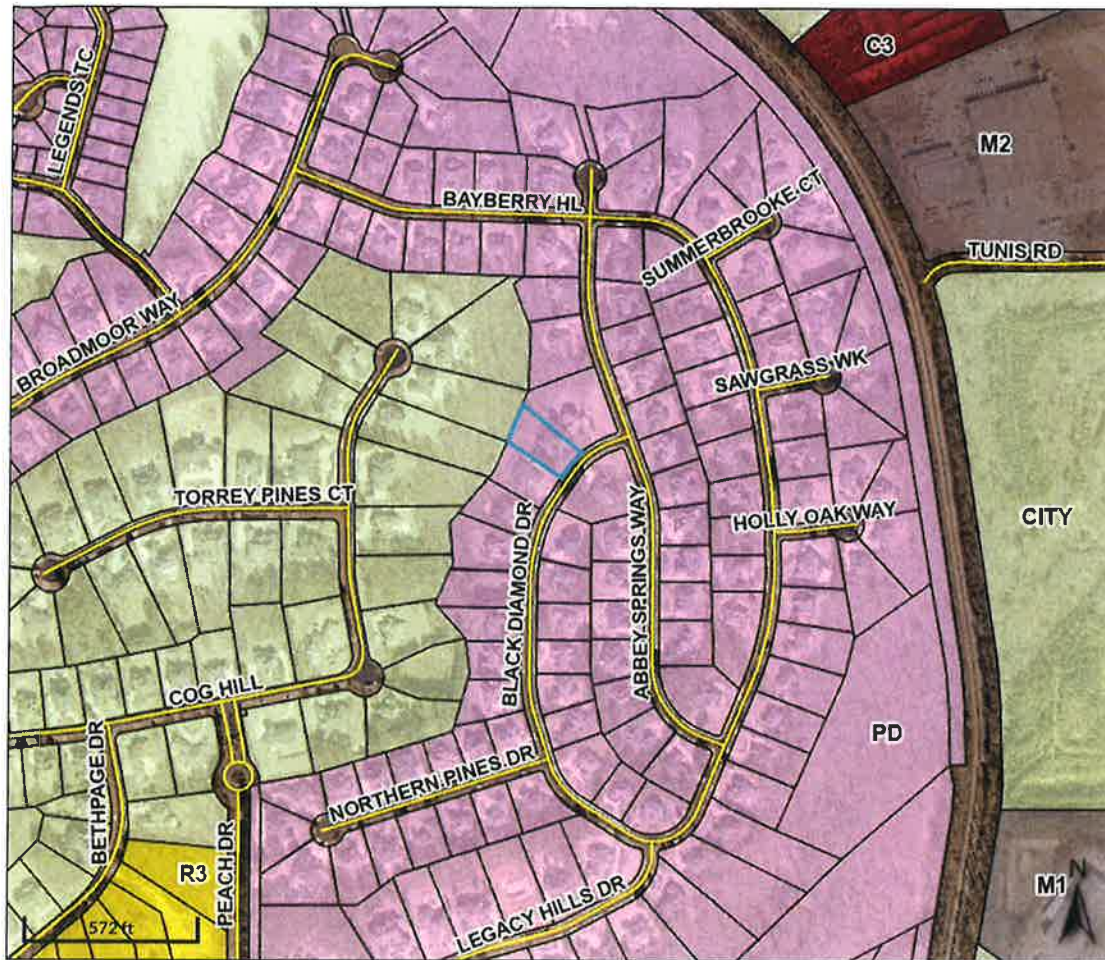
APPROVED FOR RECORDING:
 DIRECTOR, HENRY COUNTY BUILDING DEPARTMENT
 HENRY COUNTY-MUNICIPAL PLANNING COMMISSION

APPROVED BY: *[Signature]*

IT IS HEREBY CERTIFIED THAT IN MY OPINION, THAT THIS REPRESENTATION OF THIS PROPERTY AND HAS BEEN PREPARED WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE

802 Black Diamond Drive





Overview



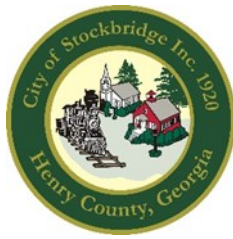
Legend

-  Parcels
-  Roads
- Zoning per Henry Co Planning & Zoning Dept
-  RS
-  RMH
-  RM
-  RD
-  RA
-  R-4
-  R-3
-  R-2
-  R-1
-  PD
-  OI
-  MU
-  MR2
-  MR1
-  M-2
-  M-1
-  DTRC
-  DTMU
-  CITY
-  C-3
-  C-2
-  C-1

Parcel ID	051G01078000	Class	R	Owner	MCMORRIN DELORES	Land					
Property	802 BLACK	Acreage	n/a	Address	Y	Value:	\$				
Address	DIAMOND DR					Building		Last 2 Sales			
District	County/UnIncorp					Value:	\$	Date	Price	Reason	Qual
						Misc	\$	9/24/2020	\$0	D OF	U
						Value:	\$	4/28/2017	\$420,000	ASSNT	Q
						Total	\$0				
						Value:					

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

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



City of Stockbridge

AGENDA ITEM

MEETING DATE

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

DEPARTMENT:

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature_____



TO: Mayor/Council

FROM: Gordon Linton, Planner I

CC: Brecca Carter, Community Development Director
R. Ryan Anderson, Chief Planner

DATE: June 20, 2023

Subject: #AX-2023-01 For 140 Somerset Hills

I. PURPOSE

Consider a petition to annex 1.19 acres of property at 140 Somerset Hills within the Eagles Landing Subdivision in unincorporated Henry County into the Stockbridge City Limits. The property contains a single family detached residence. It is located in Land Lot 18 of District 6 and comprises Parcel #051F01161000. The applicants are Charles E. Marshall and Muriel Y. Marshall, property owners. The applicants are not proposing any new development at this time.

II. Background

Existing Development	Single family detached residence
Site Address	140 Somerset Hills
Parcel Identification	#051F01161000
Parcel Acreage	1.19 acres
Applicant	Charles E. Marshall and Muriel Y. Marshall
Owner	Charles E. Marshall and Muriel Y. Marshall
Current County Zoning	PD (Planned Development)
Current City Zoning	Will be assigned PUD according to section 9.8 of the UDC

County Land Use Designation	Medium Density Residential
City Land Use Designation	N/A

III. Findings of Fact:

1. The subject property is located in the Eagles Landing Subdivision in unincorporated Henry County.
2. The annexation was previously approved by the Henry County Board of Commissioners on May 16, 2023.
3. The subject property is currently zoned as PD (Planned Development) by the Henry County Zoning Ordinance.
4. If the annexation is approved by the City, the property would automatically be assigned the zoning district of 'PUD' (Planned Unit Development) per Section 9.8 of the Stockbridge Unified Development Code (UDC).
5. The Henry County Future Land Use Designation Map currently designates the subject property as Medium Density Residential.
6. If the annexation is approved by the City, the property would automatically be assigned the appropriate land use designation upon the adoption of the new City of Stockbridge Comprehensive Plan, anticipated for late 2023.

