



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

**Council Meeting
Agenda
July 10, 2023 6:00 PM**



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.cityofstockbridge.com

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA COUNCIL MEETING CITY OF STOCKBRIDGE

MONDAY, JULY 10, 2023 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

- 1 Adoption of the May 8, 2023 Council Meeting Minutes
- 2 Adoption of the May 18, 2023 Special Called Meeting Minutes
- 3 Adoption of the May 30, 2023 Work Session Meeting 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.

CEREMONIAL REVIEW

- 4 Review of the Swearing In Ceremony for: Youth Council Advisory Board Member - Mary Saadiq, Planning Commission Member - Anthony Mitten; and Council on Aging Representative - Mary "Bonni" Washington

CONSENT AGENDA

- 5 Council consideration to approve the continuation of the City of Stockbridge's participation in the Henry County Community Development Block Grant (CDBG) program as a sub-recipient for FY 2024-2026.
- 6 Council consideration to approve the 2023 Election Calendar

- 7 Council Consideration to approve the use of the Amphitheater Green Room August 30, 2023 from 4pm - 8pm to host the Henry County CVB (Convention Visitors Bureau) Hospitality Mixer.

PUBLIC HEARING

- 8 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-04. COUNCIL DISTRICT: 2 and 3. Vista previously requested a 30-day deferral of both the rezoning and Comp Plan amendment applications.**
 Consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to certain property on Flippen Road, to allow for the construction of a mixed-use residential development, including commercial and office uses. The applicant is Vista Residential Partners (c/o Dennis J. Webb, Jr.). The property contains three parcels in Land Lot 38 of District 12, as are listed below, with 276.91+/- total acres within the Stockbridge City Limits.
Parcel #030-01004000—Large parcel with 249.19 +/- acres, located between Flippen Road and Interstates 75 & 675.
Parcel #030-01003001—Medium-sized parcel with 24.97 acres, located at 630 Flippen Road.
Parcel #030-01004008 -- Small parcel with 2.75 acres, located at 384 Flippen Road. - Presented by: Ryan Anderson
- 9 **REZONING CASE #RZ-2022-05. COUNCIL DISTRICT: 2 and 3. Vista previously requested a 30-day deferral of both the rezoning and Comp Plan amendment applications.**
 Consideration of a request for rezoning to assign the 'PUD' (Planned Unit Development) district to certain property on Flippen Road, to allow for the construction of a mixed-use residential development, including commercial and office uses. The applicant is Vista Residential Partners (c/o Dennis J. Webb, Jr.). The property contains three parcels in Land Lot 38 of District 12, as are listed below, with 276.91+/- total acres within the Stockbridge City Limits.
Parcel #030-01004000—Large parcel with 249.19 +/- acres, located between Flippen Road and Interstates 75 & 675.
Parcel #030-01003001—Small parcel with 24.97 acres, located at 630 Flippen Road.
Parcel #030-01004008---Small parcel with 2.75 acres, located at 384 Flippen Road.
 - Presented by: Ryan Anderson

NEW BUSINESS

- 10 Council consideration to approve the award of Request For Proposal (RFP) Number 2023-0007, City-Wide Economic Development Strategic Plan, to Bleakly Advisory Group, Inc. for the development of a unified economic development vision plan to advance the interests of businesses and fuel community and economic growth in the City for the estimated amount of \$60,000. The funding source is ARPA. - Presented by: Kim Allonce

- 11 Council consideration to approve the IGA (Intergovernmental Agreement) between the City of Stockbridge and the Downtown Development Authority.
- Presented by: Kim Allonce , Quinton Washington
- 12 Council Consideration and approval of an agreement with the Henry County Development Authority, along with the County and the cities of Locust Grove, McDonough and Stockbridge to hire Retail Strategies Recruitment to work toward the solicitation, development and expansion of retail facilities in Henry County that will expand commerce, create employment, enhance tax revenue and improve the quality of life in each city and the entire county. - Presented by: Frederick Gardiner

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, 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 (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)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Jul 25)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (Jul 27)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Aug 14)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Aug 14)

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. 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 Thomas on Thursday, July 13th at 7:00 p.m. for a District 2 Town Hall to discuss the installation of Curb, Gutters, and Sidewalks in the Tye Street Community. Location: Trinity United Methodist Church 112 Wilson Avenue, Stockbridge, GA
- Join Mayor Pro Tem Barber for Kick4kids, Saturday, July 15th from 11 a.m.-1 p.m. at Stockbridge First United Methodist Church
- Join Councilman Blount for Bingo Bash, Wednesday, July 19th from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Attention Stockbridge parents and students: The City of Stockbridge in partnership with the Stockbridge Youth Council will distribute FREE Back-to-School bookbags and supplies on Saturday, July 22nd from 11am – 1pm in the Stockbridge Amphitheater parking lot.
- Join Mayor Ford for Meet the Mayor on Monday, July 24th from 10am – noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov

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

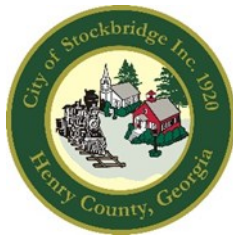
Councilman Blount motioned to adjourn at 10:40pm: Councilman Alexander. The motion passed 4-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor

Review of the Swearing In Ceremony
for: Youth Council Advisory Board
Member - Mary Saadiq, Planning
Commission Member - Anthony Mitten;
and Council on Aging Representative -
Mary "Bonni" Washington



City of Stockbridge

AGENDA ITEM

MEETING DATE

July 10, 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 or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Fredrick Gardiner

DEPARTMENT:

City Manager

ITEM/PROJECT/EVENT:

Council consideration to approve the continuation of the City of Stockbridge's participation in the Henry County Community Development Block Grant (CDBG) program as a subrecipient for FFY 2024-2026.

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_____



**Henry County
Community Development Block Grant
(CDBG) Program**



Thursday, June 8, 2023

Frederick Gardiner, City Manager
City of Stockbridge
4640 North Henry Boulevard
Stockbridge, GA 30281

Sent via email: fgardiner@cityofstockbridge-ga.gov

Re: Henry County Community Development Block Grant (CDBG) Program Cooperation
Agreement for Fiscal Years (FYs) 2024-2026

Mr. Gardiner,

Please accept this letter as written notification that the Cooperation Agreement between Henry County Board of Commissioners and the Stockbridge City Council for the Community Development Block Grant (CDBG) Program will automatically be renewed for federal fiscal year (FFYs) 2024-2026, unless the City notifies the County and the HUD Atlanta Field Office of its intent to terminate the agreement effective the end of the current qualification period (Friday, June 30, 2023). Such notification to the county and HUD Atlanta Field Office must be made in writing by Wednesday, July 12, 2023.

As a requirement for participation in the HUD entitlement CDBG Program, Henry County must have a total combined population of 200,000 or more from the unincorporated areas and participating incorporated areas. When the County initially qualified for participation in 2011 the Cities of Hampton, Locust Grove, McDonough and Stockbridge agreed to be a part of the Urban County through the execution of the initial Cooperation Agreements for Federal Fiscal Years (FFYs) 2012-2014; subsequent Cooperation Agreements were executed for FFYs 2015-2017, 2018-2020, and 2021-2023. Similarly, executed Cooperation Agreements are currently required for Henry County's requalification for participation as an Urban County in the CDBG Program for FFYs 2024-2026.

You will find enclosed the existing Cooperation Agreement, set to automatically renew with an effective date of Saturday, July 1, 2023. Henry County's Community Development staff has reviewed HUD's Community Planning and Development (CPD) notice 23-02 and found no changes or revisions required to the existing Cooperation Agreement at this time.

In requalifying as an Urban County, the County will be entitled to receive funds for three (3) consecutive federal fiscal years, being 2024, 2025, and 2026, regardless of changes in its population or boundaries during the qualifying period; provided that funds are appropriated by

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140 Henry Parkway • McDonough, Georgia 30253

DIRECT: (770) 288-7525 • FAX: (770) 288-6440

Congress. However, during the period of qualification no included City may withdraw from participation with the County unless the County does not receive a grant allocation for any year during the qualifying period.

The Cooperation Agreement must be approved by both the City and the County. Upon approval by City council please return the renewal signature page with original signature to the Henry County Community Development Office by Wednesday, July 12, 2023 for approval by the Henry County Board of Commissioners and submittal to HUD by Friday, August 4, 2023. A copy of the Board of Commissioners resolution will be provided to the City Clerk's office upon approval for your records.

Should the City elect not to continue its participation, notification of intent to terminate shall be sent to Henry County at the attention of Shannan Sagnot, Community Development Director at 140 Henry Parkway; McDonough, GA 30253 by Wednesday, July 12, 2023. Notification of intent to terminate shall also be sent to the HUD Atlanta Field Office at the attention of Adrian M. Fields, Director of CDP at 40 Marietta Street, N.W., 15th Floor, Atlanta, GA 30303 by Wednesday, July 12, 2023.

It is important to note that the Cooperation Agreement remains in effect until the CDBG funds and program income received with respect to the current and previous qualification period(s), if applicable, are appropriately expended and the funded activities are completed.

Additionally, the City should understand that it may not apply for CDBG funds under the Small Cities of State CDBG Program and shall not consort with any other local government entity other than Henry County for CDBG, HOME Investment Partnership (HOME) and/or Emergency Shelter Grants (ESG) funding purposes. However, per CPD notice 23-02 (Section VIII. Special Considerations) if the City remains with the County and if the County does not receive HOME or ESG in the qualifying period of FFYs 2024-2026 the County nor the City are precluded from applying to the State, specifically, the Georgia Department of Community Affairs for HOME or ESG funds.

We appreciate the City's participation in the current qualification period, being FFYs 2021-2023. We look forward to continuing to serve the residents of the City of Stockbridge and all of Henry County. Should you have any questions regarding the Henry County CDBG Program please contact Community Development Specialist II, Raven Bodine via email at rbodine@co.henry.ga.us or by phone at 770-288-7533.

Thank you in advance,



Shannan B. Sagnot

Enclosed: existing Cooperation Agreement and Automatic Renewal or Termination signature page



**Henry County
Community Development Block Grant
(CDBG) Program**



Frederick Gardiner, City Manager
City of Stockbridge
4640 North Henry Boulevard
Stockbridge, GA 30281

**HENRY COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
COOPERATION AGREEMENT**

[AUTHORITY: CPD NOTICE 23-02; April 10, 2023]
2023-2026

STATE OF GEORGIA – COUNTY OF HENRY COUNTY

☐ The City of Stockbridge accepts the Automatic Renewal of the Cooperation Agreement with Henry County for continued participation in the Community Development Block Grant (CDBG) Program

☐ The City of Stockbridge intends to terminate the Cooperation Agreement with Henry County at the end of the current Community Development Block Grant (CDBG) Program qualification period (Friday, June 30, 2023)

Signature of Authorized Certifying Official X	Contractor City of Stockbridge
Name and Title Anthony Ford, Mayor	Date

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DIRECT: (770) 288-7525 • FAX: (770) 288-6440

HENRY COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

COOPERATION AGREEMENT

[AUTHORITY: CPD NOTICE 17-03; April 12, 2017]

2018-2020

STATE OF GEORGIA – COUNTY OF HENRY COUNTY

This Cooperation Agreement made this 18 day of July, 2017, by Henry County, a political subdivision of the State of Georgia (hereinafter referred to as the "County") and the City of ~~Stockbridge~~, political subdivisions of the State of Georgia (hereinafter referred to as the "City").

The United States Department of Housing and Urban Development (hereinafter referred to as "HUD") has determined that the County is eligible, as an "Urban County", to receive Entitlement Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974, as amended, to address certain needs of predominantly low and moderate income persons with CDBG funds [and any program income derived from the expenditure of CDBG funds] has been made available during the period beginning with Federal Fiscal Year [hereinafter referred to as "FFY"] 2012 and continuing in place and in full effect until such time in the future as the County and/or City shall elect to exclude itself, in accordance with HUD instructions and schedules. The County agrees to provide written notice to the City of its rights of future exclusion from the County CDBG Program for each successive three (3) year qualification period, in compliance with HUD-required notification dates.

HUD permits Urban Counties and their participating municipalities to execute Cooperation Agreements which are to renew automatically at the end of each three (3) year qualification period unless changes in the Agreement are required by HUD that would necessitate the execution of a new Agreement and/or unless the participating municipality elects to be excluded from the Agreement at the beginning of each three (3) year cycle. The County and the City agree, herein, to execute this automatically renewing Cooperation Agreement, with these special stipulations [and as further described in this Agreement], beginning with FFY 2015. The County is requiring this executed Agreement between the County and the City to continue to be a part of the 2017-2021 Consolidated Plan.

The funds received by the County under this Agreement shall be used to improve the quality of housing, public facilities, public infrastructure, certain public service capital needs, to create and/or retain jobs, and for the provision of public service activities. These funds shall be utilized to meet a national objective; benefit low- to- moderate income persons; aid in the prevention or elimination of slum or blight; or meet an urgent need [as set forth in 24 CFR §570.208].

Participation in this Agreement includes the Community Development Block Grant (CDBG) Program, per HUD requirements. The County invites the participation of the incorporated municipalities located in Henry County in the CDBG Program, upon the respective municipalities dedicating their population counts in support of the County's allocation of funds, and the County agrees to carry out the objectives of the Housing and Community Development Act, as amended, throughout the unincorporated areas of the County and in the City.

The County agrees to make CDBG funds available for eligible projects within the City based on an assessment of needs and priorities performed by the County and the City, the availability of CDBG funds each year, and consideration of the share of the City's population within Henry County.

During each Program Year, the City agrees to make priority decisions and to submit an application(s) for funding assistance for eligible CDBG activities to the County. The CDBG activities shall be submitted to

HENRY COUNTY, GA – COOPERATION AGREEMENT 2018-2020

the County in accordance with the County's schedule for the preparation of the Consolidated Plan(s), which must be approved by HUD. The proposed CDBG activities will be considered by the County, based on eligibility under the federal CDBG Program regulations. The County and the City acknowledge that neither party shall obstruct the implementation of the HUD approved Consolidated Plan(s) during the period covered by this Agreement. The County and City jointly agree to work cooperatively each program year to establish a schedule of implementation, which is responsive to the City's needs, while complying with all federal requirements. The County agrees to submit to the City, for review and comment, any plans, which would affect the City, which will involve the use of CDBG funds for implementation.

This Agreement remains in effect until the CDBG funds and program income received with respect to the qualification period (and any successive qualification periods) are expended and the funded activities are completed. Neither the County nor the City may terminate or withdraw from the Cooperation Agreement while it remains in effect.

The City pledges its willingness to undertake or assist in the undertaking of eligible CDBG activities funded by the Henry County CDBG Program. The City understands that it remains a part of the County CDBG Program since FFY 2012 and shall remain a member until such time, at the end of any HUD-designated three-year period, as the County provides to the City written notice, in accordance with the HUD-established instructions and schedule, and the City elects not to participate in a new qualification period. The failure of either party to adopt an amendment to the Agreement incorporating all changes necessary to meet the requirements for Cooperation Agreements set forth by HUD for a subsequent three (3) year Urban County qualification period and to submit the amendment(s) to HUD, as required by HUD, will void the automatic renewal of such qualification period. The County will notify the City, by HUD prescribed dates, for the next and all subsequent three (3) year qualification periods, of the City's rights to remain a party to the Agreement or elect to choose exclusion from the County CDBG Program.

The City understands that it is ineligible to apply for CDBG funded grants under the Georgia Department of Community Affairs (DCA) Small Cities or CDBG Programs' appropriations for fiscal years during the period in which it is participating in the County's CDBG Program and shall not consort with any local government entity other than the County for HOME purposes, in accordance with Section VIII, Provision C and D. However, this does not preclude the County or the City from applying to DCA for HOME funds, if DCA allows.

The County agrees to actively request the City's involvement in the Community Development Block Grant Program and the County agrees to accept the City's interest in undertaking eligible CDBG activities. The City and the County agree to cooperate to undertake, or assist in undertaking, community renewal and lower income housing assistance activities, specifically urban renewal and publicly assisted housing within the municipal limits of said City should that be a service area of interest to the City.

The City acknowledges that it has adopted and is enforcing a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations. The City acknowledges that it has adopted and is enforcing a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location, which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

The County will have the responsibility for approving projects as eligible for funding, after their recommendation by the Mayor and Council of the City. The County will also have the responsibility for preparing the Consolidated Plan and for other documents and reports to be submitted to HUD. The City will provide the necessary documentation, with technical assistance from the County, for projects funded with CDBG funds. Pursuant to the requirements of 24 CFR 570.501(b), the City agrees that it shall enter

HENRY COUNTY, GA – COOPERATION AGREEMENT 2018-2020

into a CDBG Sub-recipient Agreement [as do all Sub-recipients, as set forth in 24 CFR 570.503] for activities and/or improvements to be assisted with CDBG funding as approved by the County and recommended by the City.

The Mayor of the City is hereby authorized to execute any and all documents necessary as a condition for the City's participation under the terms of the aforementioned Housing and Community Development Act of 1974, as amended. It is hereby agreed to by the parties signed hereto that neither party shall terminate this Cooperation Agreement after the date first written prior to the end of any three year qualifying period. The City may choose to exclude itself from the County CDBG Program only at the beginning of each three year qualifying period. Unless the City has exercised its option to exclude itself from the County CDBG Program - established under the terms of the Housing and Community Development Act of 1974, as amended. The only other options for termination of this Agreement are the cancellation by HUD of its obligation to the County under the aforementioned Act, or if the County fails to qualify as an Urban County, or if the County does not receive a CDBG grant in any year of the three year period previously identified. It is also agreed by the parties signed hereto that this Agreement shall remain valid until such time as: (1) HUD requires changes in the Agreement; or (2) the City shall choose to exclude itself from the County CDBG Program; or (3) the County shall no longer qualify to receive CDBG funds.

The County and the City will take all actions necessary to assure compliance with the County's certification under by Section 104 (b) of Title I of the Housing and Community Development Act of 1974, as amended, regarding Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and affirmatively furthering fair housing. The County and the City will take all actions necessary to assure compliance with Section 109 of Title I of the Housing and Community Development Act of 1974, which incorporates Section 504 of the Rehabilitation Act of 1973 and the Age Discrimination Act of 1975 and other applicable laws.

The County acknowledges that it is prohibited from funding activities in, or in support of, any cooperating city that does not affirmatively further fair housing within its own jurisdiction or that impedes the County's actions to comply with its fair housing certification. Noncompliance by any cooperating city included in the County may constitute noncompliance by the County that can, in turn, provide cause for funding sanctions or other remedial actions by HUD.

The City agrees to affirmatively further fair housing within its jurisdiction and to assist the County in the implementation of its HUD approved Consolidated Plan covering the County and the City throughout the effective term of this Agreement.

A unit of general local government may not sell, trade, or otherwise transfer all or any portion of such funds to a metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Act.

If the City generates any program income as a result of the expenditure of CDBG funds, the provisions of 24CFR 570.500(a), as well as the following specific stipulations, shall apply:

- a. The City acknowledges that it must notify the County of any program income generated through the expenditure of CDBG funds during the calendar month that such program income is generated.
- b. The City acknowledges that any such program income must be expended by the City or paid to the County at the end of the month in which the program income is generated.
- c. The City further acknowledges that the County has the responsibility for monitoring and reporting to the U.S. Department of Housing and Urban Development (HUD) on the generation of any such program income. The responsibility for appropriate recordkeeping by the City and

HENRY COUNTY, GA – COOPERATION AGREEMENT 2018-2020

reporting to the County by the City on the generation of such program income is hereby acknowledged by the City. The County agrees, herein, to provide technical assistance to the City in establishing an appropriate and proper recordkeeping and reporting system, as required by HUD.

- d. In the event of close-out or change in status of the City, any program income that is on hand or received subsequent to the close-out or change in status shall be paid to the County within thirty (30) calendar days following the official date of the close-out or change in status. The County agrees to notify the City, in writing, should close-out or change in status of the City occur as a result of changes in CDBG Program statutes, regulations and/or instructions.

The following standards shall apply to real property (within the control of the City) acquired or improved, in whole or in part, using CDBG funds. The standards are:

- a. The City shall inform the County in writing at least thirty (30) calendar days prior to any modification or change in the use of the real property from that planned at the time of acquisition or improvements including disposition;
- b. The City shall reimburse the County in an amount equal to the current fair market value (less any portion thereof attributable to expenditures of non-CDBG funds) of property acquired or improved with CDBG funds that is sold or transferred for any reason which does not qualify under the CDBG regulations. Said reimbursement shall be provided to the County at the time of sale or transfer of the property referenced, herein.
- c. Any program income generated from the disposition or transfer of property prior to or subsequent to the close-out, change of status or termination of the Cooperation Agreement between the County and the City shall be repaid to the County at the time of disposition or transfer of the property.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

HENRY COUNTY, GA – COOPERATION AGREEMENT 2018-2020

CITY OF Stockbridge GEORGIA

Judy Neal
_____, Mayor
City of Stockbridge
6/30/17

Date of Signature

Pursuant to an authorization of approval by
City Council on:

6/28/2017

Date

ATTEST:

Randi Rainey / Deputy City Clerk

Name/Title (Typed or Printed)

6/30/2017

Date of Signature



HENRY COUNTY, GEORGIA

June Wood
_____, Chairman
Henry County Board of Commissioners
7/18/17

Date of Signature

Said signature pursuant to an authorization
approval by said Board on

7/18/17 BOC Mtg.

Date

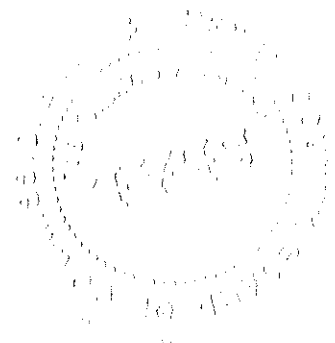
ATTEST:

Stephanie Braun
_____, County Clerk

7/18/17

Date of Signature

[AFFIX COUNTY SEAL HERE]



HENRY COUNTY, GA – COOPERATION AGREEMENT 2018-2020

The City of

Stockbridge

This is to certify that the authority to execute the attached Cooperation Agreement with the Henry County Board of Commissioners for participation in the Henry County Community Development Block Grant Program, for Urban County qualification beginning with FFY 2015, and continuing until such time for future Urban County qualification periods as the City might choose to exclude itself from the Henry County Community Development Block Grant Program, was approved and adopted in the special meeting of City Council held on:

This is to further certify that the attached is a true and correct copy of said "Cooperation Agreement", as approved at the City Council meeting held on the date written above.

Tarissa Holiday
Signature of City Clerk

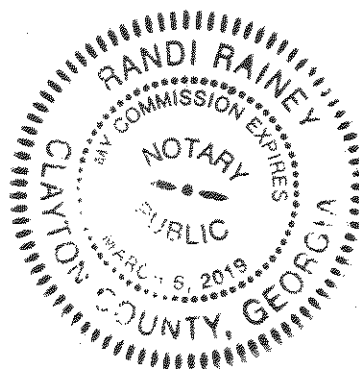
6/29/2017
Date of Signature

ATTEST:

Randi Rainey
Signature

Randi Rainey/Deputy City Clerk
Printed Name/Title of Attester

6/30/17
Date of Signature



Office of the Secretary of State | Elections Division



2023 Scheduled Elections *Abbreviated Calendar of Events*

ELECTION	ELECTION DATE	REGISTRATION CUTOFF
Special Election to Fill a Vacancy & Propose a Question	March 21, 2023	February 21, 2023*
Special Election Runoff	April 18, 2023	February 21, 2023*
Special Election to Fill a Vacancy	June 20, 2023	May 22, 2023
Special Election Runoff	July 18, 2023	May 22, 2023
Special Election to Fill a Vacancy	September 19, 2023	August 21, 2023
Special Election Runoff	October 17, 2023	August 21, 2023
General Election/Special Election to Fill a Vacancy & Propose a Question	November 7, 2023	October 10, 2023*
General Election/Special Election Runoff	December 5, 2023	October 10, 2023*

Key Dates

Dates in red changed to next business day due to state holiday.

Please refer to the Comprehensive Calendar for full text version

DATE	ACTIVITY
January 3, 2023	Earliest day to file and publish a notice of intention to be a write-in candidate in the General Election. O.C.G.A. § 21-2-133(a)
January 3, 2023	Earliest day to request an absentee ballot for the March 21 st Special Election O.C.G.A. 21-2-381(a)(1)(A)
January 30, 2023	Earliest day to request an absentee ballot for the April 18 th Special Election Runoff O.C.G.A. 21-2-381(a)(1)(A)
February 1, 2023	Last day to fix and publish qualifying fees for offices to be filled during the 2023 Election Cycle. O.C.G.A. § 21-2-131(a)(1)(A)
February 13, 2023	Deadline to Publish Advance Voting Notice for March Special Election. O.C.G.A. § 21-2-385(d)(3)
February 21, 2023	1. Last day to register to vote in the March Special Election and Runoff Election. O.C.G.A. § 21-2-224 2. Last day to issue a Call for Election O.C.G.A. § 21-2-540(b)
February 27, 2023	1. Earliest day for a registrar to mail an absentee ballot for the March Special Election O.C.G.A. § 21-2-384(a)(2) 2. Advanced (Absentee In-Person) Voting begins for the March Special Election O.C.G.A. § 21-2-385(d)(1)(A)
March 4, 2023 AND March 11, 2023	Mandatory Saturday Voting for the March Special Election O.C.G.A. § 21-2-385(d)
March 6, 2023	Early Processing of Absentee Ballots may begin with advanced noticed. O.C.G.A. § 21-2-386(a)(2)(A)
March 10, 2023	Last day to request a March 21 st Special Election Absentee Ballot. O.C.G.A. 21-2-381(a)(1)(A)
March 17, 2023	Last day to begin L&A Testing on voting equipment. O.C.G.A. § 21-2-379.6(c); SEB Rule 183-1-12(.03)
March 17, 2023	Advanced (Absentee In-Person) Voting ends for the March Special Election O.C.G.A. § 21-2-385(d)(1)(A)
March 21, 2023	ELECTION DAY (Special Election)

Office of the Secretary of State | Elections Division



2023 Scheduled Elections Abbreviated Calendar of Events

REVISED	
3 days following	Last day for a voter to submit an absentee ballot cure affidavit (if ballot was received by 7pm on Election day) and any supplemental information to verify a provisional ballot.
March 27, 2023	Last day to certify the March 21, 2023 Special Election
April 3, 2023	Earliest day to request an absentee ballot for the June 20 th Special Election O.C.G.A. 21-2-381(a)(1)(A)
April 10, 2023	Last day to request an April 18 th Special Election Runoff Absentee Ballot. O.C.G.A. 21-2-381(a)(1)(A) <i>Changed to next business day due to state holiday on April 7</i>
April 18, 2023	ELECTION DAY (Special Election Runoff) – Refer to Comprehensive Calendar for Special Runoff Provisions
3 days following	Last day for a voter to submit an absentee ballot cure affidavit (if ballot was received by 7pm on Election day) and any supplemental information to verify a provisional ballot.
April 24, 2023	Last day to certify the April 18, 2023 Special Election Runoff
May 16, 2023	Deadline to Publish Advance Voting Notice for June Special Election. O.C.G.A. § 21-2-385(d)(3)
May 30, 2023	1. Earliest day for a registrar to mail an absentee ballot for the June Special Election O.C.G.A. § 21-2-384(a)(2) 2. Advanced (Absentee In-Person) Voting begins for the June Special Election O.C.G.A. § 21-2-385(d)(1)(A)
June 3, 2023 AND June 10, 2023	Mandatory Saturday Voting for the June Special Election O.C.G.A. § 21-2-385(d)
June 9, 2023	Last day to request the June 20 th Absentee Ballot. O.C.G.A. 21-2-381(a)(1)(A)
June 16, 2023	Last day to begin L&A Testing on voting equipment. O.C.G.A. § 21-2-379.6(c) / SEB Rule 183-1-12(.03)
June 16, 2023	Advanced (Absentee In-Person) Voting ends for the June Special Election O.C.G.A. § 21-2-385(d)(1)(A)
June 20, 2023	ELECTION DAY (Special Election)
3 days following	Last day for a voter to submit an absentee ballot cure affidavit (if ballot was received by 7pm on Election day) and any supplemental information to verify a provisional ballot.
June 26, 2023	Last day to certify the June 20, 2023 Special Election
July 18, 2023	ELECTION DAY (Special Election Runoff) – Refer to Comprehensive Calendar for Special Runoff Provisions
3 days following	Last day for a voter to submit an absentee ballot cure affidavit (if ballot was received by 7pm on Election day) and any supplemental information to verify a provisional ballot.
July 24, 2023	Last day to certify the July 18, 2023 Special Election Runoff
August 21, 2023 through August 25, 2023	MUNICIPAL OFFICE CANDIDATE QUALIFYING PERIOD
August 21, 2023	Earliest day to request an absentee ballot for the November Municipal General/Special Election O.C.G.A. § 21-2-384(a)(2)

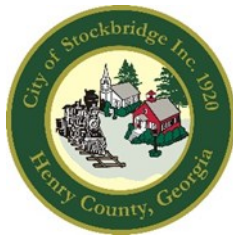
Office of the Secretary of State | Elections Division



2023 Scheduled Elections *Abbreviated Calendar of Events*

August 28, 2023	1. Earliest day for a registrar to mail an absentee ballot for the September Special Election O.C.G.A. § 21-2-384(a)(2) 2. Advanced (Absentee In-Person) Voting begins for the September Special Election O.C.G.A. § 21-2-385(d)(1)(A)
September 6, 2023	Last day to file the notice of intention to be a write-in candidate and have notice published in accordance with O.C.G.A. § 21-2-133(a)
September 8, 2023	Last day to request the September 19 th Absentee Ballot. O.C.G.A. 21-2-381(a)(1)(A)
September 15, 2023	Last day to begin L&A Testing on voting equipment. O.C.G.A. § 21-2-379.6(c); SEB Rule 183-1-12(.03)
September 19, 2023	ELECTION DAY (Special Election)
3 days following	Last day for a voter to submit an absentee ballot cure affidavit and provisional ballot.
September 25, 2023	Last day to certify the September 19, 2023 Special Election
October 10, 2023	Deadline For Voter Registration/Change of Address for November Runoff. O.C.G.A. §§ 21-2-224; 21-2-501
October 16, 2023	Earliest day for a registrar to mail an absentee ballot for the November Municipal General/Special Election O.C.G.A. § 21-2-384(a)(2)
October 16, 2023	Advanced (Absentee In-Person) Voting begins for the November General Election. O.C.G.A. § 21-2-385(d)(1)
October 17, 2023	ELECTION DAY (Special Election Runoff) – Refer to Comprehensive Calendar for Special Runoff Provisions
3 days following	Last day for a voter to submit an absentee ballot cure affidavit (if ballot was received by 7pm on Election day) and any supplemental information to verify a provisional ballot.
October 21, 2023 AND October 28, 2023	Mandatory Saturday Voting for the November General Election O.C.G.A. § 21-2-385(d)(1)
October 23, 2023	Deadline For County Certification of Election Returns for the October Special Election Runoff O.C.G.A. §21-2-493(k)
October 27, 2023	Last day to request an absentee ballot for the November Municipal General Election O.C.G.A. 21-2-381(a)(1)(A)
November 7, 2023	ELECTION DAY (Municipal General/Special Election)
November 13, 2023	Last day for a voter to submit an absentee ballot cure affidavit (if ballot was received by 7pm on Election day) and any supplemental information to verify a provisional ballot.
November 14, 2023	Deadline For County Certification of Election Returns for the November Municipal General Election/Special Election. O.C.G.A. §21-2-493(k)
November 27, 2023	Deadline to submit an absentee ballot application for the December Special Election Runoff
December 5, 2023	ELECTION DAY (Special Election Runoff) – Refer to Comprehensive Calendar for Special Runoff Provisions
December 11, 2023	Deadline For County Certification of Election Returns for December Municipal General Election/Special Election Runoff O.C.G.A. §21-2-493(k)

**O.C.G.A. § 21-2-14. When the last day for the exercise of any privilege or discharge of any duty prescribed or required by this chapter shall fall on a Saturday, Sunday, or legal holiday, the next succeeding business day shall be the last day for the exercise of such privilege or the discharge of such duty.*



City of Stockbridge

AGENDA ITEM

MEETING DATE

07/10/2023

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Kim Allonce

DEPARTMENT:

Economic Development

ITEM/PROJECT/EVENT:

Henry County CVB Hospitality Mixer (August 30, 2023)

BACKGROUND INFORMATION:

Council consideration to allow the Henry County CVB to use the Amphitheater (Green Room) on Wednesday, August 30, 2023 from 4 pm to 8 pm to host its August Hospitality Mixer.

APPROVALS: CITY MANAGER Frederick Gardiner

CITY TREASURER _____

CITY ATTORNEY Decatur

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☒ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Economic Development Staff recommend approval of the request.

Staff Signature Kim Allonce Digitally signed by Kim Allonce
Date: 2023.06.28 15:22:06
-04'00'

Signature: 
Frederick Gardiner (Jun 28, 2023 15:56 EDT)

Email: fgardiner@cityofstockbridge-ga.gov

CVB August Mixer Agenda Request Form

Final Audit Report

2023-06-28

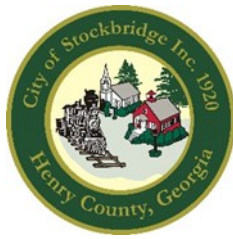
Created:	2023-06-28
By:	Kim Allonce (kallonce@cityofstockbridge-ga.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXA8mUiPxsC4zzfzpf7FthKaD1aslwxYw

"CVB August Mixer Agenda Request Form" History

-  Document digitally presigned by Kim Allonce (kallonce@cityofstockbridge-ga.gov)
2023-06-28 - 7:22:06 PM GMT
-  Document created by Kim Allonce (kallonce@cityofstockbridge-ga.gov)
2023-06-28 - 7:23:59 PM GMT
-  Document emailed to fgardiner@cityofstockbridge-ga.gov for signature
2023-06-28 - 7:24:27 PM GMT
-  Email viewed by fgardiner@cityofstockbridge-ga.gov
2023-06-28 - 7:54:47 PM GMT
-  Signer fgardiner@cityofstockbridge-ga.gov entered name at signing as Frederick Gardiner
2023-06-28 - 7:56:32 PM GMT
-  Document e-signed by Frederick Gardiner (fgardiner@cityofstockbridge-ga.gov)
Signature Date: 2023-06-28 - 7:56:34 PM GMT - Time Source: server
-  Agreement completed.
2023-06-28 - 7:56:34 PM GMT



Adobe Acrobat Sign



City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 12, 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 or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-04. To consider a request for a Comprehensive Plan Amendment to assign the "High-Density Residential" designation to three parcels on Flippen Road, to allow a mixed-use residential development, including commercial and office uses. Applicant: Vista Residential Partners (c/o Dennis J. Webb, Jr.). The project was approved by ARC on March 29, 2023 as DRI Case #3799 under the name of "Reeves Creek II." PC Action on 5/25/23--Approval with Staff's conditions.

BACKGROUND INFORMATION:

The subject property contains 276.91+/- acres within three parcels:

- Parcel #030-01004000—Large parcel with 249.19 +/- acres, located between Flippen Road and Interstates 75 & 675.
- Parcel #030-01003001—Medium-sized parcel with 24.97 acres, located at 630 Flippen Road.
- Parcel #030-01004008 -- Small parcel with 2.75 acres, located at 384 Flippen Road.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-04.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL, WITH CONDITIONS.

Staff Signature_____

DISTRICT 2
Councilman Aphenso Thomas

Councilman John Blount
DISTRICT 3

CURVE CHART

#	CH BEARING	CHORD	ARC	RADIUS
C1	S87.26.44"E	141.24	141.49	687.80
C2	N42.22.37"E	189.26	196.01	214.47
C3	N37.13.09"E	168.63	168.89	218.20
C4	S87.26.33"W	177.67	187.64	184.87

LINE CHART

1.1	N08.33.04"W	87.79
1.2	N62.20.34"E	17.31
1.3	N28.08.10"W	279.78
1.4	N00.31.40"E	13.53
1.5	S09.00.28"W	10.30
1.6	N07.34.16"E	38.27
1.7	N27.35.47"E	34.87
1.8	N41.26.03"W	276.07
1.9	S09.16.19"E	53.00
1.10	N10.00.07"W	160.22
1.11	N10.01.32"E	268.34
1.12	N10.08.06"E	174.31
1.13	S00.20.49"E	270.86
1.14	S24.09.25"W	28.10
1.15	N19.38.34"W	83.00
1.16	N10.08.06"E	126.37
1.17	S07.34.00"E	159.63
1.18	N00.20.28"E	28.24
1.19	S87.22.21"E	104.03
1.20	S00.31.06"W	234.48
1.21	S29.46.03"W	20.76
1.22	S23.21.42"W	28.76
1.23	S42.58.12"W	58.77
1.24	S36.44.11"W	32.61
1.25	N12.21.25"W	29.00

REFERENCE
 1. BOUNDARY INFORMATION SHOWN TAKEN FROM ALTA/SUPP. LAND TITLE SURVEY FOR VISTA ACQUISITION, LLC, DATED 3/24/2011, PREPARED BY MERIDIAN COMMERCIAL, LLC.



BOUNDARY EXHIBIT

REVISIONS

NO.	DATE	DESCRIPTION

Prepared by: Engineers Corporation
 Not a Record to be used for any purpose other than the one for which it was prepared.
 No warranty is made by the Engineer for any use of the information herein for any purpose other than the one for which it was prepared.
 Date of Issue: 3/24/2011

Presentation For CP- 2022-04

Presented To:

**Planning Commission –
May 25, 2023**

**Mayor and Council –
June 12, 2023**



CASE FACTS

- Applicant: Vista Residential Partners
- Agent: Dennis J. Webb Jr of Smith, Gambrell & Russell, LLP.
- Applicant's Request: Assign the future land use designation of 'High Density Residential' to allow for a construction of a mixed-use residential development
- Number of Proposed Units Per Acre: 4.84 units per acre
- Address of Property: 630 Flippen Road, 384 Flippen Road, and Parcel #030-01004000
- Number of Acres: 276.91 acres
- Project Characteristics: Mostly vacant with four single family residences. The site is wooded with Reeves Creek and its associated floodplain
- City Land Use Designation: Medium Density Vertical Mixed Use
- Sign Posting: May 10, 2023

City of Stockbridge Comprehensive Plan (2018-2038)

- The Future Land Use Designation Map designates the subject property as Medium- Density Vertical Mixed Use. However, the current Future Land Use is incompatible with the requested rezoning to PUD (Planned Unit Development) district.
- Therefore, the applicant is seeking a Comprehensive Plan Amendment to change the Future Land Use Designation from Medium-Density Vertical Mixed Use and to assign the future land use designation of “High Density Residential.”

MEDIUM DENSITY VERTICAL MIXED USE

This designation is intended for commercial areas located around major intersections, including Lake Spivey Parkway @ Mount Zion Boulevard/Speer Road; Lake Spivey Parkway @ North Henry Boulevard; the north side of Eagles Landing Parkway @ Village Center Parkway; and Hudson Bridge Road @ I-75. Future development and redevelopment should focus on making these areas more pedestrian oriented. This is characterized by mixed-use developments incorporating mostly commercial uses with some smaller office tenants, and medium density residential uses. This area would allow for two to three story buildings, combining street-level commercial/retail/office uses with second and third stories accommodating office or lofts/apartments/condominiums.



Compatible Zoning Districts

MUND, Mixed-Use Neighborhood Development

O-I, Office Institutional

C-1, Neighborhood Commercial

C-2, General Commercial

HIGH DENSITY RESIDENTIAL (6-16 UNITS/ACRE)

This designation is intended primarily for residential land uses which include multi-story condominiums and planned town developments. Small commercial or service businesses may be permitted within these developments for the convenience of their residents and visitors only. High Density Residential is an appropriate transition between mixed-use and industrial projects, and low or medium density residential areas.



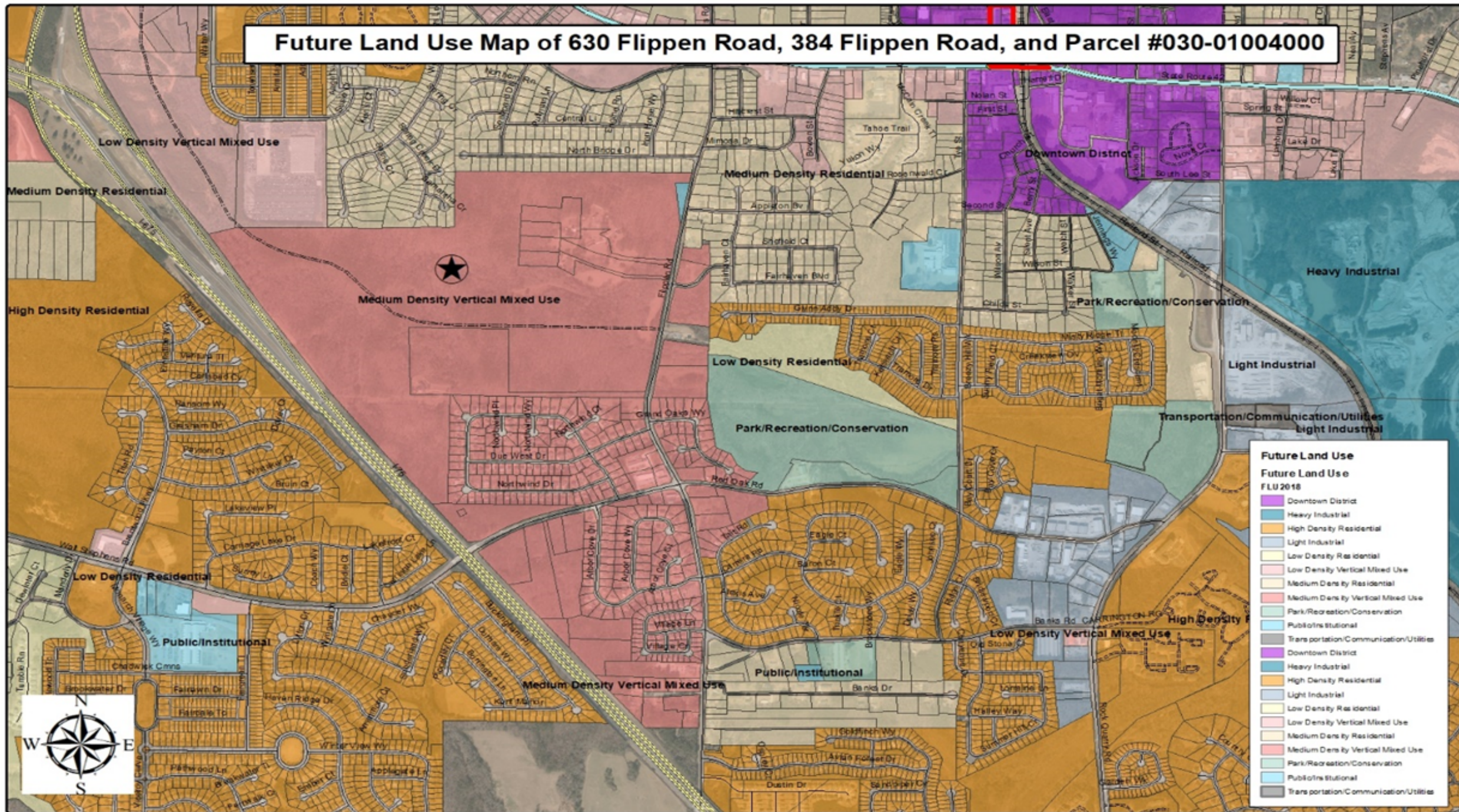
Compatible Zoning Districts

RM-3, Multiple Family Residence—Condominiums

PTD, Planned Town Development

CRS, Conservation Residential

Future Land Use Map of 630 Flippen Road, 384 Flippen Road, and Parcel #030-01004000



- Future Land Use**
- Future Land Use**
FLU2018
- Downtown District
 - Heavy Industrial
 - High Density Residential
 - Light Industrial
 - Low Density Residential
 - Low Density Vertical Mixed Use
 - Medium Density Residential
 - Medium Density Vertical Mixed Use
 - Park/Recreation/Conservation
 - Public/Institutional
 - Transportation/Communication/Utilities
 - Downtown District
 - Heavy Industrial
 - High Density Residential
 - Light Industrial
 - Low Density Residential
 - Low Density Vertical Mixed Use
 - Medium Density Residential
 - Medium Density Vertical Mixed Use
 - Park/Recreation/Conservation
 - Public/Institutional
 - Transportation/Communication/Utilities

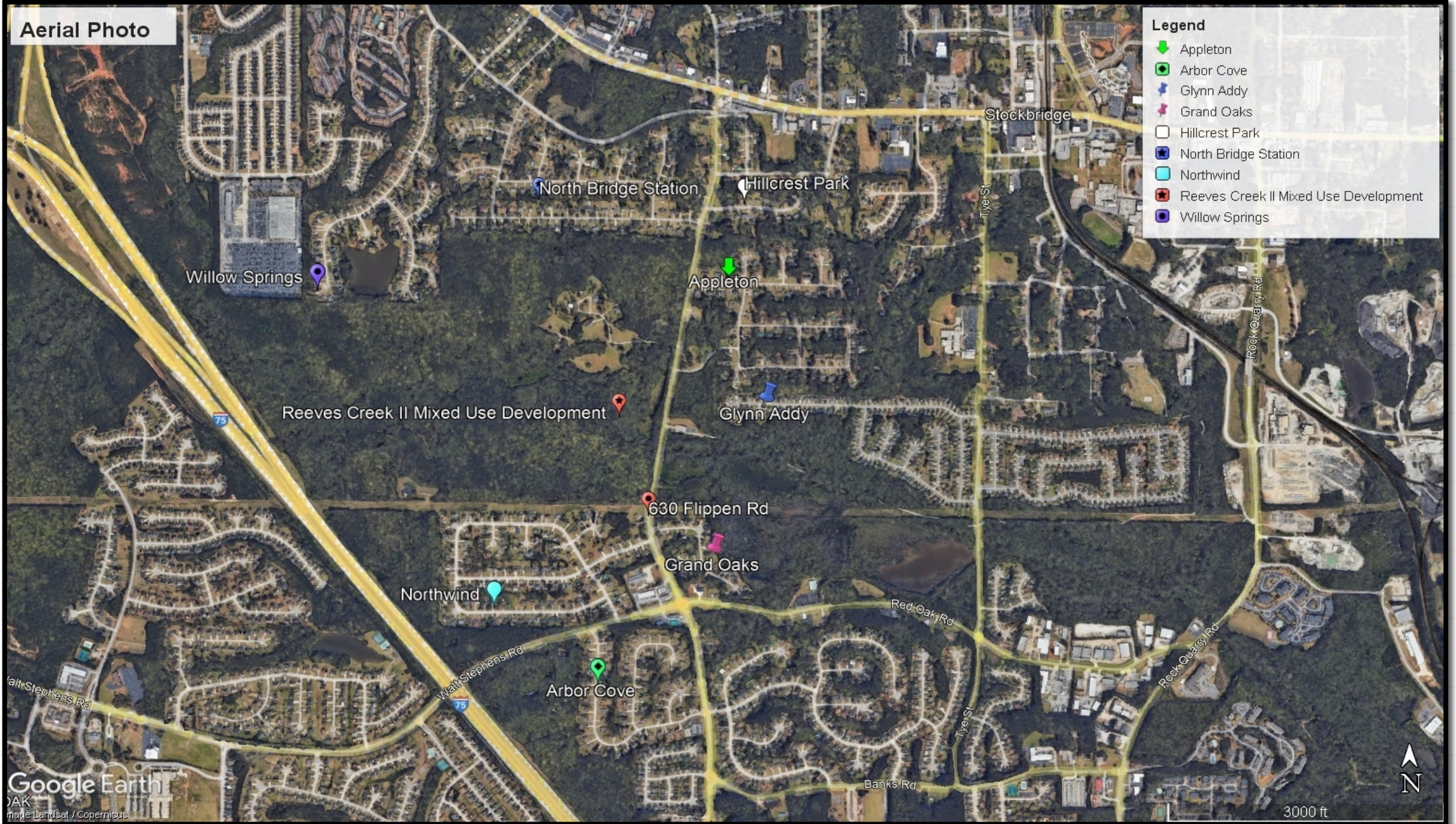
SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Willow Springs; Northbridge Station (Subdivision) Davidson Landing; Northbridge Crossing	Medium Density Residential
Property to the South	Northwind; Arbor Cove (Subdivision)	Medium-Density Vertical Mixed Use
Property to the East	Appleton (Duplex/Triplex Subdivision); Glenn Addy (Subdivision); Grand Oaks Hillcrest Park	Medium Density Residential; High Density Residential Medium-Density Vertical Mixed Use Medium Density Residential
Property to the West	Interstate 675	N/A

Aerial Photo

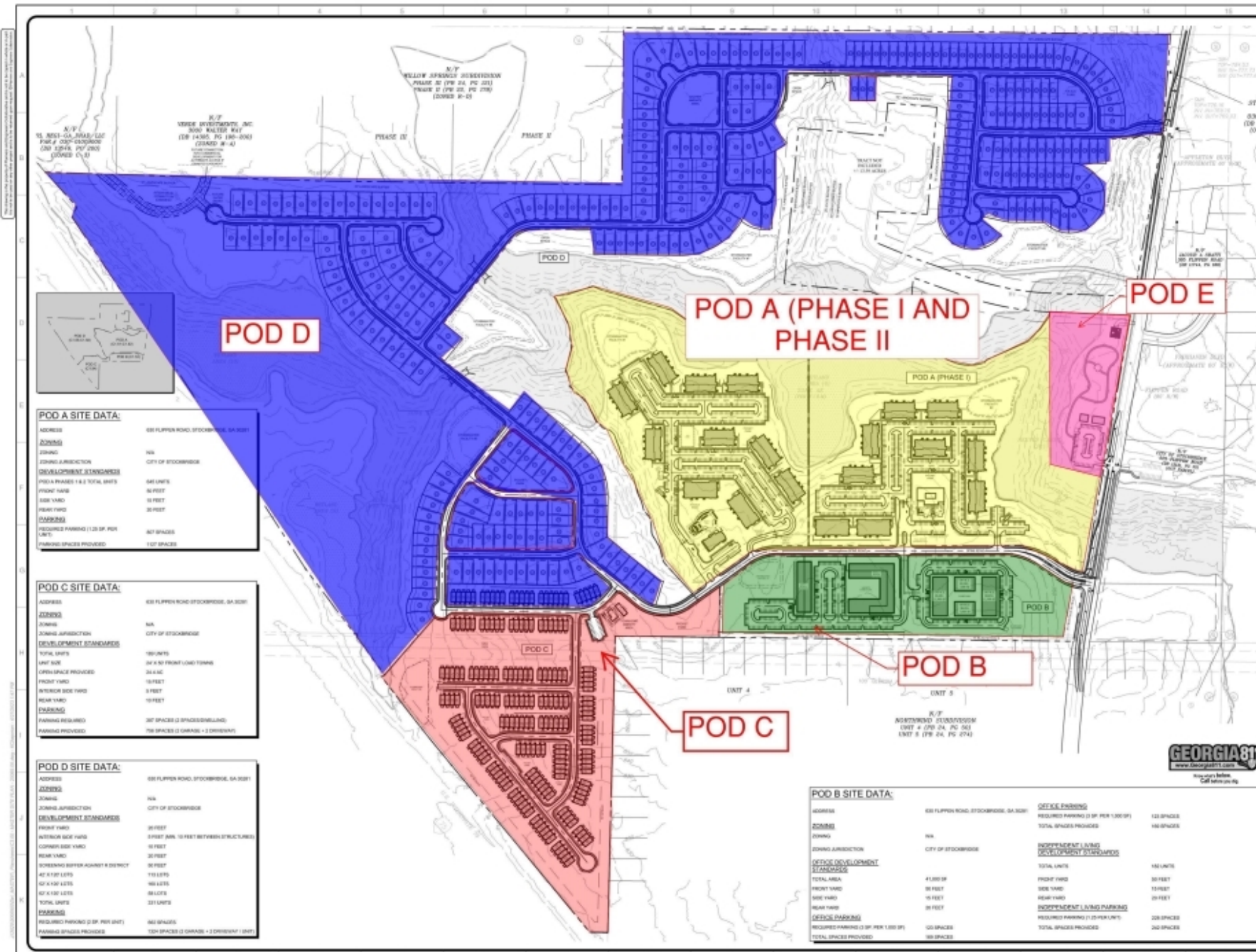
Legend

- Appleton
- Arbor Cove
- Glynn Addy
- Grand Oaks
- Hillcrest Park
- North Bridge Station
- Northwind
- Reeves Creek II Mixed Use Development
- Willow Springs



SURROUNDING LAND USE DENSITIES

Name of Subdivision	Units	Estimate Density Per Acres
Willow Springs	150	11.66 units per acre
Glenn Addy	237	5.15 units per acre
Reeves Creek II Mixed Use Development	1,347	4.84 units per acre
Northbridge Crossing	274	4.83 units per acre
Davidson Landing	72	3.64 units per acre
Appleton	156	2.45 units per acre
Northwind	144	2.08 units per acre
Grand Oaks	33	2.01 units per acre
Hillcrest Park	46	1.84 units per acre
Arbor Cove	72	1.81 units per acre
Northbridge Station	135	1.7 units per acre



POD A SITE DATA:

ADDRESS	630 FLIPPIN ROAD, STOCKBRIDGE, GA 30281
ZONING	N/A
JURISDICTION	CITY OF STOCKBRIDGE
DEVELOPMENT STANDARDS	
TOTAL UNITS	641 UNITS
FRONT YARD	30 FEET
SIDE YARD	10 FEET
REAR YARD	30 FEET
PARKING	
REQUIRED PARKING (1.25 SP. PER UNIT)	801 SPACES
PARKING SPACES PROVIDED	1,127 SPACES

POD C SITE DATA:

ADDRESS	630 FLIPPIN ROAD, STOCKBRIDGE, GA 30281
ZONING	N/A
JURISDICTION	CITY OF STOCKBRIDGE
DEVELOPMENT STANDARDS	
TOTAL UNITS	180 UNITS
FRONT YARD	30 FEET
INTERIOR SIDE YARD	3 FEET
REAR YARD	10 FEET
PARKING	
REQUIRED PARKING (1.25 SP. PER UNIT)	225 SPACES (2 SPACES/UNIT)
PARKING PROVIDED	750 SPACES (2 GARAGE + 3 DRIVEWAYS)

POD D SITE DATA:

ADDRESS	630 FLIPPIN ROAD, STOCKBRIDGE, GA 30281
ZONING	N/A
JURISDICTION	CITY OF STOCKBRIDGE
DEVELOPMENT STANDARDS	
FRONT YARD	30 FEET
INTERIOR SIDE YARD	3 FEET MIN. 10 FEET BETWEEN STRUCTURES
REAR YARD	30 FEET
SCREENING BUFFER ADJACENT TO DISTRICT	30 FEET
AT X 130' LOTS	110 LOTS
AT X 130' LOTS	90 LOTS
AT X 130' LOTS	80 LOTS
TOTAL UNITS	221 UNITS
PARKING	
REQUIRED PARKING (1.25 SP. PER UNIT)	276 SPACES
PARKING SPACES PROVIDED	1,127 SPACES (2 GARAGE + 3 DRIVEWAYS)

POD B SITE DATA:

ADDRESS	630 FLIPPIN ROAD, STOCKBRIDGE, GA 30281
ZONING	N/A
JURISDICTION	CITY OF STOCKBRIDGE
DEVELOPMENT STANDARDS	
TOTAL UNITS	140 UNITS
FRONT YARD	30 FEET
SIDE YARD	10 FEET
REAR YARD	30 FEET
PARKING	
REQUIRED PARKING (1.25 SP. PER UNIT)	175 SPACES
PARKING PROVIDED	240 SPACES

P: (770) 451-2741 F: (770) 451-3915

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Planners & Engineers Collaborative+

LANDSCAPE + LANDMARK ARCHITECTURE + CIVIL ENGINEERING
INTERIORS + SURVEY & CONSTRUCTION + DESIGN SERVICES

350 RESEARCH COURT, STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

FLIPPIN RD @ WALT STEPHEN RD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

630 FLIPPIN ROAD
STOCKBRIDGE, GA 30281

FIRM

VISTA RESIDENTIAL PARTNERS

2964 PEACHTREE RD
SUITE 500
ATLANTA, GA 30305
P: 770-962-1573

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
-----	------	----	-------------

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA
STATE OF GEORGIA
PROFESSIONAL ENGINEER
LICENSE NO. 10000
EXPIRATION DATE 12/31/2024

GEORGE LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 300000475 EXP. 06/27/2024

MASTER SITE PLAN

SCALE: 1" = 200'

DATE: 04/25/2023

PROJECT: 20069.00

C1.50

SHEET

Staff Analysis

(Section 9.2.7 of The Unified Development Code)

1. Consistency with the Comprehensive Plan –

The requested Comprehensive Plan Amendment to assign the Future Land Use designation to High-Density Residential is necessary because the proposed density would be compatible with the required density for the requested land use designation. In addition, the current land use designation of Medium - Density Vertical Mixed Use does not allow the development of townhomes. Furthermore, the proposed mixed-use development is consistent with the policy goals of the City of Stockbridge Comprehensive Plan (2018-2038) that are listed as follows on pages 35 and 39:

Community Goals and Policies (pg. 35-39)	Provide a mixture of housing options to attract young professionals, singles and small families
	Support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.
	Create a sense of place for our community along our commercial corridors
	Encourage the development of services to allow the aging population to age in place
	Maintaining a family friendly environment and focus on attracting and retaining young adults.
	Provide a mixture of housing options to attract young professionals, singles, and small families.
	Reduce the impact of new development through the preservation of greenspace

Staff Analysis

2. **Relation to the Zoning of the Property** - The subject property's requested zoning district is compatible with the list of permitted zoning districts that are found in the Comprehensive Plan, which includes the requested PUD (Planned Unit Development) district. Page 50 of the Unified Development Code states that the intent of the PUD zoning district is "(1) to allow the development of balanced neighborhoods containing physical, economic, and social assets which are difficult to achieve through the traditional separation of use and density zones, (2) provide an appropriate district for mixed-use developments, and (3) allow flexibility in design for environmentally challenged properties."
3. **Suitability of the Site's Location** - The requested future land use designation of High Density Residential would be compatible with the other surrounding land use designations that are either adjacent or nearby the subject property which includes the following subdivisions Glen Addy (High Density Residential), Grand Oaks (Medium-Density Vertical Mixed Use), Willow Springs (Medium Density Residential), and Northbridge Station (Medium Density Residential).
4. **Maintaining the Current Land Use Designation** - Due to the location of the subject property along a major road (Flippen Road) as well as the size of the property, it is unlikely that the type of permitted land uses that are intended for the Medium Density Vertical Mixed Use would be allowed to be developed on this property. According to page 43 of the Comprehensive Plan, those uses would include "two to three story buildings, combining street-level commercial/retail/office uses with second and third stories accommodating office or lofts/apartments/condominiums."



Staff Recommendation

- This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2022-04 would be necessary and desirable for the subject property in conjunction with the requested rezoning of the property via RZ-2022-05 to allow for the development of a mixed-use residential development. Therefore, the Planning and Zoning staff recommends **APPROVAL**



TO: Mayor/Council
Planning Commission

FROM: Gordon Linton, Planner I

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

DATE: May 27, 2023

Subject: #CP-2022-04 For 630 Flippen Road, 384 Flippen Road, and Parcel #030-01004000

I. PURPOSE

Consider a Comprehensive Plan Amendment application by Vista Residential Partners (c/o Dennis Webb Jr.) to change the Future Land Use Designation from Medium- Density Vertical Mixed Use to assign the future land use designation of 'High Density Residential' to 630 Flippen Road, 384 Flippen Road, and Parcel #030-01004000 to allow for a construction of a mixed-use residential development, which will include both commercial and office space. The applicant also submitted a rezoning application that will be heard concurrently.

II. Background

Proposed Development	Mixed-used development with 645 multi-family units, 189 townhome units, 182 senior-living units, 331 single-family detached units, 41,000 square foot office building to be developed by Vista Residential Partners
Site Address	630 Flippen Road, 384 Flippen Road, and Parcel #030-01004000
Parcel Identification	630 Flippen Road (#030-01003001); 384 Flippen Road (#030-01004008) and Parcel #030-01004000
Parcel Acreage	276.91 acres
Applicant	Vista Residential Partners represented by Dennis J. Webb Jr of Smith, Gambrell & Russell, LLP.
Owner	630 Flippen Road is owned by RCVW Land, LLC. 384 Flippen Road is owned by Rodney S. Brown; Parcel # 030-01004000 is owned by RCVW Land,

	LLC
City Land Use Designation	Medium Density Vertical Mixed Use
City Land Use Zoning	PUD (Planned Unit Development)
Number of Proposed Units Per Acre	4.86 units per acre
Current Use	Mostly vacant with four single family residences. The site is wooded with Reeves Creek and its associated floodplain

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Willow Springs; Northbridge Station (Subdivision) Davidson Landing; Northbridge Crossing	Medium Density Residential
Property to the South	Northwind; Arbor Cove (Subdivision)	Medium-Density Vertical Mixed Use
Property to the East	Appleton (Duplex/Triplex Subdivision); Glenn Addy (Subdivision); Grand Oaks Hillcrest Park	Medium Density Residential; High Density Residential Medium-Density Vertical Mixed Use Medium Density Residential;
Property to the West	Interstate 675	N/A

SURROUNDING LAND USE DENSITIES

Name of Subdivision	Units	Estimate Density Per Acres
Willow Springs	150	11.66 units per acre
Northbridge Station	135	1.7 units per acre

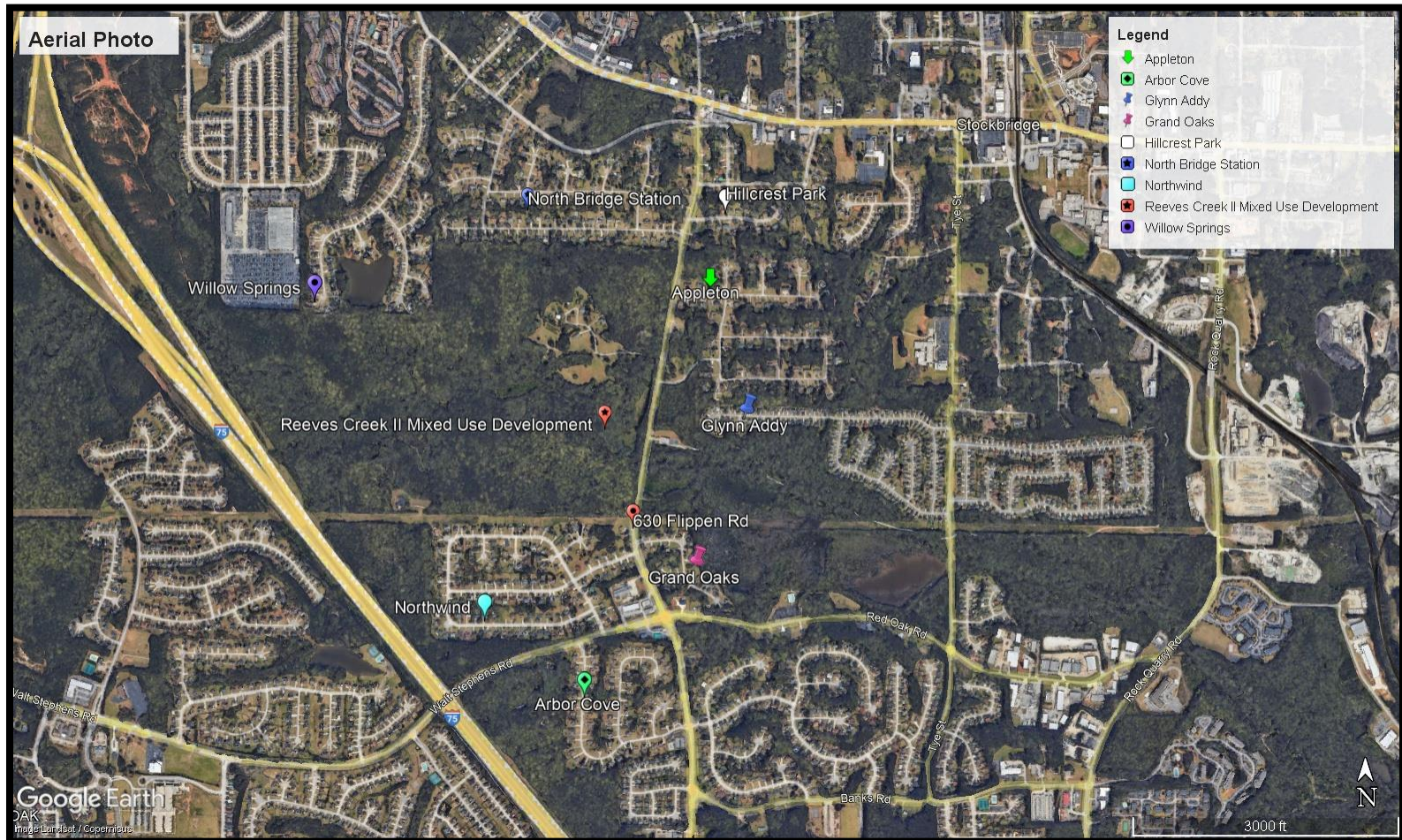
Northwind	144	2.08 units per acre
Arbor Cove	72	1.81 units per acre
Appleton	156	2.45 units per acre
Glenn Addy	237	5.15 units per acre
Grand Oaks	33	2.01 units per acre
Davidson Landing	72	3.64 units per acre
Northbridge Crossing	274	4.83 units per acre
Hillcrest Park	46	1.84 units per acre
Reeves Creek II Mixed Use Development	276.91	4.86 units per acre

III. Findings of Fact

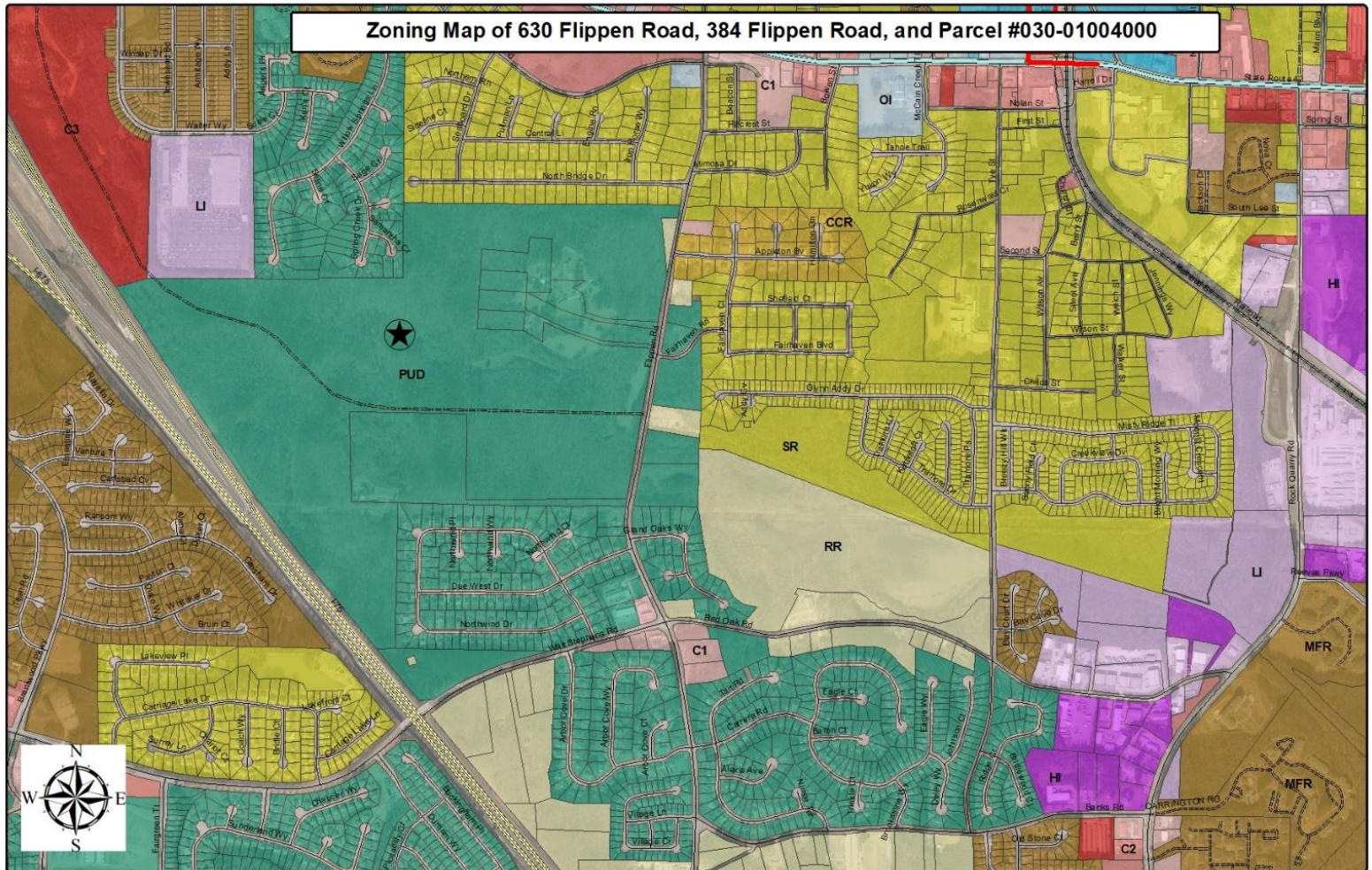
- The subject property was annexed into the City as a result of the passage of the Stockbridge Annexation Referendum during the November 8, 2022 Citywide election.
- The subject property was evaluated as part of the Development of Regional Impact (DRI #3799) and was completed by the Atlanta Regional Commission on March 29, 2023.
- The Georgia Regional Transportation Authority (GRTA) approved the project on December 5, 2022.
- The vicinity of the area is mostly residential with a combination of Medium-Density Vertical Mixed Use, Medium Density Residential, and High Density Residential.
- The applicant will be seeking a rezoning to assign the zoning classification of PUD (Planned United Development) to the subject property. This case will be heard concurrently.

IV. Maps and Illustrations

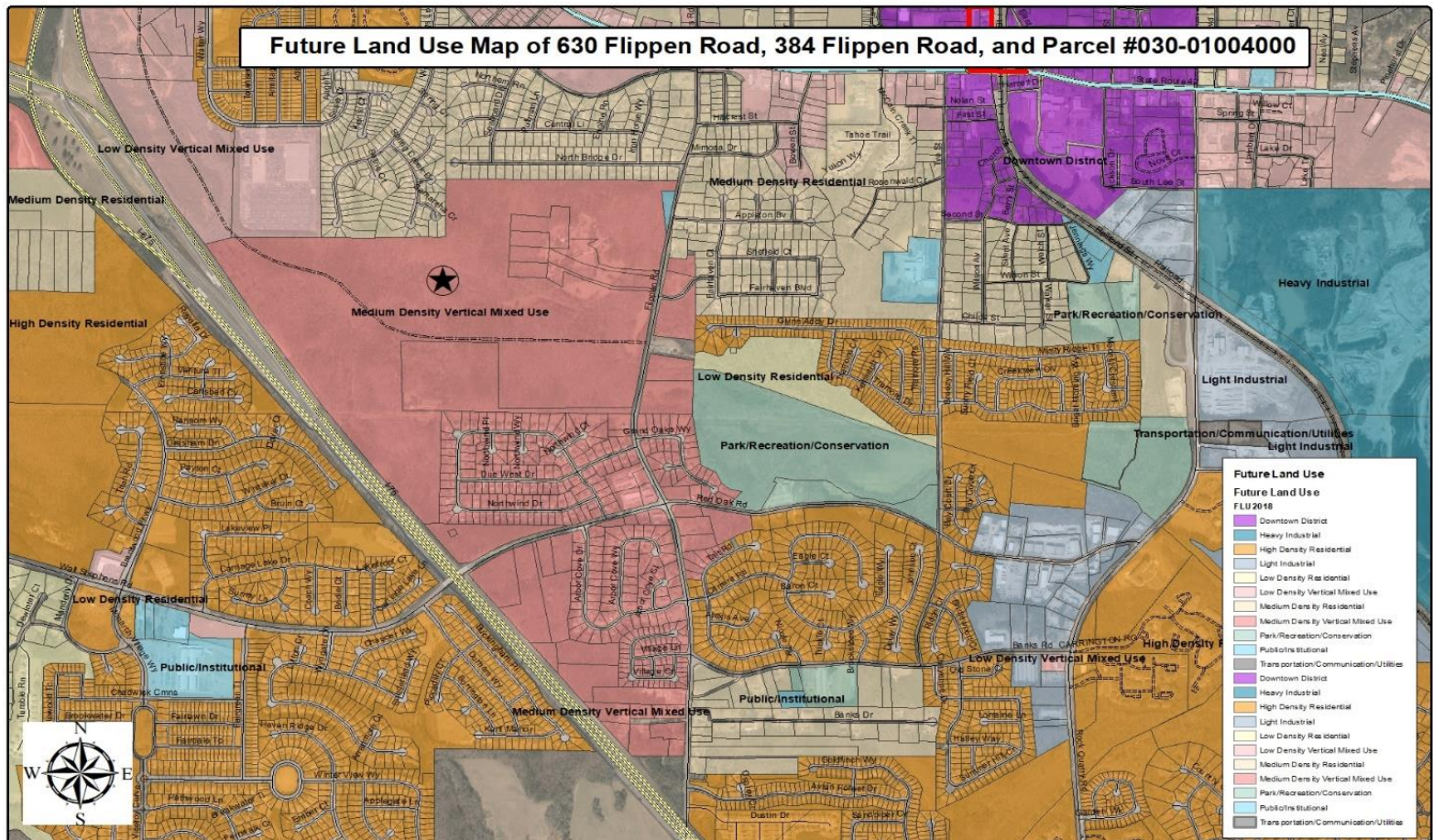
Aerial Photo of 630 Flippen Road, 384 Flippen Road, and Parcel #030-01004000



*Zoning Map of 630 Flippen Road,
384 Flippen Road, and Parcel #030-01004000*



*Future Land Use Map of 630 Flippen Road,
384 Flippen Road, and Parcel #030-01004000*



Conceptual Site Plan of Reeves Creek II Mixed Use Development



V. Analysis

Project Description

The applicant has requested a Comprehensive Plan Amendment to change the Future Land Use Designation from Medium- Density Vertical Mixed Use to assign the future land use designation of “High Density Residential” to allow for the development of a mixed-use residential development, which will include both commercial and office space. The mixed-use development will have a total of 1,347 units with 645 units in Pod A (Phase I and Phase II), 182 senior-living units in Pod B, 189 townhome units in Pod C, and 338 single-family units in Pod D.

The Future Land Use Designation Map designates the subject property as Medium-Density Vertical Mixed Use. However, the current Future Land Use is incompatible with the requested rezoning to PUD (Planned Unit Development) district. Therefore, the applicant is seeking a Comprehensive Plan Amendment to change the Future Land Use Designation from Medium- Density Vertical Mixed Use and to assign the future land use designation of “High Density Residential.”

Staff Analysis

The applicant requests a **Comprehensive Plan Amendment** under the City of Stockbridge Unified Development Code Section (**Sec. 9.2.7**):

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

- The requested Comprehensive Plan Amendment to assign the Future Land Use designation to High-Density Residential is necessary because the proposed density would be compatible with the required density for the requested land use designation. In addition, the current land use designation of Medium - Density Vertical Mixed Use does not allow the development of townhomes. Furthermore, the proposed mixed-use development is consistent with the policy goals of the City of Stockbridge Comprehensive Plan (2018-2038) that are listed as follows on pages 35 and 39:

Community Goals and Policies (pg. 35-39)	Provide a mixture of housing options to attract young professionals, singles and small families
	Support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.
	Create a sense of place for our community along our commercial corridors
	Encourage the development of services to allow the aging population to age in place
	Maintaining a family friendly environment and focus on attracting and retaining young adults.
	Provide a mixture of housing options to attract young professionals, singles, and small families.
	Reduce the impact of new development through the preservation of greenspace

2. Relation to the Zoning of the Property.

- The subject property's requested zoning district is compatible with the list of permitted zoning districts that are found in the Comprehensive Plan, which includes the requested PUD (Planned Unit Development) district. Page 50 of the Unified Development Code states that the intent of the PUD zoning district is "(1) to allow the development of balanced neighborhoods containing physical, economic, and social assets which are difficult to achieve through the traditional separation of use and density zones, (2) provide an appropriate district for mixed-use developments, and (3) allow flexibility in design for environmentally challenged properties."

3. Suitability of the Site's Location.

- The requested future land use designation of High Density Residential would be compatible with the other surrounding land use designations that are either adjacent or nearby the subject property which includes the following subdivisions Glen Addy (High Density Residential), Grand Oaks (Medium-Density Vertical Mixed Use), Willow Springs (Medium Density Residential), and Northbridge Station (Medium Density Residential).

4. Maintaining the Current Land Use Designation.

- Due to the location of the subject property along a major road (Flippen Road) as well as the size of the property, it is unlikely that the type of permitted land uses that are intended for the Medium Density Vertical Mixed Use would be allowed to be developed on this property. According to page 43 of the Comprehensive Plan, those uses would include "two to three story buildings, combining street-level commercial/retail/office uses with second and third stories accommodating office or lofts/apartments/condominiums."

VI. STAFF RECOMMENDATION

- This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2022-04 would be necessary and desirable for the subject property in conjunction with the requested rezoning of the property via RZ-2022-05 to allow for the development of a mixed-use residential development. Therefore, the Planning and Zoning staff recommends **APPROVAL**.

Amendment to the Comprehensive Plan Application



THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR APPLYING FOR AN AMENDMENT TO THE STOCKBRIDGE COMPREHENSIVE PLAN.

APPLICATION REVIEW PROCESS. COMPREHENSIVE PLAN AMENDMENT APPLICATIONS ARE FIRST REVIEWED BY THE PLANNING AND ZONING STAFF, WHO MAKE RECOMMENDATIONS TO THE PLANNING COMMISSION. THE PLANNING COMMISSION THEN HOLDS A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS AND MAKES RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL. FINALLY, THE CASE GOES TO THE STOCKBRIDGE MAYOR AND CITY COUNCIL, WHO HOLD A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS. THEY MAKE THE FINAL DECISION ON THE APPLICATION.

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

REQUIRED PRE-APPLICATION MEETING—BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT THE PLANNING AND ZONING DIVISION OFFICE TO SCHEDULE A PRE-APPLICATION MEETING. THIS MEETING MUST BE HELD AT LEAST ONE WEEK BEFORE YOU SUBMIT YOUR APPLICATION.

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

FOR ASSISTANCE, YOU MAY CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (678) 833-3344.

ALL PUBLIC HEARINGS TAKE PLACE IN THE COUNCIL CHAMBER AT THE STOCKBRIDGE CITY HALL AT 4640 NORTH HENRY BOULEVARD IN STOCKBRIDGE, GEORGIA, 30281, UNLESS THEY ARE HELD VIRTUALLY VIA ZOOM.

CITY OF STOCKBRIDGE Planning and Zoning Division
Application Checklist for Requesting an Amendment to the Comprehensive Plan

APPLICANT/AGENT, PLEASE ENSURE THAT YOU HAVE SUBMITTED ALL OF THE REQUIRED ITEMS THAT ARE LISTED BELOW. AFTER YOU SUBMIT YOUR APPLICATION, THE STAFF WILL UTILIZE THE LAST COLUMN TO CHECK OFF EACH REQUIRED ITEM TO DETERMINE THE COMPLETENESS OF YOUR APPLICATION. PLEASE INCLUDE THE CHECKLIST WITH YOUR APPLICATION.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT AN APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK / INITIAL
Pre-Application Review Form (Meeting Notes)	1	To be completed by a Staff planner during a Pre-Application Meeting, at least one week before you submit your application.	✓
Application Form	1	Signed and notarized by property owner. Or, in lieu of owner's signature, applicant has signed and notarized a copy of a "Contract", "Power of Attorney" or "Lease."	Rezoning application form attached.
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents who are parties to this application. The Form must be notarized .	✓
Letter of Ownership	1	Letter stating that the owner is aware of the amendment being requested and owns the subject property.	✓
Letter of Intent	1	Must clearly state the proposed amendment to the Comprehensive Plan.	✓
Site Plans (11 x 17)	1 25	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, North arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and proposed lot layout.	✓
Survey Plat-- Sheet size must be Size 8-1/2" x 11" or 11" x 17".	1	Of the subject property. Must be prepared and sealed within the last five years by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	✓

City of Stockbridge Planning and Zoning Division
Application for an Amendment to the Comprehensive Plan

Name of Applicant Vista Residential Partners (c/o Dennis J. Webb, Jr.) Phone: 404-815-3620 Date: _____

Address of Applicant: 1105 W. Peachtree Street, Suite 1000 Cell # _____

City: Atlanta State: GA Zip: 30309 E-mail: dwebb@sgrlaw.com

Name of Agent Dennis J. Webb, Jr. Phone: 404-815-3620 Date: _____

Address of Agent: 1105 W. Peachtree Street, Suite 1000 Cell # _____

City: Atlanta State: GA Zip: 30309 E-mail: dwebb@sgrlaw.com

THE PERSONS NAMED ABOVE AFFIRM THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

FROM: Mixed Use (Henry County)

TO: HDR (High Density Residential)

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

(Acknowledgement)

Property Address: 030-0100400 (no address); 630 Flippen Road; 384 Flippen Road

Nearest intersection to the property: Fairhaven Road

Size of Tract: 278.4 acre(s). Land Lot Number(s): 26, 38, & 39 District(s): 1,2

Property Tax Parcel Number(s): 030-01004000; 030-01003001; 030-01004008 (Required)

Witness' Signature

Signature of Applicant

Printed Name of Witness

Printed Name of Applicant

Notary

Signature of Agent

Notary Seal:

(For Office Use Only)

Total Amount Paid \$ _____ Check # _____ Credit Card # _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____ Date: _____

Pre-Application Form

[To be completed by City Staff,
prior to and during the meeting]

PRE-APPLICATION FORM

DATE June 7, 2022

APPLICANT: Vista Residential Partners

TYPE OF APPLICATION: Rezoning/Comp Plan Amendment

PROPERTY ADDRESS: 030-01004000 (no address); 630 Flippen Road; 384 Flippen Road

DISTRICT: 12 **LAND LOT(S):** 26 38 & 39 **PARCEL I.D.(S):** 030-01004000; 030-01003001; 030-01004008

CURRENT ZONING: MU (Mixed-Use) (Henry County: RZ-19-01)

PROPOSED ZONING: PUD (Planned Unit Development)

FUTURE LAND USE MAP DESIGNATION: Mixed Use (Henry County)

REQUEST / ITEMS DISCUSSED:

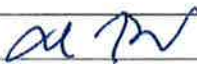
The Applicant discussed the proposed development, which is a mixed residential development consisting of ± 1,361 units/lots and comprised of multi-family, townhome and single-family detached units. The parties discussed the zoning history of the site in Henry County, the Applicant's intent to annex and rezone the property into the City of Stockbridge and potential Stockbridge zoning districts. We also discussed roadway and pedestrian connectivity, open space and sewer issues.

ZONING OF ADJACENT PROPERTIES:

NORTH: R-D SOUTH: PD/C-1 EAST: MU (Henry) WEST: I-75 ROW

**PREVIOUS REZONING REQUESTS ON THE PROPERTY AND IN THE AREA,
INCLUDING SURROUNDING SUBDIVISIONS:** The Subject Property was part of a larger
tract originally rezoned from RA (Residential-Agricultural) to MU (Mixed-Use) by Henry County
(RZ-19-01).

MEETING ATTENDANTS:

Ryan Anderson		(Name and Signature)
Den Webb		(Name and Signature)
Michael Neyhart		(Name and Signature)
Ken Wood		(Name and Signature)

PLEASE NOTE:

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

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

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

The City of Stockbridge Planning Commission meets on the 4th Thursday of each month (except for holidays) to hear requests. Please contact the Planning and Zoning Office to obtain a copy of the schedule.

Contacts

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

Disclosures

Applicant Campaign Disclosure Form

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

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

Yes ☐ No ☒

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 26th day of July, 2022

Rodney S. Brown
Applicant's Name - Printed

Rodney Brown
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26th day of July, 2022

Jennifer Bearick
Notary Public



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

Applicant Campaign Disclosure Form

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Yes ☐ No ☒

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 27th day of July, 2022

RCVW Land LLC
Applicant's Name - Printed


Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of July, 2022

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25


Notary Public

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

Applicant Campaign Disclosure Form

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

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Yes _____ No ✓

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 27th day of July, 2022

Vista Residential Partners

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of July, 2022

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25

Notary Public

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Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____

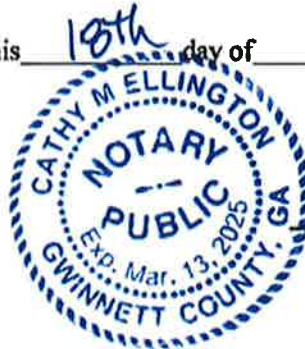
Applicant's Name - Printed _____

Signature of Applicant/Property Owner/Agent _____

Dennis J. Webb, Jr, Smith, Gambrell & Russell, LLP.
Applicant's Attorney, if applicable - Printed _____

Signature of Applicant's Attorney, if applicable _____

Sworn to and subscribed before me this _____ day of _____, _____



August 2022
Cathy M. Ellington
Notary Public

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

Applicant Campaign Disclosure Form

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

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

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kathryn M. Zickert, Smith, Gambrell & Russell, LLP
Applicant's Attorney, if applicable - Printed

Kathryn M Zickert
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18th day of August, 2022.



Cathy M. Ellington
Notary Public

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

Applicant Campaign Disclosure Form

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

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Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____

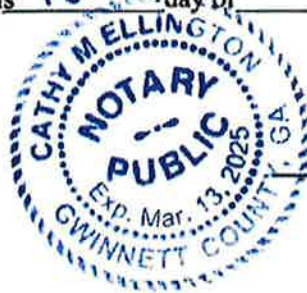
Applicant's Name -Printed _____

Signature of Applicant/Property Owner/Agent _____

J. Alexander Brock, Smith, Gambrell & Russell, LLP
Applicant's Attorney, if applicable -Printed _____

Signature of Applicant's Attorney, if applicable _____

Sworn to and subscribed before me this 18th day of August, 2022



Cathy Mellington
Notary Public

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

Letter of Ownership

Letter of Ownership

Rodney S. Brown
384 Flippen Road
Stockbridge, GA 30281
Rodney78cl@gmail.com
770-696-8546

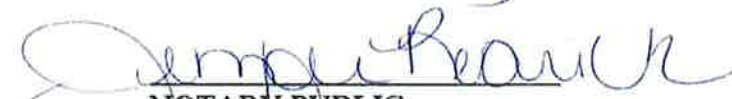
030-01004008 (384 Flippen Road)

I, Rodney S. Brown, hereby affirm that I solely own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced property and consent to same.