ADJACENT PROPERTY ZONING

Location	Adjacent Property Zoning
Properties to the North	SR-Suburban Residential – City of Stockbridge
Properties to the South	PD (Planned Development) - Henry County
Properties to the East	PD (Planned Development) - Henry County

Properties to the West	SR-Suburban Residential – City of Stockbridge
------------------------	---

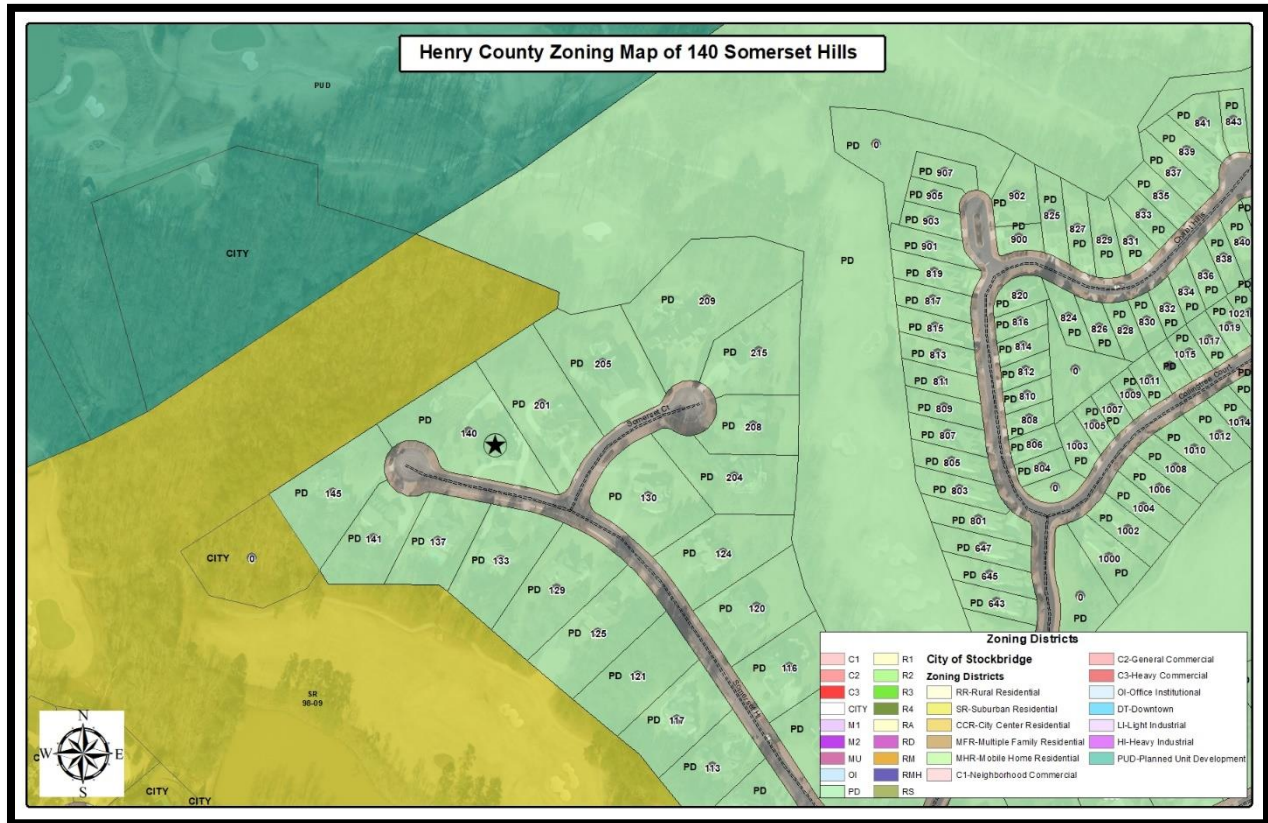
SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Adjacent Property Zoning
Properties to the North	Low Density Residential – City of Stockbridge
Properties to the South	Medium Density Residential - Henry County
Properties to the East	Medium Density Residential - Henry County
Properties to the West	Low Density Residential – City of Stockbridge