Rodney S. Brown

Date: 7-26-2022

Sworn to and subscribed before me
this 26th day of July, 2022


NOTARY PUBLIC



8CR/39827914.1

Letter of Ownership

RCVW Land LLC
c/o Michael Neyhart
2964 Peachtree Road, Suite 585
Atlanta, GA 30305
mn@vistarp.com
404-835-5778

030-01004000 (no address)
030-01003001 (630 Flippen Road)

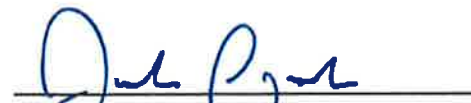
RCVW Land LLC hereby affirms that it solely owns the above-referenced tax parcels. RCVW Land LLC also acknowledges that it is aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced properties and consents to same.



RCVW Land LLC

By: Michael Neyhart
Its: Authorized Representative
Date: July 27th 2022

Sworn to and subscribed before me
this 27th day of July, 2022


NOTARY PUBLIC

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25

Statement of Intent

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the
Rezoning
And
Future Land Use Map Amendment Applications

of

VISTA RESIDENTIAL PARTNERS

for

± 278.4 Acres of Land
located in
Land Lots 26, 38 and 39,
12th District, Henry County

REZONE: MU (Henry County) to PUD
FLUMA: Mixed Use (Henry County) to HDR

Submitted for Applicant by:

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

The Applicant has filed an application to annex $\pm$ 278.4 acres of land located in Land Lots 26, 38 and 39, 12th District of Henry County (the “Subject Property”), from unincorporated Henry County into the City of Stockbridge. Contemporaneously, the Applicant files this request to (a) rezone the Subject Property from its current Henry County zoning designation, MU (Mixed-Use), to the Stockbridge designation of PUD (Planned Unit Development) and (b) amend the Future Land Use Map designation for the Subject Property from Mixed Use (Henry County) to HDR (High Density Residential) under the City of Stockbridge’s Comprehensive Plan.

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, $\pm$ 436.3 acre tract (the “Master Development Tract”). The Master Development Tract has been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments (four-stories), townhomes, duplexes, senior-living (four-stories) and single-family detached), three four-story hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development”).¹ The gross residential density approved was 10.15 units per acre. While the Master Mixed-Use Development has not yet been constructed, the underlying zoning approval remains valid.

The Subject Property represents the residential component of the Master Mixed-Use Development. Through this application, the Applicant proposes less intensity than originally

¹ As part of the zoning process, the Master Mixed-Use Development was also reviewed as a Development of Regional Impact (“DRI”) and approved (DRI 2996 Reeves Creek (October 3, 2019)).

approved. Specifically, it plans a total of 1,361 units, as opposed to the 1,643 originally approved, at a gross density of 4.89 units per acre. The dwellings will be spread among multifamily units (660), townhome units (191), senior-living units (172) and single-family detached units (338).

The development proposed for the Subject Property has been thoughtfully designed. For example, the more intense multi-family uses are concentrated in the center of the site and the townhome units clustered along the I-75 frontage. Single family detached units and senior living units have been placed at the outer edges of the development, serving as a transition and step-down in intensity to the existing uses to the north and south. Further, the development has been devised to maximize use of the natural environment. The Subject Property is bisected by Reeves Creek. The development activates this natural amenity and puts a premium on open space, providing ± 71.23 acres or $\pm 25.6\%$ of the total land area. Similarly, the development has been planned to promote pedestrian connectivity by offering an extensive sidewalk network throughout. Finally, requisite parking has been provided.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code ("UDC"), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). To the Applicant's knowledge, no other rezoning applications have been filed concerning the Subject Property.

III. IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, the Subject Property is currently located in unincorporated Henry County. The development proposed is consistent with the Future Land Use Map ("FLUM") designation in that jurisdiction, which is "Mixed-Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR (High Density Residential). The proposed development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, singles, and small families;
- Creating appropriate residential types to ensure that seniors can age in place;
- Reducing the impact of new development through the preservation of greenspace;
- Supporting increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density; and
- Creating a "sense of place" for the community.

Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37-39.

In addition, the HDR designation is compatible with character area designations adjacent and nearby (i.e. there is "Low Density Vertical Mixed-Use" to the North, "Medium Density Vertical Mixed-Use" and "High Density Residential" to the South and "High Density Residential" to the East). Finally, the Subject Property is included within the City's proposed Annexation Map. Hence, the City has chosen to annex the Subject Property with full knowledge

of the entitlements currently in place and an obligation to maintain the allowed uses (*See, e.g., UDC at § 9.8*).

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. The requested rezoning will simply allow the Subject Property to be brought into the City of Stockbridge with an analogous zoning district, as required by City Ordinance (*See, e.g., UDC at § 9.8*).

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Master Mixed-Use Development has already been approved and can be developed now as-of-right. Hence, any potential impacts on the zoning district, the property, the neighborhood and the community have been considered, have been endorsed and are imminent. It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property comprises ± 278.4 acres and consists of a mixed-residential development designed to accommodate a diverse range of residents, including single-persons, families and senior citizens, and to provide a variety of housing types. Hence, the Subject Property has been designed in essence as a stand-alone district. It is also adjacent to properties with compatible and complimentary designations on the City's FLUM ("Low Density Vertical

Mixed-Use” (North); “Medium Density Vertical Mixed-Use” and “High Density Residential” (South) and “High Density Residential” (East)).

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The Master Mixed-Use Development has already been approved. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City’s future development desires for the properties that surround it, as indicated on the City’s FLUM.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Please see C, D and E above.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern development that diversifies the housing stock available and advances a number of goals outlined in the City’s Comprehensive Plan. *See, e.g., Comp Plan at pp. 37-39.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

This application will be reviewed as a DRI. Hence, impacts to water, sewer, public facilities and public services will be evaluated and mitigation, if necessary, required. The Applicant notes, however, that it has provided a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property, with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

This application will be reviewed as a DRI. Hence, a traffic study will be performed as required, impacts to traffic safety and congestion considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impacts from this development will be less than the development currently permitted.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also J, above.*

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

The impacts from the development proposed should be comparable to those from the Master Mixed-Use Development, which is currently permitted as-of-right, and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-residential neighborhood that will deliver quality design and construction, all of which should “raise-the-bar” for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

The current proposal is consistent with the existing regulations in Henry County.

N. PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL CARRY GREATER WEIGHT THAN OTHER FACTORS. WHERE PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE RESIDENTIAL AREA SHALL CARRY GREATER WEIGHT.

The current proposal will have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

IV. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning and Future Land Use Map Amendment Applications at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

This 19th day of August, 2022.

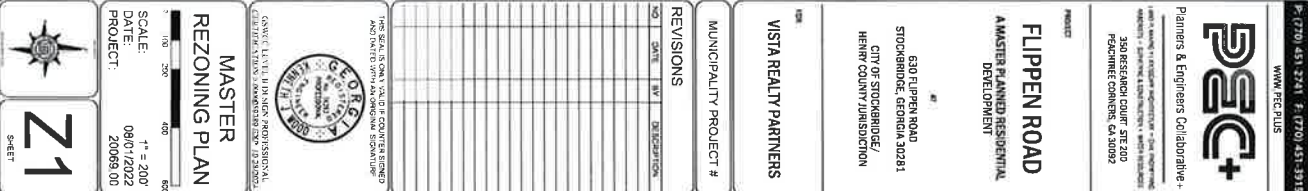
Respectfully submitted,



Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Attorneys For Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

Site Plan



Survey

Legal Descriptions

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar found at the Land Lot Corner common to Land Lots 26, 27, 38 & 39; thence South 01 degree 24 minutes 51 seconds West a distance of 1,438.25 feet to a point; thence North 88 degrees 55 minutes 4 seconds West a distance of 87.79 feet to a point on the northeasterly right-of-way line of Interstate 75 (Variable R/W); thence North 39 degrees 35 minutes 4 seconds West a distance of 1,051.04 feet to a point; thence 547.76 feet along an arc of a curve to the right, said curve having a radius of 11,291.16 feet and a chord bearing and distance of North 38 degrees 19 minutes 26 seconds West 547.71 feet to a point; thence North 62 degrees 20 minutes 56 seconds East a distance of 17.31 feet to a point; thence North 36 degrees 9 minutes 10 seconds West a distance of 229.76 feet to a point; thence North 0 degrees 31 minutes 40 seconds East a distance of 13.53 feet to a point; thence South 89 degrees 0 minutes 28 seconds West a distance of 10.30 feet to a point; thence North 36 degrees 58 minutes 35 seconds West a distance of 393.78 feet to a point; thence North 32 degrees 53 minutes 18 seconds West a distance of 1,336.34 feet to a point; thence South 7 degrees 34 minutes 16 seconds East a distance of 36.22 feet to a point; thence North 33 degrees 36 minutes 50 seconds West a distance of 743.72 feet to a point; thence North 23 degrees 57 minutes 47 seconds East a distance of 54.97 feet to a point; thence North 41 degrees 56 minutes 3 seconds West a distance of 228.07 feet to a point; thence leaving said right-of-way of I-75 South 88 degrees 9 minutes 35 seconds East a distance of 1,339.20 feet to a point; thence South 89 degrees 16 minutes 9 seconds East a distance of 1,456.18 feet to a point; thence North 0 degrees 41 minutes 17 seconds East a distance of 761.06 feet to a point; thence South 89 degrees 19 minutes 37 seconds East a distance of 2,651.97 feet to a point; thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point on the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line the following courses and distances: South 9 degrees 56 minutes 42 seconds West a distance of 397.95 feet to a point; thence South 10 degrees 16 minutes 46 seconds West a distance of 259.63 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 160.22 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 1,669.37 feet to a point; thence South 12 degrees 21 minutes 25 seconds West a distance of 29.00 feet to a point; thence leaving said right-of-way line North 89 degrees 21 minutes 25 seconds West a distance of 2,220.40 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 291.95 acres.

LESS AND EXCEPT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar at the intersection of the Land Lot line common to Land Lots 27 & 38 with the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line thence North 12 degrees 21 minutes 25 seconds East a distance of 29.00 feet to a

point; thence North 9 degrees 58 minutes 32 seconds East a distance of 1,576.17 feet to a point to a point and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line North 87 degrees 36 minutes 28 seconds West a distance of 391.79 feet to a point; thence 442.97 feet along an arc of a curve to the right, said curve having a radius of 1,463.07 feet and a chord bearing and distance of North 78 degrees 59 minutes 11 seconds West 441.28 feet to a point; thence North 70 degrees 18 minutes 32 seconds West a distance of 243.33 feet to a point; thence South 5 degrees 12 minutes 49 seconds West a distance of 149.02 feet to a point; thence North 67 degrees 21 minutes 17 seconds West a distance of 209.77 feet to a point; thence North 84 degrees 47 minutes 23 seconds West a distance of 419.83 feet to a point; thence North 5 degrees 10 minutes 26 seconds East a distance of 209.46 feet to a point; thence continue Northerly along said line, a distance of 80.67 feet; thence North 5 degrees 11 minutes 49 seconds East a distance of 93.87 feet to a point; thence continue Northerly along said line, a distance of 116.21 feet; thence North 5 degrees 13 minutes 4 seconds East a distance of 70.86 feet to a point; thence continue Northerly along said line, a distance of 187.80 feet; thence South 84 degrees 56 minutes 17 seconds East a distance of 420.08 feet to a point; thence North 5 degrees 8 minutes 29 seconds East a distance of 160.09 feet to a point; thence South 84 degrees 52 minutes 44 seconds East a distance of 239.58 feet to a point; thence South 5 degrees 7 minutes 16 seconds West a distance of 62.07 feet to a point; thence continue Southerly along said line, a distance of 319.44 feet; thence continue Southerly along said line, a distance of 96.86 feet; thence South 4 degrees 48 minutes 46 seconds West a distance of 44.42 feet to a point; thence North 86 degrees 9 minutes 43 seconds West a distance of 239.49 feet to a point; thence South 5 degrees 01 minute 8 seconds West a distance of 48.36 feet to a point; thence continue Southerly along said line, a distance of 102.63 feet; thence South 67 degrees 45 minutes 23 seconds East a distance of 227.27 feet to a point; thence South 70 degrees 41 minutes 42 seconds East a distance of 123.28 feet to a point; thence North 70 degrees 42 minutes 51 seconds West a distance of 8.72 feet to a point; thence South 70 degrees 22 minutes 21 seconds East a distance of 139.53 feet to a point; thence 407.74 feet along an arc of a curve to the left, said curve having a radius of 1,372.40 feet and a chord bearing and distance of South 79 degrees 7 minutes 34 seconds East 406.24 feet to a point; thence South 87 degrees 48 minutes 8 seconds East a distance of 404.99 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 93.24 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 13.599 acres.

THE RESULTING ACREAGE IS $291.95 - 13.599 = 278.351$

ELEVATIONS

Single-family



VISTA REALTY
PARTNERS

Townhomes



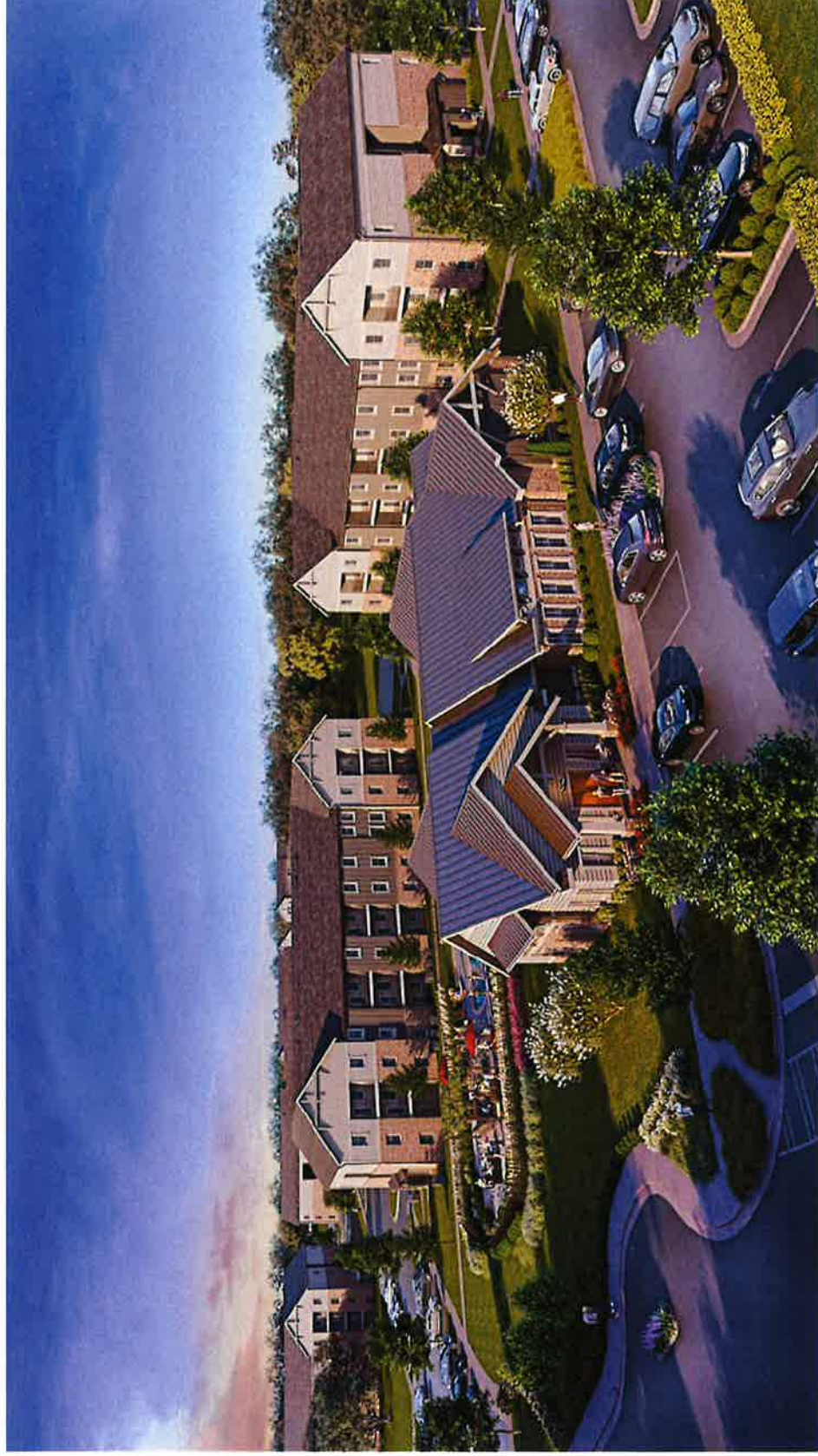
VISTA REALTY
PARTNERS

Senior cottages



VISTA REALTY
PARTNERS

Multi-family



VISTA REALTY
PARTNERS

Amenity package



VISTA REALTY
PARTNERS

Water and Sewer Availability Letter/Email



Henry County Water Authority
Engineering Division

May 28, 2021

Re: Water and Sewer Services - Availability

Proposed Development: **Mixed-Use**

Property Information: **630 Flippen Road**
East side of I-75 and North of Walt Stephens Road
LL 38; District 12; 304.54+/- acres

Purpose: **Due Diligence**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	137	psi
Residual:	129	psi
Flow	1650	gpm
Calculated Flow @ 20 psi:	7024	gpm

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

Sewage treatment capacity is presently available for gravity sewer conveyance to the property. **Based upon the preliminary plan submitted, sanitary sewer service can be made available by way of a line extension.** Moreover, the following will be necessary at the developer's expense:

- A 24" sewer extension along the Reeves Creek connecting into an existing 24-inch PVC sewer main (Line A), the offsite sewer line extension may require acquisition of easements.

- Per Section 2.2.2.1 B of HCWA's Standards and Specifications, the Developer must design and install the sewer line to the uppermost property line of the development. In this case, that will require two lines (see lines B & C on the attached exhibit for general routing and size requirements).

Furthermore, the Authority will consider option B (Lift Station) as shown in the attached exhibit in the event that necessary easement can not be secured to install the gravity option, and all possible appeals have been exhausted. A new water and sewer availability request will be required for the Lift Station option.

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

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

This letter was prepared with information submitted to HCWA on a Conceptual Master Plan dated 03/11/2021 prepared by Planners and Engineers Collaborative.

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

Webb, Dennis (Den)

From: Webb, Dennis (Den)
Sent: Monday, July 11, 2022 12:39 PM
To: 'Chad Peden'
Cc: 'Brock, Alex (jabrock@sgrlaw.com)'; Ellington, Cathy; 'Michael Neyhart'
Subject: FW: City of Stockbridge flow rates & Meeting 20069.00
Attachments: 2021-11-10-Sewer Outfall Stockbridge Route PN-20069.00.pdf; Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf; S9100.053 Technical Memo (2021_1117) FINAL.pdf

Hi Chad,

My name is Den Webb and I am helping Vista Residential/Michael Neyhart prepare and file Annexation and Rezoning Applications related to the property that is the subject of your email below and attachments above.

As part of the Rezoning Application, Vista is required to submit a Sewer Capacity letter. We plan to submit your email and attachments unless you want us to handle it some other way. Please let us know.

Thanks,

Den Webb

From: Chad Peden <cpeden@cartersloope.com>
Sent: Tuesday, December 21, 2021 5:54 AM
To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus
Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd <mboyd@cartersloope.com>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Morning Gentlemen,

I've completed my capacity evaluation using the field run manhole elevations and determined that the existing Brush Creek Interceptor has available capacity for your proposed development. Note that the connection point shown in the figure you sent in November, attached, will need to be extended to the Interceptor. I've included a separate attachment ("Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf") showing the location where your flow will need to discharge into the Interceptor. Please review at your convenience and feel free to contact me if you have any questions.

I will be glad to assist you however possible as you evaluate this alternative.

Sincerely,



Chad Peden, P.E.
[Carter & Sloope, Inc.](#)
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Thursday, December 9, 2021 4:21 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BRoltsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Michael / Ken,

Following up, I just received the field data and am reviewing now. I'll have a report to the City asap.

Sincerely,



Chad Peden, P.E.
[Carter & Sloope, Inc.](#)
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Tuesday, November 30, 2021 1:19 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BRoltsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Afternoon Michael,

Thanksgiving was great, hope you had a nice break as well. We have someone onsite now collecting the field data and will have the field work completed this week. Once I receive that information, I will prioritize and have a recommendation to the City next week.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Michael Neyhart <MN@vistarp.com>
Sent: Tuesday, November 30, 2021 12:22 PM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Marty/Chad – I hope you had a good Thanksgiving break. I just wanted to follow up on the question below. Any info you can provide would be appreciated.

Thanks,
Michael

Michael Neyhart
Managing Director
Vista Realty Partners
cell: [404-353-0297](tel:404-353-0297)
office: [404-835-5778](tel:404-835-5778)

From: Michael Neyhart
Sent: Monday, November 22, 2021 11:26 AM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Thank you for providing the report. What is the estimated timing to complete the additional studies to confirm the capacity and necessary scope of upgrades?

From: Marty Boyd <mboyd@cartersloope.com>
Sent: Friday, November 19, 2021 4:42 PM
To: Ken@pec.plus; Michael Neyhart <MN@vistarp.com>

Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>

Subject: City of Stockbridge flow rates & Meeting 20069.00

Kenneth,

Chad Peden is out of the office and does not have good cell service, so he asked me to forward this information to you. Attached is a Technical Memorandum outlining the results of our hydraulic capacity review for the City of Stockbridge's collection system and the Stephen D. Peurifoy WPCP, which may potentially be impacted by your proposed development on Flippen Road. As described, there are two potential areas of the collection system that may need modifications to accommodate the additional flows. At the request of Stockbridge, we are measuring the elevations of the existing manholes along the Brush Creek Outfall so that we may confirm the actual capacity of each line segment. Once that is complete, we will have a clearer picture of what improvements may be required as a result of your proposed development.

From our conversations with the City, they are willing to work with you as necessary to meet your goals for the development. I would recommend allowing us time to confirm the capacity of the line segment and then meeting to discuss the necessary improvements.

Feel free to contact Chad or me if you have any questions or would like additional information.

Sincerely,

Marty



Martin C. Boyd, P.E., President

Carter & Sloope, Inc.

1031 Stonebridge Parkway

Watkinsville, Georgia 30677

Phone: (706) 769-4119

Email: mboyd@cartersloope.com



Carter & Sloope
CONSULTING ENGINEERS

TECHNICAL MEMORANDUM

DATE: November 17, 2021
TO: Brad Holtsinger, City of Stockbridge
FROM: Chad Peden, P.E., Carter & Sloope, Inc.

RE: City of Stockbridge
Wastewater Capacity Evaluation
C&S Project No.: S9100.053



Wastewater Capacity Evaluation

Existing Conditions

The City of Stockbridge treats wastewater at their Stephen D. Peurifoy Water Pollution Control Plant (WPCP). The WPCP operates under NPDES permit GA0023337 with a permitted capacity of 1.5 million gallons per day (MGD), monthly average. The majority of flow to the City's WPCP is collected and conveyed through the Brush Creek Interceptor. The Brush Creek Interceptor travels along Brush Creek in a generally easterly direction from the WPCP and receives flows from multiple collector lines along its route upgradient towards the Wal Mart Shopping Center.

Vista Realty Partners (VRP) approached Stockbridge with interest in developing a parcel on Flippen Road and requested confirmation from the City if wastewater conveyance and treatment capacity is available for the planned development. Planners & Engineers Collaborative (PEC) is the design engineer for VRP and provided the following wastewater demand information in regard to the planned development:

- Phase I: Sewer Flow = 175,500 GPD by December 2022
- Phase II: Sewer Flow = 387,250 GPD by March 2024
- Project Total: Sewer Flow = 562,750 GPD by March 2024

Carter & Sloope (C&S) was asked by the City to provide a high-level evaluation of the City's existing collection and treatment systems to assess available capacity for the proposed development.

Capacity Evaluation

Discharge Monitoring Reports (DMRs), from October 2020 through September 2021, for the City's WPCP, were analyzed to evaluate the hydraulic capacity based on current flows. For this period, the average monthly discharge is 0.643 MGD, with a maximum monthly discharge of 0.682 MGD (December 2020). Table 1 below provides a summary of the flow review for the WPCP.

Table 1 - WPCP Hydraulic Capacity

Monthly [MGD]				
Month	Avg Effluent Flow	Permitted Flow	Excess Capacity	Percent Capacity Used
Oct-20	0.662	1.5	0.838	44.1%
Nov-20	0.648	1.5	0.852	43.2%
Dec-20	0.682	1.5	0.818	45.5%
Jan-21	0.663	1.5	0.837	44.2%
Feb-21	0.68	1.5	0.82	45.3%
Mar-21	0.66	1.5	0.84	44.0%
Apr-21	0.623	1.5	0.877	41.5%
May-21	0.635	1.5	0.865	42.3%
Jun-21	0.591	1.5	0.909	39.4%
Jul-21	0.618	1.5	0.882	41.2%
Aug-21	0.649	1.5	0.851	43.3%
Sep-21	0.606	1.5	0.894	40.4%
Average =	0.643	Minimum =	0.818	

The capacity of the Brush Creek Interceptor and the Flippen Road Collector were estimated using Manning's Equation, which calculates the available capacity of an open channel piping segment based on the material type, internal diameter and slope. Initially, these three properties were obtained from the City's Existing GIS Data. During the analysis, two concerns were identified with the GIS data: 1) there was a discrepancy between the pipe diameters shown in the City's GIS records and what the Owner confirmed in the field, and 2) there were inconsistencies in the identified slope of the pipe and the calculated slope of the pipe using upstream and downstream invert elevations, both sources from GIS. To resolve these two concerns, the field confirmed diameters were used and the minimum allowable slope (from GaEPD's *Guidelines for Sewage Collection Systems*) for each diameter was input to calculate the theoretical minimum capacity of each segment. Note that the actual slope could be less than the minimum required and thus the capacity would be less than what was calculated or alternatively, the actual slope could exceed the minimum and the capacity would be greater than what is calculated herein. Additionally, it is recommended that the subject lines be surveyed to verify the actual pipe diameters and slopes, and subsequently capacities.

The subject sections of gravity main have nominal pipe diameters of 8" (PVC and VCP), 10" (VCP), 18" (DIP, PVC and VCP) and 24" (DIP and PVC) (See Figure 1). Table 2 shows the capacity of each of the four pipe diameters at various flow depths. Note that the capacity changes in response to the roughness coefficient "n" of the various pipe materials.

Table 2 - Pipe Capacity Summary

Diameter	Material	Min. Slope [%]	Capacity [MGD]			
			50% Full	66% Full	75% Full	100% Full
8"	PVC (n=0.010)	0.40	0.313	0.484	0.572	0.627
	VCP (n=0.015)	0.40	0.215	0.332	0.391	0.429
10"	VCP (n=0.015)	0.28	0.326	0.503	0.594	0.651
18"	DIP (n=0.013)	0.12	1.320	2.041	2.408	2.641
	PVC (n=0.010)	0.12	1.436	2.219	2.618	2.872
	VCP (n=0.015)	0.12	1.022	1.579	1.864	2.044
24"	DIP (n=0.013)	0.08	2.297	3.550	4.189	4.594
	PVC (n=0.010)	0.08	2.489	3.847	4.540	4.979

Figure 1 - Brush Creek Interceptor

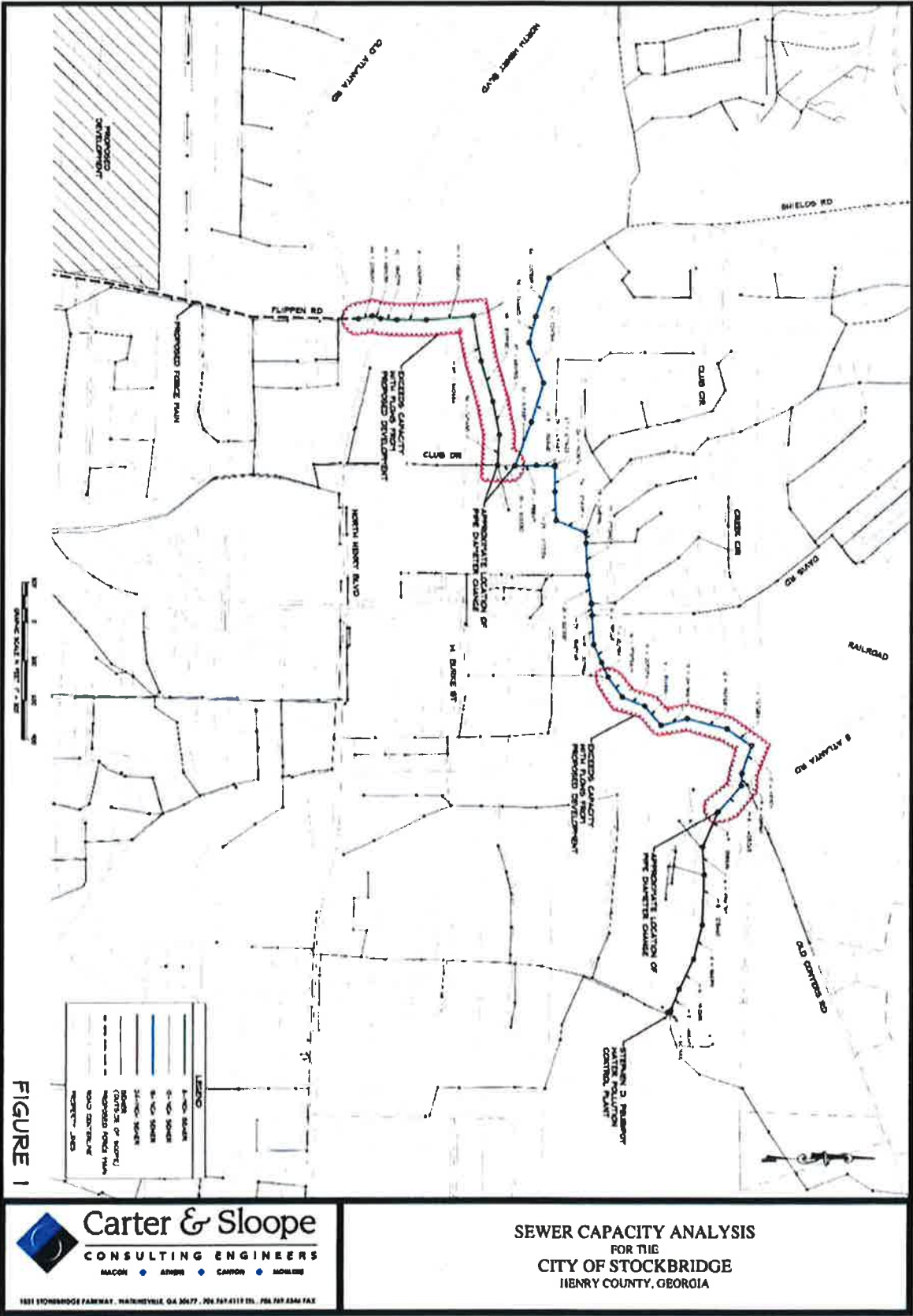


Figure 2 - Proposed Development Connection



Because wastewater from the VRP Development will be discharged to the existing collection system through a lift station, the following assumptions were made: 1) instantaneous flows from the lift station will be the same for Phase I and Phase II, and 2) the lift station will be designed for pumps to operate twelve (12) hours per day. Using the above assumptions, the additional flow to the collection system from the proposed development is approximately 790 gallons per minute (gpm). This flow was added to the existing flows and then compared to the available capacity of the existing collection system; Table 3 provides a summary of the available capacity of each pipe segment. Where negative (-) numbers are shown in the table below are locations where the pipe capacity is exceeded from the flows from the proposed development.

From Table 3, the existing 8" diameter gravity sewer main along Shields Road and Club Drive and a section of the 18" diameter gravity sewer main from Clark Park to east of E. Atlanta Road do not have adequate capacity to convey the proposed flows without surcharging the inverts; these areas are shown in Figure 1 and denoted by the red clouded areas. The remainder of the impacted collection system appears to have adequate capacity to accommodate the additional flows from the proposed development.

Table 3 - Conveyance Capacity Summary

Pipe Segment #	Diameter [in]	Total Capacity [MGD]	Existing Flow [MGD]	Total Flow (Prop. + Exist.) [MGD]	Remaining Capacity [MGD]
44	8	0.675	0.000	1.138	-0.463
43	8	0.462	0.004	1.142	-0.680
42	8	0.462	0.004	1.142	-0.680
41	8	0.462	0.005	1.143	-0.681
40	8	0.462	0.008	1.146	-0.684
39	8	0.462	0.009	1.147	-0.685
38	8	0.462	0.012	1.150	-0.688
37	8	0.462	0.013	1.150	-0.689
36	8	0.462	0.013	1.150	-0.689
35	10	0.701	0.139	1.277	-0.576
34	18	2.199	0.622	0.622	1.577
33	18	2.199	0.622	0.622	1.577
32	18	2.841	0.622	0.622	2.220
31	18	2.841	0.622	0.622	2.220
30	18	2.199	0.622	0.622	1.577
29	18	2.199	0.761	1.899	0.300
28	18	2.199	0.761	1.899	0.300
27	18	2.199	0.733	1.871	0.328
26	18	2.199	0.770	1.907	0.292
25	18	2.199	0.770	1.907	0.292
24	18	2.199	0.770	1.907	0.292
23	18	3.090	0.864	2.002	1.088
22	18	3.090	0.871	2.008	1.081
21	18	2.199	0.890	2.027	0.172
20	18	2.199	0.900	2.037	0.162
19	18	2.199	1.015	2.153	0.046
18	18	2.199	1.015	2.153	0.046
17	18	2.199	1.015	2.153	0.046
16	18	2.199	1.394	2.531	-0.332
15	18	2.199	1.394	2.531	-0.332
14	18	2.199	1.394	2.531	-0.332
13	18	2.199	1.394	2.531	-0.332
12	18	2.199	1.394	2.531	-0.332
11	18	2.199	1.394	2.531	-0.332
10	18	2.199	1.404	2.542	-0.343
9	18	2.199	1.404	2.542	-0.343
8	18	2.199	1.421	2.558	-0.359
7	24	5.357	1.421	2.558	2.799
6	24	5.357	1.421	2.559	2.799
5	24	5.357	1.422	2.560	2.797
4	24	5.357	1.422	2.560	2.797
3	24	5.357	1.422	2.560	2.797
2	24	5.357	1.422	2.560	2.797
1	24	4.943	1.422	2.560	2.383

Recommendation

The undersized section of the Flippen Road Collector could easily be upsized or bypassed to accommodate the additional flows or the proposed connection point, shown in Figure 2, could be adjusted to the 18" Brush Creek Interceptor. Regarding the undersized portion of the Brush Creek Interceptor, field run survey should be conducted to verify the actual slope, and thus capacity, of the existing sewer main. If the survey confirms that the Interceptor is in fact undersized, this section of piping should be modified to accommodate the required flows.

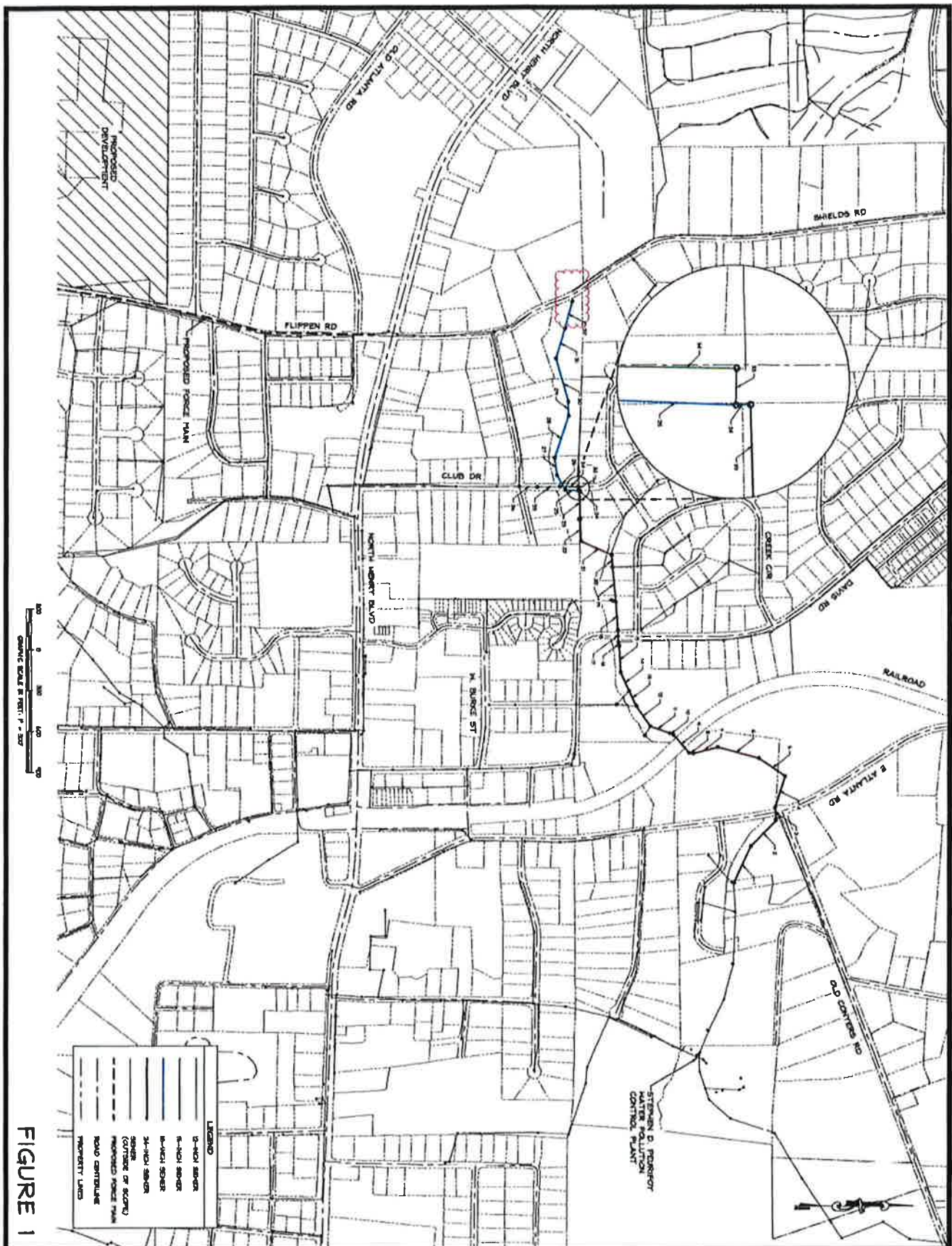


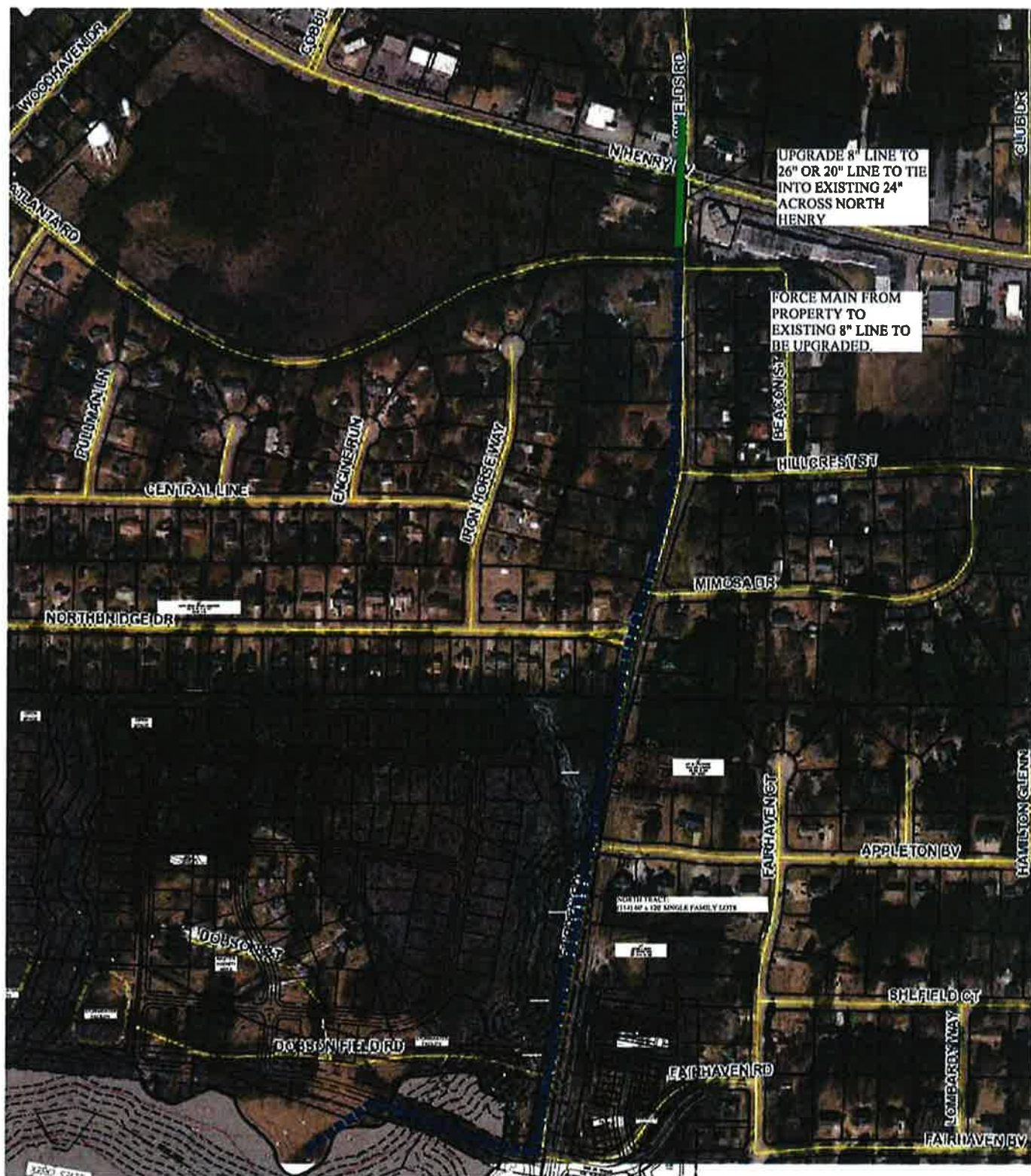
FIGURE 1



Carter & Sloop
CONSULTING ENGINEERS
MACON ♦ ATHENS ♦ CANTON ♦ MOUNTAIN

1031 STOCKBRIDGE PARKWAY, WATKINSVILLE, GA 30677 · 706.761.4119 TEL · 706.761.4546 FAX

SEWER CAPACITY ANALYSIS
FOR THE
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA



DEVELOPMENT OF REGIONAL IMPACT
FORM 1



Developments of Regional Impact

[DRI Home](#)[Tier Map](#)[Apply](#)[View Submissions](#)[Login](#)

New DRI

DEVELOPMENT OF REGIONAL IMPACT

Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:	City of Stockbridge
Individual completing form:	Ryan Anderson
Telephone:	678-216-6902
E-mail:	randerson@cityofstockbridge-ga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:	Reeves Creek II
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	030-01004000; 030-01003001; 030-01004008
Brief Description of Project:	Mixed residential development

Development Type:

☐ (not selected)☐ Hotels☐ Wastewater Treatment Facilities

- | | | |
|--|---|---|
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☒ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.):

Developer:

Mailing Address:

Address 2:

City: State: Zip:

Telephone:

Email:

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner:

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☐ Yes ☒ No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☒ Yes ☐ No

If yes, provide the following information: Project Name: Project ID:

The initial action being requested of the local government for this project:

- ☒ Rezoning
- ☐ Variance
- ☐ Connect Sewer
- ☐ Connect Water
- ☐ Permit
- ☐

Other:

☐ (not selected) ☐ Yes ☒ No

Is this project a phase or part of a larger overall project?	
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: Overall project: 2027
Submit Application Save without Submitting Cancel	
Back to Top	

FIRST AMENDED STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the
Rezoning
And
Future Land Use Map Amendment Applications

of

VISTA RESIDENTIAL PARTNERS

for

± 278.4 Acres of Land
located in
Land Lots 26, 38 and 39,
12th District, Henry County

REZONE: PUD to PUD

FLUMA: Mixed Use (Henry County) to HDR

Submitted for Applicant by:

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

The Applicant owns $\pm$ 278.4 acres of land located in Land Lots 26, 38 and 39, 12th District of Henry County (the “Subject Property”), which was recently annexed from unincorporated Henry County into the City of Stockbridge. The Applicant files this request to (a) rezone the Subject Property to the Stockbridge designation of PUD (Planned Unit Development) with an approved regulating plan and (b) amend the Future Land Use Map designation for the Subject Property to HDR (High Density Residential) under the City’s Comprehensive Plan (the “Comp Plan”).¹

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, $\pm$ 436.3 acre tract (the “Master Development Tract”). The Master Development Tract had been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments, townhomes, duplexes, senior-living, and single-family detached), three hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development”).² The gross residential density approved was 10.15 units per acre. The Applicant’s right to construct the Master Mixed-Use Development was fully vested at the time of annexation.

The Subject Property represents the residential component of the Master Mixed-Use Development. The Applicant plans a total of 1,347 residential units, as opposed to the 1,643

¹ The Subject Property was brought into the City with no zoning designation. On or about May 8, it was zoned PUD without a regulating plan. The Subject Property has never been given a Comp Plan designation.

² As part of the zoning process, the Master Mixed-Use Development was also reviewed as a Development of Regional Impact (“DRI”) and approved (DRI 2996 Reeves Creek (October 3, 2019)).

originally approved, at a gross density of 4.84 units per acre. The dwellings will be spread among multifamily units (645), townhome units (189), senior-living units (182) and single-family detached units (331). As for the non-residential piece, the Applicant proposes 41,000 square feet of office space and a small commercial component fronting Flippen Road.³

The development proposed for the Subject Property has been thoughtfully designed. For example, the more intense multi-family uses are concentrated in the center of the site and the townhome units clustered along the I-75 frontage. Single family detached units and senior living units have been placed at the outer edges of the development, serving as a transition and step-down in intensity to the existing uses to the north and south. Further, the development has been devised to maximize use of the natural environment. The Subject Property is bisected by Reeves Creek. The development activates this natural amenity and puts a premium on open space, providing ± 71.23 acres or $\pm 25.6\%$ of the total land area. Similarly, the development has been planned to promote pedestrian connectivity by offering an extensive sidewalk network throughout. Finally, requisite parking has been provided.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code ("UDC"), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

³ The non-residential components were added at the request of Planning Staff.

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). The City of Stockbridge annexed the Subject Property, effective January 1, 2023. The Subject Property was brought into the City with no zoning but was subsequently zoned PUD on May 8, 2023 without a regulating plan. To date, the Subject Property has no Future Land Use Map designation.

III. IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, the Subject Property was previously located in unincorporated Henry County. The development proposed is consistent with the Future Land Use Map ("FLUM") designation in that jurisdiction, which is "Mixed-Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR (High Density Residential). The proposed development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, singles, and small families;
- Creating appropriate residential types to ensure that seniors can age in place;
- Reducing the impact of new development through the preservation of greenspace;
- Supporting increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density; and
- Creating a "sense of place" for the community.

Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37-39.

In addition, the HDR designation is compatible with character area designations adjacent and nearby (i.e. there is “Low Density Vertical Mixed-Use” to the North, “Medium Density Vertical Mixed-Use” and “High Density Residential” to the South and “High Density Residential” to the East). Finally, the Subject Property was included within the City’s proposed Annexation Map. Hence, the City chose to annex the Subject Property with full knowledge of the entitlements currently in place and an obligation to maintain the allowed uses (*See, e.g., UDC at § 9.8*).

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. The requested rezoning will simply allow the Subject Property to have a comparable zoning district in the City of Stockbridge, as required by City Ordinance (*See, e.g., UDC at § 9.8*).

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Master Mixed-Use Development has already been approved at the time of annexation. Hence, any potential impacts on the zoning district, the property, the neighborhood and the community have been considered, have been endorsed and are imminent. It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property comprises $\pm$ 278.4 acres and consists of a mixed-use development designed to accommodate a diverse range of residents, including single-persons, families and senior citizens, and to provide a variety of housing types. Hence, the Subject Property has been designed in essence as a stand-alone district. It is also adjacent to properties with compatible and complimentary designations on the City's FLUM ("Low Density Vertical Mixed-Use" (North); "Medium Density Vertical Mixed-Use" and "High Density Residential" (South) and "High Density Residential" (East)).

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The Master Mixed-Use Development has already been approved. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City's future development desires for the properties that surround it, as indicated on the City's FLUM.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Please see C, D and E above.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to create a new, vibrant and modern development that diversifies the housing stock available and advances a number of goals outlined in the City's Comprehensive Plan. *See, e.g., Comp Plan at pp. 37-39.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

This application was reviewed as a DRI. Hence, impacts to water, sewer, public facilities and public services were evaluated and mitigation, if necessary, required. The Applicant notes, however, that it has provided a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property, with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

This application has been reviewed as a DRI and a traffic study was generated through that process. Impacts to traffic safety and congestion were considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impacts from this development will be less than the development currently permitted.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air.
See also J, above.

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

The impacts from the development proposed should be comparable to those from the Master Mixed-Use Development and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-residential neighborhood that will deliver quality design and construction, all of which should “raise-the-bar” for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

The current proposal is consistent with the existing regulations in Henry County.

N. PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL CARRY GREATER WEIGHT THAN OTHER FACTORS. WHERE PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE RESIDENTIAL AREA SHALL CARRY GREATER WEIGHT.

The current proposal will have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

IV. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district or Comp Plan designation other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the current zoning

violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district or Comp Plan designation other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning and Future Land Use Map Amendment Applications at issue be approved. The Applicant also

invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

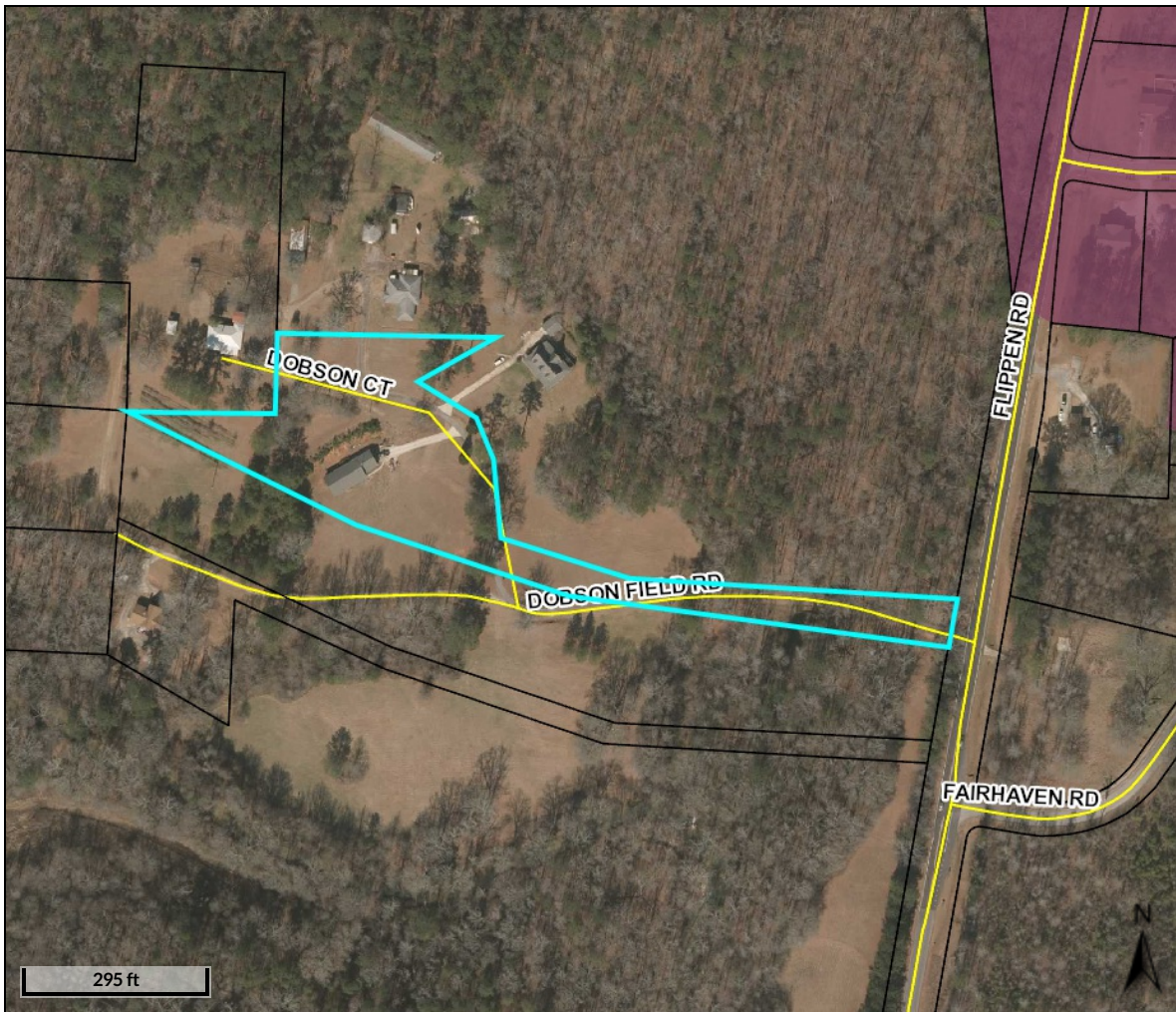
This 19th day of May, 2023.

Respectfully submitted,

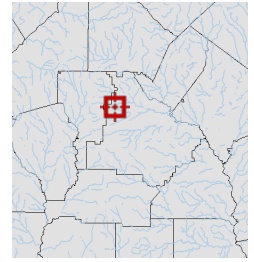
A handwritten signature in blue ink, appearing to read "DJ Webb", is positioned above a horizontal line.

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Attorneys For Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500



Overview



Legend

- Parcels
- Roads
- Cities

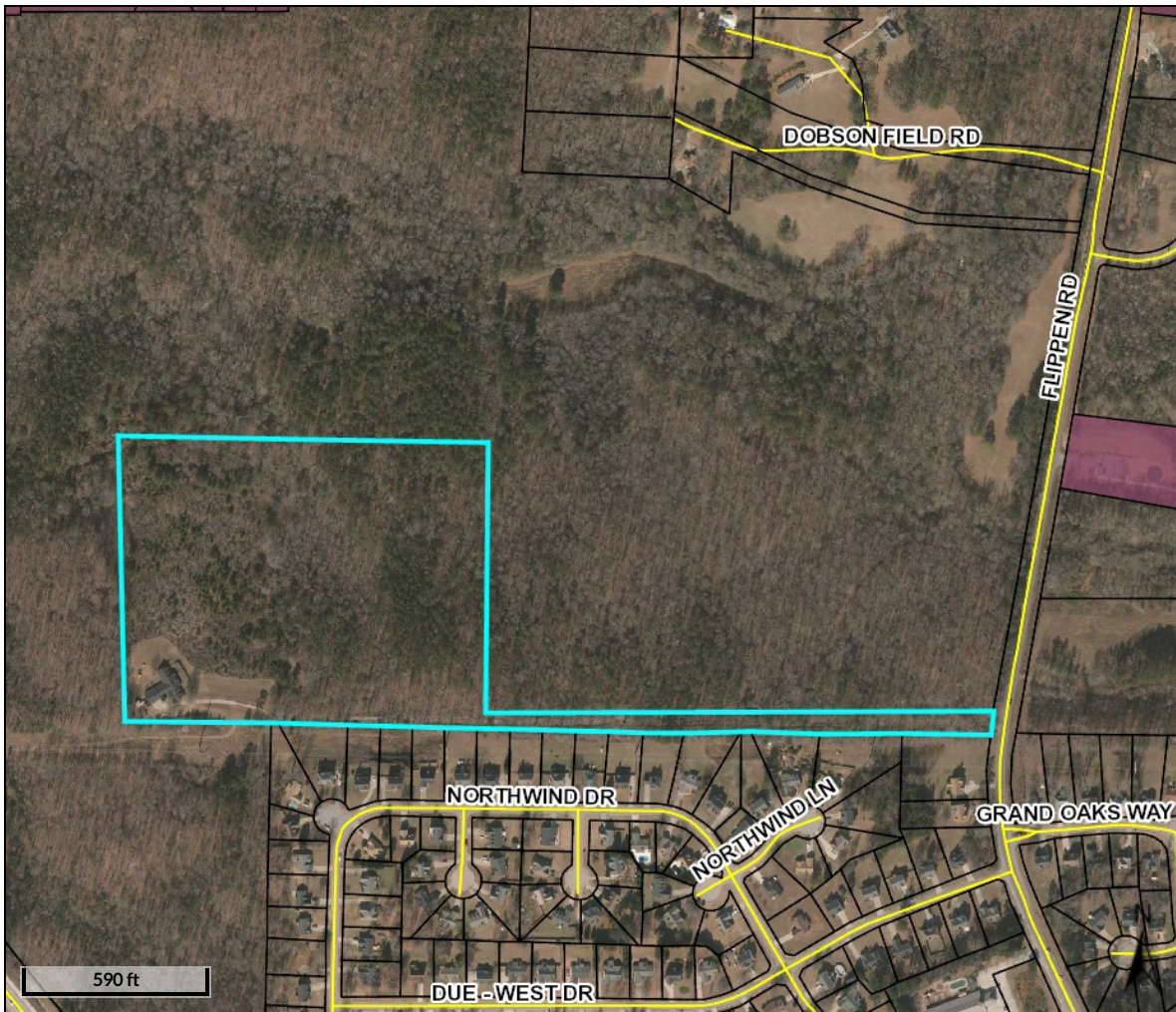
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Property Address	384 FLIPPEN RD	Acreage	2.75	Address	384 FLIPPEN RD	Building Value:	\$176,900			
District	County/UnIncorp				STOCKBRIDGE GA 30281	Misc Value:	\$0	Date	Price	Reason
						Total Value:	\$211,400	9/8/2011	\$0	FAMILY/GIFT
								6/29/2011	\$86,500	CONTIGUOUS PROPERTY
										U
										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.

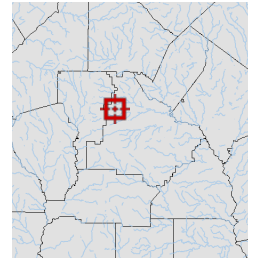
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GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads
-  Cities

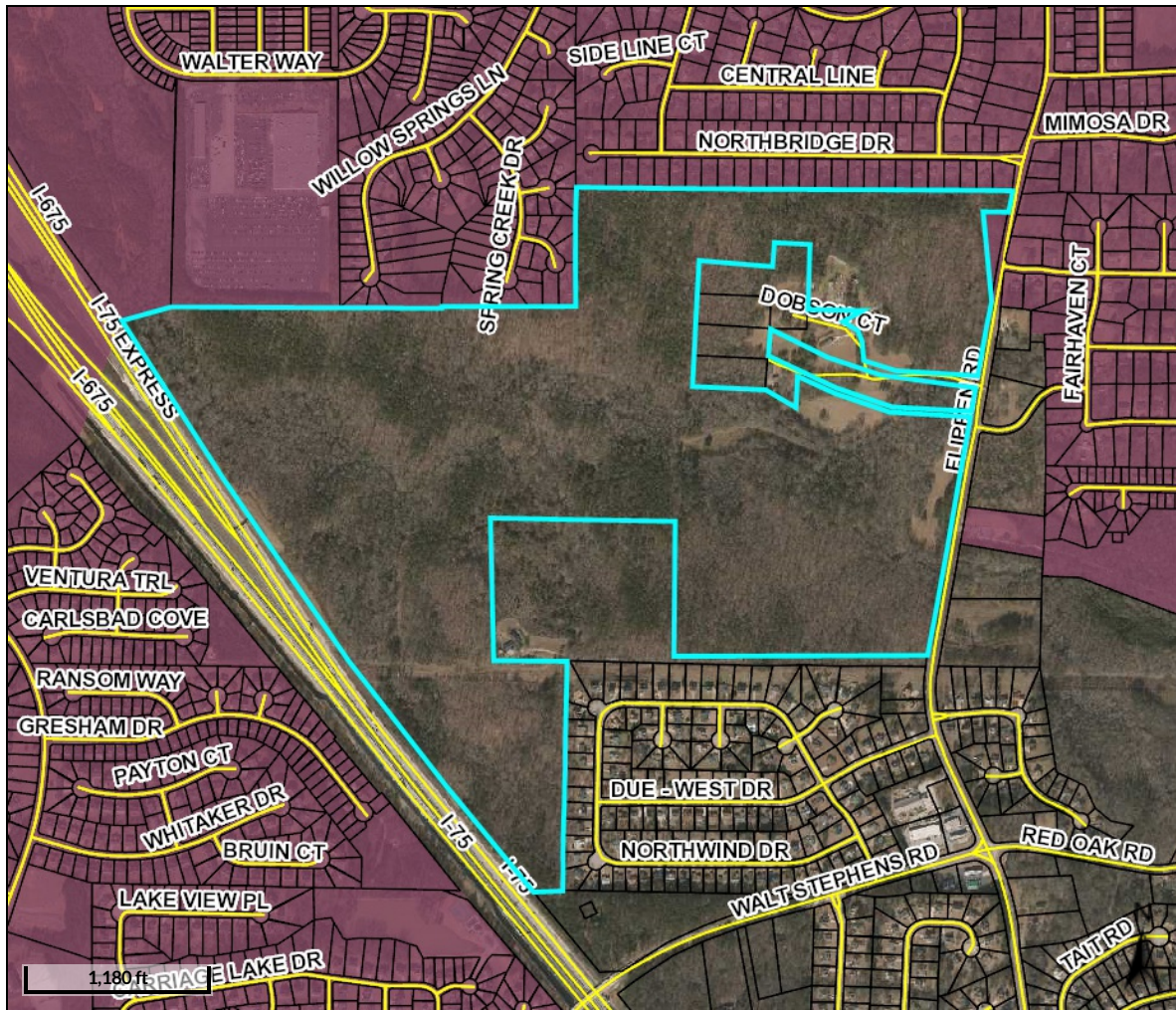
Parcel ID	030-01003001	Class	R	Owner	RCVW LAND LLC	Land					
Property	630 FLIPPEN RD	Acreage	24.97	Address	2964 PEACHTREE	Value:	\$501,000				
Address					RD STE 585	Building	\$249,000	Last 2 Sales			
District	County/UnIncorp				ATLANTA GA 30305	Value:		Date	Price	Reason	Qual
						Misc		1/22/2021	\$750,000	OTHER	U
						Value:	\$0	12/29/1995	\$0	FAMILY/GIFT	U
						Total	\$750,000				
						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.

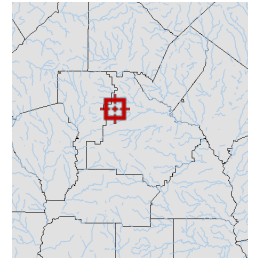
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Overview



Legend

-  Parcels
-  Roads
-  Cities

Parcel ID	030-01004000	Class	R	Owner	RCVW LAND LLC	Land Value:	\$6,576,100	Last 2 Sales		
Property		Acreage	249.19	Address	2964 PEACHTREE RD	Building Value:	\$350,300	Date	Price	Reason
Address					STE 585	Misc Value:	\$1,900	10/26/2021	\$7,600,000	MULTI PARCEL
District	County/UnIncorp				ATLANTA GA 30305	Total Value:	\$6,928,300	2/13/1992	\$0	DOF ASSNT
										U
										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: 9/7/2022

Last Data Uploaded: 9/7/2022 2:22:52 AM

Developed by  Schneider GEOSPATIAL

DATE: March 29, 2023

TO: Mayor Anthony Ford, City of Stockbridge
ATTN TO: Ryan Anderson, Chief Planner, City of Stockbridge
FROM: Mike Alexander, Director, ARC Center for Livable Communities
RE: Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below DRI. ARC reviewed the DRI's relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This final report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: Reeves Creek II DRI 3799

Submitting Local Government: City of Stockbridge

Date Opened: March 7, 2023

Date Closed: March 29, 2023

Description: A DRI review of a proposal to construct a mixed-use project with 828 multi-family units, 191 townhomes, 41,000 SF of office space, 5,000 SF of retail space, and 328 single-family detached units on a 278-acre site off of Flippen Road in the City of Stockbridge in Henry County.

Comments:

Key Comments

The Atlanta Region's Plan assigns the Established Suburbs growth management designation to the project site. The project is somewhat aligned with Established Suburbs policy recommendations which note: "Preservation of existing single-family neighborhoods is important...infill and redevelopment will occur in areas of retail/commercial concentrations, especially commercial corridors."

The provision of 89 acres of floodplain and other natural areas is supportive of regional environmental policies.

The projects inclusion of a range of housing types – single-family detached, single-family attached, multi-family, and senior housing is highly aligned with regional housing policies.

The project is expected to generate approximately 9,582 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.

The inclusion of a multi-use trail within the project with a connection to the regional Reeves Creek Trail is supportive of regional multi-modal transportation policies.

The provision of a small amount of neighborhood serving retail is supportive of regional multimodal policies; locating the retail use closer to the denser residential areas would improve access and further support vehicular trip reduction.

Incorporation of green stormwater and heat island mitigation designs for the large number of surface car parking spaces proposed would be supportive of regional environmental policies.

A total of 3,671 surface parking spaces are proposed which is 1,214 more than the number required; a reduction in proposed spaces would be in keeping with regional multi-modal and environmental policies.

The project is located within the Little Cotton Indian Creek Water Supply Watershed which is a public water supply source for Clayton County. As such, more restrictive stream buffers and impervious limits than those provided may actually be required under state law and the City of Stockbridge should follow up accordingly to ensure that all applicable water supply watershed regulations are met.

An area at the center of the property south of Reeves Creek appears to show a channelized or piped stream with what appear to be the City stream buffers but no State 25-foot Sediment and Erosion Control Buffer. If there is actually a stream in this location, the State Buffer also needs to be shown and accommodated by the development footprint.

General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation to all areas in the region- Established Suburbs for this project - and provides accompanying growth policy recommendations which are detailed at the end of these comments.

The proposed mix of uses is supportive of regional growth, placemaking and multi-modal transportation policies. However the location of the office uses seems somewhat isolated from nearby commercial areas. The inclusion of a small amount of neighborhood retail offers the chance for project residents to reduce or shorten trips for daily necessities. However, its proposed location is somewhat isolated from the multi-family residential and office areas where the bulk of the customers would be drawn from. Ideally the retail could be located next to the office uses in walking distance of the multi-family buildings.

Transportation and Mobility Comments

ARC's Transportation Access and Mobility Group comments are attached.

The project is projected to generate 9,582 daily new vehicular trips; a number of roadway improvements to mitigate the traffic impact are proposed.

The inclusion of a multi-use trail is supportive of regional multi-modal transportation policies. The final layout of the trail should be carefully studied to provide optimal multi-modal transportation connectivity within the site and as well as to the adjacent Reeves Creek Trails.

Care should be taken to ensure that the development, as constructed, promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

No EV charging spaces appear to be provided; provision of adequate EV charging spaces would be supportive of regional EV infrastructure policies.

A total of 3,671 surface parking spaces are proposed which is 1,214 more than the number required; a reduction in proposed spaces would be in keeping with regional multi-modal and environmental policies.

ARC Natural Resources Group Comments

ARC's Natural Resources Group comments are attached.

The proposed project property is located entirely within the Little Cotton Indian Creek Water Supply Watershed which is a public water supply source for Clayton County. It is classified as a small (less than 100 square mile) water supply watershed. Under the Georgia Planning Act of 1989, all development in a small public water supply watershed is subject to the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01, Criteria for Water Supply Watersheds) unless alternative criteria are developed and adopted by the jurisdiction according to the requirements of the Part 5 criteria and are then approved by Georgia EPD. The minimum criteria include a 100-foot vegetative buffer and 150-foot impervious setback along all perennial streams within 7 miles upstream of a public water supply reservoir or public water supply intake. This project is within 7 miles of the reservoir and, based on the USGS coverage for the project area, is crossed by one perennial stream, Reeves Creek. In addition, without approved alternate criteria, impervious surface is limited to 25 percent of the basin area. While an online search of City of Stockbridge ordinances and agendas indicate that a watershed protection ordinance was adopted by the City sometime before April, 2001, the requirements of that ordinance have not been found and it is not known if ordinance is still in effect or whether it follows the Henry County Watershed Protection Ordinance standards for Little Cotton Indian Creek, which include a perennial stream 200-foot impervious surface setback.

The USGS coverage for the project areas shows Reeves Creek crossing the property with an intermittent tributary to Reeves Creek on the eastern side of the property. The site plan shows three additional unmapped tributaries to Reeves Creek on the property. The submitted site plan shows 50-foot undisturbed

buffer and a 75-foot impervious surface setback required under the City of Stockbridge Stream Buffer Ordinance as well as the State 25-foot Sediment and Erosion Control Buffer on all streams. An area at the center of the property south of Reeves Creek shows what appear to be the City buffers, but no State 25-foot Sediment and Erosion Control Buffer, and appears to be channelized or piped. If this is a stream, the State Buffer also needs to be shown. As noted above, the project property is within Clayton County's Little Cotton Indian Creek Water Supply Watershed and is within 7 miles of the public water supply reservoir. Reeves Creek, as a perennial stream, may be subject to the DNR Part 5 Water Supply Watershed Minimum Criteria's 100-foot vegetative buffer and 150-foot impervious setback, unless alternate criteria have been adopted and approved by Georgia EPD.

Any unmapped streams on the property may also be subject to the City's Stream Buffer Ordinance. All streams as well as any other waters of the state on this property are also subject to the State 25-foot Sediment and Erosion Control Buffer.

Environmental Comments

A total of 89 acres of forested floodplain and stream buffer area associated with Reeves Creek is proposed to be retained. Additional retention of these areas would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. Designation of this area as managed open/conservation space could meaningfully reduce the overall impact of the project. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and potential use for recreation or habitat preservation. Incorporation of green stormwater and heat island mitigation designs for the large number of surface car parking spaces proposed would be supportive of regional environmental policies.

The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

Atlanta Region's Plan Growth Policy Considerations: Established Suburbs

According to the Atlanta Region's Plan, Established Suburbs are areas where suburban development has occurred and are characterized by single-family subdivisions, commercial development, and office, industrial and multi-family development. These areas represent the part of the region that has recently reached "build-out." With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land-use change outside of retail and commercial areas. While there is still room for limited infill development, these areas will begin to focus more on redevelopment over the next 30 years.

Preservation of existing single-family neighborhoods is important, and wholesale change will most likely not occur in the single-family subdivisions that make up a majority of these areas. However, infill and redevelopment will occur in areas of retail/commercial concentrations, especially commercial corridors.

With its provision of a variety of housing options and preservation of floodplain and stream buffer areas, the project generally aligns with The Atlanta Region's Plan's recommendations for Established Suburbs. Some revisions to the mix and location of uses and a reduction in the number of surface parking spaces could further this alignment. City of Stockbridge leadership and staff, along with the applicant team, should collaborate closely to ensure maximum sensitivity to nearby local governments, neighborhoods, land uses and natural systems.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION	GEORGIA DEPARTMENT OF NATURAL RESOURCE	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY	GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY	GEORGIA CONSERVANCY	CLAYTON COUNTY
HENRY COUNTY	CITY OF STOCKBRIDGE	CITY OF MORROW
CITY OF McDONOUGH	CITY OF JONESBORO	

For questions, please contact Donald Shockley at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

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DRI #3799

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: City of Stockbridge

Individual completing form: Ryan Anderson

Telephone: 678-216-6902

E-mail: randerson@cityofstockbridge-ga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Reeves Creek II

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 030-01004000; 030-01003001; 030-01004008

Brief Description of Project: Mixed residential development

Development Type:

- | | | |
|--|---|---|
| ☐ (not selected) | ☐ Hotels | ☐ Wastewater Treatment Facilities |
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☒ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 1,341 units (mixed type, square footages)

Developer: Vista Residential Partners

Mailing Address: 2964 Peachtree Road, Suite 585

Address 2:

City: Atlanta State: GA Zip: 30305

Telephone: 404-835-5788

Email: mn@vistaarp.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: RCVM Land, LLC

Is the proposed project entirely located within your ☐ (not selected) ☐ Yes ☒ No

local government's jurisdiction?

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI?

If yes, provide the following information:

The initial action being requested of the local government for this project:

Is this project a phase or part of a larger overall project?

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates:

This project/phase: 2027

Overall project: 2027

The property is currently in unincorporated Henry County. An application has ben filed to annex the property into the City of Stockbridge.

(not selected)

Yes

No

Project Name: Reeves Creek

Project ID: 2996

☒ Rezoning

☐ Variance

☐ Sewer

☐ Water

☐ Permit

☐ Other

(not selected)

Yes

No

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Developments of Regional Impact

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Thank you for submitting your application. The DRI Application Number is 3799. To view the application at any time, you can go to <http://apps.dca.ga.gov/DRI/AppSummary.aspx?driid=3799>. Please contact your RDC if you have any questions or need to change any of the information on this form.

DRI #3799

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: City of Stockbridge
Individual completing form: Ryan Anderson
Telephone: 678-216-6902
Email: randerson@cityofstockbridge-ga.gov

Project Information

Name of Proposed Project: Reeves Creek II
DRI ID Number: 3799
Developer/Applicant: Vista Residential Partners
Telephone: 404-835-5788
Email(s): mn@vistaarp.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: 420,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 5,800,000

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: City of Stockbridge

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.41 MGD

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?
0.18 mile north

Wastewater Disposal

Name of wastewater treatment provider for this site: City of Stockbridge

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.41 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity: The City has future expansion plans

Is a sewer line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required? 0.18 miles north

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

Daily Trips 9,582/ AM Peak/Hr: 228 enter, 450 exit / PM Peak/Hr-489 enter, 372 exit

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: See detailed traffic study for more information 1,250 tons annually

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

1,250 tons annually

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 35% of the site

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The site will have runoff reduction to reduce flows leaving the site for the disturb area. Water quality, Channel Protection and Detention 1-100 yr

Environmental Quality

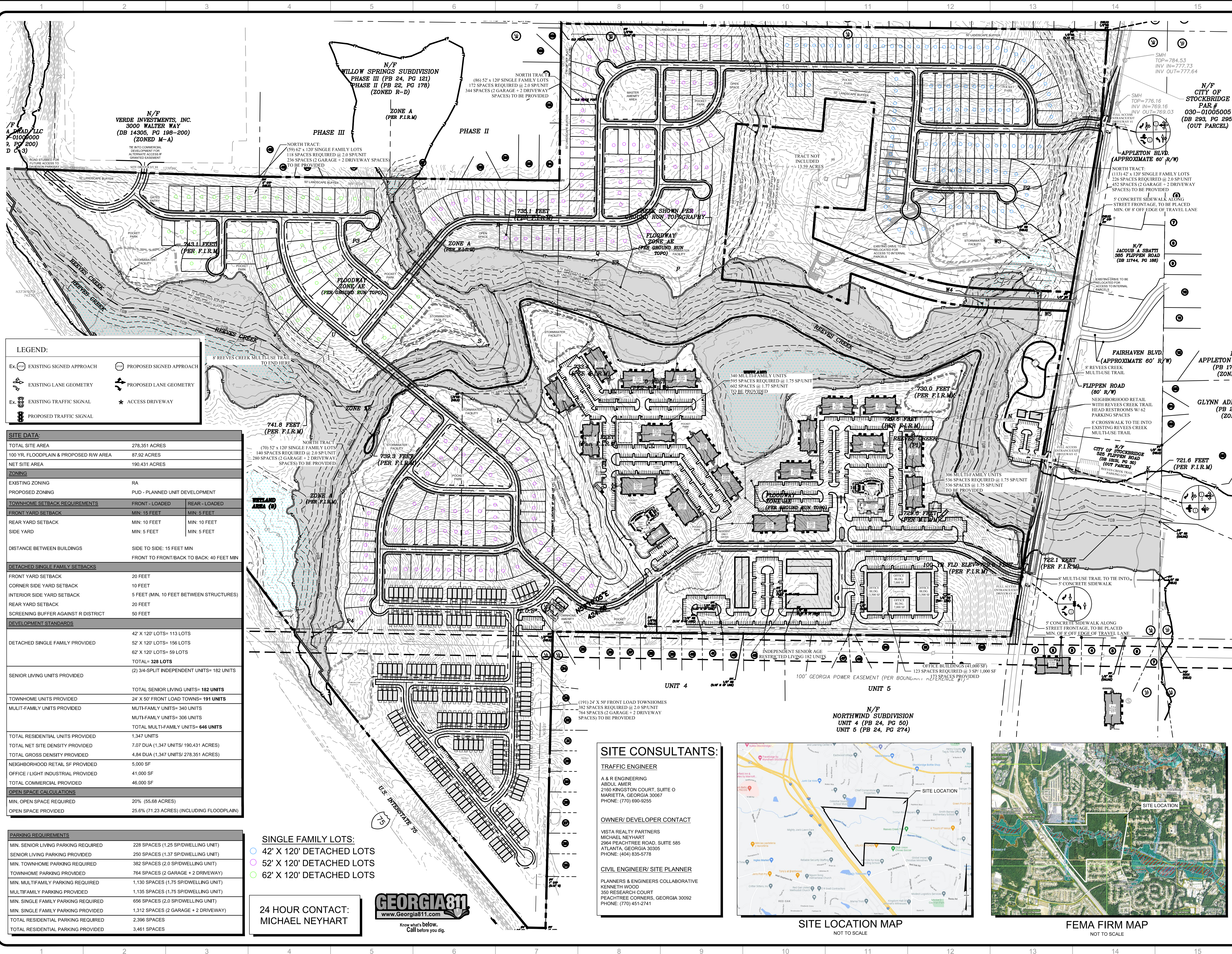
Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds? (not selected) Yes No
- 2. Significant groundwater recharge areas? (not selected) Yes No
- 3. Wetlands? (not selected) Yes No
- 4. Protected mountains? (not selected) Yes No
- 5. Protected river corridors? (not selected) Yes No
- 6. Floodplains? (not selected) Yes No
- 7. Historic resources? (not selected) Yes No
- 8. Other environmentally sensitive resources? (not selected) Yes No

If you answered yes to any question above, describe how the identified resource(s) may be affected: There are existing wetlands and Reeves Creek located on the site

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LEGEND:		
Ex. (100)	EXISTING SIGNED APPROACH	(100) PROPOSED SIGNED APPROACH
Ex. (100)	EXISTING LANE GEOMETRY	(100) PROPOSED LANE GEOMETRY
Ex. (100)	EXISTING TRAFFIC SIGNAL	★ ACCESS DRIVEWAY
(100)	PROPOSED TRAFFIC SIGNAL	

SITE DATA:		
TOTAL SITE AREA	278,351 ACRES	
100 YR. FLOODPLAIN & PROPOSED R/W AREA	87.92 ACRES	
NET SITE AREA	190,431 ACRES	

ZONING:		
EXISTING ZONING	RA	
PROPOSED ZONING	PUD - PLANNED UNIT DEVELOPMENT	

TOWNHOME SETBACK REQUIREMENTS		
FRONT - LOADED	REAR - LOADED	
FRONT YARD SETBACK	MIN: 15 FEET	MIN: 5 FEET
REAR YARD SETBACK	MIN: 10 FEET	MIN: 10 FEET
SIDE YARD	MIN: 5 FEET	MIN: 5 FEET

DISTANCE BETWEEN BUILDINGS		
SIDE TO SIDE: 15 FEET MIN	FRONT TO FRONT/BACK TO BACK: 40 FEET MIN	

DETACHED SINGLE FAMILY SETBACKS		
FRONT YARD SETBACK	20 FEET	
CORNER SIDE YARD SETBACK	10 FEET	
INTERIOR SIDE YARD SETBACK	5 FEET (MIN. 10 FEET BETWEEN STRUCTURES)	
REAR YARD SETBACK	20 FEET	
SCREENING BUFFER AGAINST R DISTRICT	50 FEET	

DEVELOPMENT STANDARDS		
DETACHED SINGLE FAMILY PROVIDED	42' X 120' LOTS= 113 LOTS 52' X 120' LOTS= 156 LOTS 62' X 120' LOTS= 59 LOTS TOTAL= 328 LOTS	
SENIOR LIVING UNITS PROVIDED	(2) 3/4-SPLIT INDEPENDENT UNITS= 182 UNITS	
TOWNHOME UNITS PROVIDED	TOTAL SENIOR LIVING UNITS= 182 UNITS 24' X 50' FRONT LOAD TOWNS= 191 UNITS	
MULTI-FAMILY UNITS PROVIDED	MULTI-FAMILY UNITS= 340 UNITS MULTI-FAMILY UNITS= 306 UNITS TOTAL MULTI-FAMILY UNITS= 646 UNITS	
TOTAL RESIDENTIAL UNITS PROVIDED	1,347 UNITS	
TOTAL NET SITE DENSITY PROVIDED	7.07 DUA (1,347 UNITS/ 190,431 ACRES)	
TOTAL GROSS DENSITY PROVIDED	4.84 DUA (1,347 UNITS/ 278,351 ACRES)	
NEIGHBORHOOD RETAIL SF PROVIDED	5,000 SF	
OFFICE / LIGHT INDUSTRIAL PROVIDED	41,000 SF	
TOTAL COMMERCIAL PROVIDED	46,000 SF	

OPEN SPACE CALCULATIONS		
MIN. OPEN SPACE REQUIRED	20% (55.68 ACRES)	
OPEN SPACE PROVIDED	25.6% (71.23 ACRES) (INCLUDING FLOODPLAIN)	

PARKING REQUIREMENTS		
MIN. SENIOR LIVING PARKING REQUIRED	228 SPACES (1.25 SP/DWELLING UNIT)	
SENIOR LIVING PARKING PROVIDED	250 SPACES (1.37 SP/DWELLING UNIT)	
MIN. TOWNHOME PARKING REQUIRED	382 SPACES (2.0 SP/DWELLING UNIT)	
TOWNHOME PARKING PROVIDED	764 SPACES (2 GARAGE + 2 DRIVEWAY)	
MIN. MULTIFAMILY PARKING REQUIRED	1,130 SPACES (1.75 SP/DWELLING UNIT)	
MULTIFAMILY PARKING PROVIDED	1,135 SPACES (1.75 SP/DWELLING UNIT)	
MIN. SINGLE FAMILY PARKING REQUIRED	656 SPACES (2.0 SP/DWELLING UNIT)	
MIN. SINGLE FAMILY PARKING PROVIDED	1,312 SPACES (2 GARAGE + 2 DRIVEWAY)	
TOTAL RESIDENTIAL PARKING REQUIRED	2,396 SPACES	
TOTAL RESIDENTIAL PARKING PROVIDED	3,461 SPACES	

SINGLE FAMILY LOTS:		
42' X 120' DETACHED LOTS		
52' X 120' DETACHED LOTS		
62' X 120' DETACHED LOTS		

24 HOUR CONTACT:		
MICHAEL NEYHART		

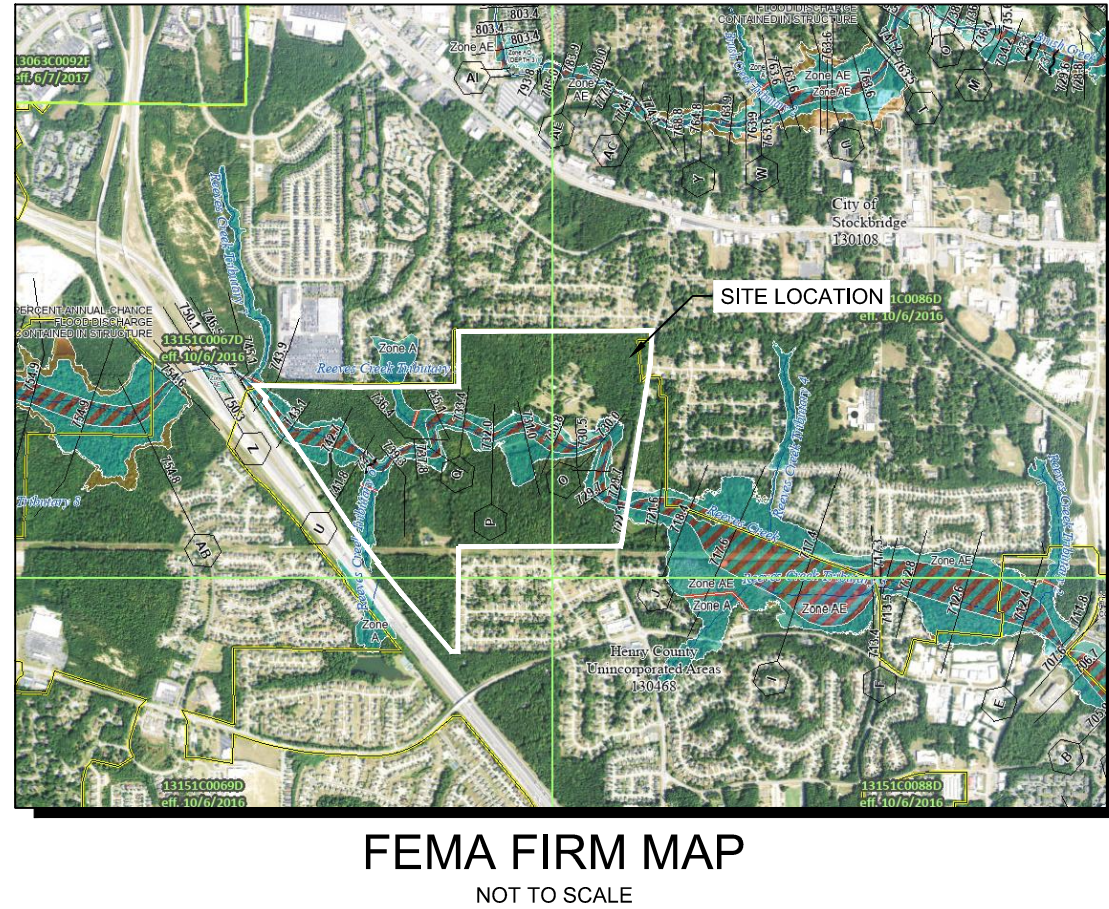
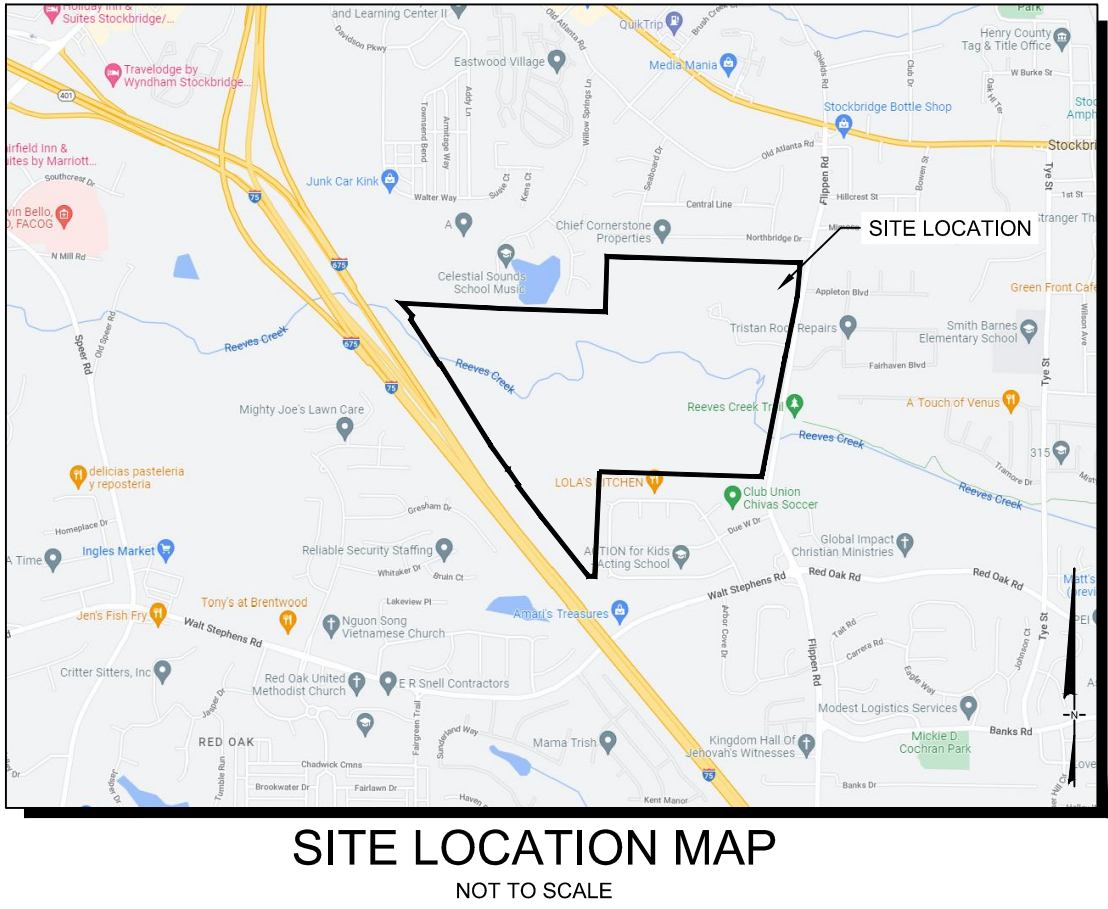
GEORGIA811		
www.Georgia811.com		

SITE CONSULTANTS:

TRAFFIC ENGINEER
A & R ENGINEERING
ABDUL AMER
2160 KINGSTON COURT, SUITE O
MARIETTA, GEORGIA 30067
PHONE: (770) 690-9255

OWNER/ DEVELOPER CONTACT
VISTA REALTY PARTNERS
MICHAEL NEYHART
2964 PEACHTREE ROAD, SUITE 585
ATLANTA, GEORGIA 30305
PHONE: (404) 835-5778

CIVIL ENGINEER/ SITE PLANNER
PLANNERS & ENGINEERS COLLABORATIVE
KENNETH WOOD
350 RESEARCH COURT
PEACHTREE CORNERS, GEORGIA 30092
PHONE: (770) 451-2741



P: (770) 451-2741 F: (770) 451-3915

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350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

**DRI# 3799
REEVES CREEK II**

A MASTER PLANNED RESIDENTIAL
MIXED-USE DEVELOPMENT

AT

630 FLIPPEN ROAD
STOCKBRIDGE, GEORGIA 30281

CITY OF STOCKBRIDGE/
HENRY COUNTY JURISDICTION

FOR

VISTA REALTY PARTNERS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	10/25/2022	SL	REVISIONS PER STAFF COMMENTS AND SOLUTION TO NORTH ACCESS
2	2/2/2023	SL	GRTA Updates and Site Plan Changes

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

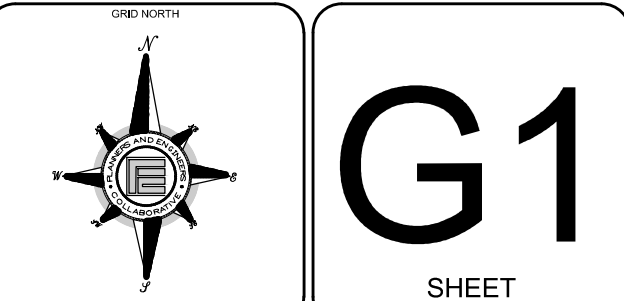


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

**GRTA SITE
PLAN**

0 100 200 400 600

SCALE: 1" = 200'
DATE: 08/01/2022
PROJECT: 20069.00





Commission District: 5
Commissioner: Bruce Holmes
Report Prepared by: Yaritza Nieves, Planner III

Applicant: Vista Residential Partners

Property Owners: RCVW Land, LLC;
Rodney S. Brown

Location: 630 Flippen Road, 384 Flippen Road, and undeveloped land on Flippen Road
Land Lots 26, 38, and 39 of the 12th District

Parcel ID(s): 030-01003001, 030-01004000, and 030-01004008

Request: Annexation and Rezoning

BOC Meeting: **November 1, 2022**

Lot Size: 278.394 +/- acres

Zoning History: The subject property is currently zoned MU (Mixed Use) as illustrated on the Henry County Official Zoning Map, which was adopted on November 19, 2013, by the Henry County Board of Commissioners.