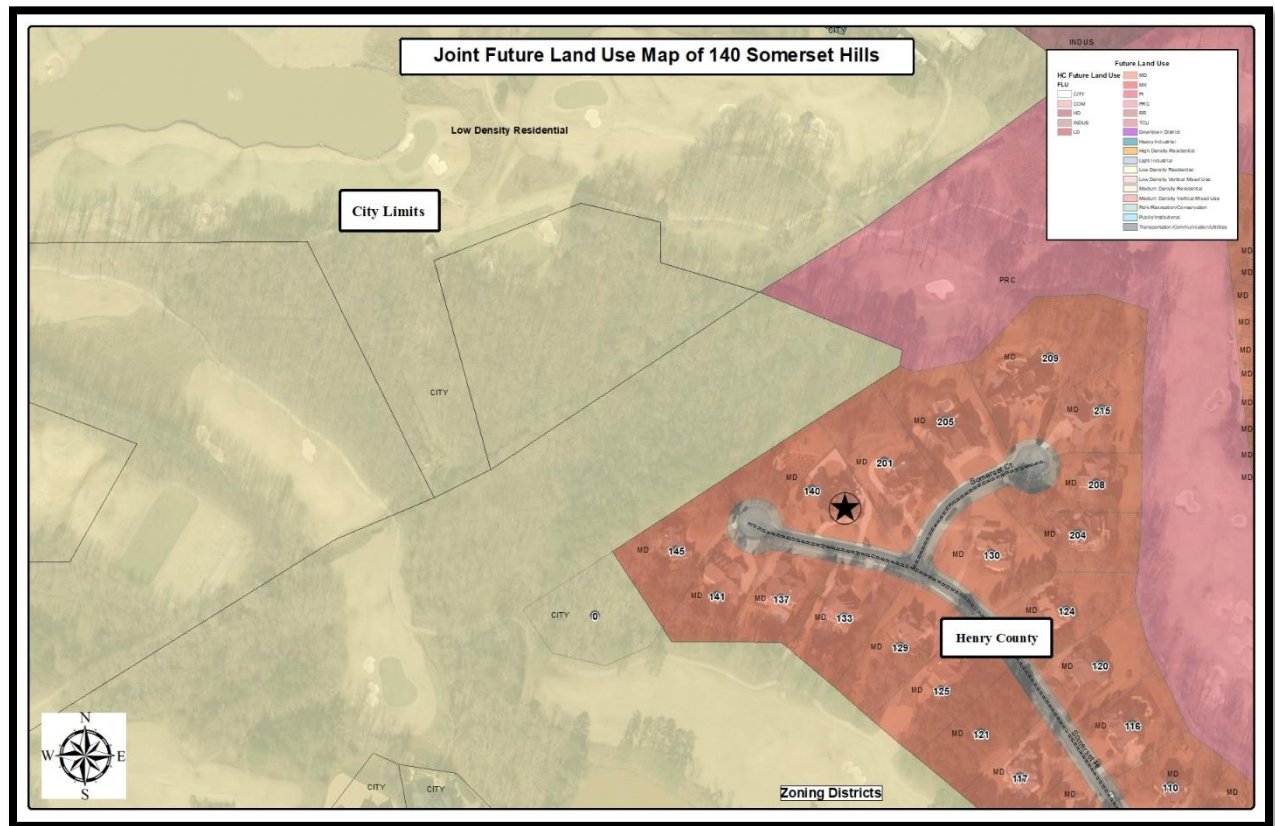
Aerial Photo of 140 Somerset Hills



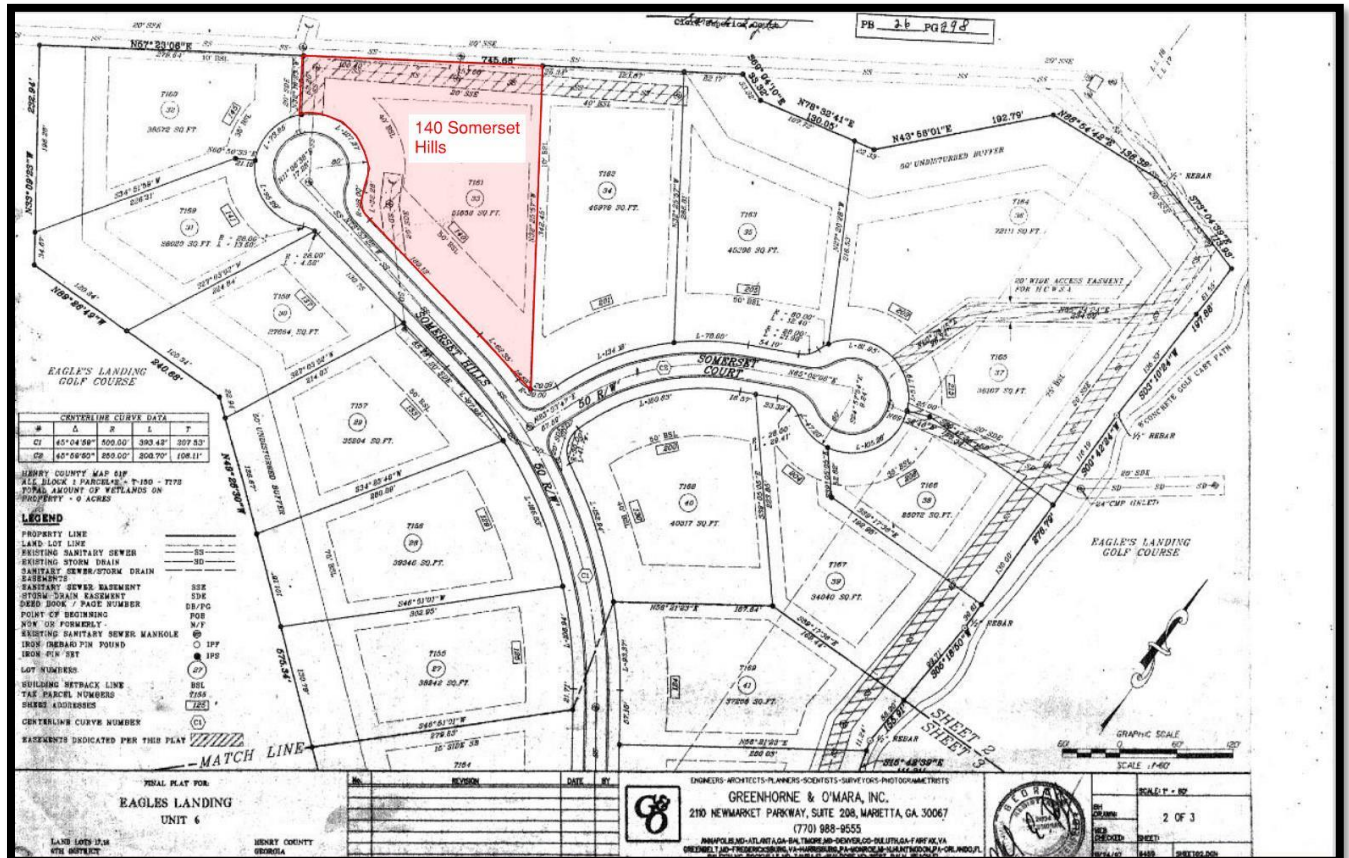
Joint Zoning Map of 140 Somerset Hills



Joint Future Land Use Map of 140 Somerset Hills



Subdivision Plat for 140 Somerset Hills Eagles Landing Subdivision – Lot 33, Block Q



V. Analysis

Description

The applicant requests the annexation of the subject property at 140 Somerset Hills located within the Eagles Landing Subdivision in unincorporated Henry County into the Stockbridge City Limits. Once the property is approved by the City, the property would automatically be assigned the zoning district of 'PUD' (Planned Unit Development) per Section 9.8 of the Stockbridge Unified Development Code (UDC). It would also be assigned the appropriate land use designation of the new City of Stockbridge Comprehensive Plan, anticipated for late 2023.

Staff Analysis

The applicant requests a **petition for annexation** under the City of Stockbridge Unified Development Code Section (**Sec. 9.8**):

The Planning Commission and the City Council shall consider the following standards in considering any proposal that would result in a change to the text or map of this UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

1. **Is the subject property contiguous to the existing corporate limits with at least one-eighth of the aggregate external boundaries coinciding? Contiguous means- abuts the municipal limits, or is separated by a street, river or railroad-type of right-of-way, or city land, or land owned by some other political subdivision, or lands, or lands owned by the state.**

Yes, the subject property is contiguous with the Eagles Landing Country Club Golf Course (Parcel # 051-01016000) which is located within the Stockbridge City Limits.

2. **Describe what method (100%, 60% or Referendum and Resolution) the applicant is utilizing for the proposed annexation.**

The 100% Annexation Method would be used by the applicant.

3. **Is any part of the subject property being proposed for annexation is within the boundary of another municipal corporation or county?**

Yes, the subject property is located within the boundary of Henry County.

4. Is any part of the subject property receiving municipal services from any entity other than the city proposing annexation?

Yes, the subject property is receiving municipal services from Henry County. The following entities include Henry County Water Authority, Henry County Fire and EMS, Henry County Police Department, and the Georgia Power Company.