A review of zoning files indicates that the subject property, as part of a larger 317.661 +/- acre development known as Reeve's Creek, has been evaluated as a Development of Regional Impact (DRI #2996) and was issued a Notice of Decision (NOD) by the Atlanta Regional Commission (ARC) on October 3, 2019.

A review of zoning files indicates that the subject property was rezoned (RZ-19-01), as part of the larger Reeve's Creek development, from RA (Residential-Agricultural) to MU (Mixed Use) on November 19, 2019, by the Henry County Board of Commissioners with the following conditions:

1. Requirements of the Georgia Regional Transportation Authority (GRTA) Notice of Decision (NOD) Attachment A, dated October 3, 2019, shall be met by the owner/developer.
2. Should development on the subject property be completed in phases, a phasing plan for each development phase's infrastructure completed by a licensed Traffic Engineer shall be submitted for review and approval by the Henry County Department of Transportation (HCDOT), prior to any certificate of occupancy being issued for that phase of development, unless conditioned otherwise.
3. The proposed Reeve's Creek Parkway, as illustrated on the site plan dated August 21, 2019, shall be a four lane roadway with a raised median

with a width sufficient, meeting the approval of HCDOT, to contain left turn lanes on approaches where median openings are allowed by HCDOT.

4. The proposed Reeves Creek Parkway, as illustrated on the site plan dated August 21, 2019, shall be constructed meeting the approval of HCDOT prior to the cumulative trip generation of 2,000 trips per day for all permitted development on any portion of the subject property being met.
5. Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards.
6. Owner/developer shall preserve property along Flippen Road for future right-of-way width to sixty feet (60') from center on both sides of existing road along the site frontage.
7. No industrial development or uses shall be permitted.
8. The development shall be constructed in substantial compliance with the preliminary site plan dated August 21, 2019.
9. All disturbed areas shall be sodded, except where landscaping is present or installed.
10. The development shall not exceed 1,643 dwelling units.
11. All homes shall consist of all sides brick, stone, stucco, or any combination of two (2) or more of the following materials on all sides (brick, stone, stucco, or cement fiberboard). Vinyl based products are only permitted in the soffits, eaves, and fascia.
12. All homes shall be built on site (no modular or manufactured homes).
13. If multiple apartment communities/pods are proposed, each apartment pod shall be developed as a gated community. The gates shall be maintained and monitored at the property owner's expense.
14. Each apartment pod shall provide an amenity package required to consist of at least three (3) of the following:
 - a. One (1) junior size Olympic pool and one (1) pool cabana
 - b. One (1) clubhouse
 - c. One (1) playground
 - d. One (1) covered pavilion
 - e. One (1) dog park
 - f. One (1) soccer/multi-use field
 - g. One (1) tennis court
 - h. Walking trails
 - i. Fitness facility
15. Each townhome pod shall provide a shared amenity package required to consist of (at a minimum):

- a. One (1) dog park
- b. Walking trails

16. All townhouses shall be a minimum of the following:

- a. 1,000 square feet for one bedroom,
- b. 1,500 square feet for two bedroom,
- c. Additional 200 square feet for each additional bedroom over two bedroom.

17. Dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of brick, stone, stucco or any combination thereof.

18. There shall be a master sign plan reviewed and approved by the Planning & Zoning Department prior to issuance of the first sign permit.

Adjacent properties are as follows:

North: City of Stockbridge

South: Unincorporated Henry County

East: Unincorporated Henry County

West: City of Stockbridge and Unincorporated Henry County

Current Land Use: Single-Family Residences and Undeveloped

Future Land Use: Mixed Use (up to 16.0 dwelling units per acre, net)

Proposed Zoning: As per the application materials, the City of Stockbridge proposes to annex the subject property from the current zoning classification of MU (Mixed Use) to the City of Stockbridge PUD (Planned Unit Development) zoning district.

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

The application packet was delivered to Henry County via statutory overnight delivery, on October 7, 2022, in accordance with *O.C.G.A. § 36-36-9*, and would appear to be within the required timeframe as established by *O.C.G.A. § 36-36-6*. Confirmation of compliance with *O.C.G.A. § 36-36-6* could not be confirmed as the annexation application materials are not dated with the date that the application was accepted by the City of Stockbridge.

The City of Stockbridge intends to annex the subject property consisting of 278.394 +/- acres from the current zoning classification of MU (Mixed Use) to the City of Stockbridge PUD (Planned Unit Development) zoning district. With the amendment of the City of Stockbridge Unified Development Code on March 14, 2022, the new PUD zoning district is currently the only mixed use zoning district for the City of Stockbridge and encompasses the previous PTD (Planned

Town Development), MUND (Mixed Use Neighborhood Development), and TND (Traditional Neighborhood Development) zoning districts.

The Future Land Use Map (FLUM), as part of the Henry County/Cities Joint 2040 Comprehensive Plan, designation of the subject property is Mixed Use. Mixed Use areas are described in the Comprehensive Plan as areas which include parcels that are developed with a minimum of two uses as well as developments that may be used for a mixture of uses as provided by ordinance. The Mixed Use FLUM designation supports developments with a density of up to 16.0 dwelling units per acre, net.

The applicant is requesting concurrent rezoning for the subject property for a mixed single-family, multi-family apartments, townhomes, and senior/independent living residential development, consisting of a total of 1,347 dwelling units. As per the application materials provided, the proposed development for the subject property has a gross density of 4.89 dwelling units per acre. As per the application materials provided, the proposed development for the subject property has a net density of 7.07 dwelling units per acre. The applicant's request would appear to be consistent with the Mixed Use FLUM designation of the subject property, which supports mixed use developments with a net density of up to 16.0 dwelling units per acre, as described within the Henry County/Cities Joint 2040 Comprehensive Plan.

The subject property is within an area designated by the Henry County/Cities Joint 2040 Comprehensive Plan as an Activity Center Character Area. Activity Center Character Areas are described within the Henry County/Cities Joint 2040 Comprehensive Plan as the main retail and commercial districts outside of traditional town centers within Henry County. These areas may have higher density of housing developed in a mixed used environment. Strategic policies for these areas include:

- For new developments to meet the everyday needs of neighboring communities;
- Encouraging mixed use within sites and within buildings;
- Encouraging parking management strategies;
- Multimodal hubs with quality streetscapes and transportation amenities;
- Requiring new developments to develop quality streetscapes and transportation amenities; and
- Creating great public spaces and thoroughfares with well balanced, fiscally sound, infrastructure investments to promote reliable trips.

Implementation policies include:

- Encourage mixed use within sites and within buildings;
- Encourage parking management strategies including shared parking arrangements;
- Require sidewalks on both sides of streets both externally and internally to new developments that connect to buildings;
- Promote high quality design of public spaces and the public realm that is integrated within a development;
- Encourage Green Infrastructure and reductions in impervious surfaces;

- Require new developments to develop quality streetscapes and transportation amenities;
- Incorporate appropriate end-of-trip facilities such as bicycle racks, showers/ locker rooms, etc., within new and existing developments;
- Encourage active ground floors, pedestrian scale design, and pedestrian amenities in new developments and redevelopment of existing sites; and
- Encourage intra-parcel connectivity and new development should not preclude future connections.

Although the subject property, as part of a larger 317.661 +/- acre development known as Reeve's Creek, has already been evaluated as a Development of Regional Impact (DRI #2996) and was issued a Notice of Decision (NOD) by the Atlanta Regional Commission (ARC) on October 3, 2019, the currently proposed development varies substantially to the original proposal as evaluated per the review of DRI #2669. As per the *Official Compilation of the Rules and Regulations of the State of Georgia, Ga. Comp. R. & Regs. r. 110-12-7-.05*, the ARC may determine that previously submitted DRIs may be subject to subsequent evaluation as a new DRI if the project changes are substantial enough to warrant this. The ARC has determined that reevaluation is warranted in this case. A new DRI application has been submitted and accepted by the ARC for the subject property (Reeve's Creek II, DRI #3799).

Per *O.C.G.A. § 36-36-113*, a county's objection to an annexation is valid if the proposed annexation would create a substantial or significant change in zoning or land use, increase in density, or increase in infrastructure demands.

Recommendation:

It is Planning & Zoning staff's opinion that the annexation request would not create a significant change in the surrounding land uses and the future land use designation for the properties.

While it is Planning & Zoning staff's opinion that there are no grounds for objection for this annexation request as per *O.C.G.A. § 36-36-113*, Planning & Zoning Staff would encourage the City of Stockbridge to consider the zoning conditions placed upon the subject property as part of their zoning approval (RZ-19-01) in their evaluation of this annexation and rezoning request. These zoning conditions are described in Resolution 19-287 which is attached hereto. Planning Staff would also encourage the City of Stockbridge to consider the findings of the DRI review upon completion, including, but not limited to, the recommendations as per the Final Report and the recommendations of the Notice of Decision (NOD), in their evaluation of this request at the time of zoning.

Upon review of application materials, including DRI #3799 materials, Planning and Zoning Staff would encourage the City of Stockbridge to consider the additional Staff recommended conditions:

1. Requirements of the Georgia Regional Transportation Authority (GRTA) Notice of Decision (NOD) Attachment A for DRI #3799 shall be met by the owner/developer.
2. Should development on the subject property be completed in phases, a phasing plan for each development phase's infrastructure completed by a licensed Traffic Engineer shall be submitted for review and approval by

the City of Stockbridge, prior to any certificate of occupancy being issued for that phase of development, unless conditioned otherwise.

3. Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to City of Stockbridge standards.
4. Owner/developer shall preserve property along Flippen Road for future right-of-way width to sixty feet (60') from center on both sides of existing road along the site frontage. This preservation strip shall be under one owner, rather than included within residential building lots. Where road widening as part of site development requires, additional right-of-way may be required.
5. Sidewalks shall be provided along the subject property's frontage along Flippen Road and shall be a minimum of ten feet (10') wide.
6. Sidewalks for the use of pedestrians and bicyclists shall be provided throughout the development and shall connect to paths, residential areas, amenity areas, and commercial areas. Sidewalks shall be paved and a minimum of eight feet (8') wide. Benches and/or similar resting areas shall be paved and provided along sidewalks, outside of the paved sidewalk path.
7. All commercial uses shall provide bicycle racks, storage, or spaces. Bicycle racks, storage, or spaces shall be located near the entrance of an establishment and/or near a sidewalk. Any bicycle spaces shall be posted as such.
8. An area equal to one (1) percent of the total floor area within the development shall be provided as public space. Public space(s) shall be within view of a public roadway and accessible to pedestrians via sidewalk(s). Public spaces can include transit stops, plazas, courtyards, atriums, pavilions, or other similar public spaces with benches and/or seating areas. At least one (1) covered pavilion with tables and seating areas shall be provided.
9. The development shall be constructed in substantial compliance with the DRI Site Plan (Master Rezoning Plan prepared by PEC+, dated August 1, 2022).
10. The development shall not exceed 1,347 dwelling units.
11. Senior living units shall be limited in accordance with the federal Fair Housing Act and the federal Housing for Older Persons Act, 42 U.S.C. § 3601, et seq., and the Georgia Fair Housing Act, O.C.G.A. § 8-3-200, et seq. to require that at least eighty percent (80%) of all dwellings within the development must be occupied by at least one (1) person who is over the age of fifty-five (55), and that no individual under the age of nineteen (19) may be a permanent resident. The development shall publish and adhere to policies and procedures that demonstrate the intent to operate as "55 or older" housing community and shall comply with the United

States Department of Housing and Urban Development (HUD) regulatory requirements for age verification of residents.

12. All homes shall consist of all sides brick or stone. Up to 20% of each elevation may be of a different accent material such as cement fiberboard. Vinyl based products are only permitted in the soffits, eaves, and fascia.
13. All homes shall be built on site (no modular or manufactured homes).
14. Each townhome and apartment pod/development shall be developed as a gated community. The gates shall be maintained and monitored at the property owner's expense.
15. All single-family homes and townhomes shall have two-car garages. All garages shall be side or rear entry where feasible, provided that all corner lots have a side entry garage.
16. All single-family and townhome driveways shall be a minimum of forty feet (40') in length measured from the back of curb with a minimum width of twenty feet (20').
17. Each townhome and apartment pod shall provide an amenity package required to consist of at least four (4) of the following:
 - a. One (1) resort style pool and one (1) pool cabana
 - b. One (1) minimum 2,000 square foot clubhouse
 - c. One (1) playground with benches
 - d. One (1) minimum 1,500 square foot covered pavilion
 - e. One (1) dog park
 - f. One (1) tennis court or basketball court
 - g. Fitness facility
18. Walking trails and pocket parks with benches or other similar resting areas shall be provided throughout the development and shall connect to sidewalks, residential areas, and/or amenity areas.
19. Dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of brick or stone.
20. An undisturbed or enhanced minimum 50-foot buffer shall be maintained around the southern and northern property lines of the property. This buffer shall include new evergreen tree plantings, but shall otherwise be undisturbed. New evergreen trees planted in this buffer shall be a minimum of 6' in height at time of installation.
21. All required buffers shall be located outside of any building lot.
22. Stormwater management facilities can be included as passive open space only if they are landscaped, maintained as a feature of the development, and walking trails or multi-use paths are included around the entirety of the pond which connect to sidewalks or multi-use paths within the development.

23. No portion of any stormwater management facility that are not used as passive open space, as per other conditions, shall be located on any portion of a building lot. Stormwater management facilities which are not passive open space, as per other conditions, shall be secured by a 5-foot high fence and shall have a minimum ten-foot (10') undisturbed or enhanced screening buffer. All driveways, access easements, and emergency access easements must be paved and dust free.
24. All disturbed areas shall be sodded, except where landscaping is present or installed.
25. There shall be a master sign plan reviewed and approved by the Planning & Zoning Division of the Community Development Department prior to issuance of the first sign permit.

Attachments:

- Resolution 19-287 (RZ-19-01)
- DRI #2996 Notice of Decision
- RZ-19-01 Site Plan, dated August 21, 2019
- Zoning Map
- Future Land Use Map
- Application Packet
- City of Stockbridge Rezoning Application Packet
- City of Stockbridge Comprehensive Plan Amendment Application Packet
- DRI #3799 Site Plan, dated August 1, 2022

RESOLUTION NO. 19-287

RESOLUTION APPROVING A REZONING REQUEST BY FOREST DEVELOPMENT GROUP, INC. FOR PROPERTY LOCATED ON FLIPPEN ROAD, EAST INTERSTATE 75 IN LAND LOTS 38, 39, 26, AND 27 OF THE 12TH DISTRICT CONSISTING OF 317.661 +/- ACRES

WHEREAS, Forest Development Group, Inc. of Ellenwood, GA requests a rezoning from RA (Residential-Agricultural) to MU (Mixed Use) for property located on Flippen Road, east of Interstate 75 in Land Lots 38, 39, 26, and 27 of the 12th District consisting of 317.661 +/- acres for a mixed-use development to include single family residences, multi-family residences, offices, and commercial uses; and

WHEREAS, all County and State requirements for legal advertisement and a public hearing have been met; and

WHEREAS, the Planning & Zoning Staff for Henry County has reviewed the request and submitted a report that is part of the public record; and

WHEREAS, the Henry County Zoning Advisory Board reviewed and recommended approval of the applicant's request on May 9, 2019;

NOW, THEREFORE, BE IT RESOLVED, that the Henry County Board of Commissioners approves the applicant's request with the following conditions:

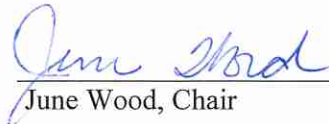
1. Requirements of the Georgia Regional Transportation Authority (GRTA) Notice of Decision (NOD) Attachment A, dated October 3, 2019, shall be met by the owner/developer.
2. Should development on the subject property be completed in phases, a phasing plan for each development phase's infrastructure completed by a licensed Traffic Engineer shall be submitted for review and approval by the Henry County Department of Transportation (HCDOT), prior to any certificate of occupancy being issued for that phase of development, unless conditioned otherwise.
3. The proposed Reeve's Creek Parkway, as illustrated on the site plan dated August 21, 2019, shall be a four lane roadway with a raised median with a width sufficient, meeting the approval of HCDOT, to contain left turn lanes on approaches where median openings are allowed by HCDOT.
4. The proposed Reeves Creek Parkway, as illustrated on the site plan dated August 21, 2019, shall be constructed meeting the approval of HCDOT prior to the cumulative trip generation of 2,000 trips per day for all permitted development on any portion of the subject property being met.

5. Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards.
6. Owner/developer shall preserve property along Flippen Road for future right-of-way width to sixty feet (60') from center on both sides of existing road along the site frontage.
7. No industrial development or uses shall be permitted.
8. The development shall be constructed in substantial compliance with the preliminary site plan dated August 21, 2019.
9. All disturbed areas shall be sodded, except where landscaping is present or installed.
10. The development shall not exceed 1,643 dwelling units.
11. All homes shall consist of all sides brick, stone, stucco, or any combination of two (2) or more of the following materials on all sides (brick, stone, stucco, or cement fiberboard). Vinyl based products are only permitted in the soffits, eaves, and fascia.
12. All homes shall be built on site (no modular or manufactured homes).
13. If multiple apartment communities/pods are proposed, each apartment pod shall be developed as a gated community. The gates shall be maintained and monitored at the property owner's expense.
14. Each apartment pod shall provide an amenity package required to consist of at least three (3) of the following:
 - a) One (1) junior size Olympic pool and one (1) pool cabana
 - b) One (1) clubhouse
 - c) One (1) playground
 - d) One (1) covered pavilion
 - e) One (1) dog park
 - f) One (1) soccer/multi-use field
 - g) One (1) tennis court
 - h) Walking trails
 - i) Fitness facility
15. Each townhome pod shall provide a shared amenity package required to consist of (at a minimum):
 - a) One (1) dog park
 - b) Walking trails
16. All townhouses shall be a minimum of the following:
 - a) 1,000 square feet for one bedroom,
 - b) 1,500 square feet for two bedroom,
 - c) Additional 200 square feet for each additional bedroom over two bedroom.
17. Dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of brick, stone, stucco or any combination thereof.

18. There shall be a master sign plan reviewed and approved by the Planning & Zoning Department prior to issuance of the first sign permit.

BE IT SO RESOLVED THIS 19TH DAY OF NOVEMBER 2019.

**BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA**


June Wood, Chair

ATTEST:


Stephanie Braun, County Clerk



NOTICE OF DECISION

To: Doug Hooker, ARC
(via electronic mail) Bob Voyles, GRTA
Dick Anderson, GRTA
Kathryn Zickert, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA

To: Henry County
(via electronic mail and certified mail) City of Stockbridge
Clayton County
Gary Furrow, Forest Development Group

From: Christopher Tomlinson, GRTA Executive Director

Copy: Jon West, DCA
(via electronic mail) Andrew Smith, ARC
Greg Giuffrida, ARC
Parker Martin, GRTA/SRTA
Annie Gillespie, GRTA/SRTA
Tyler Peek, GDOT
Dan Woods, GDOT
Jeremy Daniel, GDOT
Chance Baxley, GDOT

Lee Kelley, Clayton County
Stacey Jordan, Henry County
David Simmons, Henry County
Linda Logan, City of Stockbridge
Randy Knighton, City of Stockbridge
Camilla Moore, City of Stockbridge
Sameer Patharkar, Forsite Group Inc.
Josh Pruitt, Lowe Engineers
Sameer Patharkar, Lowe Engineers

Date: October 3, 2019

Re: DRI 2996 Reeves Creek

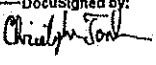
Notice of Decision for Request for Non-Expedited Review of DRI 2996 Reeves Creek

The purpose of this notice is to inform Forest Development Group (the Applicant), Henry County, Clayton County and the City of Stockbridge (the local governments), the GRTA Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 2996 Reeves Creek (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to sections 3-101 and 3-103.A of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-103 A. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless the local government has issued a permit for the construction of any part of the proposed DRI Plan of Development prior to the end of the ten-year period.

The notice of decision is based on a review of the applicant's DRI review package received by GRTA on August 21, 2019. The review package includes: (1) the site development plan (Site Plan) dated August 21, 2019 titled "Reeves Creek" prepared by Paulson Mitchell, Inc., the transportation analysis dated August 21, 2019 prepared by Lowe Engineers received by GRTA on August 21, 2019 and the revised transportation analysis received on September 20, 2019.

Pursuant to Section 2-501 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) working days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Part 5 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, available from GRTA. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will hear the appeal at its November 13, 2019 meeting.

DocuSigned by:

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Christopher Tomlinson
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide sidewalks along both sides of all internal roadways to connect all buildings (Phase 1). Sidewalks used for internal circulation serving Phase 2 development can occur in Phase 2. In any instance where adjacent municipalities have different sidewalk width requirements, the sidewalks provided as part of this development will gradually taper in width to seamlessly transition sidewalk width differences.
- Construct the 12 feet multi-use trail from east of Flippen Road to the proposed Reeves Creek Parkway as shown in the site plan. Provide crosswalk striping and traffic control devices as required by the local government to ensure safe trail crossing of Flippen Road (Phase 1).
- Ensure at least a 50 feet minimum turning radius for the driveway that buses will use to access the proposed Mass Transit Center from Reeves Creek Parkway (Phase 1)
- Provide crosswalks at the following intersections:
 - Reeves Creek Parkway and Davidson Parkway
 - Davidson Parkway and Walter Way
- Provide crosswalks and pedestrian connections (as approved by the local government*) between the Mass Transit Complex/Innovation Center/Hotels and the adjacent land uses across the proposed road that encircles the Mass Transit Complex to the north, east and south. These adjacent land uses include the proposed offices to the north and the proposed arena and convention center to the south.

**The local government may require additional engineering traffic study for any proposed mid-block crosswalks or crosswalks at un-signalized intersections.*

Roadway Improvement Conditions to GRTA Notice of Decision:

Phase 1 – 2029 Build Out:

SR 42/SR 138/US 23/N Henry Blvd at Flippen Road

- Add one eastbound right turn lane and one northbound left turn lane, if approved by the Georgia Department of Transportation (GDOT). Final recommendations from a GDOT Intersection Control Evaluation shall prevail over the conditions described in the Notice of Decision for SR 42/SR 138/US 23/ N Henry Blvd at Flippen Road.

SR 42/SR 138/US 23/N Henry Blvd at Davidson Parkway

- Coordinate with GDOT on an Intersection Control Evaluation

SR 138/Stockbridge Road at Davidson Parkway

- Add one northbound left turn lane, if approved by the Georgia Department of Transportation (GDOT). Final recommendations from a GDOT Intersection Control Evaluation shall prevail over the conditions described in the Notice of Decision for SR 138/Stockbridge Road at Davidson Parkway.

Walt Stephens Road Widening & Walt Stephens Road at Flippen Road

- Coordinate to determine appropriate turning and/or widening improvements along Walt Stephens Road between the proposed Reeves Creek Parkway and Flippen Road. The coordination shall include consideration of needed improvements at Walt Stephens Road and Flippen Road, and how those improvements would integrate into the Walt Stephens Road improvements.

Reeves Creek Parkway

- Construct two southbound through lanes and two northbound through lanes between the intersections of Walt Stephens Road/Reeves Creek Parkway and where Reeves Creek Parkway merges with the existing Davidson Parkway approximately 500 feet south of SR 138/Lake Spivey Parkway. At Walt Stephens Road, the inner southbound lane will turn left and the outer southbound lane will turn right.

Davidson Parkway at Reeves Creek Parkway

- Add a traffic signal, if and when warranted
- In addition to the two northbound and two southbound Reeves Creek Parkway through lanes, provide the following:
 - One southbound right turn lane, one southbound left turn lane
 - One eastbound left turn lane, one eastbound through lane, one eastbound right turn lane
 - One northbound left turn lane, one northbound right turn lane
 - One westbound left turn lane, one westbound through lane, one westbound right turn lane

Phase 2 – 2035 Build Out:

N/A

Site Access Improvement Conditions to GRTA Notice of Decision:

Phase 1 – 2029 Build Out:

Flippen Road at Fairhaven Road/Fairhaven Road Extension

- Add an eastbound shared through / left turn egress lane and a right turn egress lane
- Add a northbound left turn lane
- Add a southbound right turn lane and a southbound left turn lane

Flippen Road at Driveway 4

- On the site plan dated August 21, 2019, Driveway 4 and Driveway 5 are offset along Flippen Road. The development shall adjust the two driveways to align and satisfy local approach angle requirements.
- As part of the realigned driveways 4 and 5:
 - Add one eastbound right turn egress lane, one eastbound left turn egress lane and one ingress lane
 - Add one westbound right turn egress lane, one westbound left turn egress lane and one ingress lane

- On Flippen Road, add a northbound left turn lane, a southbound left turn lane and a southbound right turn lane

Walt Stephens Road at Reeves Creek Parkway

- Add a traffic signal, if and when warranted
- As described in the Reeves Creek Parkway widening improvements, add one southbound right turn lane and one southbound left turn lane
- Add one eastbound left turn lane

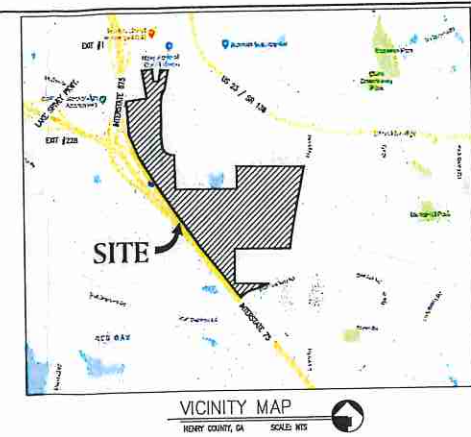
Phase 2 - 2035 Build Out:

N/A

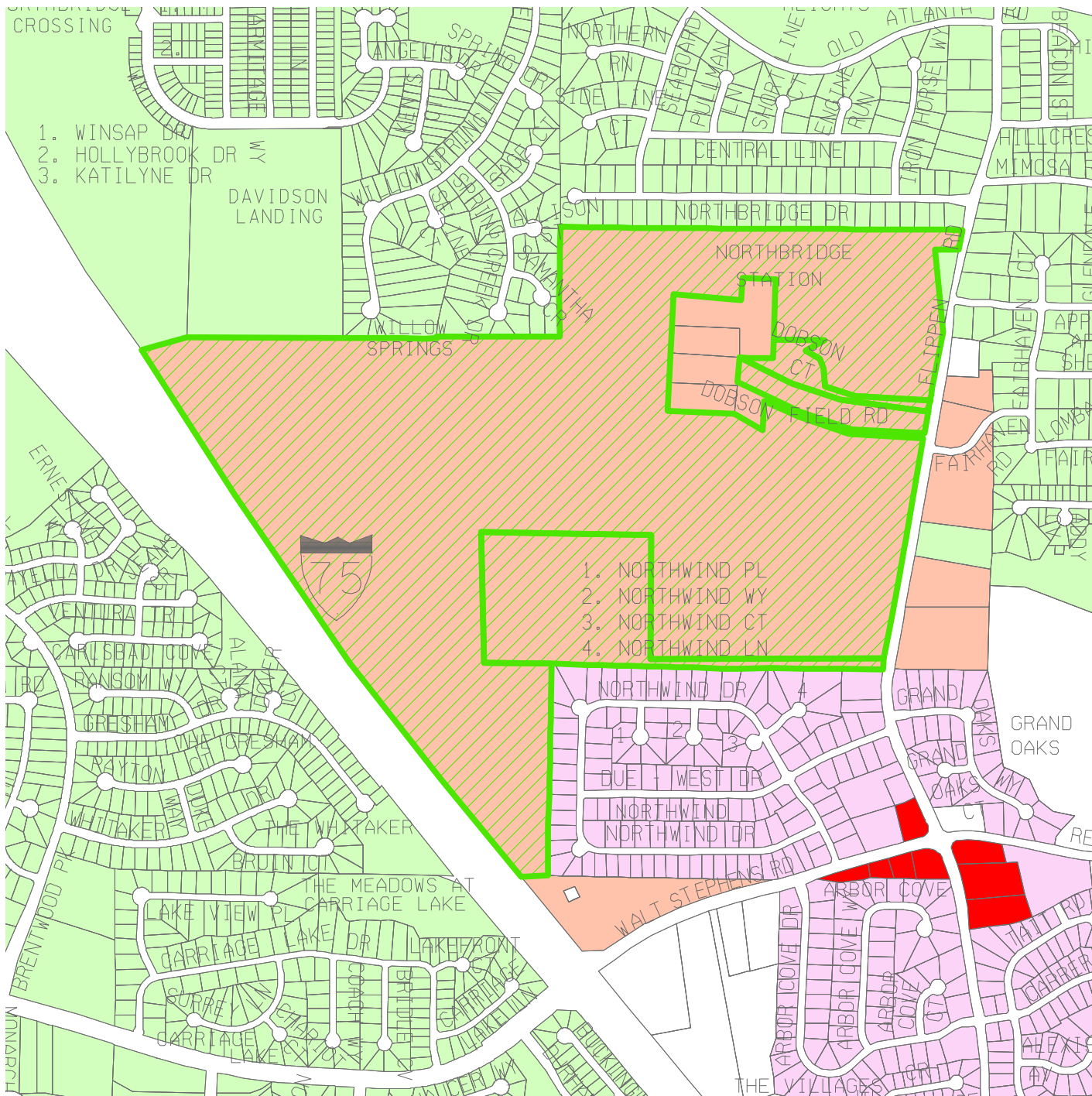
SITE & LAND ANALYSIS - COMMERCIAL	
MASS TRANSIT COMPLEX	±16.8 ACR
MASS TRANSIT STATION	±60,000 SQ.
PARKING ALLOWED	33 SPACES (1 SP/3 SEATS IN WAITING AREA)
WINDOWN CENTER	±80,000 SQ.
2 HOTELS (4-STORY, 100+ ROOMS)	±75,000 SQ.
RESTAURANT/RETAIL/LOFTS	±1,150 SPACES (1 SP/150 S.F. / 1 SP/400 S.F.)
PARKING ALLOWED	±80
FLOOR AREA RATIO	±1.7 ACR
OFFICE TOWERS	±200,000 SQ.
BUILDING #1 (10-STORY)	±200,000 SQ.
BUILDING #2 (10-STORY)	±400,000 SQ.
TOTAL BLDG. AREA	1,334 SPACES (1 SP/300 S.F.)
PARKING ALLOWED	±1
FLOOR AREA RATIO	±27.2 ACR
MUNICIPAL COMPLEX	±150,000 SQ.
ARENA (10,000 SEATS)	3,334 SPACES (1 SP/3 S.F. FIXED SEAT)
PARKING ALLOWED	±45,000 SQ.
ARTS CENTER	±92,000 SQ.
CONVENTION CENTER	1,040 SPACES (1 SP/50 S.F.)
PARKING ALLOWED	±200,000 SQ.
3 HOTELS (5-STORY, 120+ ROOMS)	±240 SPA
3 MULTI-STORY PARKING DECKS	240 SPACES (1 SP/60 S.F.)
PARKING ALLOWED	
FLOOR AREA RATIO	

SITE & LAND ANALYSIS - RESIDENTIAL	
SINGLE FAMILY HOMES #1	\$50.4 ACRES
TYPICAL 50' X 140' LOTS	\$306 HOMES
HOUSING ALLOWED	8.1/ACRES
PARKING ALLOWED	380 SPACES (2 SP/DWELLING UNIT)
SINGLE FAMILY HOMES #2	\$22.4 S.F.
TYPICAL 50' X 120' LOTS	= 76 HOMES
HOUSING RATIO	8.4/ACRE
PARKING ALLOWED	150 SPACES (2 SP/DWELLING UNIT)
TOWNHOMES	=130 HOMES
TYPICAL 45' X 120' LOTS	=110 ACRES
PARKING ALLOWED	102 SPACES (1 SP/DWELLING UNIT)
SENIOR CARE COHABITANCY	\$32.1 ACRES
SINGLE FAMILY COTTAGES	=33 UNITS
DUPLEX FAMILY UNITS	=15 UNITS
4-STORY INDEPENDENT LIVING	=168 UNITS
3-STORY ASSISTED LIVING	=160 UNITS
MEMORY CARE	=40 UNITS
PARKING ALLOWED	416 SPACES (1 SP/2BEDROOM)
APARTMENT HOMES	=32.4 ACRES
3 - BLDG. #1 (4-STORY)	
X 50 UNITS/FLOOR	=600 UNITS
2 - BLDG. #3 (4-STORY)	
X 25 UNITS/FLOOR	=500 UNITS
PARKING ALLOWED	1,600 SPACES (2 SP/DWELLING UNIT)

COUNTY PARK	±5.0 ACRES
PARKING ALLOWED	40 SPACES (8 SP/1 ACRE)
EXIST. 100' POWER EASEMENT	±5.1 ACRES
PROPOSED CREEK PARKWAY	±25.3 ACRES
4-LANE PARKWAY, 60' R/W,	
TOTAL ±2.56 MILES LONG	
PROPOSED FAIRMHAW ROAD EXTENSION	±5.0 ACRES
3-LANE ROAD, 60' R/W	
TOTAL ±0.68 MILES LONG	
PROPOSED POWER EASEMENT ROAD	±4.1 ACRES
3-LANE ROAD, 60' R/W	
TOTAL ±0.37 MILES LONG	
LAND USE SUMMARY	
COMMERCIAL LAND USES	±146.4 ACRES (31.3%)
MUNICIPAL LAND USES	±77.8 ACRES (16.8%)
RESIDENTIAL LAND USES	±183.8 ACRES (39.5%)
OPEN SPACE	±74.3 ACRES (16.0%)
(C) ROAD DESIGNATED RIGHT-OF-WAY	±34.4 ACRES (7.4%)
TOTAL LAND AREA	±465.1 ACRES



SHEET **EX-1**



Legend

-  AX-22-06
-  RS
-  RMH
-  RM
-  RD
-  RA
-  R-4
-  R-3
-  R-2
-  R-1
-  PD
-  MU
-  MR2
-  MR1
-  M-2
-  M-1
-  DTRC
-  DTMU
-  CITY
-  C-3
-  C-2
-  C-1

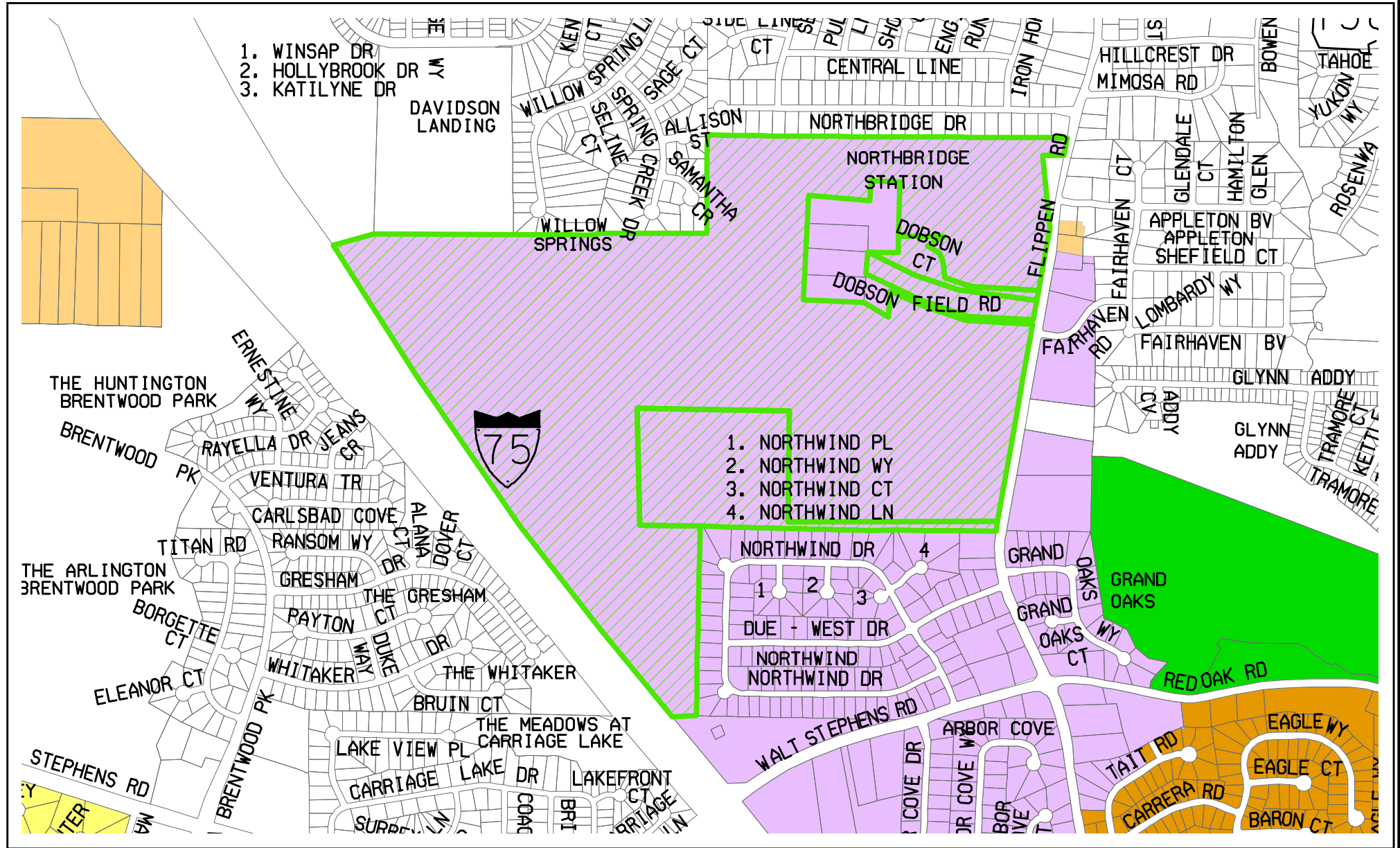


Scale: 1"= 1000'

Current Zoning Map

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

Future Land Use Map



AX-22-06

RR - Rural Residential

COM - Commercial

PRC - Park/Recreation/Conservation

FLU

LD - Low Density Residential

OI - Office Institutional

TCU - Transportation/Communication/Utilities

CITY

MD - Medium Density Residential

INDUS - Industrial

MX - Mixed Use

HD - High Density Residential

PI - Public/Institutional





City of Stockbridge

4640 North Henry Blvd. Stockbridge, GA 30281

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

September 29, 2022

VIA CERTIFIED MAIL

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

RE: Annexation Request Into City of Stockbridge – Flippen Road, Portion of Reeves Creek DRI Site

Please be advised that the City of Stockbridge has received an application for the annexation of property in unincorporated Henry County. The property includes three parcels consisting of 278 +/- total acres and parcels: #030-01004000; #030-01003001 (630 Flippen Road); and #030-01004008 (384 Flippen Road). The property previously comprised a portion of a larger site for DRI (Development of Regional Impact) Case #2996 and Rezoning Case #RZ-19-01, and it remains undeveloped. At this time, a new developer proposes to build a 1,361-unit mixed housing development on the site.

Staff has enclosed for your review, the annexation application, along with the companion Comprehensive Plan amendment and Rezoning applications. A new DRI application has been initiated, and its review process must be completed before the dates can be determined for the required Planning Commission and City Council meetings. Staff will inform your Office of the public hearing dates once they are set.

Please provide an official letter regarding Henry County's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please call me directly at 470-758-3417.

Best regards,

**Brecca R. Carter, Director
Community Development Department**

CC: Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Stephanie Braun, County Clerk
Toussaint Kirk, Planning Economic Development/Cluster

Attachments



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: 030-01004000 (no address); 030-01003001 (630 Flippen Road); 030-01004008 (384 Flippen Road)

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

LAND USE AND ZONING

County: Henry County Zoning Classification: MU (Mixed-Use)
Present Land Use: Undeveloped Requested Zoning Classification: PUD (Planned Unit Development)

PROPERTY OWNER

Name: See Attached Exhibits A and B

Mailing Address: _____

Telephone: (____) _____ Email: _____

Signature: _____ 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: Vista Residential Partners (c/o Dennis J. Webb, Jr.)

Mailing Address: 1105 West Peachtree Street, NE, Suite 1000, Atlanta, GA 30309

Telephone: (404) 815-3620 Email: dwebb@sgrlaw.com

Signature: _____ Date: _____

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.

N/A ☐ **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.

PETITION FOR
ANNEXATION

Exhibit A

**Property Owner Information and
Petition for Annexation**

RCVW Land LLC
c/o Michael Neyhart
2964 Peachtree Road, Suite 585
Atlanta, GA 30305
mn@vistarp.com
404-835-5778

030-01004000 (no address)
030-01003001 (630 Flippen Road)

RCVW Land LLC hereby affirms that it solely owns the above-referenced tax parcels and petitions that they be annexed into the City of Stockbridge, Henry County, Georgia.



RCVW Land LLC

By: Michael Neyhart
Its: Authorized Representative
Date: June 30, 2022

Sworn to and subscribed before me
this 30th day of June, 2022


NOTARY PUBLIC

Gabrielle Elizabeth Howard
NOTARY PUBLIC
Fulton County, GEORGIA
my commission expires
March 8, 2025

Exhibit B

**Property Owner Information and
Petition for Annexation**

Rodney S. Brown
384 Flippen Road
Stockbridge, GA 30281
Rodney78cl@gmail.com
770-696-8546

030-01004008 (384 Flippen Road)

I, Rodney S. Brown, hereby affirm that I solely own the above-referenced tax parcel and petition that it be annexed into the City of Stockbridge, Henry County, Georgia.

Rodney Brown
Rodney S. Brown

Date: June 30, 2022

Sworn to and subscribed before me
this 30th day of June, 2022

ARS
NOTARY PUBLIC

Steven H Ashby
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 06/22/2024

CONSENT OF OWNERS



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:

Vista Residential Partners (c/o Dennis J. Webb, Jr.)

Property Address: 030-01004000 (no address); 030-01003001 (630 Flippen Road)

Telephone: (404) 815-3620

Email: djwebb@sgrlaw.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: Michael Neyhardt

Date: June 30, 2022

Personally appeared before me

Michael Neyhardt

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

Gabrielle Elizabeth Howard
Notary Public

June 30, 2022
Date

(Affix Seal Here)

Gabrielle Elizabeth Howard
NOTARY PUBLIC
Fulton County, GEORGIA
my commission
expires March 8, 2025

Print



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

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

Name:

Vista Residential Partners (c/o Dennis J. Webb, Jr.)

Property Address: 030-01004008 (384 Flippen Road)

Telephone: (404) 815-3620

Email: djwebb@sgrlaw.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: Rodney Brown

Date: June 30, 2022

Personally appeared before me

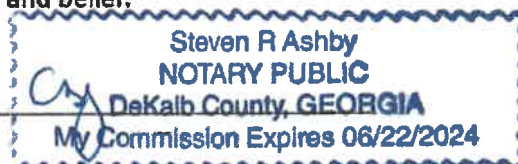
Rodney Brown

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

A. R.

Notary Public

6/30/2022
Date



(Affix Seal Here)

Print

SURVEY AND LEGAL DESCRIPTION



Planning & Engineering Collaborative
LAND SURVEYING & CONSTRUCTION - CIVIL ENGINEERING
1000 N. HARRIS ST. SUITE 100
DALLAS, TEXAS 75201
TEL: (214) 750-1234
WWW.PBC-ENG.COM

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

LAND LOT(S) 28, 38 & 39
DISTRICT 12th

HENRY COUNTY
GEORGIA

BOUNDARY EXHIBIT

DRAWN BY
CHECKED BY
DATE OF FIELD WORK N/A
SCALE
FILE NO. 2008.00
DATE 11/15/2017

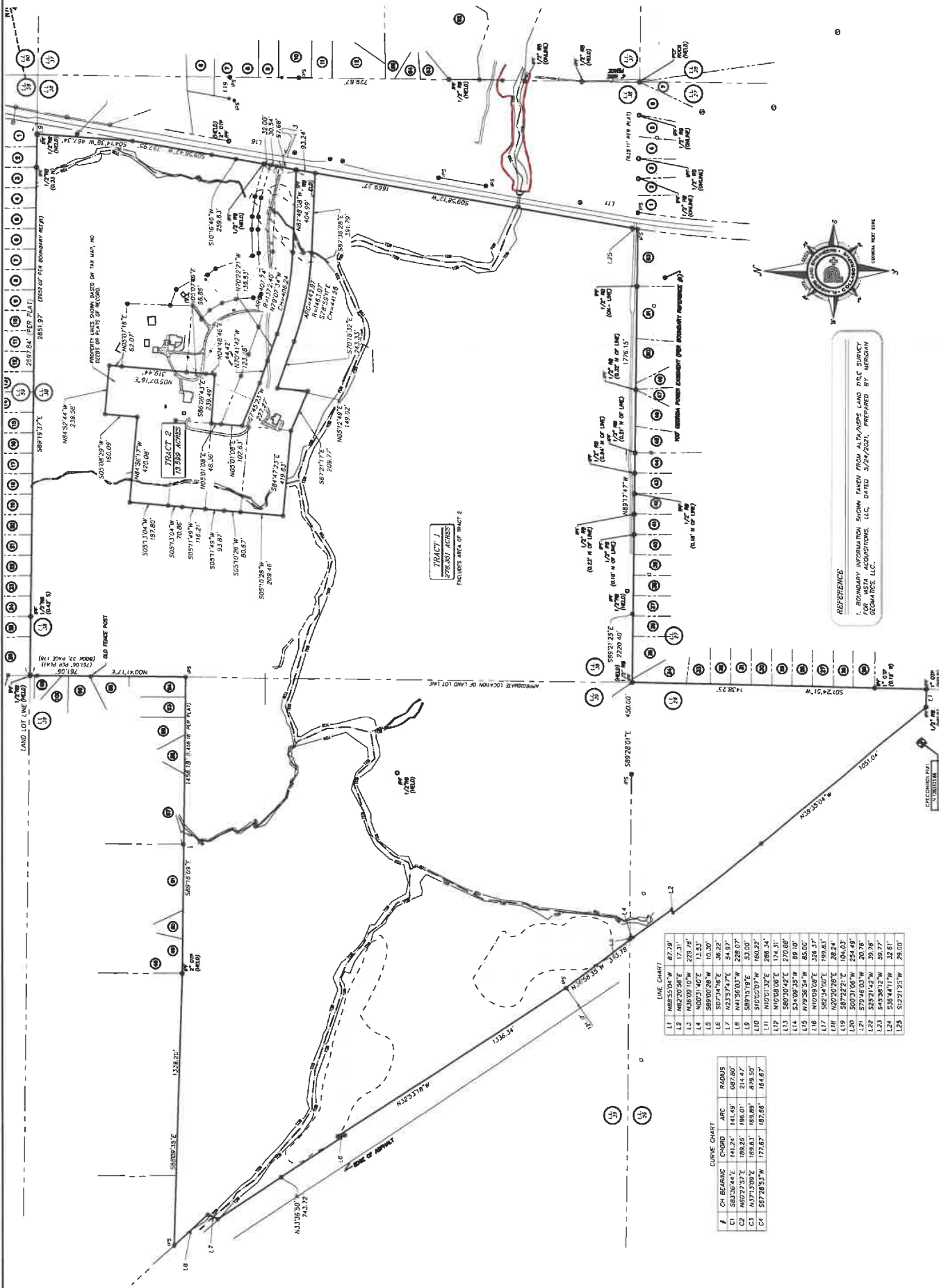


BOUNDARY INFORMATION SHOWN TAKEN FROM ATLANTIS LAND TITLE SURVEY
FOR ACCORDING, LLC, DATED 07-27-2017, PREPARED BY ATLANTIS
GEOMETRICS, LLC.

TRACT 1
28.350 ACRES
PRELIMINARY AREA OF TRACT 2

LINE	CHORD	ARC	RADIUS
1	N 89° 55' 00" E	87.32'	10.30'
2	N 89° 55' 00" E	87.32'	10.30'
3	N 89° 55' 00" E	87.32'	10.30'
4	N 89° 55' 00" E	87.32'	10.30'
5	N 89° 55' 00" E	87.32'	10.30'
6	N 89° 55' 00" E	87.32'	10.30'
7	N 89° 55' 00" E	87.32'	10.30'
8	N 89° 55' 00" E	87.32'	10.30'
9	N 89° 55' 00" E	87.32'	10.30'
10	N 89° 55' 00" E	87.32'	10.30'
11	N 89° 55' 00" E	87.32'	10.30'
12	N 89° 55' 00" E	87.32'	10.30'
13	N 89° 55' 00" E	87.32'	10.30'
14	N 89° 55' 00" E	87.32'	10.30'
15	N 89° 55' 00" E	87.32'	10.30'
16	N 89° 55' 00" E	87.32'	10.30'
17	N 89° 55' 00" E	87.32'	10.30'
18	N 89° 55' 00" E	87.32'	10.30'
19	N 89° 55' 00" E	87.32'	10.30'
20	N 89° 55' 00" E	87.32'	10.30'
21	N 89° 55' 00" E	87.32'	10.30'
22	N 89° 55' 00" E	87.32'	10.30'
23	N 89° 55' 00" E	87.32'	10.30'
24	N 89° 55' 00" E	87.32'	10.30'
25	N 89° 55' 00" E	87.32'	10.30'
26	N 89° 55' 00" E	87.32'	10.30'
27	N 89° 55' 00" E	87.32'	10.30'
28	N 89° 55' 00" E	87.32'	10.30'
29	N 89° 55' 00" E	87.32'	10.30'
30	N 89° 55' 00" E	87.32'	10.30'
31	N 89° 55' 00" E	87.32'	10.30'
32	N 89° 55' 00" E	87.32'	10.30'
33	N 89° 55' 00" E	87.32'	10.30'
34	N 89° 55' 00" E	87.32'	10.30'
35	N 89° 55' 00" E	87.32'	10.30'
36	N 89° 55' 00" E	87.32'	10.30'
37	N 89° 55' 00" E	87.32'	10.30'
38	N 89° 55' 00" E	87.32'	10.30'
39	N 89° 55' 00" E	87.32'	10.30'
40	N 89° 55' 00" E	87.32'	10.30'
41	N 89° 55' 00" E	87.32'	10.30'
42	N 89° 55' 00" E	87.32'	10.30'
43	N 89° 55' 00" E	87.32'	10.30'
44	N 89° 55' 00" E	87.32'	10.30'
45	N 89° 55' 00" E	87.32'	10.30'
46	N 89° 55' 00" E	87.32'	10.30'
47	N 89° 55' 00" E	87.32'	10.30'
48	N 89° 55' 00" E	87.32'	10.30'
49	N 89° 55' 00" E	87.32'	10.30'
50	N 89° 55' 00" E	87.32'	10.30'
51	N 89° 55' 00" E	87.32'	10.30'
52	N 89° 55' 00" E	87.32'	10.30'
53	N 89° 55' 00" E	87.32'	10.30'
54	N 89° 55' 00" E	87.32'	10.30'
55	N 89° 55' 00" E	87.32'	10.30'
56	N 89° 55' 00" E	87.32'	10.30'
57	N 89° 55' 00" E	87.32'	10.30'
58	N 89° 55' 00" E	87.32'	10.30'
59	N 89° 55' 00" E	87.32'	10.30'
60	N 89° 55' 00" E	87.32'	10.30'
61	N 89° 55' 00" E	87.32'	10.30'
62	N 89° 55' 00" E	87.32'	10.30'
63	N 89° 55' 00" E	87.32'	10.30'
64	N 89° 55' 00" E	87.32'	10.30'
65	N 89° 55' 00" E	87.32'	10.30'
66	N 89° 55' 00" E	87.32'	10.30'
67	N 89° 55' 00" E	87.32'	10.30'
68	N 89° 55' 00" E	87.32'	10.30'
69	N 89° 55' 00" E	87.32'	10.30'
70	N 89° 55' 00" E	87.32'	10.30'
71	N 89° 55' 00" E	87.32'	10.30'
72	N 89° 55' 00" E	87.32'	10.30'
73	N 89° 55' 00" E	87.32'	10.30'
74	N 89° 55' 00" E	87.32'	10.30'
75	N 89° 55' 00" E	87.32'	10.30'
76	N 89° 55' 00" E	87.32'	10.30'
77	N 89° 55' 00" E	87.32'	10.30'
78	N 89° 55' 00" E	87.32'	10.30'
79	N 89° 55' 00" E	87.32'	10.30'
80	N 89° 55' 00" E	87.32'	10.30'
81	N 89° 55' 00" E	87.32'	10.30'
82	N 89° 55' 00" E	87.32'	10.30'
83	N 89° 55' 00" E	87.32'	10.30'
84	N 89° 55' 00" E	87.32'	10.30'
85	N 89° 55' 00" E	87.32'	10.30'
86	N 89° 55' 00" E	87.32'	10.30'
87	N 89° 55' 00" E	87.32'	10.30'
88	N 89° 55' 00" E	87.32'	10.30'
89	N 89° 55' 00" E	87.32'	10.30'
90	N 89° 55' 00" E	87.32'	10.30'
91	N 89° 55' 00" E	87.32'	10.30'
92	N 89° 55' 00" E	87.32'	10.30'
93	N 89° 55' 00" E	87.32'	10.30'
94	N 89° 55' 00" E	87.32'	10.30'
95	N 89° 55' 00" E	87.32'	10.30'
96	N 89° 55' 00" E	87.32'	10.30'
97	N 89° 55' 00" E	87.32'	10.30'
98	N 89° 55' 00" E	87.32'	10.30'
99	N 89° 55' 00" E	87.32'	10.30'
100	N 89° 55' 00" E	87.32'	10.30'

CH	BEARING	CHORD	ARC	RADIUS
C1	S 82° 30' 44" E	141.24'	141.49'	687.80'
C2	N 60° 27' 57" E	188.25'	186.01'	214.47'
C3	N 37° 13' 09" E	168.83'	169.85'	879.50'
C4	S 57° 28' 53" W	172.67'	167.28'	184.67'



This drawing is the property of Planning & Engineering Collaborative and is not to be used for any other project without the written consent of Planning & Engineering Collaborative. All dimensions and bearings are as shown on this drawing.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar found at the Land Lot Corner common to Land Lots 26, 27, 38 & 39; thence South 01 degree 24 minutes 51 seconds West a distance of 1,438.25 feet to a point; thence North 88 degrees 55 minutes 4 seconds West a distance of 87.79 feet to a point on the northeasterly right-of-way line of Interstate 75 (Variable R/W); thence North 39 degrees 35 minutes 4 seconds West a distance of 1,051.04 feet to a point; thence 547.76 feet along an arc of a curve to the right, said curve having a radius of 11,291.16 feet and a chord bearing and distance of North 38 degrees 19 minutes 26 seconds West 547.71 feet to a point; thence North 62 degrees 20 minutes 56 seconds East a distance of 17.31 feet to a point; thence North 36 degrees 9 minutes 10 seconds West a distance of 229.76 feet to a point; thence North 0 degrees 31 minutes 40 seconds East a distance of 13.53 feet to a point; thence South 89 degrees 0 minutes 28 seconds West a distance of 10.30 feet to a point; thence North 36 degrees 58 minutes 35 seconds West a distance of 393.78 feet to a point; thence North 32 degrees 53 minutes 18 seconds West a distance of 1,336.34 feet to a point; thence South 7 degrees 34 minutes 16 seconds East a distance of 36.22 feet to a point; thence North 33 degrees 36 minutes 50 seconds West a distance of 743.72 feet to a point; thence North 23 degrees 57 minutes 47 seconds East a distance of 54.97 feet to a point; thence North 41 degrees 56 minutes 3 seconds West a distance of 228.07 feet to a point; thence leaving said right-of-way of I-75 South 88 degrees 9 minutes 35 seconds East a distance of 1,339.20 feet to a point; thence South 89 degrees 16 minutes 9 seconds East a distance of 1,456.18 feet to a point; thence North 0 degrees 41 minutes 17 seconds East a distance of 761.06 feet to a point; thence South 89 degrees 19 minutes 37 seconds East a distance of 2,651.97 feet to a point; thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point on the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line the following courses and distances: South 9 degrees 56 minutes 42 seconds West a distance of 397.95 feet to a point; thence South 10 degrees 16 minutes 46 seconds West a distance of 259.63 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 160.22 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 1,669.37 feet to a point; thence South 12 degrees 21 minutes 25 seconds West a distance of 29.00 feet to a point; thence leaving said right-of-way line North 89 degrees 21 minutes 25 seconds West a distance of 2,220.40 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 291.95 acres.

LESS AND EXCEPT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar at the intersection of the Land Lot line common to Land Lots 27 & 38 with the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line thence North 12 degrees 21 minutes 25 seconds East a distance of 29.00 feet to a

point; thence North 9 degrees 58 minutes 32 seconds East a distance of 1,576.17 feet to a point to a point and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line North 87 degrees 36 minutes 28 seconds West a distance of 391.79 feet to a point; thence 442.97 feet along an arc of a curve to the right, said curve having a radius of 1,463.07 feet and a chord bearing and distance of North 78 degrees 59 minutes 11 seconds West 441.28 feet to a point; thence North 70 degrees 18 minutes 32 seconds West a distance of 243.33 feet to a point; thence South 5 degrees 12 minutes 49 seconds West a distance of 149.02 feet to a point; thence North 67 degrees 21 minutes 17 seconds West a distance of 209.77 feet to a point; thence North 84 degrees 47 minutes 23 seconds West a distance of 419.83 feet to a point; thence North 5 degrees 10 minutes 26 seconds East a distance of 209.46 feet to a point; thence continue Northerly along said line, a distance of 80.67 feet; thence North 5 degrees 11 minutes 49 seconds East a distance of 93.87 feet to a point; thence continue Northerly along said line, a distance of 116.21 feet; thence North 5 degrees 13 minutes 4 seconds East a distance of 70.86 feet to a point; thence continue Northerly along said line, a distance of 187.80 feet; thence South 84 degrees 56 minutes 17 seconds East a distance of 420.08 feet to a point; thence North 5 degrees 8 minutes 29 seconds East a distance of 160.09 feet to a point; thence South 84 degrees 52 minutes 44 seconds East a distance of 239.58 feet to a point; thence South 5 degrees 7 minutes 16 seconds West a distance of 62.07 feet to a point; thence continue Southerly along said line, a distance of 319.44 feet; thence continue Southerly along said line, a distance of 96.86 feet; thence South 4 degrees 48 minutes 46 seconds West a distance of 44.42 feet to a point; thence North 86 degrees 9 minutes 43 seconds West a distance of 239.49 feet to a point; thence South 5 degrees 01 minute 8 seconds West a distance of 48.36 feet to a point; thence continue Southerly along said line, a distance of 102.63 feet; thence South 67 degrees 45 minutes 23 seconds East a distance of 227.27 feet to a point; thence South 70 degrees 41 minutes 42 seconds East a distance of 123.28 feet to a point; thence North 70 degrees 42 minutes 51 seconds West a distance of 8.72 feet to a point; thence South 70 degrees 22 minutes 21 seconds East a distance of 139.53 feet to a point; thence 407.74 feet along an arc of a curve to the left, said curve having a radius of 1,372.40 feet and a chord bearing and distance of South 79 degrees 7 minutes 34 seconds East 406.24 feet to a point; thence South 87 degrees 48 minutes 8 seconds East a distance of 404.99 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 93.24 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 13.599 acres.

THE RESULTING ACREAGE IS $291.95 - 13.599 = 278.351$

City of Stockbridge

Zoning Case Map 2022

Zoning Actions:
Annexation

Parcel Numbers:
030-01003001
030-01004008
030-01004000

Address/Location:
Flippen Road

Total Acres:
276.91

Parcel Zoned:
Henry County MU

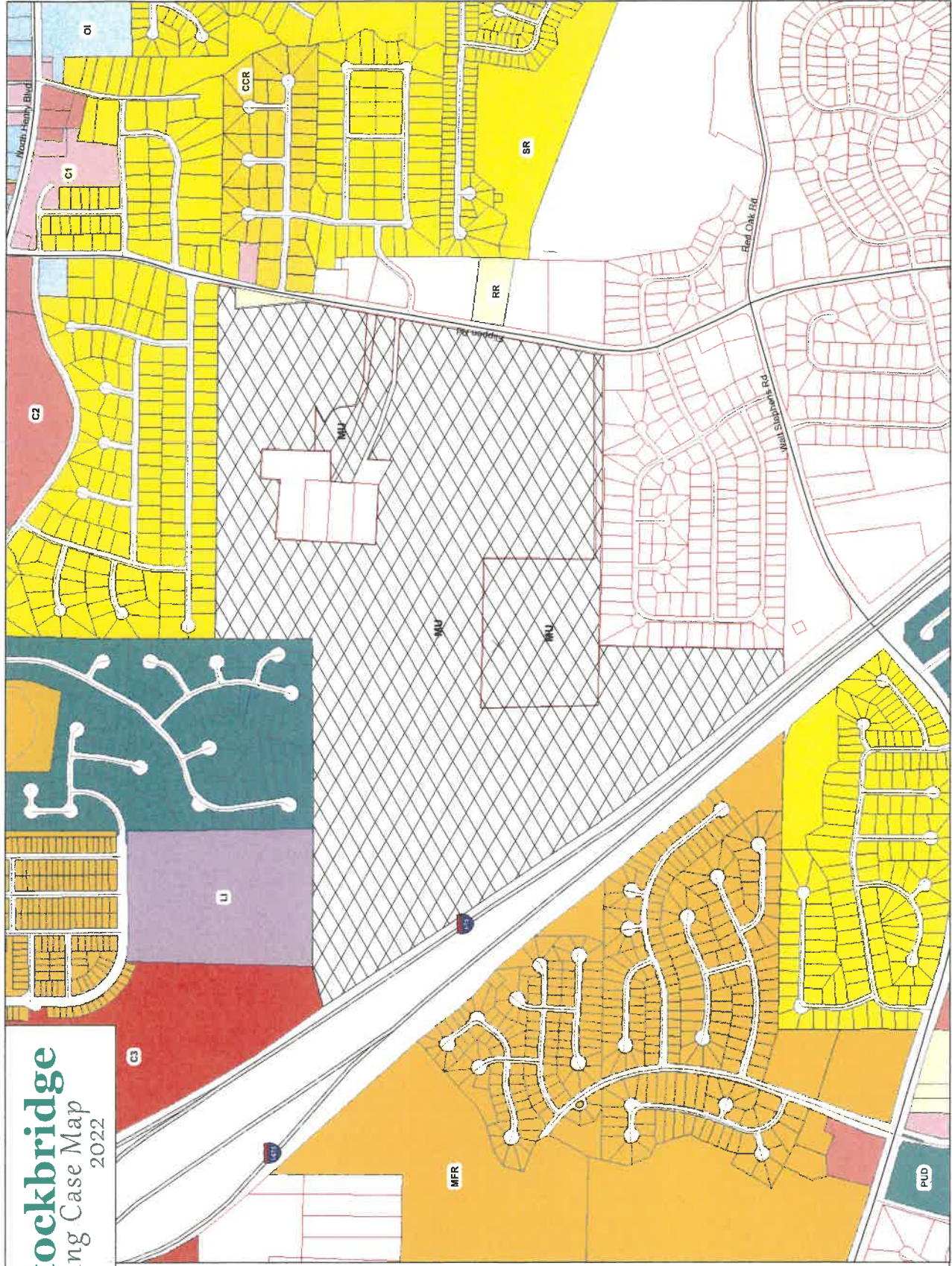
Overlay District:
Parkway Mixed Use

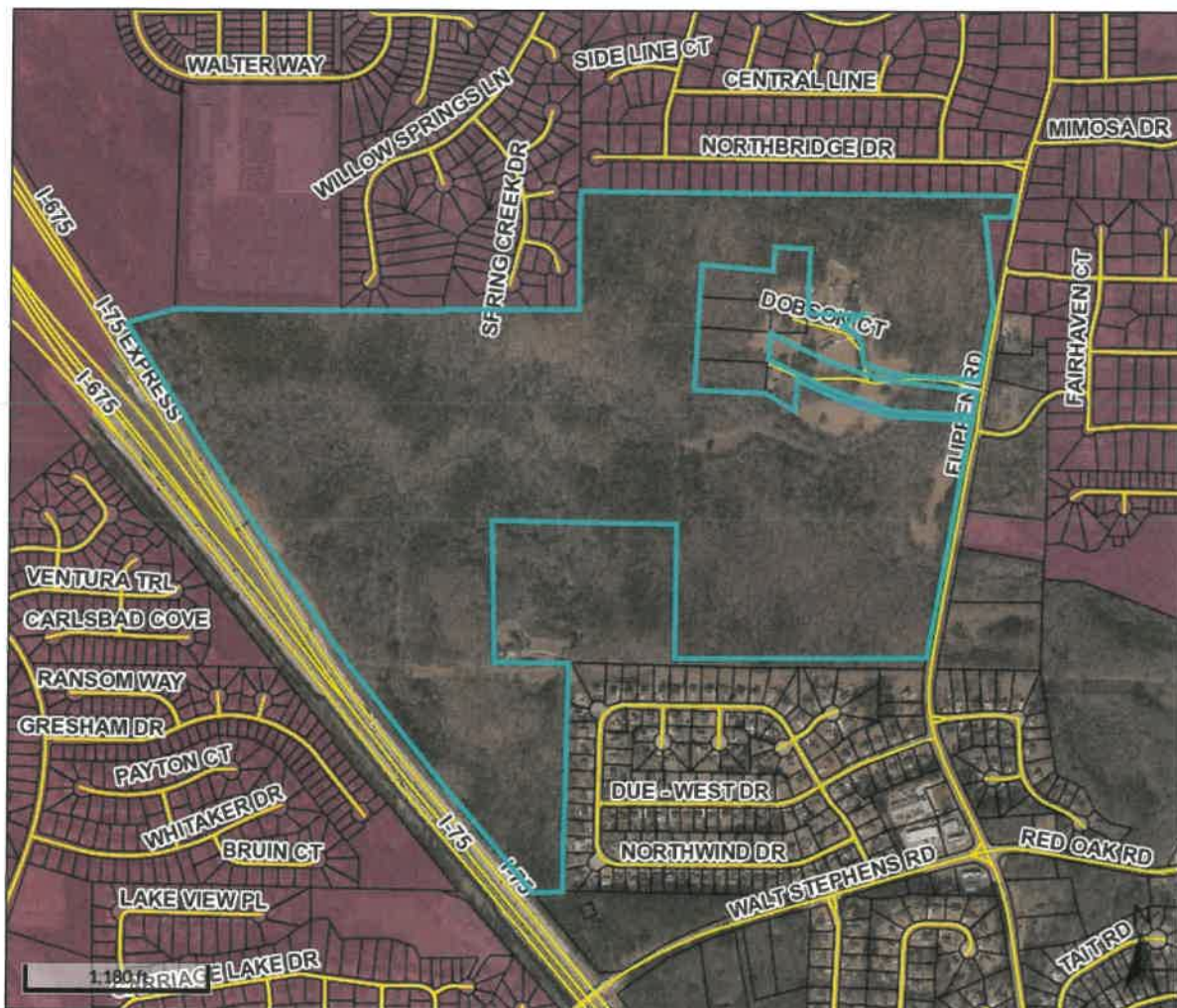
Current Zoning Adopted 03/14/22

- Zoning Districts**
- RR-Rural Residential
 - SR-Suburban Residential
 - CCR-City Center Residential
 - MFR-Mobile Family Residential
 - MHR-Mobile Home Residential
 - C1-Neighborhood Commercial
 - C2-General Commercial
 - C3-Heavy Commercial
 - OL-Office Institutional
 - DT-Downtown
 - LI-Light Industrial
 - HI-Heavy Industrial
 - PUD-Planned Unit Development
 - HC_Parcels_2022_Cropped

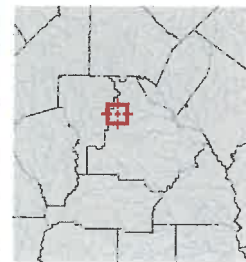


Created By: MD, 9/22/2022





Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	030-01004000	Class	R	Owner	RCVW LAND LLC	Land Value:	\$6,576,100	Last 2 Sales		
Property		Acreage	249.19	Address	2964 PEACHTREE RD	Building Value:	\$350,300	Date	Price	Reason
Address					STE 585	Misc Value:	\$1,900	10/26/2021	\$7,600,000	MULTI PARCEL
District	County/UnIncorp				ATLANTA GA 30305	Total Value:	\$6,928,300	2/13/1992	\$0	DOF ASSNT
										Qual
										U
										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: 9/7/2022

Last Data Uploaded: 9/7/2022 2:22:52 AM

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Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	030-01003001	Class	R	Owner	RCVW LAND LLC	Land	\$501,000				
Property	630 FLIPPEN RD	Acreage	24.97	Address	2964 PEACHTREE	Value:					
Address					RD STE 585	Building	\$249,000	Last 2 Sales			
District	County/UnIncorp				ATLANTA GA 30305	Value:		Date	Price	Reason	Qual
						Misc	\$0	1/22/2021	\$750,000	OTHER	U
						Value:		12/29/1995	\$0	FAMILY/GIFT	U
						Total	\$750,000				
						Value:					

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

Date created: 9/7/2022

Last Data Uploaded: 9/7/2022 2:22:52 AM

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Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	030-01004008	Class	R	Owner	BROWN RODNEY S	Land Value:	\$34,500				
Property Address	384 FLIPPEN RD	Acreage	2.75	Address	384 FLIPPEN RD	Building Value:	\$176,900				
District	County/UnIncorp				STOCKBRIDGE GA 30281	Misc Value:	\$0				
						Total Value:	\$211,400				
								Last 2 Sales			
								Date	Price	Reason	Qual
								9/8/2011	\$0	FAMILY/GIFT	U
								6/29/2011	\$86,500	CONTIGUOUS PROPERTY	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: 9/7/2022

Last Data Uploaded: 9/7/2022 2:22:52 AM

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GEOSPATIAL



Planners & Engineers Collaborative
1300 RICHMOND ST. N. SUITE 100
DALLAS, TEXAS 75201
PHONE: (214) 343-1234
WWW.PBC-LLC.COM
ADDITIONAL SERVICES: SURVEYING & CONSTRUCTION, WATER ENGINEERING, LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING
REV. DATE 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 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REVISIONS

REV	DATE	DESCRIPTION
1		
2		
3		
4		

LAND IN AGRICULTURE + ENGINEERING CONSULTANTS + CIVIL ENGINEERING
LAND SURVEYING + ENGINEERING CONSULTANTS + CIVIL ENGINEERING
LAND SURVEYING + ENGINEERING CONSULTANTS + CIVIL ENGINEERING
LAND SURVEYING + ENGINEERING CONSULTANTS + CIVIL ENGINEERING

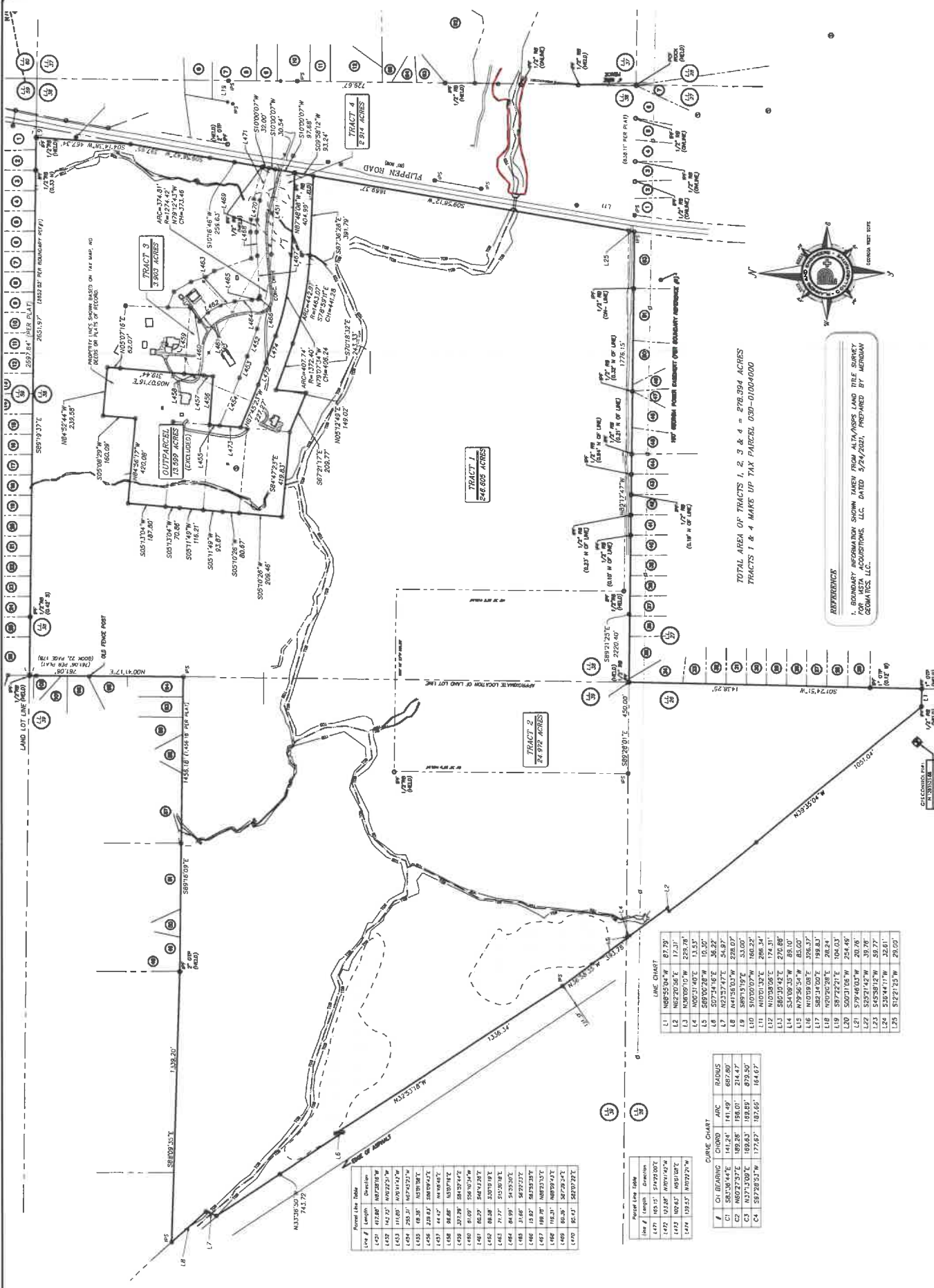
DATE OF FIELD WORK: N/A
SCALE: 1" = 100' (AS SHOWN)
DATE: 12/19/2023
FILE NO.: 20069.00
PROJECT: 20069.00
DRAWN BY: JRS

BOUNDARY EXHIBIT



REFERENCE:
1. BOUNDARY SURVEY SHOWN TIES FROM ALTA SURVEY LAND TIE SURVEY FOR THE HODGES TRACT, DATED 9/24/2021, PREPARED BY GEOMATICS, LLC.

TOTAL AREA OF TRACTS 1, 2, 3 & 4 = 276.394 ACRES
TRACTS 1 & 4 MAKE UP TAX PARCEL 030-01004000



LINE CHART		
LINE #	BEARING	DISTANCE
1	N 85° 55' 30" W	61.75'
2	N 85° 55' 30" W	61.75'
3	N 85° 55' 30" W	61.75'
4	N 85° 55' 30" W	61.75'
5	N 85° 55' 30" W	61.75'
6	N 85° 55' 30" W	61.75'
7	N 85° 55' 30" W	61.75'
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93	N 85° 55' 30" W	61.75'
94	N 85° 55' 30" W	61.75'
95	N 85° 55' 30" W	61.75'
96	N 85° 55' 30" W	61.75'
97	N 85° 55' 30" W	61.75'
98	N 85° 55' 30" W	61.75'
99	N 85° 55' 30" W	61.75'
100	N 85° 55' 30" W	61.75'

CURVE CHART		
CH	BEARING	RADIUS
C1	S 85° 55' 30" W	61.75'
C2	N 85° 55' 30" W	61.75'
C3	N 85° 55' 30" W	61.75'
C4	N 85° 55' 30" W	61.75'

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LEGAL DESCRIPTION
TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar found at the Land Lot Corner common to Land Lots 26, 27, 38 & 39; thence South 01 degree 24 minutes 51 seconds West a distance of 1,438.25 feet to a point; thence North 88 degrees 55 minutes 4 seconds West a distance of 87.79 feet to a point on the northeasterly right-of-way line of Interstate 75 (Variable R/W); thence North 39 degrees 35 minutes 4 seconds West a distance of 1,051.04 feet to a point; thence 547.76 feet along an arc of a curve to the right, said curve having a radius of 11,291.16 feet and a chord bearing and distance of North 38 degrees 19 minutes 26 seconds West 547.71 feet to a point; thence North 62 degrees 20 minutes 56 seconds East a distance of 17.31 feet to a point; thence North 36 degrees 9 minutes 10 seconds West a distance of 229.76 feet to a point; thence North 0 degrees 31 minutes 40 seconds East a distance of 13.53 feet to a point; thence South 89 degrees 0 minutes 28 seconds West a distance of 10.30 feet to a point; thence North 36 degrees 58 minutes 35 seconds West a distance of 393.78 feet to a point; thence North 32 degrees 53 minutes 18 seconds West a distance of 1,336.34 feet to a point; thence South 7 degrees 34 minutes 16 seconds East a distance of 36.22 feet to a point; thence North 33 degrees 36 minutes 50 seconds West a distance of 743.72 feet to a point; thence North 23 degrees 57 minutes 47 seconds East a distance of 54.97 feet to a point; thence North 41 degrees 56 minutes 3 seconds West a distance of 228.07 feet to a point; thence leaving said right-of-way of I-75 South 88 degrees 9 minutes 35 seconds East a distance of 1,339.20 feet to a point; thence South 89 degrees 16 minutes 9 seconds East a distance of 1,456.18 feet to a point; thence North 0 degrees 41 minutes 17 seconds East a distance of 761.06 feet to a point; thence South 89 degrees 19 minutes 37 seconds East a distance of 2,651.97 feet to a point; thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point on the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line the following courses and distances: South 9 degrees 56 minutes 42 seconds West a distance of 397.95 feet to a point; thence South 10 degrees 16 minutes 46 seconds West a distance of 259.63 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 32.00 feet to a point; thence leaving said right-of-way line of Flippen Road North 74 degrees 25 minutes 0 seconds West a distance of 165.15 feet to a point; thence North 82 degrees 7 minutes 22 seconds West a distance of 95.43 feet to a point; thence North 87 degrees 39 minutes 54 seconds West a distance of 60.36 feet to a point; thence South 88 degrees 9 minutes 43 seconds West a distance of 116.31 feet to a point; thence South 86 degrees 25 minutes 15 seconds West a distance of 199.76 feet to a point; thence North 63 degrees 55 minutes 35 seconds West a distance of 15.92 feet to a point; thence North 6 degrees 22 minutes 33 seconds West a distance of 31.66 feet to a point; thence North 4 degrees 55 minutes 50 seconds West a distance of 84.99 feet to a point; thence North 15 degrees 30 minutes 18 seconds West a distance of 71.77 feet to a point; thence North 30 degrees 10 minutes 19 seconds West a distance of 69.58 feet to a point; thence North 46 degrees 43 minutes 26 seconds West a distance of 60.22 feet to a point; thence North 56 degrees 10 minutes 34 seconds East a distance of 81.09 feet to a point; thence North 84 degrees 52 minutes 44 seconds West a distance of 327.13 feet to a point; thence North 5 degrees 7 minutes 16 seconds East a distance of 319.47 feet to a point; thence North 5 degrees 7 minutes 16 seconds East a distance of 62.07 feet; thence North 84 degrees 52 minutes 44 seconds West a distance of 239.58 feet to a point; thence South 5 degrees 8 minutes 29 seconds West a distance of 160.09 feet to a point; thence North 84 degrees 56 minutes 17 seconds West a distance of 420.08 feet to a point; thence South 5 degrees 13 minutes 4 seconds West a distance of 187.80 feet to a point; thence South 5 degrees 13 minutes 4 seconds West, a distance of 70.86 feet; thence South 5 degrees 11 minutes 49 seconds West a distance of 116.21 feet to a point; thence continue Southerly along said line, a distance of 93.87 feet; thence South 5 degrees 10 minutes 26 seconds West a distance of 80.67 feet to a point; thence South 5 degrees 10 minutes 26 seconds West, a distance of 209.46 feet; thence South 84 degrees 47 minutes 23 seconds East a distance of 419.83 feet to a point; thence South 67 degrees 21 minutes 17 seconds East a

distance of 209.77 feet to a point; thence North 5 degrees 12 minutes 49 seconds East a distance of 149.02 feet to a point; thence South 70 degrees 18 minutes 32 seconds East a distance of 243.33 feet to a point; thence 442.97 feet along an arc of a curve to the left, said curve having a radius of 1,463.07 feet and a chord bearing and distance of South 78 degrees 59 minutes 11 seconds East 441.28 feet to a point; thence South 87 degrees 36 minutes 28 seconds East a distance of 391.79 feet to a point; thence South 9 degrees 58 minutes 32 seconds West a distance of 1,576.17 feet to a point; thence North 89 degrees 19 minutes 44 seconds West a distance of 1,776.78 feet to a point; thence North 0 degrees 39 minutes 26 seconds East a distance of 1,120.90 feet to a point; thence North 89 degrees 18 minutes 23 seconds West a distance of 899.50 feet to a point; thence South 0 degrees 39 minutes 26 seconds West a distance of 1,150.90 feet to a point; thence South 89 degrees 20 minutes 58 seconds East a distance of 450.00 feet to a point and the POINT OF BEGINNING.

Said tract containing 246.605 acres.