5. Is the subject property for the proposed annexation being developed for urban purposes- defined as a minimum of two people per acre?

Yes, the requested annexed property is an existing single-family detached residence and is considered as having two people per acre.

6. Is the proposed annexation consistent with the Comprehensive Plan?

Yes, the subject property has a Henry County Future Land Use designation of Medium Residential. Once the property is annexed into the City, it would be assigned a similar land use designation for the new City of Stockbridge Comprehensive Plan in late 2023.

7. Does the proposed annexed property share a common zoning classification with the adjoining City property as ascribed in Section 9.8 of the Unified Development Code?

Yes, the current zoning of the property by the Henry County Zoning Ordinance is PD (Planned Development). Once the property is annexed into the City, the property would be automatically assigned to the zoning district of PUD (Planned Unit Development).

8. Potential positive effects of the proposed annexation on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The proposed annexed property will not have any negative impact on the existing subdivision.

9. 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.

Since it is an existing residential development, the property would not have any impact on the physical condition of the site (topography, drainage, access, and size and shape).

10. The impact upon adjacent property owners should the request be granted.

The subject property will not have any impact on the adjacent property owners since they are located within the existing Eagles Landing Subdivision.

11. The potential impact of the annexation on City infrastructure including water and sewage system.

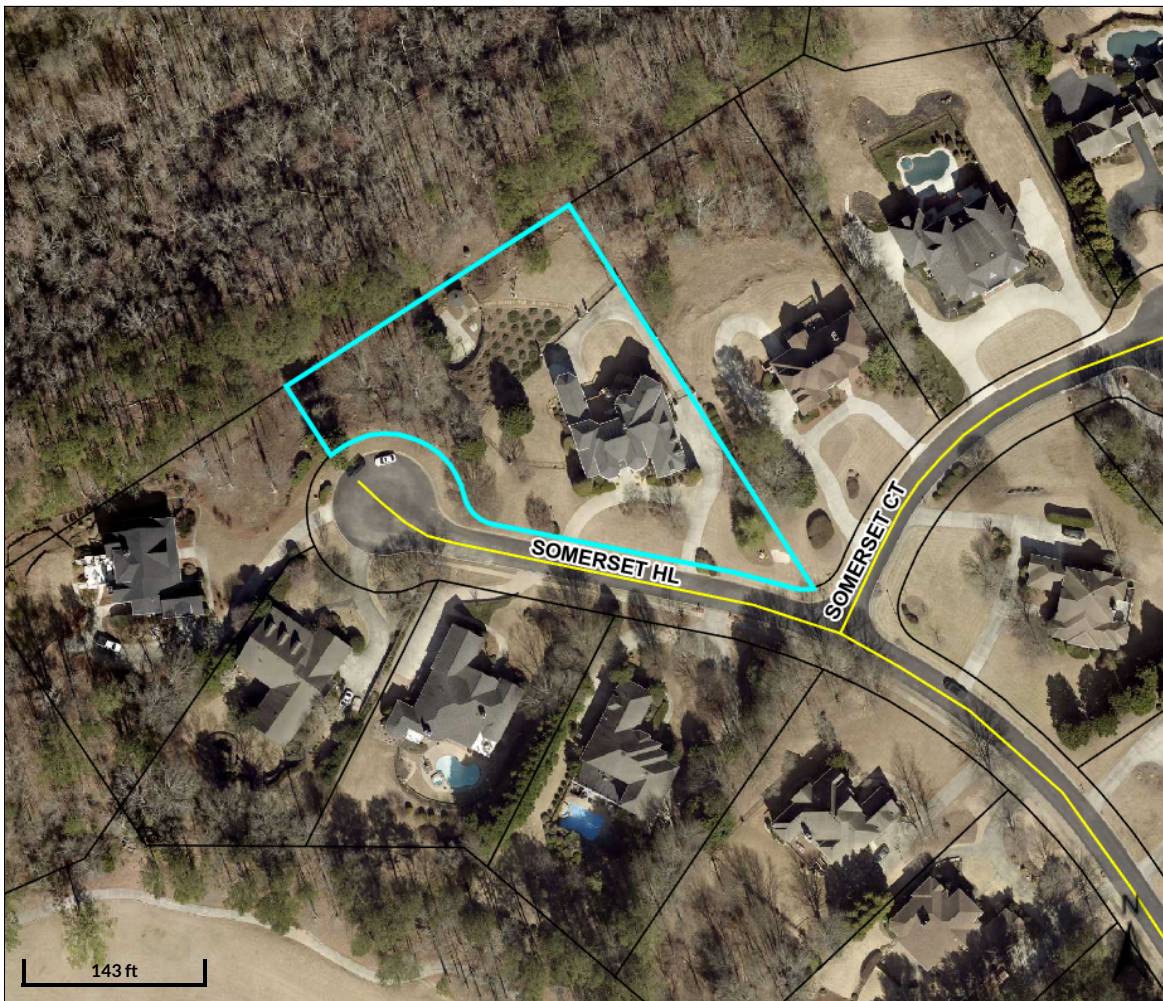
The subject property currently has available water service from the Henry County Water Authority.

12. The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

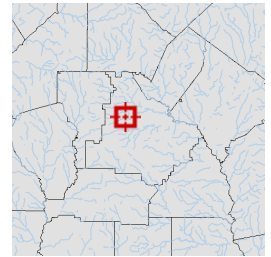
Since the subject property is located within an existing subdivision, it will not have any impact on adjacent thoroughfares nor pedestrian and vehicular circulation and traffic volumes.

VI. Staff Recommendation

The Community Development Staff recommends APPROVAL for the proposed annexation of the subject property at 140 Somerset Hills into the Stockbridge City Limits.



Overview



Legend

- Parcels
- Roads

Parcel ID	051F01161000	Class	R	Owner	MARSHALL CHARLES E &	Land			
Property	140 SOMERSET	Acreage	n/a	Address	MURIEL Y	Value:	\$	Last 2 Sales	
Address	HLS				140 SOMERSET HILLS	Building		Date	Price
District	County/UnIncorp				MCDONOUGH GA 30253	Value:	\$	10/28/2011	\$595,000
						Misc	\$	5/8/2009	\$410,000
						Total			BANK SALE
						Value:	\$0		U

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

Date created: 6/6/2023

Last Data Uploaded: 6/6/2023 1:20:02 AM

Developed by  **Schneider**
GEOSPATIAL



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard

Stockbridge, GA 30281

Phone: (770) 389-7900

Fax: (770) 389-7912

Annexation No: _____ Date: _____

Received by: _____

TYPE OF ANNEXATION

☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

☒ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 140 SOMERSET HILLS, McDONOUGH, GA. 30253