TOGETHER WITH
TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 26, 38 & 39, 12TH DISTRICT, HENRY COUNTY, GEORGIA, AND AS SHOWN ON THAT ALTA/ACSM LAND TITLE SURVEY FOR FIRST AMERICAN TITLE INSURANCE COMPANY, VISTA ACQUISITIONS, LLC AND RCVW LAND PREPARED BY MERIDIAN GEOMATICS, LLC, DATED MAY 24, 2021 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A ½" REBAR FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 26, REBAR FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 26, 27, 38 & 39, THENCE, NORTH 89° 28' 01" WEST FOR A DISTANCE OF 450.00 FEET TO A POINT; THENCE, NORTH 00° 34' 04" EAST FOR A DISTANCE OF 1150.90 FEET TO A TO A ½" REBAR FOUND; THENCE, SOUTH 89° 25' 46" EAST FOR A DISTANCE OF 899.87 FEET TO A TO A ½" REBAR FOUND; THENCE, SOUTH 00° 33' 08" WEST FOR A DISTANCE OF 1120.90 REBAR FOUND; THENCE, SOUTH 00° 33' 08" WEST FOR A DISTANCE OF 1120.90 FEET TO A TO A ½" REBAR FOUND; THENCE, SOUTH 89° 17' 47" EAST FOR A DISTANCE OF REBAR FOUND; THENCE, SOUTH 89° 17' 47" EAST FOR A DISTANCE OF 1776.15 FEET TO A TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF FLIPPEN ROAD (80' RIGHT-OF-WAY); THENCE, ALONG SAID FLIPPEN ROAD RIGHT-OF-WAY SOUTH 12° 21' 25" WEST FOR A DISTANCE OF 29.00 FEET TO A POINT; THENCE LEAVING SAID FLIPPEN ROAD RIGHT-OF-WAY, NORTH 89° 21' 25" WEST A DISTANCE OF 2220.40 FEET TO THE POINT OF BEGINNING.

SAID LAND, TRACT OR PARCEL CONTAINS 24.972 ACRES MORE OR LESS.

TOGETHER WITH
TRACT 3

TO FIND THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF FLIPPEN ROAD (80' RIGHT-OF-WAY) AND THE LAND LOT LINE COMMON TO LAND LOTS 38 & 59, thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point; thence South 10 degrees 4 minutes 37 seconds West a distance of 657.57 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 32.00 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING; thence SOUTH 10° 00' 07" WEST FOR A DISTANCE OF 30.54 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 87° 38' 16" WEST FOR A DISTANCE OF 417.98 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1274.42 FEET, AN ARC DISTANCE OF 389.81 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 79° 12' 43" WEST FOR A DISTANCE OF 373.46 FEET TO A POINT; THENCE, NORTH 70° 22' 21" WEST FOR A DISTANCE OF 140.33 FEET TO A POINT; THENCE, NORTH 70° 41' 42" WEST FOR A DISTANCE OF 111.80

FEET TO A POINT; THENCE, NORTH 67° 45' 23" WEST FOR A DISTANCE OF 255.31 FEET TO A POINT; THENCE, NORTH 05° 01' 08" EAST FOR A DISTANCE OF 48.35 FEET TO A POINT; THENCE, SOUTH 86° 09' 43" EAST FOR A DISTANCE OF 239.63 FEET TO A POINT; THENCE, NORTH 04° 48' 46" EAST FOR A DISTANCE OF 44.42 FEET TO A POINT; THENCE, NORTH 05° 07' 16" EAST FOR A DISTANCE OF 96.86 FEET TO A POINT; THENCE, SOUTH 84° 52' 44" EAST FOR A DISTANCE OF 327.29 FEET TO A POINT; THENCE, SOUTH 56° 10' 34" WEST FOR A DISTANCE OF 81.09 FEET TO A POINT; THENCE, SOUTH 46° 43' 26" EAST FOR A DISTANCE OF 60.22 FEET TO A POINT; THENCE, SOUTH 30° 10' 19" EAST FOR A DISTANCE OF 69.58 FEET TO A POINT; THENCE, SOUTH 15° 30' 18" EAST FOR A DISTANCE OF 71.77 FEET TO A POINT; THENCE, SOUTH 04° 55' 50" EAST FOR A DISTANCE OF 84.99 FEET TO A POINT; THENCE, SOUTH 06° 22' 33" EAST FOR A DISTANCE OF 31.66 FEET TO A POINT; THENCE, SOUTH 63° 55' 35" EAST FOR A DISTANCE OF 15.92 FEET TO A POINT; THENCE, NORTH 86° 25' 15" EAST FOR A DISTANCE OF 199.76 FEET TO A POINT; THENCE, NORTH 88° 09' 43" EAST FOR A DISTANCE OF 116.31 FEET TO A POINT; THENCE, SOUTH 87° 39' 54" EAST FOR A DISTANCE OF 60.36 FEET TO A POINT; THENCE, SOUTH 82° 07' 22" EAST FOR A DISTANCE OF 95.43 FEET TO A POINT; THENCE SOUTH 74° 25' 00" EAST A DISTANCE OF 165.15 FEET TO THE POINT OF BEGINNING.

SAID LAND, TRACT OR PARCEL CONTAINS 3.903 ACRES MORE OR LESS.

TOGETHER WITH
TRACT 4

TO FIND THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF FLIPPEN ROAD (80' RIGHT-OF-WAY) AND THE LAND LOT LINE COMMON TO LAND LOTS 38 & 59, thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point; thence South 10 degrees 4 minutes 37 seconds West a distance of 657.57 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 32.00 feet to a point; thence SOUTH 10° 00' 07" WEST FOR A DISTANCE OF 30.54 FEET TO A POINT and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING; thence South 10 degrees 0 minutes 7 seconds West a distance of 97.66 feet to a point; thence leaving said right-of-way of Flippen Road North 87 degrees 48 minutes 8 seconds West a distance of 404.84 feet to a point; thence 407.74 feet along an arc of a curve to the right, said curve having a radius of 1,372.40 feet and a chord bearing and distance of North 79 degrees 7 minutes 34 seconds West 406.24 feet to a point; thence North 70 degrees 22 minutes 21 seconds West a distance of 140.05 feet to a point; thence North 70 degrees 41 minutes 42 seconds West a distance of 114.04 feet to a point; thence North 67 degrees 45 minutes 23 seconds West a distance of 227.27 feet to a point; thence North 5 degrees 01 minute 8 seconds East a distance of 102.50 feet to a point; thence South 67 degrees 45 minutes 23 seconds East a distance of 254.97 feet to a point; thence South 70 degrees 41 minutes 42 seconds East a distance of 111.80 feet to a point; thence South 70 degrees 22 minutes 51 seconds East a distance of 143.73 feet to a point; thence 374.82 feet along an arc of a curve to the left, said curve having a radius of 1,274.42 feet and a chord bearing and distance of South 79 degrees 12 minutes 43 seconds East 373.47 feet to a point; thence South 87 degrees 38 minutes 16 seconds East a distance of 417.97 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 2.914 acres

TOTAL ACREAGE BEING = 278.394 ACRES

Rezoning Application

City of Stockbridge, Georgia



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

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

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

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

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

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division
Community Development Department

REZONING APPLICATION CHECKLIST

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

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK/INITIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application. (by appointment only)	✓
Application Form	1	1. Signed and notarized by owner. Original signature 2. In lieu of owner's signature, applicant has signed and notarized a copy of a "Contract", "Power of Attorney" or "Lease."	✓
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application, and must be notarized .	✓
Letter of Ownership	01	Letter stating that the owner is aware of the rezoning request and owns the property in question.	✓
Letter of Intent	1	Must clearly state the proposed use and development intent.	✓
Site Plans (24 x 36) and (11 x 17)	1 10	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and the proposed lot layout.	✓
Survey Plat (8 ½ x 11) Or (11 x 17)	1	Subject Property, prepared and sealed <i>within the last five years</i> by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	✓
Water and sewer availability letter	1	This letter must accompany the application at the time of submittal. It should state that water and sewer are available to serve the property, or such services can be extended to the site. Please obtain the letter from the appropriate office which serves the property, such as Henry County Water Authority, City of Stockbridge Public Works Department, or a Clayton County office.	✓
Form from the Health Department	1	This letter must accompany the application at the time of submittal <i>(Only needed if property is not on sewer)</i> .	

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant Vista Residential Partners (c/o Dennis J. Webb, Jr.) Phone: (404) 815-36 20 Date: _____

Address Applicant: 1105 W. Peachtree St., NE, Suite 1000 Fax _____ Cell # (404) 81536 20

City: Atlanta State: GA Zip: 30309 E-mail: djwebb@sgrlaw.com

Name of Agent Dennis J. Webb, Jr. Phone: (404) 8 15-36 20 Date: _____

Address Agent: 1105 W. Peachtree St., NE, Suite 1000 Fax _____ Cell # (404) 8 15 -36 20

City: Atlanta State: GA Zip: 30309 E-mail: djwebb@sgrlaw.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A REZONING OF THE PROPERTY.

Rezoning being requested MU (Mixed-Use) (Henry County: RZ-19-01) to
PUD (Planned Unit Development) (City of Stockbridge)

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

Address of Property: 030-0100400 (no address); 630 Filppen Road; 384 Filppen Road

Nearest intersection to the property: Falhaven Road
(Street Address)

Size of Tract: 278.4 acre(s), Land Lot Number(s): 26, 38 & 39, District(s): 1 2

Property Tax Parcel Number(s): 030-01004000; 030-01003001; 030-01004008 (Required)

Witness' Signature

Cathy M. Ellington
Printed Name of Witness

Notary

NOTARY STAMP:

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 8/16/25

Signature of Applicant

Michael Naylor
Printed Name of Applicant

Signature of Agent



(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

Pre-Application Form

[To be completed by City Staff,
prior to and during the meeting]

PRE-APPLICATION FORM

DATE June 7, 2022

APPLICANT: Vista Residential Partners

TYPE OF APPLICATION: Rezoning/Comp Plan Amendment

PROPERTY ADDRESS: 030-01004000 (no address); 630 Flippen Road; 384 Flippen Road

DISTRICT: 12 **LAND LOT(S):** 26 38 & 39 **PARCEL I.D.(S):** 030-01004000; 030-01003001; 030-01004008

CURRENT ZONING: MU (Mixed-Use) (Henry County: RZ-19-01)

PROPOSED ZONING: PUD (Planned Unit Development)

FUTURE LAND USE MAP DESIGNATION: Mixed Use (Henry County)

REQUEST / ITEMS DISCUSSED:

The Applicant discussed the proposed development, which is a mixed residential development consisting of ± 1,361 units/lots and comprised of multi-family, townhome and single-family detached units. The parties discussed the zoning history of the site in Henry County, the Applicant's intent to annex and rezone the property into the City of Stockbridge and potential Stockbridge zoning districts. We also discussed roadway and pedestrian connectivity, open space and sewer issues.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

ZONING OF ADJACENT PROPERTIES:

NORTH: R-D SOUTH: PD/C-1 EAST: MU (Henry) WEST: I-75 ROW

PREVIOUS REZONING REQUESTS ON THE PROPERTY AND IN THE AREA,

INCLUDING SURROUNDING SUBDIVISIONS: The Subject Property was part of a larger tract originally rezoned from RA (Residential-Agricultural) to MU (Mixed-Use) by Henry County (RZ-19-01).

MEETING ATTENDANTS:

Ryan Anderson	_____	(Name and Signature)
Den Webb	_____ <i>dw</i>	(Name and Signature)
Michael Neyhart	_____ <i>mn</i>	(Name and Signature)
Ken Wood	_____ <i>kw</i>	(Name and Signature)

PLEASE NOTE:

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

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

Procedures

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

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

The City of Stockbridge Planning Commission meets on the 4th Thursday of each month (except for holidays) to hear requests. Please contact the Planning and Zoning Office to obtain a copy of the schedule.

Notes

Contacts

City of Stockbridge Planning and Zoning Division
Community Development Department
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (770) 389-7900

City of Stockbridge Building Services
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (678) 833-3314

City of Stockbridge Business Services Office
Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, GA 30281
Tel. (678) 833-3302

City of Stockbridge Code Enforcement Office
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (678) 833-3321

City of Stockbridge Public Works Department >>>>>>>>>> Water Department tel.: (770) 474-1232
Stockbridge Public Works Building Sewer Department tel.: (678) 833-3301
321 Taylor Drive
Stockbridge, GA 30281

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

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

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

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

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

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

Disclosures

10/20/2023 10:00 AM

Applicant Campaign Disclosure Form

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

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

Yes _____ No ✓

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 26th day of July, 2022

Rodney S. Brown
Applicant's Name - Printed

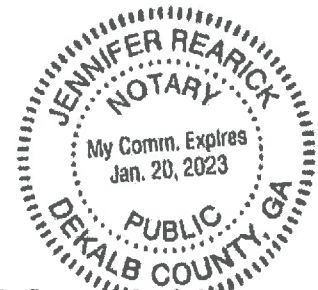
Rodney Brown
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26th day of July, 2022

Jennifer Reauck
Notary Public



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

Applicant Campaign Disclosure Form

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

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

Yes _____ No ✓

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 27th day of July, 2022

RCVW Land LLC
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of July, 2022

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25

[Signature]
Notary Public

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

Applicant Campaign Disclosure Form

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

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

Yes _____ No ✓

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 27th day of July, 2022

Vista Residential Partners

Applicant's Name - Printed



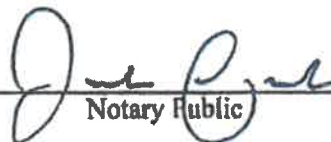
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of July, 2022

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25


Notary Public

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

Applicant Campaign Disclosure Form

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

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

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____

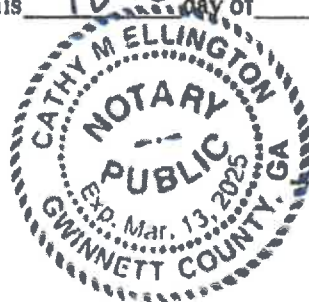
Applicant's Name - Printed _____

Signature of Applicant/Property Owner/Agent _____

Dennis J. Webb, Jr, Smith, Gambrell & Russell, LLP.
Applicant's Attorney, if applicable - Printed _____

Signature of Applicant's Attorney, if applicable _____

Sworn to and subscribed before me this 18th day of August, 2022



Cathy M. Ellington
Notary Public

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

Applicant Campaign Disclosure Form

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

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

Yes _____ No X

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____

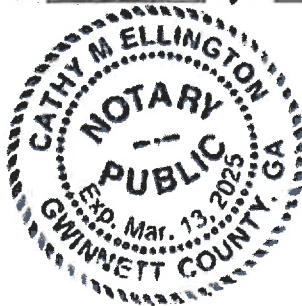
Applicant's Name - Printed _____

Signature of Applicant/Property Owner/Agent _____

Kathryn M. Zickert, Smith, Gambrell & Russell, LLP
Applicant's Attorney, if applicable - Printed _____

Kathryn M Zickert
Signature of Applicant's Attorney, if applicable _____

Sworn to and subscribed before me this 18th day of August, 2022.



Cathy M. Ellington
Notary Public _____

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

Applicant Campaign Disclosure Form

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

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

Yes _____ No X

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____

Applicant's Name -Printed

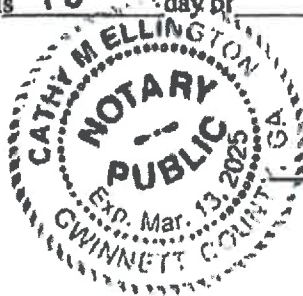
Signature of Applicant/Property Owner/Agent

J. Alexander Brock, Smith, Gambrell & Russell, LLP

Applicant's Attorney, if applicable -Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18th day of August, 2022



Notary Public

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

Letter of Ownership

Letter of Ownership

Rodney S. Brown
384 Flippen Road
Stockbridge, GA 30281
Rodney78cl@gmail.com
770-696-8546

030-01004008 (384 Flippen Road)

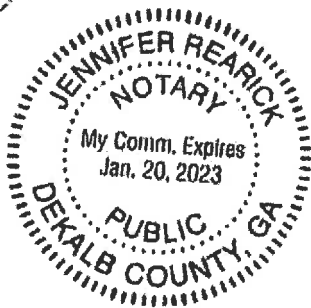
I, Rodney S. Brown, hereby affirm that I solely own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced property and consent to same.


Rodney S. Brown

Date: 7-26-2022

Sworn to and subscribed before me
this 26th day of July, 2022


NOTARY PUBLIC



8CR/39827914.1

Letter of Ownership

RCVW Land LLC
c/o Michael Neyhart
2964 Peachtree Road, Suite 585
Atlanta, GA 30305
mn@vistarp.com
404-835-5778

030-01004000 (no address)
030-01003001 (630 Flippen Road)

RCVW Land LLC hereby affirms that it solely owns the above-referenced tax parcels. RCVW Land LLC also acknowledges that it is aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced properties and consents to same.



RCVW Land LLC

By: Michael Neyhart

Its: Authorized Representative

Date: July 27th 2022

Sworn to and subscribed before me
this 27th day of July, 2022


NOTARY PUBLIC

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 5/16/25

Statement of Intent

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the
Rezoning
And
Future Land Use Map Amendment Applications

of

VISTA RESIDENTIAL PARTNERS

for

± 278.4 Acres of Land
located in
Land Lots 26, 38 and 39,
12th District, Henry County

REZONE: MU (Henry County) to PUD

FLUMA: Mixed Use (Henry County) to HDR

Submitted for Applicant by:

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

The Applicant has filed an application to annex $\pm$ 278.4 acres of land located in Land Lots 26, 38 and 39, 12th District of Henry County (the “Subject Property”), from unincorporated Henry County into the City of Stockbridge. Contemporaneously, the Applicant files this request to (a) rezone the Subject Property from its current Henry County zoning designation, MU (Mixed-Use), to the Stockbridge designation of PUD (Planned Unit Development) and (b) amend the Future Land Use Map designation for the Subject Property from Mixed Use (Henry County) to HDR (High Density Residential) under the City of Stockbridge’s Comprehensive Plan.

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, $\pm$ 436.3 acre tract (the “Master Development Tract”). The Master Development Tract has been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments (four-stories), townhomes, duplexes, senior-living (four-stories) and single-family detached), three four-story hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development”).¹ The gross residential density approved was 10.15 units per acre. While the Master Mixed-Use Development has not yet been constructed, the underlying zoning approval remains valid.

The Subject Property represents the residential component of the Master Mixed-Use Development. Through this application, the Applicant proposes less intensity than originally

¹ As part of the zoning process, the Master Mixed-Use Development was also reviewed as a Development of Regional Impact (“DRI”) and approved (DRI 2996 Reeves Creek (October 3, 2019)).

approved. Specifically, it plans a total of 1,361 units, as opposed to the 1,643 originally approved, at a gross density of 4.89 units per acre. The dwellings will be spread among multifamily units (660), townhome units (191), senior-living units (172) and single-family detached units (338).

The development proposed for the Subject Property has been thoughtfully designed. For example, the more intense multi-family uses are concentrated in the center of the site and the townhome units clustered along the I-75 frontage. Single family detached units and senior living units have been placed at the outer edges of the development, serving as a transition and step-down in intensity to the existing uses to the north and south. Further, the development has been devised to maximize use of the natural environment. The Subject Property is bisected by Reeves Creek. The development activates this natural amenity and puts a premium on open space, providing ± 71.23 acres or $\pm 25.6\%$ of the total land area. Similarly, the development has been planned to promote pedestrian connectivity by offering an extensive sidewalk network throughout. Finally, requisite parking has been provided.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code ("UDC"), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). To the Applicant's knowledge, no other rezoning applications have been filed concerning the Subject Property.

III. IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, the Subject Property is currently located in unincorporated Henry County. The development proposed is consistent with the Future Land Use Map ("FLUM") designation in that jurisdiction, which is "Mixed-Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR (High Density Residential). The proposed development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, singles, and small families;
- Creating appropriate residential types to ensure that seniors can age in place;
- Reducing the impact of new development through the preservation of greenspace;
- Supporting increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density; and
- Creating a "sense of place" for the community.

Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37-39.

In addition, the HDR designation is compatible with character area designations adjacent and nearby (i.e. there is "Low Density Vertical Mixed-Use" to the North, "Medium Density Vertical Mixed-Use" and "High Density Residential" to the South and "High Density Residential" to the East). Finally, the Subject Property is included within the City's proposed Annexation Map. Hence, the City has chosen to annex the Subject Property with full knowledge

of the entitlements currently in place and an obligation to maintain the allowed uses (*See, e.g., UDC at § 9.8*).

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. The requested rezoning will simply allow the Subject Property to be brought into the City of Stockbridge with an analogous zoning district, as required by City Ordinance (*See, e.g., UDC at § 9.8*).

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Master Mixed-Use Development has already been approved and can be developed now as-of-right. Hence, any potential impacts on the zoning district, the property, the neighborhood and the community have been considered, have been endorsed and are imminent. It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property comprises ± 278.4 acres and consists of a mixed-residential development designed to accommodate a diverse range of residents, including single-persons, families and senior citizens, and to provide a variety of housing types. Hence, the Subject Property has been designed in essence as a stand-alone district. It is also adjacent to properties with compatible and complimentary designations on the City's FLUM ("Low Density Vertical

Mixed-Use” (North); “Medium Density Vertical Mixed-Use” and “High Density Residential” (South) and “High Density Residential” (East)).

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The Master Mixed-Use Development has already been approved. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City’s future development desires for the properties that surround it, as indicated on the City’s FLUM.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Please see C, D and E above.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern development that diversifies the housing stock available and advances a number of goals outlined in the City’s Comprehensive Plan. *See, e.g., Comp Plan at pp. 37-39.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

This application will be reviewed as a DRI. Hence, impacts to water, sewer, public facilities and public services will be evaluated and mitigation, if necessary, required. The Applicant notes, however, that it has provided a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property, with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

This application will be reviewed as a DRI. Hence, a traffic study will be performed as required, impacts to traffic safety and congestion considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impacts from this development will be less than the development currently permitted.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also J, above.*

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

The impacts from the development proposed should be comparable to those from the Master Mixed-Use Development, which is currently permitted as-of-right, and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-residential neighborhood that will deliver quality design and construction, all of which should “raise-the-bar” for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

The current proposal is consistent with the existing regulations in Henry County.

N. PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL CARRY GREATER WEIGHT THAN OTHER FACTORS. WHERE PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE RESIDENTIAL AREA SHALL CARRY GREATER WEIGHT.

The current proposal will have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

IV. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

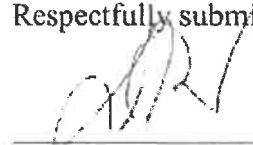
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning and Future Land Use Map Amendment Applications at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

This 19th day of August, 2022.

Respectfully submitted,



Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Attorneys For Applicant

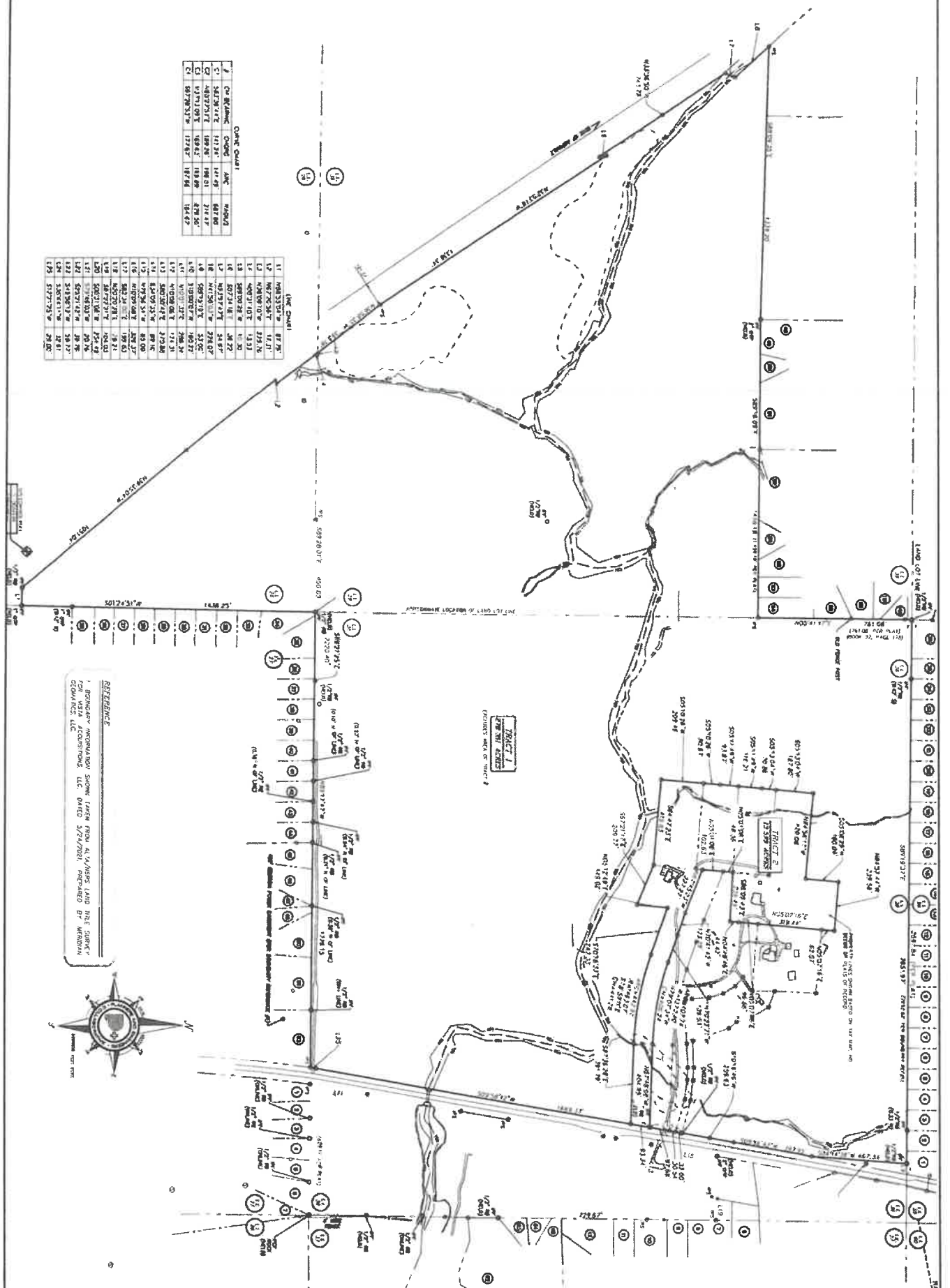
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

Site Plan

[illegible]

Survey

11	167.75	25.54	87.76
12	166.75	26.47	91.71
13	164.00	29.04	93.76
14	160.01	31.07	93.91
15	158.00	32.46	94.70
16	157.24	33.16	94.70
17	163.75	33.77	94.67
18	161.50	34.77	95.07
19	159.75	35.77	95.06
20	158.00	36.77	95.06
21	160.00	37.77	95.06
22	162.50	38.77	95.06
23	165.00	39.77	95.06
24	167.50	40.77	95.06
25	170.00	41.77	95.06
26	172.50	42.77	95.06
27	175.00	43.77	95.06
28	177.50	44.77	95.06
29	180.00	45.77	95.06
30	182.50	46.77	95.06
31	185.00	47.77	95.06
32	187.50	48.77	95.06
33	190.00	49.77	95.06
34	192.50	50.77	95.06
35	195.00	51.77	95.06
36	197.50	52.77	95.06
37	200.00	53.77	95.06
38	202.50	54.77	95.06
39	205.00	55.77	95.06
40	207.50	56.77	95.06
41	210.00	57.77	95.06
42	212.50	58.77	95.06
43	215.00	59.77	95.06
44	217.50	60.77	95.06
45	220.00	61.77	95.06
46	222.50	62.77	95.06
47	225.00	63.77	95.06
48	227.50	64.77	95.06
49	230.00	65.77	95.06
50	232.50	66.77	95.06
51	235.00	67.77	95.06
52	237.50	68.77	95.06
53	240.00	69.77	95.06
54	242.50	70.77	95.06
55	245.00	71.77	95.06
56	247.50	72.77	95.06
57	250.00	73.77	95.06
58	252.50	74.77	95.06
59	255.00	75.77	95.06
60	257.50	76.77	95.06
61	260.00	77.77	95.06
62	262.50	78.77	95.06
63	265.00	79.77	95.06
64	267.50	80.77	95.06
65	270.00	81.77	95.06
66	272.50	82.77	95.06
67	275.00	83.77	95.06
68	277.50	84.77	95.06
69	280.00	85.77	95.06
70	282.50	86.77	95.06
71	285.00	87.77	95.06
72	287.50	88.77	95.06
73	290.00	89.77	95.06
74	292.50	90.77	95.06
75	295.00	91.77	95.06
76	297.50	92.77	95.06
77	300.00	93.77	95.06
78	302.50	94.77	95.06
79	305.00	95.77	95.06
80	307.50	96.77	95.06
81	310.00	97.77	95.06
82	312.50	98.77	95.06
83	315.00	99.77	95.06
84	317.50	100.77	95.06
85	320.00	101.77	95.06
86	322.50	102.77	95.06
87	325.00	103.77	95.06
88	327.50	104.77	95.06
89	330.00	105.77	95.06
90	332.50	106.77	95.06
91	335.00	107.77	95.06
92	337.50	108.77	95.06
93	340.00	109.77	95.06
94			



Legal Descriptions

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar found at the Land Lot Corner common to Land Lots 26, 27, 38 & 39; thence South 01 degree 24 minutes 51 seconds West a distance of 1,438.25 feet to a point; thence North 88 degrees 55 minutes 4 seconds West a distance of 87.79 feet to a point on the northeasterly right-of-way line of Interstate 75 (Variable R/W); thence North 39 degrees 35 minutes 4 seconds West a distance of 1,051.04 feet to a point; thence 547.76 feet along an arc of a curve to the right, said curve having a radius of 11,291.16 feet and a chord bearing and distance of North 38 degrees 19 minutes 26 seconds West 547.71 feet to a point; thence North 62 degrees 20 minutes 56 seconds East a distance of 17.31 feet to a point; thence North 36 degrees 9 minutes 10 seconds West a distance of 229.76 feet to a point; thence North 0 degrees 31 minutes 40 seconds East a distance of 13.53 feet to a point; thence South 89 degrees 0 minutes 28 seconds West a distance of 10.30 feet to a point; thence North 36 degrees 58 minutes 35 seconds West a distance of 393.78 feet to a point; thence North 32 degrees 53 minutes 18 seconds West a distance of 1,336.34 feet to a point; thence South 7 degrees 34 minutes 16 seconds East a distance of 36.22 feet to a point; thence North 33 degrees 36 minutes 50 seconds West a distance of 743.72 feet to a point; thence North 23 degrees 57 minutes 47 seconds East a distance of 54.97 feet to a point; thence North 41 degrees 56 minutes 3 seconds West a distance of 228.07 feet to a point; thence leaving said right-of-way of I-75 South 88 degrees 9 minutes 35 seconds East a distance of 1,339.20 feet to a point; thence South 89 degrees 16 minutes 9 seconds East a distance of 1,456.18 feet to a point; thence North 0 degrees 41 minutes 17 seconds East a distance of 761.06 feet to a point; thence South 89 degrees 19 minutes 37 seconds East a distance of 2,651.97 feet to a point; thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point on the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line the following courses and distances: South 9 degrees 56 minutes 42 seconds West a distance of 397.95 feet to a point; thence South 10 degrees 16 minutes 46 seconds West a distance of 259.63 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 160.22 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 1,669.37 feet to a point; thence South 12 degrees 21 minutes 25 seconds West a distance of 29.00 feet to a point; thence leaving said right-of-way line North 89 degrees 21 minutes 25 seconds East a distance of 2,220.40 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 291.95 acres.

LESS AND EXCEPT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar at the intersection of the Land Lot line common to Land Lots 27 & 38 with the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line thence North 12 degrees 21 minutes 25 seconds East a distance of 29.00 feet to a

point; thence North 9 degrees 58 minutes 32 seconds East a distance of 1,576.17 feet to a point to a point and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line North 87 degrees 36 minutes 28 seconds West a distance of 391.79 feet to a point; thence 442.97 feet along an arc of a curve to the right, said curve having a radius of 1,463.07 feet and a chord bearing and distance of North 78 degrees 59 minutes 11 seconds West 441.28 feet to a point; thence North 70 degrees 18 minutes 32 seconds West a distance of 243.33 feet to a point; thence South 5 degrees 12 minutes 49 seconds West a distance of 149.02 feet to a point; thence North 67 degrees 21 minutes 17 seconds West a distance of 209.77 feet to a point; thence North 84 degrees 47 minutes 23 seconds West a distance of 419.83 feet to a point; thence North 5 degrees 10 minutes 26 seconds East a distance of 209.46 feet to a point; thence continue Northerly along said line, a distance of 80.67 feet; thence North 5 degrees 11 minutes 49 seconds East a distance of 93.87 feet to a point; thence continue Northerly along said line, a distance of 116.21 feet; thence North 5 degrees 13 minutes 4 seconds East a distance of 70.86 feet to a point; thence continue Northerly along said line, a distance of 187.80 feet; thence South 84 degrees 56 minutes 17 seconds East a distance of 420.08 feet to a point; thence North 5 degrees 8 minutes 29 seconds East a distance of 160.09 feet to a point; thence South 84 degrees 52 minutes 44 seconds East a distance of 239.58 feet to a point; thence South 5 degrees 7 minutes 16 seconds West a distance of 62.07 feet to a point; thence continue Southerly along said line, a distance of 319.44 feet; thence continue Southerly along said line, a distance of 96.86 feet; thence South 4 degrees 48 minutes 46 seconds West a distance of 44.42 feet to a point; thence North 86 degrees 9 minutes 43 seconds West a distance of 239.49 feet to a point; thence South 5 degrees 01 minute 8 seconds West a distance of 48.36 feet to a point; thence continue Southerly along said line, a distance of 102.63 feet; thence South 67 degrees 45 minutes 23 seconds East a distance of 227.27 feet to a point; thence South 70 degrees 41 minutes 42 seconds East a distance of 123.28 feet to a point; thence North 70 degrees 42 minutes 51 seconds West a distance of 8.72 feet to a point; thence South 70 degrees 22 minutes 21 seconds East a distance of 139.53 feet to a point; thence 407.74 feet along an arc of a curve to the left, said curve having a radius of 1,372.40 feet and a chord bearing and distance of South 79 degrees 7 minutes 34 seconds East 406.24 feet to a point; thence South 87 degrees 48 minutes 8 seconds East a distance of 404.99 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 93.24 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 13.599 acres.

THE RESULTING ACREAGE IS $291.95 - 13.599 = 278.351$

ELEVATIONS

Single-family



VISTA REALTY
PARTNERS

Townhomes



VISTA REALTY
PARTNERS

Senior cottages



VISTA REALTY
PARTNERS

Multi-family



VISTA REALTY
PARTNERS

Amenity package



VISTA REALTY
PARTNERS

Water and Sewer Availability Letter/Email



Henry County Water Authority
Engineering Division

May 28, 2021

Re: Water and Sewer Services - Availability

Proposed Development: **Mixed-Use**

Property Information: **630 Flippen Road**

East side of I-75 and North of Walt Stephens Road

LL 38; District 12; 304.54+/- acres

Purpose: **Due Diligence**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	137	psi
Residual:	129	psi
Flow	1650	gpm
Calculated Flow @ 20 psi:	7024	gpm

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

Sewage treatment capacity is presently available for gravity sewer conveyance to the property. **Based upon the preliminary plan submitted, sanitary sewer service can be made available by way of a line extension.** Moreover, the following will be necessary at the developer's expense:

- A 24" sewer extension along the Reeves Creek connecting into an existing 24-inch PVC sewer main (Line A), the offsite sewer line extension may require acquisition of easements.

- Per Section 2.2.2.1 B of HCWA's Standards and Specifications, the Developer must design and install the sewer line to the uppermost property line of the development. In this case, that will require two lines (see lines B & C on the attached exhibit for general routing and size requirements).

Furthermore, the Authority will consider option B (Lift Station) as shown in the attached exhibit in the event that necessary easement can not be secured to install the gravity option, and all possible appeals have been exhausted. A new water and sewer availability request will be required for the Lift Station option.

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

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

This letter was prepared with information submitted to HCWA on a Conceptual Master Plan dated 03/11/2021 prepared by Planners and Engineers Collaborative.

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

Webb, Dennis (Den)

From: Webb, Dennis (Den)
Sent: Monday, July 11, 2022 12:39 PM
To: 'Chad Peden'
Cc: 'Brock, Alex (jabrock@sgrlaw.com)'; Ellington, Cathy; 'Michael Neyhart'
Subject: FW: City of Stockbridge flow rates & Meeting 20069.00
Attachments: 2021-11-10-Sewer Outfall Stockbridge Route PN-20069.00.pdf; Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf; S9100.053 Technical Memo (2021_1117) FINAL.pdf

Hi Chad,

My name is Den Webb and I am helping Vista Residential/Michael Neyhart prepare and file Annexation and Rezoning Applications related to the property that is the subject of your email below and attachments above.

As part of the Rezoning Application, Vista is required to submit a Sewer Capacity letter. We plan to submit your email and attachments unless you want us to handle it some other way. Please let us know.

Thanks,

Den Webb

From: Chad Peden <cpeden@cartersloope.com>
Sent: Tuesday, December 21, 2021 5:54 AM
To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus
Cc: DAaron@cityofstockbridge-ga.gov; Brad Holsinger (BHolsinger@cityofstockbridge-ga.gov) <bholsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd <mboyd@cartersloope.com>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Morning Gentlemen,

I've completed my capacity evaluation using the field run manhole elevations and determined that the existing Brush Creek Interceptor has available capacity for your proposed development. Note that the connection point shown in the figure you sent in November, attached, will need to be extended to the Interceptor. I've included a separate attachment ("Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf") showing the location where your flow will need to discharge into the Interceptor. Please review at your convenience and feel free to contact me if you have any questions.

I will be glad to assist you however possible as you evaluate this alternative.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Thursday, December 9, 2021 4:21 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Michael / Ken,

Following up, I just received the field data and am reviewing now. I'll have a report to the City asap.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Tuesday, November 30, 2021 1:19 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Afternoon Michael,

Thanksgiving was great, hope you had a nice break as well. We have someone onsite now collecting the field data and will have the field work completed this week. Once I receive that information, I will prioritize and have a recommendation to the City next week.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Michael Neyhart <MN@vistarp.com>
Sent: Tuesday, November 30, 2021 12:22 PM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Marty/Chad – I hope you had a good Thanksgiving break. I just wanted to follow up on the question below. Any info you can provide would be appreciated.

Thanks,
Michael

Michael Neyhart
Managing Director
Vista Realty Partners
cell: [404-353-0297](tel:404-353-0297)
office: [404-835-5778](tel:404-835-5778)

From: Michael Neyhart
Sent: Monday, November 22, 2021 11:26 AM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Thank you for providing the report. What is the estimated timing to complete the additional studies to confirm the capacity and necessary scope of upgrades?

From: Marty Boyd <mboyd@cartersloope.com>
Sent: Friday, November 19, 2021 4:42 PM
To: Ken@pec.plus; Michael Neyhart <MN@vistarp.com>

Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>

Subject: City of Stockbridge flow rates & Meeting 20069.00

Kenneth,

Chad Peden is out of the office and does not have good cell service, so he asked me to forward this information to you. Attached is a Technical Memorandum outlining the results of our hydraulic capacity review for the City of Stockbridge's collection system and the Stephen D. Peurifoy WPCP, which may potentially be impacted by your proposed development on Flippen Road. As described, there are two potential areas of the collection system that may need modifications to accommodate the additional flows. At the request of Stockbridge, we are measuring the elevations of the existing manholes along the Brush Creek Outfall so that we may confirm the actual capacity of each line segment. Once that is complete, we will have a clearer picture of what improvements may be required as a result of your proposed development.

From our conversations with the City, they are willing to work with you as necessary to meet your goals for the development. I would recommend allowing us time to confirm the capacity of the line segment and then meeting to discuss the necessary improvements.

Feel free to contact Chad or me if you have any questions or would like additional information.

Sincerely,

Marty



Martin C. Boyd, P.E., President
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119
Email: mboyd@cartersloope.com



Carter & Sloope

CONSULTING ENGINEERS

TECHNICAL MEMORANDUM

DATE: November 17, 2021
TO: Brad Holtsinger, City of Stockbridge
FROM: Chad Peden, P.E., Carter & Sloope, Inc.
RE: City of Stockbridge
Wastewater Capacity Evaluation
C&S Project No.: S9100.053



Wastewater Capacity Evaluation

Existing Conditions

The City of Stockbridge treats wastewater at their Stephen D. Peurifoy Water Pollution Control Plant (WPCP). The WPCP operates under NPDES permit GA0023337 with a permitted capacity of 1.5 million gallons per day (MGD), monthly average. The majority of flow to the City's WPCP is collected and conveyed through the Brush Creek Interceptor. The Brush Creek Interceptor travels along Brush Creek in a generally easterly direction from the WPCP and receives flows from multiple collector lines along its route upgradient towards the Wal Mart Shopping Center.

Vista Realty Partners (VRP) approached Stockbridge with interest in developing a parcel on Flippen Road and requested confirmation from the City if wastewater conveyance and treatment capacity is available for the planned development. Planners & Engineers Collaborative (PEC) is the design engineer for VRP and provided the following wastewater demand information in regard to the planned development:

- Phase I: Sewer Flow = 175,500 GPD by December 2022
- Phase II: Sewer Flow = 387,250 GPD by March 2024
- Project Total: Sewer Flow = 562,750 GPD by March 2024

Carter & Sloope (C&S) was asked by the City to provide a high-level evaluation of the City's existing collection and treatment systems to assess available capacity for the proposed development.

Capacity Evaluation

Discharge Monitoring Reports (DMRs), from October 2020 through September 2021, for the City's WPCP, were analyzed to evaluate the hydraulic capacity based on current flows. For this period, the average monthly discharge is 0.643 MGD, with a maximum monthly discharge of 0.682 MGD (December 2020). Table 1 below provides a summary of the flow review for the WPCP.

Table 1 - WPCP Hydraulic Capacity

Monthly [MGD]				
Month	Avg Effluent Flow	Permitted Flow	Excess Capacity	Percent Capacity Used
Oct-20	0.662	1.5	0.838	44.1%
Nov-20	0.648	1.5	0.852	43.2%
Dec-20	0.682	1.5	0.818	45.5%
Jan-21	0.663	1.5	0.837	44.2%
Feb-21	0.68	1.5	0.82	45.3%
Mar-21	0.66	1.5	0.84	44.0%
Apr-21	0.623	1.5	0.877	41.5%
May-21	0.635	1.5	0.865	42.3%
Jun-21	0.591	1.5	0.909	39.4%
Jul-21	0.618	1.5	0.882	41.2%
Aug-21	0.649	1.5	0.851	43.3%
Sep-21	0.606	1.5	0.894	40.4%
Average =	0.643	Minimum =	0.818	

The capacity of the Brush Creek Interceptor and the Flippen Road Collector were estimated using Manning's Equation, which calculates the available capacity of an open channel piping segment based on the material type, internal diameter and slope. Initially, these three properties were obtained from the City's Existing GIS Data. During the analysis, two concerns were identified with the GIS data: 1) there was a discrepancy between the pipe diameters shown in the City's GIS records and what the Owner confirmed in the field, and 2) there were inconsistencies in the identified slope of the pipe and the calculated slope of the pipe using upstream and downstream invert elevations, both sources from GIS. To resolve these two concerns, the field confirmed diameters were used and the minimum allowable slope (from GaEPD's *Guidelines for Sewage Collection Systems*) for each diameter was input to calculate the theoretical minimum capacity of each segment. Note that the actual slope could be less than the minimum required and thus the capacity would be less than what was calculated or alternatively, the actual slope could exceed the minimum and the capacity would be greater than what is calculated herein. Additionally, it is recommended that the subject lines be surveyed to verify the actual pipe diameters and slopes, and subsequently capacities.