Is this property contiguous to the city limits? ☒ Yes ☐ No

LAND USE AND ZONING

County: HENRY

County Zoning Classification: _____

Present Land Use: RESIDENTIAL

Requested Zoning Classification: _____

PROPERTY OWNER

Name: CHARLES E. MARSHALL & MURIEL Y. MARSHALL

Mailing Address: 140 SOMERSET HILLS, McDONOUGH, GA. 30253

Telephone: (423) 341-8747

Email: cemarshall1006@gmail.com

Signature: Charles E. Marshall

Date: 2/22/2023

Muriel Y. Marshall

2/22/2023



* If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANT

Name: CHARLES E. MARSHALL

Mailing Address: 140 SOMERSET HILLS, McDONOUGH, GA. 30253

Telephone: (404) 341-8747

Email: cemarshall2006@gmail.com

Signature: Charles E. Marshall

Date: 2/22/2023

PLEASE DO NOT WRITE BELOW THIS LINE — OFFICE USE ONLY

Signature: _____

Date: _____



CITY OF STOCKBRIDGE | ANNEXATION CHECKLIST

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

☐ **NON-REFUNDABLE APPLICATION FEE - \$50.00**

Payment: Check or Money Order Payable to the City of Stockbridge.

☒ **APPLICATION FORM**

Two Original (2) Copies: Complete and signed with original signatures.

☒ **PETITION FOR ANNEXATION**

Two (2) Original Copies: The Annexation Petitions must be notarized and signed by the owner or authorized applicant. (The petition for the 60% Method must clearly indicate if the applicant is an elector or a landowner.)

☒ **CONSENT OF OWNER(S)**

Original: If the property owner does not sign the application and/or petition, submit a notarized affidavit signifying the approval or consent of all owners. (An affidavit form is attached.) Use additional affidavits, if necessary, for multiple owners.

☒ **PLAT OF SURVEY AND/OR LEGAL DESCRIPTION**

Original and One (1) copy - Submit an accurate, as-built survey showing all improvements on the site, to scale. The survey must be completed by a registered surveyor and must be reproducible. If a photocopy is submitted, the original seal must be visible and the survey must still be to scale. The survey must not be more than 1 year old.

☒ **VERIFIED LEGAL DESCRIPTION FORM**

Original and One (1) Copy - Submit one original, signed copy of the verified legal description form and 1 copy. Forms should be typed and include acreage. If the legal description does not fit on one form, additional forms shall be used and numbered accordingly.



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, Georgia 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as the applicant in the pursuit of a/an ANNEXATION for this property [Please fill in one of the following: Rezoning, Variance, Administrative Variance, Annexation, Comprehensive Plan Amendment, Conditional Use Permit, Zoning Modification, Subdivision, Recombination or Other (please state the type of application.)].

Name/Company Name of Property Owner CHARLES E. MARSHALL & MURIEL Y. MARSHALL
Address of Property Owner 140 SOMERSET HILLS, McDONOUGH, GA 30253
Telephone and E-Mail of Property Owner 423-341-8747 cemarshall006@gmail.com
Name/Company Name of Authorized Applicant CHARLES E. MARSHALL
Address of Authorized Applicant 140 SOMERSET HILLS, McDONOUGH, GA 30253
Telephone and E-Mail of Authorized Applicant 423-341-8747 cemarshall006@gmail.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature Charles E. Marshall
Muriel Y. Marshall

Date 2/22/2023
2/22/2023

Personally appeared before me:

Charles Marshall and Muriel Marshall

, who swears that the information which is contained in this Owner's Authorization is true and correct to the best of his/her knowledge and belief.

Trevor York
Notary Public's Signature

Trevor York 2/22/2023
Notary Public's Printed Name and Date



Feb 22, 2023

To: **City of Stockbridge**
4640 North Henry Boulevard
Stockbridge, GA 20281

Subject: **Request for Annexation into the city limits of Stockbridge, GA**

Mr. Fred Gardiner, Stockbridge City Mgr,

I, Charles Marshall and my wife, Muriel Marshall are co-owners of the residential property located at 140 Somerset Hills, McDonough, Georgia 30253 which is adjacent to the city limits of Stockbridge, GA but within unincorporated Henry County. We are requesting approval of annexing our property to and within the city limits of Stockbridge, GA and to waive the application fee as noted on the Application for Annexation form. It is our intent to become residents of the great City of Stockbridge, GA and have attached the required documents as part of this submission for approval.

One of the attached documents called the Applicant Campaign Disclosure Form, requests information regarding any campaign contributions of \$250 or more made by the applicant to any member of the Stockbridge City Council or Planning Commission within two years immediately preceding the filing of this application. Even though I, as an individual and applicant, have never contributed \$250 or more to any member of the Stockbridge City Council or Planning Commission within the last two years, I am acknowledging for full disclosure, that the Henry County Coalition Committee (HCCC) of which I hold the office of President, has. Therefore and even though unsure if this requirement applies, I am providing this information just for full disclosure and transparency that the HCCC has made campaign contributions to both Mayor Anthony Ford and Councilman Alphonso Thomas within the last two years.

We submit this request with all the respect and great admiration as deserved by all of you representing the City Government. We avail ourselves for questions and any additional information needed for approval of this request.

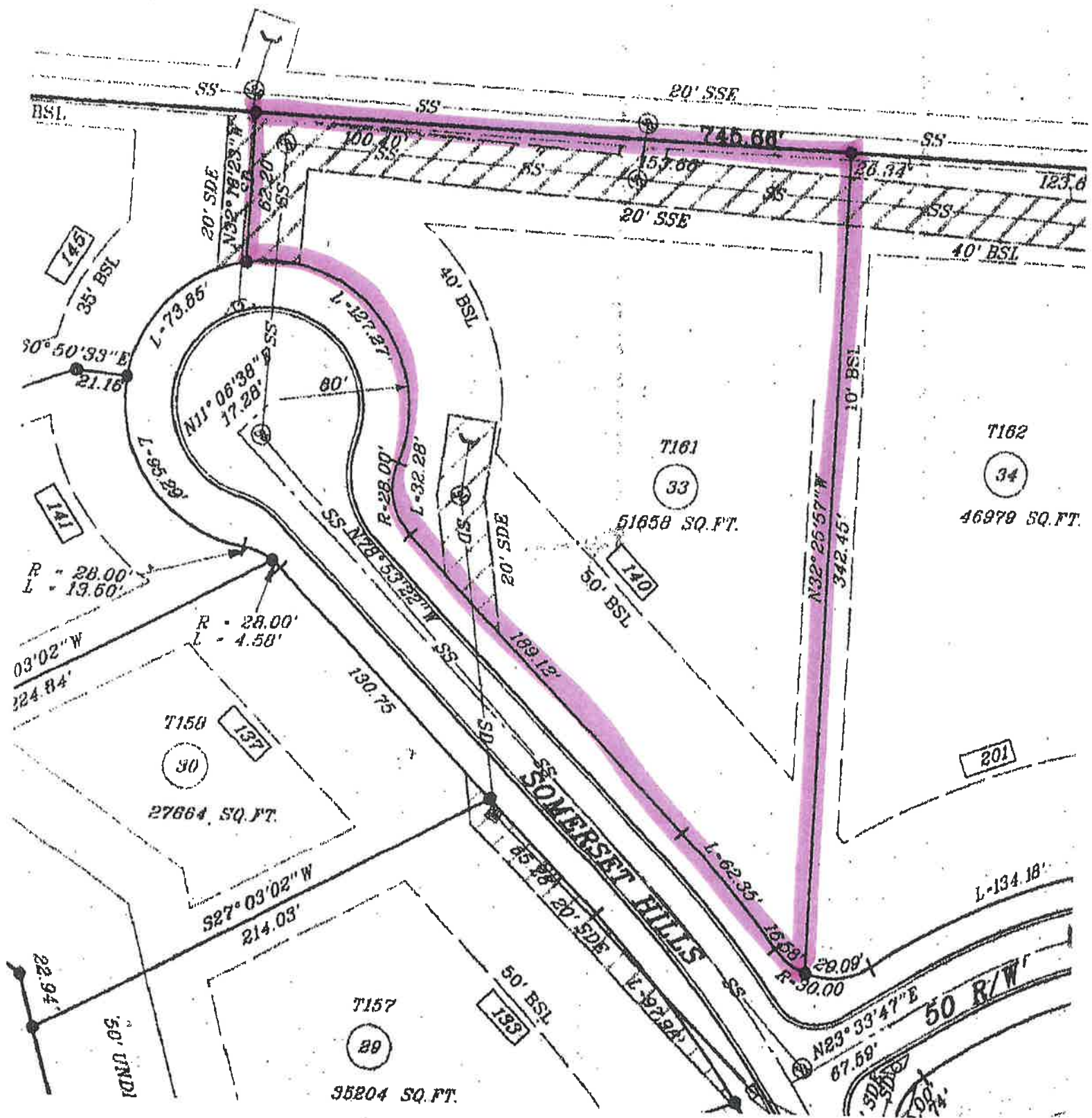
Respectfully,



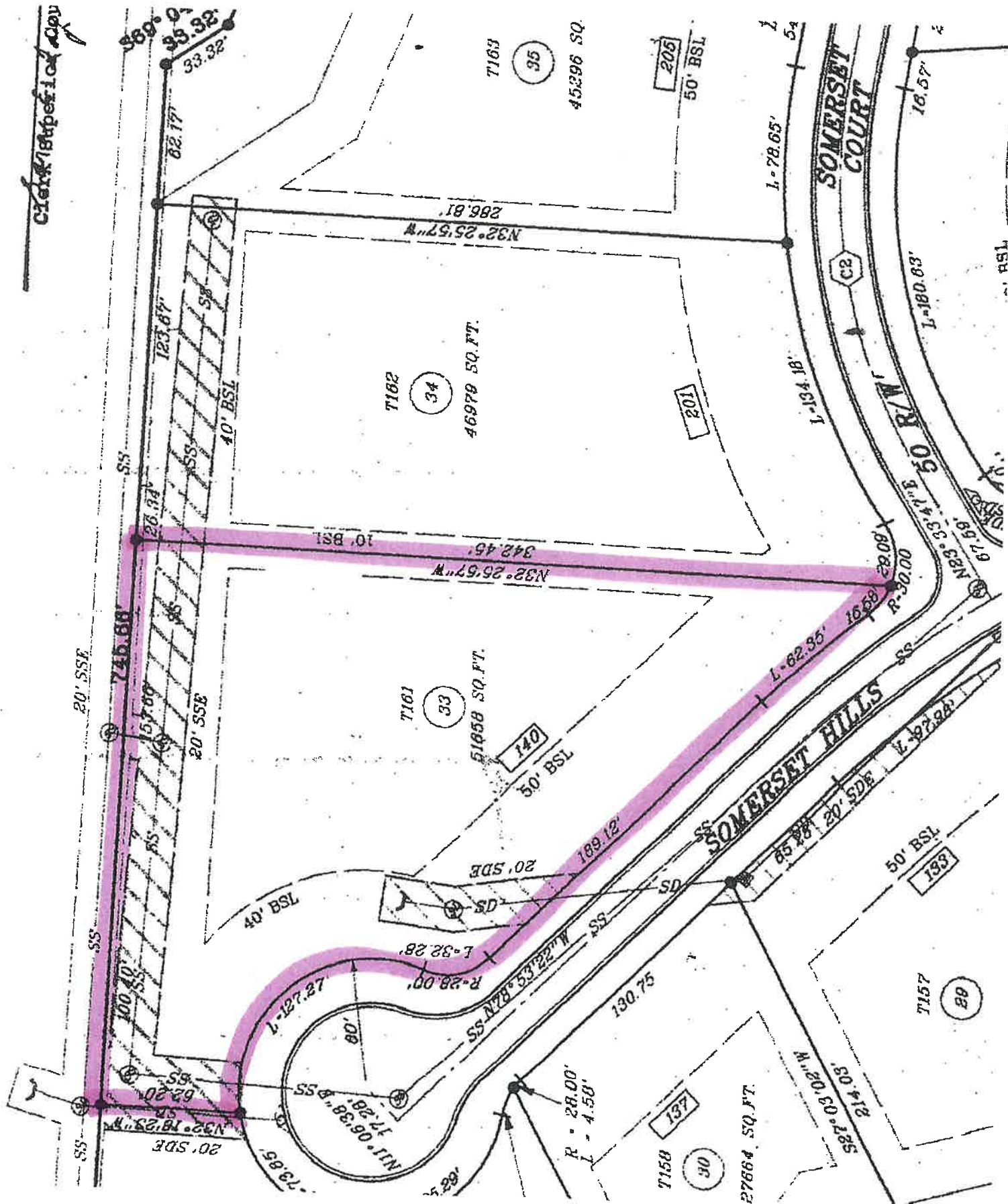
Charles E. and Muriel Y. Marshall

Residents/Property Owners of 140 Somerset Hills
McDonough, GA 30253
423-341-8747

Ps: Twelve documents enclosed including this letter



NOT RECORDED



HENRY COUNTY GOLF COURSE

68'

26.4'

N40

CENTERLINE CURVE DATA				
#	Δ	R	L	T
C1	45° 04' 59"	500.00'	393.42'	207.53'
C2	45° 59' 50"	250.00'	200.70'	108.11'

HENRY COUNTY MAP 61F

Summary

Parcel ID 051F01161000
 Location Address 140 SOMERSET HLS
 Millage Group 0001 (County/UnIncorp)
 Property Usage S F RESIDENTIAL (0100)
 Total Acres 0
 Landlot / District 17 / 6
 Subdivision EAGLES LANDING
 Lot/Block 33/Q
 Plat Book 26
 Plat Page 297.

Exemptions: L9

Owners

MARSHALL CHARLES E & MURIEL Y
 140 SOMERSET HILLS
 MCDONOUGH, GA 30253

Valuation

	2022	2021	2020
+ Building Value	\$787,800	\$681,000	\$624,300
+ OB/Misc	\$900	\$900	\$900
+ Land Value	\$115,200	\$115,500	\$125,300
= Total Assessment	\$903,900	\$797,400	\$750,500

Exemptions: L9

Assessment Notices 2022

2022 Assessment Notice (PDF)

Land Information

Land Use
 SF LOT IMP (000100)

Number of Units
 1

Unit Type
 LOT

Buildings

Building # 1
 ConstructionType SGL FAM
 Actual Year Built 2006
 Effective Area 8,240
 Heated Area 5,813
 Bedrooms 5
 Baths 4.5
 Wall Height 0

Miscellaneous Data

Description	Length	Width	Units	Year Built
B-41	10	10	100	2012

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
10/28/2011	12291-37	\$595,000	WARRANTY DEED		MCELROY NORRIS & LARRAINE D	MARSHALL CHARLES E & MURIEL Y
5/8/2009	11330-173	\$410,000	SPECIAL WARRANTY DEED	BANK SALE	BANK OF NEW YORK	MCELROY NORRIS & LARRAINE D
4/2/2008	10960-238	\$523,418	DEED UNDER POWER	D UND POWR	MILLER KARL	BANK OF NEW YORK
1/5/2006	9052-110	\$140,000	WARRANTY DEED		BURROUGHS NICK A & TAMMY W	MILLER KARL
2/2/2000	3594-174	\$99,000	WARRANTY DEED		LILLEARN PROPERTIES INC OF GA	BURROUGHS NICK A & TAMMY W JOINT TENANTS



Doc ID: 015174800001 Type: WD
 Recorded: 11/04/2011 at 04:21:42 PM
 Fee Amt: \$605.00 Page 1 of 1
 Transfer Tax: \$595.00
 Henry, GA Clerk of Superior Court
 Barbara Harrison Clerk of Court

Record First

Record and Return to:
 Morris|Hardwick|Schneider, LLC
 7000 Central Parkway, Suite 300
 Atlanta, GA 30328
 File No. APR-110800380S

BK 12291 pg 37

WARRANTY DEED

State of Georgia
 County of Clayton

PT-61 075-2011 - 008606

THIS INDENTURE, made this 28th day of October, 2011
 between Norris McElroy and Lorraine D. McElroy, of the County of Henry, State of Georgia, as party
 or parties of the first part, hereinafter called Grantor, and,
Charles E. Marshall and Muriel Y. Marshall, as Joint Tenants with the Right of

Survivorship and Not as Tenants in Common
 as party or parties of the second part, and hereinafter called Grantee (the words "Grantor" and "Grantee"
 to include their respective heirs, successors and assigns where the context requires or permits).

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

All that tract or parcel of land lying and being in Land Lot 17 of the 6th District of Henry County,
 Georgia, being Lot 33, Block Q of Eagles Landing Subdivision, Unit 6, as shown according to plat
 thereof recorded in Plat Book 26, Pages 297-299, records of Henry County, Georgia, which plat is
 by reference incorporated herein and made a part hereof.

SUBJECT to restrictive covenants and general utility easements of record.
 TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights,
 members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only
 proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.
 AND THE SAID Grantor will warrant and forever defend the right and title to the above -
 described property unto the said Grantee against the claims of all persons whomsoever.
 IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above

written.
 As to Norris McElroy,
 Signed, sealed and delivered in presence of:

 (SEAL)
 Norris McElroy


Angela Adams
 Notary Public
 My Commission Expires: 8/2/2015
 Notary Public Seal

As to Lorraine D. McElroy,
 Signed, sealed and delivered in presence of:

 (SEAL)
 Lorraine D. McElroy


Angela Adams
 Notary Public
 My Commission Expires: 8/2/2015
 Notary Public Seal



Generate Owner List by Radius

The Property Address option is unavailable for Henry County

Distance:

100

Feet

Use Address From:

☒ Owner ☐ Property

Select export file format:

Address labels (5160)

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

☒ Show All Owners

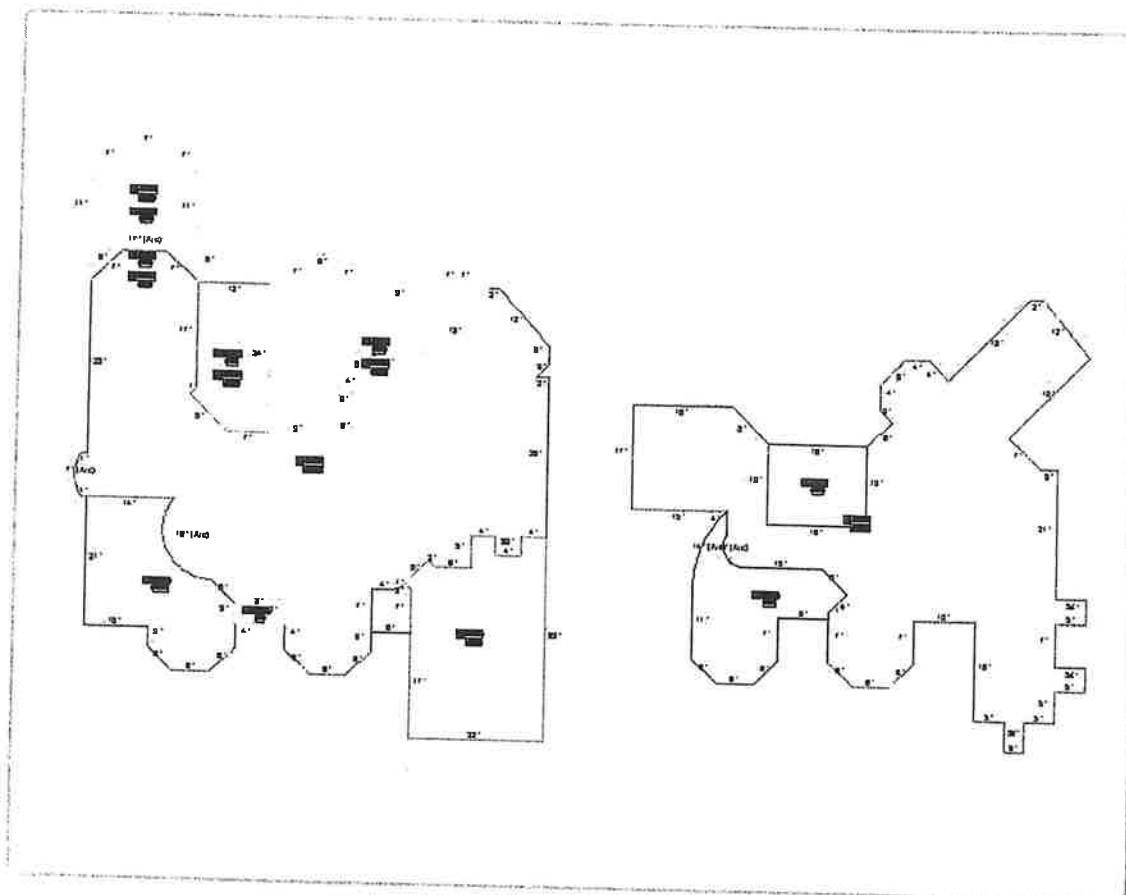
☐ Show Parcel ID on Label

Skip Labels

0

Download

Sketches



Parcel map information correspond with the most current information processed by our office. Search deed records at the Henry County Courthouse to ensure the most current ownership information. Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries. Contact 706-389-7526 to verify zoning.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

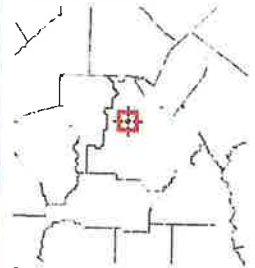


Last Data Upload: 2/22/2023, 5:29:26 AM

Version 2.3.248



Overview



Legend

- Parcels
- Roads
- Stockbridge City Limits Before 2022 Annexations

Parcel ID	051F01161000	Class	R	Owner	MARSHALL CHARLES E &	Land			
Property	140 SOMERSET	Acreage	n/a	Address	MURIEL Y	Value:	\$115,200		
Address	HLS				140 SOMERSET HILLS	Building			
District	County/UnIncorp				MCDONOUGH GA 30253	Value:	\$787,800	Last 2 Sales	
						Misc	\$900	Date	Price
						Value:		10/28/2011	\$595,000
						Total	\$903,900	5/8/2009	\$410,000
						Value:			BANK SALE
									Reason Qual
									n/a Q
									U

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

Date created: 3/2/2023

Last Data Uploaded: 3/2/2023 6:34:25 AM

Developed by  **Schneider**
GEOSPATIAL

140 Somerset Hills

PUD

SR
99-09



Somerset Ct

Chimney Hill

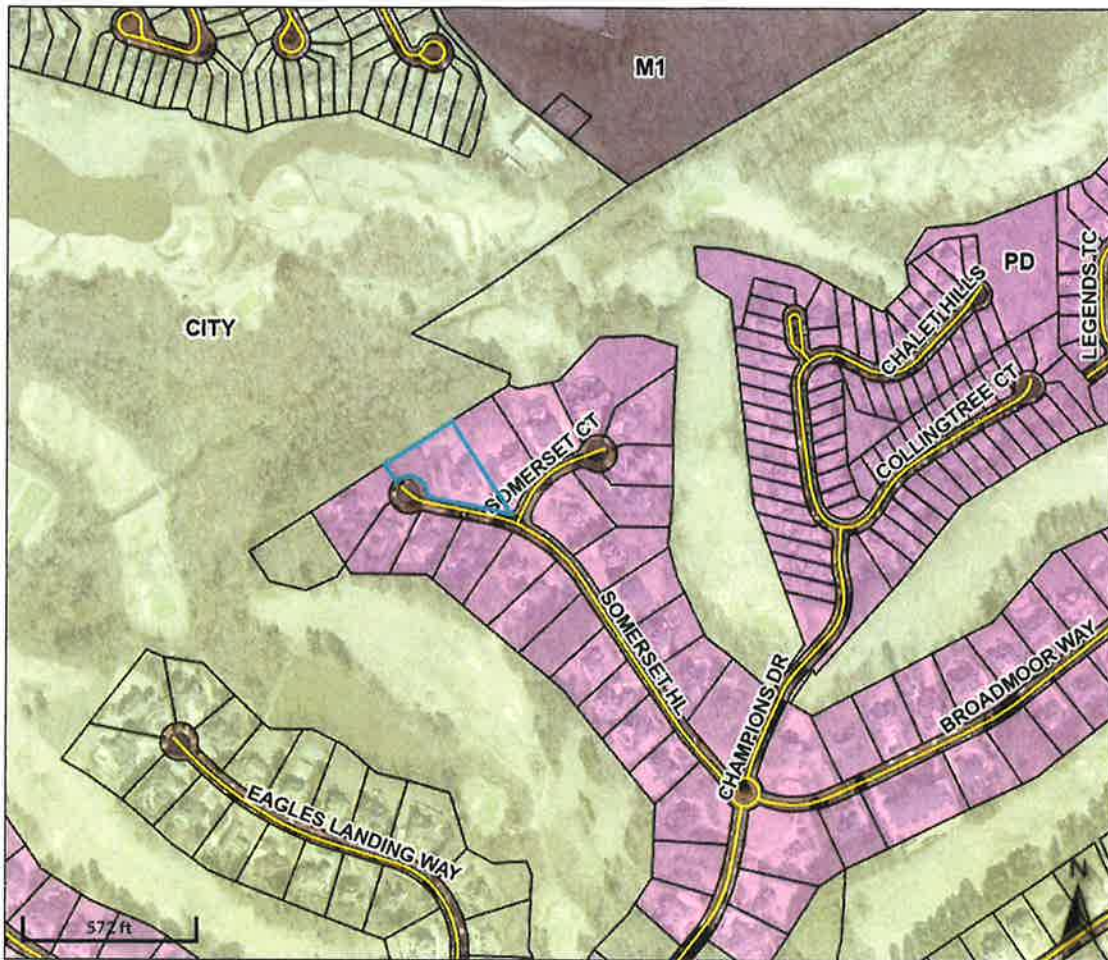
Commons Court

Somerset Dr

Chimney Hill

Broadway Wy

PUD
00-75



Overview



Legend

Parcels

Roads

Zoning per Henry Co
Planning & Zoning Dept

- RS
- RMH
- RM
- RD
- RA
- R-4
- R-3
- R-2
- R-1
- PD
- OI
- MU
- MR2
- MR1
- M-2
- M-1
- DTRC
- DTMU
- CITY
- C-3
- C-2
- C-1

Parcel ID	051F01161000	Class	R	Owner	MARSHALL CHARLES E &	Land			
Property	140 SOMERSET	Acreage	n/a	Address	MURIEL Y	Value:	\$		
Address	HLS				140 SOMERSET HILLS	Building		Last 2 Sales	
District	County/UnIncorp				MCDONOUGH GA 30253	Value:	\$	Date	Price
						Misc	\$	10/28/2011	\$595,000
						Value:	\$	5/8/2009	\$410,000
						Total	\$0		
						Value:			

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

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