The subject sections of gravity main have nominal pipe diameters of 8" (PVC and VCP), 10" (VCP), 18" (DIP, PVC and VCP) and 24" (DIP and PVC) (See Figure 1). Table 2 shows the capacity of each of the four pipe diameters at various flow depths. Note that the capacity changes in response to the roughness coefficient "n" of the various pipe materials.

Table 2 - Pipe Capacity Summary

Diameter	Material	Min. Slope [%]	Capacity [MGD]			
			50% Full	66% Full	75% Full	100% Full
8"	PVC (n=0.010)	0.40	0.313	0.484	0.572	0.627
	VCP (n=0.015)	0.40	0.215	0.332	0.391	0.429
10"	VCP (n=0.015)	0.28	0.326	0.503	0.594	0.651
18"	DIP (n=0.013)	0.12	1.320	2.041	2.408	2.641
	PVC (n=0.010)	0.12	1.436	2.219	2.618	2.872
	VCP (n=0.015)	0.12	1.022	1.579	1.864	2.044
24"	DIP (n=0.013)	0.08	2.297	3.550	4.189	4.594
	PVC (n=0.010)	0.08	2.489	3.847	4.540	4.979

**SEWER CAPACITY ANALYSIS
FOR THE
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA**

Carter & Sloope
CONSULTING ENGINEERS

1981 FORDHAM ROAD, SUITE 100, ATLANTA, GA 30329, 404.525.1111, 404.525.1112

The existing flow through the subject collection system was estimated using billing data from the City. Address points from the billing spreadsheet were georeferenced to the manhole GIS locations, allowing the metered flows for each property to be assigned to adjacent pipe segments. These flows were then accumulated downstream to provide an estimate of the current flows through each pipe segment. A peaking factor of 2.5 was used to estimate the peak flow. Figure 2, provided by PEC, shows the proposed discharge location for the VRP Development.

Figure 2 - Proposed Development Connection



Because wastewater from the VRP Development will be discharged to the existing collection system through a lift station, the following assumptions were made: 1) instantaneous flows from the lift station will be the same for Phase I and Phase II, and 2) the lift station will be designed for pumps to operate twelve (12) hours per day. Using the above assumptions, the additional flow to the collection system from the proposed development is approximately 790 gallons per minute (gpm). This flow was added to the existing flows and then compared to the available capacity of the existing collection system; Table 3 provides a summary of the available capacity of each pipe segment. Where negative (-) numbers are shown in the table below are locations where the pipe capacity is exceeded from the flows from the proposed development.

From Table 3, the existing 8" diameter gravity sewer main along Shields Road and Club Drive and a section of the 18" diameter gravity sewer main from Clark Park to east of E. Atlanta Road do not have adequate capacity to convey the proposed flows without surcharging the inverts; these areas are shown in Figure 1 and denoted by the red clouded areas. The remainder of the impacted collection system appears to have adequate capacity to accommodate the additional flows from the proposed development.

Table 3 - Conveyance Capacity Summary

Pipe Segment #	Diameter [in]	Total Capacity [MGD]	Existing Flow [MGD]	Total Flow (Prop. + Exist.) [MGD]	Remaining Capacity [MGD]
44	8	0.675	0.000	1.138	-0.463
43	8	0.462	0.004	1.142	-0.680
42	8	0.462	0.004	1.142	-0.680
41	8	0.462	0.005	1.143	-0.681
40	8	0.462	0.008	1.146	-0.684
39	8	0.462	0.009	1.147	-0.685
38	8	0.462	0.012	1.150	-0.688
37	8	0.462	0.013	1.150	-0.689
36	8	0.462	0.013	1.150	-0.689
35	10	0.701	0.139	1.277	-0.576
34	18	2.199	0.622	0.622	1.577
33	18	2.199	0.622	0.622	1.577
32	18	2.841	0.622	0.622	2.220
31	18	2.841	0.622	0.622	2.220
30	18	2.199	0.622	0.622	1.577
29	18	2.199	0.761	1.899	0.300
28	18	2.199	0.761	1.899	0.300
27	18	2.199	0.733	1.871	0.328
26	18	2.199	0.770	1.907	0.292
25	18	2.199	0.770	1.907	0.292
24	18	2.199	0.770	1.907	0.292
23	18	3.090	0.864	2.002	1.088
22	18	3.090	0.871	2.008	1.081
21	18	2.199	0.890	2.027	0.172
20	18	2.199	0.900	2.037	0.162
19	18	2.199	1.015	2.153	0.046
18	18	2.199	1.015	2.153	0.046
17	18	2.199	1.015	2.153	0.046
16	18	2.199	1.394	2.531	-0.332
15	18	2.199	1.394	2.531	-0.332
14	18	2.199	1.394	2.531	-0.332
13	18	2.199	1.394	2.531	-0.332
12	18	2.199	1.394	2.531	-0.332
11	18	2.199	1.394	2.531	-0.332
10	18	2.199	1.404	2.542	-0.343
9	18	2.199	1.404	2.542	-0.343
8	18	2.199	1.421	2.558	-0.359
7	24	5.357	1.421	2.558	2.799
6	24	5.357	1.421	2.559	2.799
5	24	5.357	1.422	2.560	2.797
4	24	5.357	1.422	2.560	2.797
3	24	5.357	1.422	2.560	2.797
2	24	5.357	1.422	2.560	2.797
1	24	4.943	1.422	2.560	2.383

Recommendation

The undersized section of the Flippen Road Collector could easily be upsized or bypassed to accommodate the additional flows or the proposed connection point, shown in Figure 2, could be adjusted to the 18" Brush Creek Interceptor. Regarding the undersized portion of the Brush Creek Interceptor, field run survey should be conducted to verify the actual slope, and thus capacity, of the existing sewer main. If the survey confirms that the Interceptor is in fact undersized, this section of piping should be modified to accommodate the required flows.

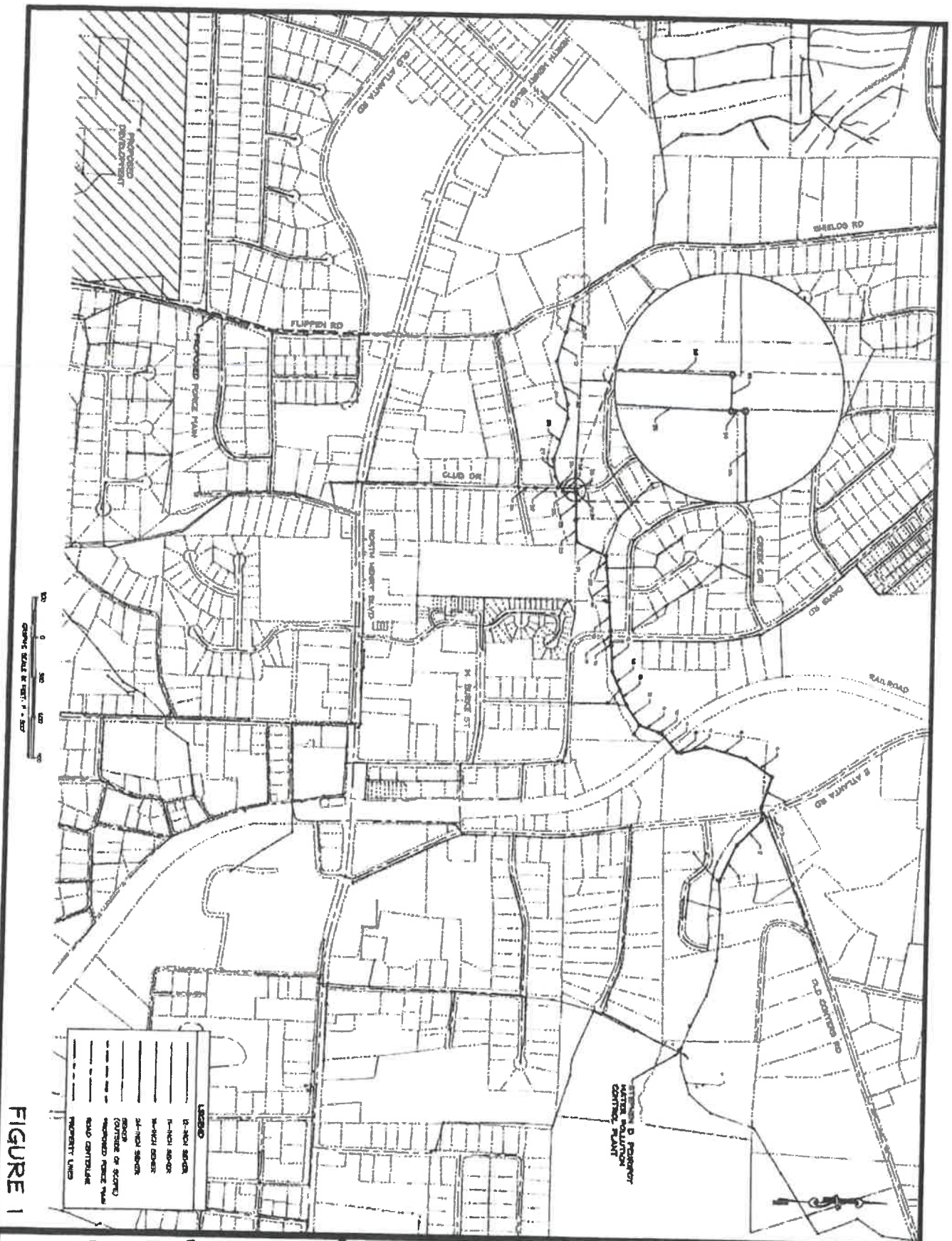


FIGURE 1



Carter & Sloop
CONSULTING ENGINEERS

HACON ♦ ATHENS ♦ CANTON ♦ MOULTON

1001 STONEMIDGE PARKWAY WATERSVILLE, GA 30677, 706.765.6119 TEL., 706.769.5446 FAX

SEWER CAPACITY ANALYSIS
FOR THE
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA



UPGRADE 8" LINE TO
26" OR 20" LINE TO TIE
INTO EXISTING 24"
ACROSS NORTH
HENRY

FORCE MAIN FROM
PROPERTY TO
EXISTING 8" LINE TO
BE UPGRADED.

NOTED: 1120 SF & 120' SINGLE FAMILY LOTS

DEVELOPMENT OF REGIONAL IMPACT FORM 1



Developments of Regional Impact

[DRI Home](#) [Tier Map](#) [Apply](#) [View Submissions](#) [Login](#)

New DRI

DEVELOPMENT OF REGIONAL IMPACT

Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: City of Stockbridge

Individual completing form: Ryan Anderson

Telephone: 678-216-6902

E-mail: randerson@cityofstockbridge-ga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Reeves Creek II

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 030-01004000; 030-01003001; 030-01004008

Brief Description of Project: Mixed residential development

Development Type:

☐ (not selected)

☐ Hotels

☐ Wastewater Treatment Facilities

- | | | |
|--|---|---|
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☒ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 1,341 units (mixed type, square footages)

Developer: Vista Residential Partners

Mailing Address: 2964 Peachtree Road, Suite 585

Address 2:

City: Atlanta

State: GA

Zip: 30305

Telephone: 404-835-5788

Email: mn@vistarp.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: RCVW Land, LLC

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☐ Yes ☒ No

If no, in what additional jurisdictions is the project located? The property is currently in unincorporated Henry County. An application has been filed to annex the property into the City of Stockbridge.

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☒ Yes ☐ No

If yes, provide the following information: Project Name: Reeves Creek
Project ID: 2996

The initial action being requested of the local government for this project:

- ☒ Rezoning
- ☐ Variance
- ☐ Connect Sewer
- ☐ Connect Water
- ☐ Permit
- ☐

Other

☐ (not selected) ☐ Yes ☒ No

Is this project a phase or part of a larger overall project?	
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: Overall project: 2027
Submit Application Save without Submitting Cancel	
Back to Top	

Amendment to the Comprehensive Plan Application



THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR APPLYING FOR AN AMENDMENT TO THE STOCKBRIDGE COMPREHENSIVE PLAN.

APPLICATION REVIEW PROCESS. COMPREHENSIVE PLAN AMENDMENT APPLICATIONS ARE FIRST REVIEWED BY THE PLANNING AND ZONING STAFF, WHO MAKE RECOMMENDATIONS TO THE PLANNING COMMISSION. THE PLANNING COMMISSION THEN HOLDS A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS AND MAKES RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL. FINALLY, THE CASE GOES TO THE STOCKBRIDGE MAYOR AND CITY COUNCIL, WHO HOLD A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS. THEY MAKE THE FINAL DECISION ON THE APPLICATION.

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

REQUIRED PRE-APPLICATION MEETING—BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT THE PLANNING AND ZONING DIVISION OFFICE TO SCHEDULE A PRE-APPLICATION MEETING. THIS MEETING MUST BE HELD AT LEAST ONE WEEK BEFORE YOU SUBMIT YOUR APPLICATION.

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

FOR ASSISTANCE, YOU MAY CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (678) 833-3344.

ALL PUBLIC HEARINGS TAKE PLACE IN THE COUNCIL CHAMBER AT THE STOCKBRIDGE CITY HALL AT 4640 NORTH HENRY BOULEVARD IN STOCKBRIDGE, GEORGIA, 30281, **UNLESS THEY ARE HELD VIRTUALLY VIA ZOOM.**

CITY OF STOCKBRIDGE Planning and Zoning Division
Application Checklist for Requesting an Amendment to the Comprehensive Plan

APPLICANT/AGENT, PLEASE ENSURE THAT YOU HAVE SUBMITTED ALL OF THE REQUIRED ITEMS THAT ARE LISTED BELOW. AFTER YOU SUBMIT YOUR APPLICATION, THE STAFF WILL UTILIZE THE LAST COLUMN TO CHECK OFF EACH REQUIRED ITEM TO DETERMINE THE COMPLETENESS OF YOUR APPLICATION. PLEASE INCLUDE THE CHECKLIST WITH YOUR APPLICATION.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT AN APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK / INITIAL
Pre-Application Review Form (Meeting Notes)	1	To be completed by a Staff planner during a Pre-Application Meeting, at least one week before you submit your application.	✓
Application Form	1	Signed and notarized by property owner. Or, in lieu of owner's signature, applicant has signed and notarized a copy of a "Contract", "Power of Attorney" or "Lease."	Rezoning application form attached.
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents who are parties to this application. The Form must be notarized .	✓
Letter of Ownership	1	Letter stating that the owner is aware of the amendment being requested and owns the subject property.	✓
Letter of Intent	1	Must clearly state the proposed amendment to the Comprehensive Plan.	✓
Site Plans (11 x 17)	1 35	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, North arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and proposed lot layout.	✓
Survey Plat-- Sheet size must be Size 8-1/2" x 11" or 11" x 17".	1	Of the subject property. Must be prepared and sealed <i>within the last five years</i> by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	✓

City of Stockbridge Planning and Zoning Division
Application for an Amendment to the Comprehensive Plan

Name of Applicant Vista Residential Partners (c/o Dennis J. Webb, Jr.) Phone: 404-815-3620 Date: _____

Address of Applicant: 1105 W. Peachtree Street, Suite 1000 Cell # _____

City: Atlanta State: GA Zip: 30309 E-mail: dwebb@sgrlaw.com

Name of Agent Dennis J. Webb, Jr. Phone: 404-815-3620 Date: _____

Address of Agent: 1105 W. Peachtree Street, Suite 1000 Cell # _____

City: Atlanta State: GA Zip: 30309 E-mail: dwebb@sgrlaw.com

THE PERSONS NAMED ABOVE AFFIRM THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

FROM: Mixed Use (Henry County)

TO: HDR (High Density Residential)

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

(Acknowledgement)

Property Address: 030-0100400 (no address); 630 Flippen Road; 384 Flippen Road

Nearest intersection to the property: Fairhaven Road

Size of Tract: 278.4 acre(s). Land Lot Number(s): 26, 38, & 39, District(s): 1,2
Property Tax Parcel Number(s): 030-01004000; 030-01003001; 030-01004008 (Required)

Witness' Signature

Signature of Applicant

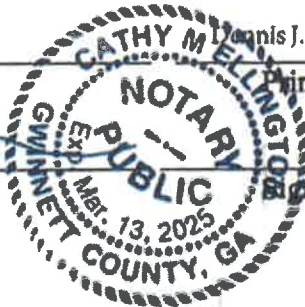
Printed Name of Witness

Printed Name of Applicant

Notary

Signature of Agent

Notary Seal:



(For Office Use Only)

Total Amount Paid \$ _____ Check # _____ Credit Card # _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____ Date: _____

Pre-Application Form

[To be completed by City Staff,
prior to and during the meeting]

PRE-APPLICATION FORM

DATE June 7, 2022

APPLICANT: Vista Residential Partners

TYPE OF APPLICATION: Rezoning/Comp Plan Amendment

PROPERTY ADDRESS: 030-01004000 (no address); 630 Flippen Road; 384 Flippen Road

DISTRICT: 12 **LAND LOT(S):** 26 38 & 39 **PARCEL I.D.(S):** 030-01004000; 030-01003001; 030-01004008

CURRENT ZONING: MU (Mixed-Use) (Henry County: RZ-19-01)

PROPOSED ZONING: PUD (Planned Unit Development)

FUTURE LAND USE MAP DESIGNATION: Mixed Use (Henry County)

REQUEST / ITEMS DISCUSSED:

The Applicant discussed the proposed development, which is a mixed residential development consisting of ± 1,361 units/lots and comprised of multi-family, townhome and single-family detached units. The parties discussed the zoning history of the site in Henry County, the Applicant's intent to annex and rezone the property into the City of Stockbridge and potential Stockbridge zoning districts. We also discussed roadway and pedestrian connectivity, open space and sewer issues.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

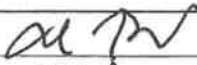
ZONING OF ADJACENT PROPERTIES:

NORTH: R-D SOUTH: PD/C-1 EAST: MU (Henry) WEST: I-75 ROW

PREVIOUS REZONING REQUESTS ON THE PROPERTY AND IN THE AREA,

INCLUDING SURROUNDING SUBDIVISIONS: The Subject Property was part of a larger tract originally rezoned from RA (Residential-Agricultural) to MU (Mixed-Use) by Henry County (RZ-19-01).

MEETING ATTENDANTS:

Ryan Anderson		(Name and Signature)
Den Webb		(Name and Signature)
Michael Neyhart		(Name and Signature)
Ken Wood		(Name and Signature)

PLEASE NOTE:

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

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

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

The City of Stockbridge Planning Commission meets on the 4th Thursday of each month (except for holidays) to hear requests. Please contact the Planning and Zoning Office to obtain a copy of the schedule.

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

Disclosures

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?
 Yes ☐ No ☒

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 26th day of July, 2022

Rodney S. Brown
 Applicant's Name - Printed

Rodney Brown
 Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26th day of July, 2022

Jennifer Rearick
 Notary Public



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

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Yes _____ No ✓

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Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 27th day of July, 2022

RCVW Land LLC
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of July, 2022.

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25

[Signature]
Notary Public

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Vista Residential Partners
Applicant's Name - Printed


Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of July, 2022

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25


Notary Public

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Yes _____ No X

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We certify that the foregoing information is true and correct, this _____ day of _____, _____

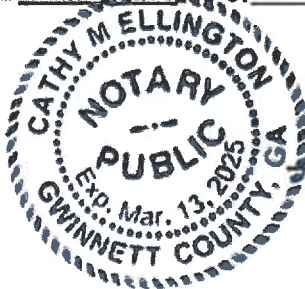
Applicant's Name - Printed _____

Signature of Applicant/Property Owner/Agent _____

Dennis J. Webb, Jr, Smith, Gambrell & Russell, LLP.
Applicant's Attorney, if applicable - Printed _____

Signature of Applicant's Attorney, if applicable _____

Sworn to and subscribed before me this 18th day of August, 2022



Cathy M. Ellington
Notary Public

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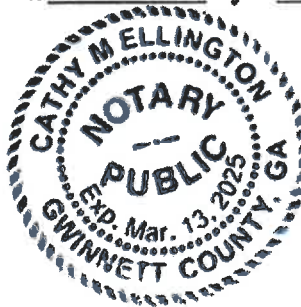
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kathryn M. Zickert, Smith, Gambrell & Russell, LLP
Applicant's Attorney, if applicable - Printed

Kathryn M Zickert
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18th day of August, 2022.



Cathy M. Ellington
Notary Public

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We certify that the foregoing information is true and correct, this _____ day of _____, _____

Applicant's Name -Printed

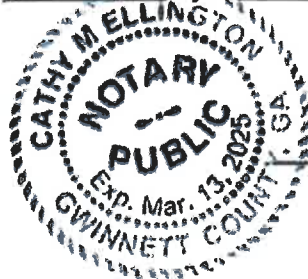
Signature of Applicant/Property Owner/Agent

J. Alexander Brock, Smith, Gambrell & Russell, LLP

Applicant's Attorney, if applicable -Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18th day of August, 2022.



Cathy Mellington
Notary Public

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

Letter of Ownership

Letter of Ownership

Rodney S. Brown
384 Flippen Road
Stockbridge, GA 30281
Rodney78cl@gmail.com
770-696-8546

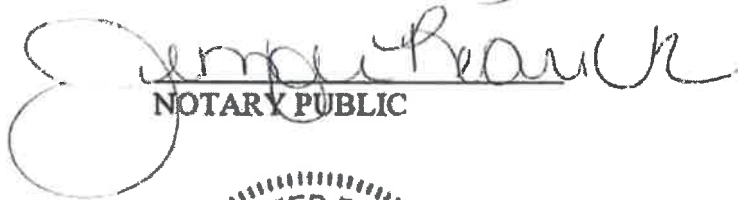
030-01004008 (384 Flippen Road)

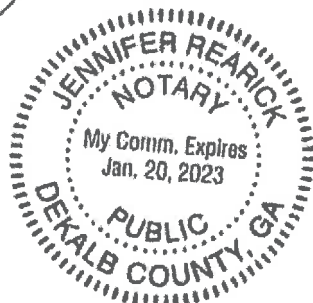
I, Rodney S. Brown, hereby affirm that I solely own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced property and consent to same.


Rodney S. Brown

Date: 7-26-2022

Sworn to and subscribed before me
this 26th day of July, 2022


NOTARY PUBLIC



8CR/39827914.1

Letter of Ownership

RCVW Land LLC
c/o Michael Neyhart
2964 Peachtree Road, Suite 585
Atlanta, GA 30305
mn@vistarp.com
404-835-5778

030-01004000 (no address)
030-01003001 (630 Flippen Road)

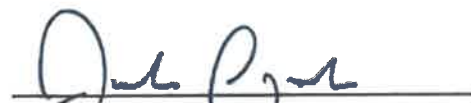
RCVW Land LLC hereby affirms that it solely owns the above-referenced tax parcels. RCVW Land LLC also acknowledges that it is aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced properties and consents to same.



RCVW Land LLC

By: Michael Neyhart
Its: Authorized Representative
Date: July 27th 2022

Sworn to and subscribed before me
this 27th day of July, 2022


NOTARY PUBLIC

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25

Statement of Intent

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the
Rezoning
And
Future Land Use Map Amendment Applications

of

VISTA RESIDENTIAL PARTNERS

for

± 278.4 Acres of Land
located in
Land Lots 26, 38 and 39,
12th District, Henry County

REZONE: MU (Henry County) to PUD
FLUMA: Mixed Use (Henry County) to HDR

Submitted for Applicant by:

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

The Applicant has filed an application to annex $\pm$ 278.4 acres of land located in Land Lots 26, 38 and 39, 12th District of Henry County (the “Subject Property”), from unincorporated Henry County into the City of Stockbridge. Contemporaneously, the Applicant files this request to (a) rezone the Subject Property from its current Henry County zoning designation, MU (Mixed-Use), to the Stockbridge designation of PUD (Planned Unit Development) and (b) amend the Future Land Use Map designation for the Subject Property from Mixed Use (Henry County) to HDR (High Density Residential) under the City of Stockbridge’s Comprehensive Plan.

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, $\pm$ 436.3 acre tract (the “Master Development Tract”). The Master Development Tract has been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments (four-stories), townhomes, duplexes, senior-living (four-stories) and single-family detached), three four-story hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development”).¹ The gross residential density approved was 10.15 units per acre. While the Master Mixed-Use Development has not yet been constructed, the underlying zoning approval remains valid.

The Subject Property represents the residential component of the Master Mixed-Use Development. Through this application, the Applicant proposes less intensity than originally

¹ As part of the zoning process, the Master Mixed-Use Development was also reviewed as a Development of Regional Impact (“DRI”) and approved (DRI 2996 Reeves Creek (October 3, 2019)).

approved. Specifically, it plans a total of 1,361 units, as opposed to the 1,643 originally approved, at a gross density of 4.89 units per acre. The dwellings will be spread among multifamily units (660), townhome units (191), senior-living units (172) and single-family detached units (338).

The development proposed for the Subject Property has been thoughtfully designed. For example, the more intense multi-family uses are concentrated in the center of the site and the townhome units clustered along the I-75 frontage. Single family detached units and senior living units have been placed at the outer edges of the development, serving as a transition and step-down in intensity to the existing uses to the north and south. Further, the development has been devised to maximize use of the natural environment. The Subject Property is bisected by Reeves Creek. The development activates this natural amenity and puts a premium on open space, providing ± 71.23 acres or $\pm 25.6\%$ of the total land area. Similarly, the development has been planned to promote pedestrian connectivity by offering an extensive sidewalk network throughout. Finally, requisite parking has been provided.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code ("UDC"), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). To the Applicant's knowledge, no other rezoning applications have been filed concerning the Subject Property.

III. IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, the Subject Property is currently located in unincorporated Henry County. The development proposed is consistent with the Future Land Use Map ("FLUM") designation in that jurisdiction, which is "Mixed-Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR (High Density Residential). The proposed development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, singles, and small families;
- Creating appropriate residential types to ensure that seniors can age in place;
- Reducing the impact of new development through the preservation of greenspace;
- Supporting increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density; and
- Creating a "sense of place" for the community.

Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37-39.

In addition, the HDR designation is compatible with character area designations adjacent and nearby (i.e. there is "Low Density Vertical Mixed-Use" to the North, "Medium Density Vertical Mixed-Use" and "High Density Residential" to the South and "High Density Residential" to the East). Finally, the Subject Property is included within the City's proposed Annexation Map. Hence, the City has chosen to annex the Subject Property with full knowledge

of the entitlements currently in place and an obligation to maintain the allowed uses (*See, e.g., UDC at § 9.8*).

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. The requested rezoning will simply allow the Subject Property to be brought into the City of Stockbridge with an analogous zoning district, as required by City Ordinance (*See, e.g., UDC at § 9.8*).

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Master Mixed-Use Development has already been approved and can be developed now as-of-right. Hence, any potential impacts on the zoning district, the property, the neighborhood and the community have been considered, have been endorsed and are imminent. It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property comprises ± 278.4 acres and consists of a mixed-residential development designed to accommodate a diverse range of residents, including single-persons, families and senior citizens, and to provide a variety of housing types. Hence, the Subject Property has been designed in essence as a stand-alone district. It is also adjacent to properties with compatible and complimentary designations on the City's FLUM ("Low Density Vertical

Mixed-Use” (North); “Medium Density Vertical Mixed-Use” and “High Density Residential” (South) and “High Density Residential” (East)).

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The Master Mixed-Use Development has already been approved. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City’s future development desires for the properties that surround it, as indicated on the City’s FLUM.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Please see C, D and E above.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern development that diversifies the housing stock available and advances a number of goals outlined in the City’s Comprehensive Plan. *See, e.g., Comp Plan at pp. 37-39.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

This application will be reviewed as a DRI. Hence, impacts to water, sewer, public facilities and public services will be evaluated and mitigation, if necessary, required. The Applicant notes, however, that it has provided a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property, with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

This application will be reviewed as a DRI. Hence, a traffic study will be performed as required, impacts to traffic safety and congestion considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impacts from this development will be less than the development currently permitted.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also J, above.*

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

The impacts from the development proposed should be comparable to those from the Master Mixed-Use Development, which is currently permitted as-of-right, and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-residential neighborhood that will deliver quality design and construction, all of which should “raise-the-bar” for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

The current proposal is consistent with the existing regulations in Henry County.

N. PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL CARRY GREATER WEIGHT THAN OTHER FACTORS. WHERE PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE RESIDENTIAL AREA SHALL CARRY GREATER WEIGHT.

The current proposal will have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

IV. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

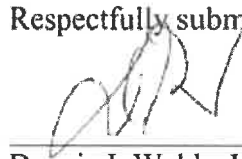
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning and Future Land Use Map Amendment Applications at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

This 19th day of August, 2022.

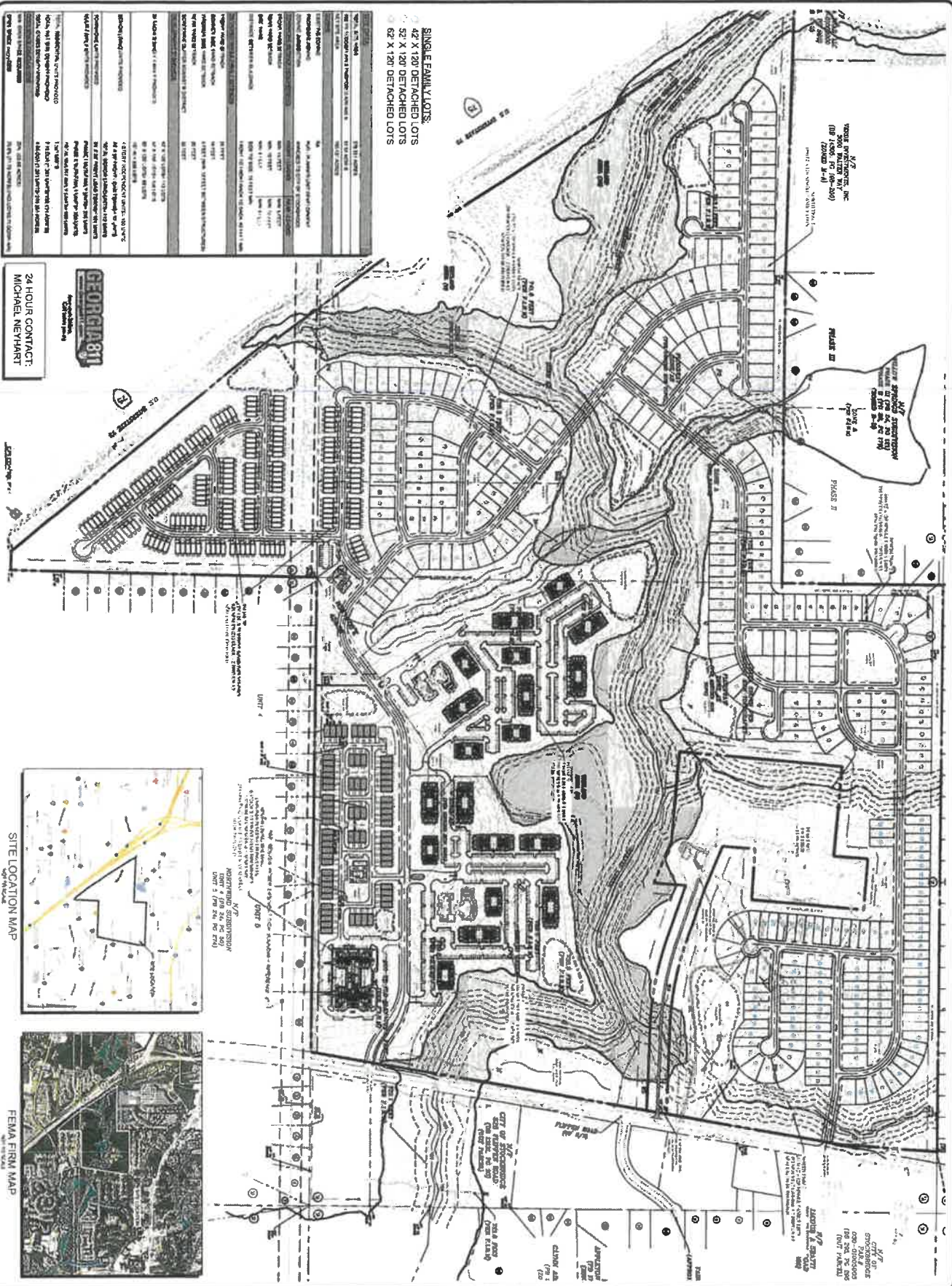
Respectfully submitted,



Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Attorneys For Applicant

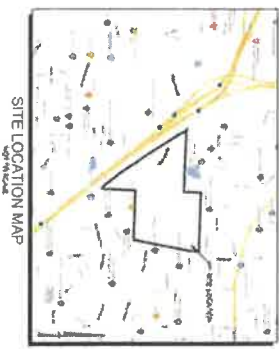
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

Site Plan



NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	08/01/2022	MC
2	REVISIONS	08/01/2022	MC
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24 HOUR CONTACT:
MICHAEL NEWMART



MASTER REZONING PLAN

SCALE: 1" = 200'

DATE: 08/01/2022

PROJECT: 20069.00

FLIPPEN ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

630 FLIPPEN ROAD

STOCKBRIDGE, GEORGIA 30281

CITY OF STOCKBRIDGE /

HERN COUNTY JURISDICTION

VISTA REALTY PARTNERS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
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PERMITS & ENGINEERS Collaborative

3500 RICHMOND COURT, STE. 200

ROCKFORD, ILLINOIS 60089

PERMITS & ENGINEERS Collaborative

3500 RICHMOND COURT, STE. 200

ROCKFORD, ILLINOIS 60089

PERMITS & ENGINEERS Collaborative

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ROCKFORD, ILLINOIS 60089

PERMITS & ENGINEERS Collaborative

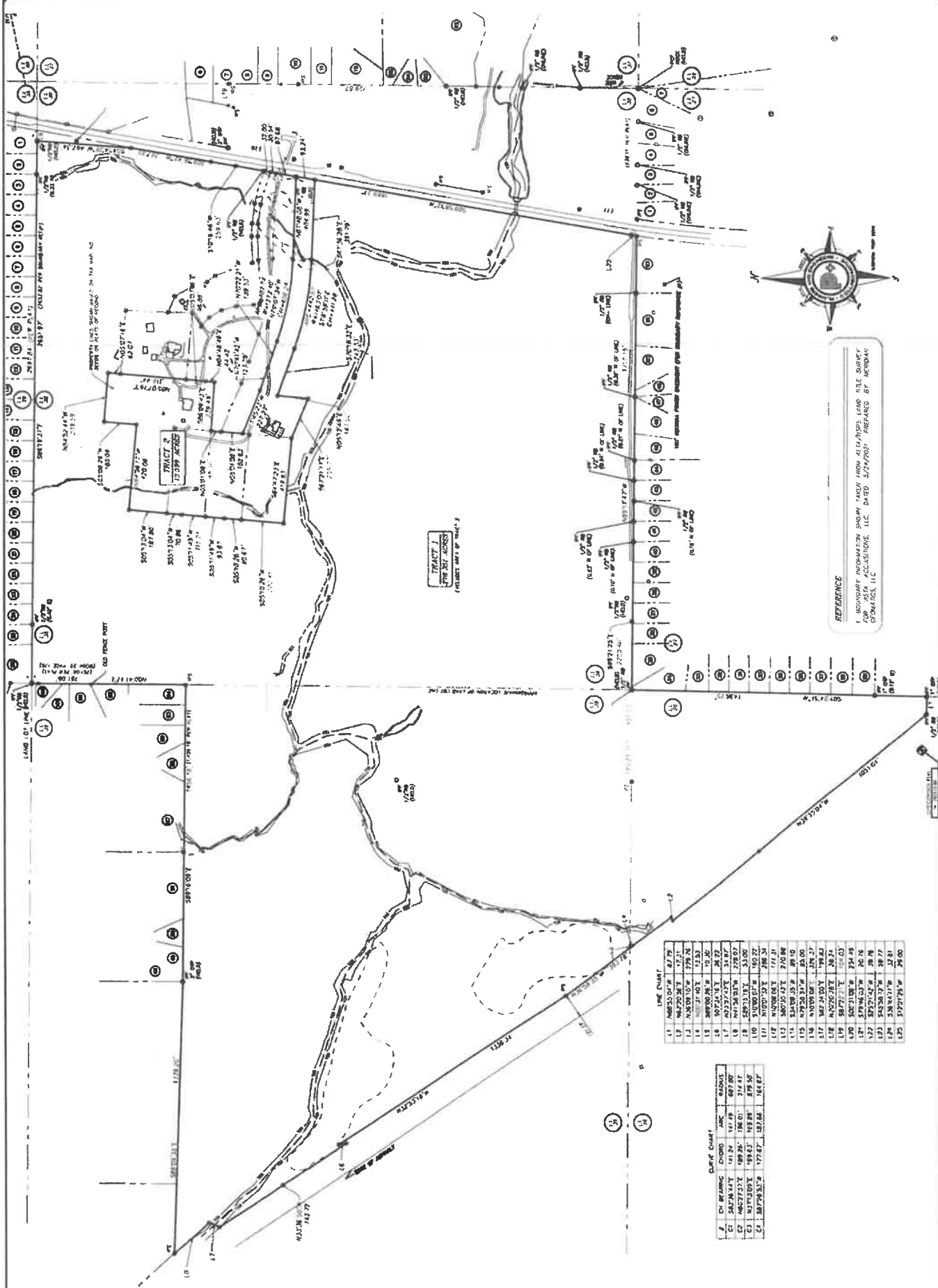
3500 RICHMOND COURT, STE. 200

ROCKFORD, ILLINOIS 60089

Survey

BOUNDARY EXHIBIT

DATE OF FIELD WORK: N/A
 SCALE: N/A
 DRAWN BY: N/A
 CHECKED BY: N/A
 DATE: 5/24/2007



Legal Descriptions

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar found at the Land Lot Corner common to Land Lots 26, 27, 38 & 39; thence South 01 degree 24 minutes 51 seconds West a distance of 1,438.25 feet to a point; thence North 88 degrees 55 minutes 4 seconds West a distance of 87.79 feet to a point on the northeasterly right-of-way line of Interstate 75 (Variable R/W); thence North 39 degrees 35 minutes 4 seconds West a distance of 1,051.04 feet to a point; thence 547.76 feet along an arc of a curve to the right, said curve having a radius of 11,291.16 feet and a chord bearing and distance of North 38 degrees 19 minutes 26 seconds West 547.71 feet to a point; thence North 62 degrees 20 minutes 56 seconds East a distance of 17.31 feet to a point; thence North 36 degrees 9 minutes 10 seconds West a distance of 229.76 feet to a point; thence North 0 degrees 31 minutes 40 seconds East a distance of 13.53 feet to a point; thence South 89 degrees 0 minutes 28 seconds West a distance of 10.30 feet to a point; thence North 36 degrees 58 minutes 35 seconds West a distance of 393.78 feet to a point; thence North 32 degrees 53 minutes 18 seconds West a distance of 1,336.34 feet to a point; thence South 7 degrees 34 minutes 16 seconds East a distance of 36.22 feet to a point; thence North 33 degrees 36 minutes 50 seconds West a distance of 743.72 feet to a point; thence North 23 degrees 57 minutes 47 seconds East a distance of 54.97 feet to a point; thence North 41 degrees 56 minutes 3 seconds West a distance of 228.07 feet to a point; thence leaving said right-of-way of I-75 South 88 degrees 9 minutes 35 seconds East a distance of 1,339.20 feet to a point; thence South 89 degrees 16 minutes 9 seconds East a distance of 1,456.18 feet to a point; thence North 0 degrees 41 minutes 17 seconds East a distance of 761.06 feet to a point; thence South 89 degrees 19 minutes 37 seconds East a distance of 2,651.97 feet to a point; thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point on the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line the following courses and distances: South 9 degrees 56 minutes 42 seconds West a distance of 397.95 feet to a point; thence South 10 degrees 16 minutes 46 seconds West a distance of 259.63 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 160.22 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 1,669.37 feet to a point; thence South 12 degrees 21 minutes 25 seconds West a distance of 29.00 feet to a point; thence leaving said right-of-way line North 89 degrees 21 minutes 25 seconds West a distance of 2,220.40 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 291.95 acres.

LESS AND EXCEPT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar at the intersection of the Land Lot line common to Land Lots 27 & 38 with the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line thence North 12 degrees 21 minutes 25 seconds East a distance of 29.00 feet to a

point; thence North 9 degrees 58 minutes 32 seconds East a distance of 1,576.17 feet to a point to a point and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line North 87 degrees 36 minutes 28 seconds West a distance of 391.79 feet to a point; thence 442.97 feet along an arc of a curve to the right, said curve having a radius of 1,463.07 feet and a chord bearing and distance of North 78 degrees 59 minutes 11 seconds West 441.28 feet to a point; thence North 70 degrees 18 minutes 32 seconds West a distance of 243.33 feet to a point; thence South 5 degrees 12 minutes 49 seconds West a distance of 149.02 feet to a point; thence North 67 degrees 21 minutes 17 seconds West a distance of 209.77 feet to a point; thence North 84 degrees 47 minutes 23 seconds West a distance of 419.83 feet to a point; thence North 5 degrees 10 minutes 26 seconds East a distance of 209.46 feet to a point; thence continue Northerly along said line, a distance of 80.67 feet; thence North 5 degrees 11 minutes 49 seconds East a distance of 93.87 feet to a point; thence continue Northerly along said line, a distance of 116.21 feet; thence North 5 degrees 13 minutes 4 seconds East a distance of 70.86 feet to a point; thence continue Northerly along said line, a distance of 187.80 feet; thence South 84 degrees 56 minutes 17 seconds East a distance of 420.08 feet to a point; thence North 5 degrees 8 minutes 29 seconds East a distance of 160.09 feet to a point; thence South 84 degrees 52 minutes 44 seconds East a distance of 239.58 feet to a point; thence South 5 degrees 7 minutes 16 seconds West a distance of 62.07 feet to a point; thence continue Southerly along said line, a distance of 319.44 feet; thence continue Southerly along said line, a distance of 96.86 feet; thence South 4 degrees 48 minutes 46 seconds West a distance of 44.42 feet to a point; thence North 86 degrees 9 minutes 43 seconds West a distance of 239.49 feet to a point; thence South 5 degrees 01 minute 8 seconds West a distance of 48.36 feet to a point; thence continue Southerly along said line, a distance of 102.63 feet; thence South 67 degrees 45 minutes 23 seconds East a distance of 227.27 feet to a point; thence South 70 degrees 41 minutes 42 seconds East a distance of 123.28 feet to a point; thence North 70 degrees 42 minutes 51 seconds West a distance of 8.72 feet to a point; thence South 70 degrees 22 minutes 21 seconds East a distance of 139.53 feet to a point; thence 407.74 feet along an arc of a curve to the left, said curve having a radius of 1,372.40 feet and a chord bearing and distance of South 79 degrees 7 minutes 34 seconds East 406.24 feet to a point; thence South 87 degrees 48 minutes 8 seconds East a distance of 404.99 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 93.24 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 13.599 acres.

THE RESULTING ACREAGE IS $291.95 - 13.599 = 278.351$

ELEVATIONS

Single-family



VISTA REALTY
PARTNERS

Townhomes



VISTA REALTY
PARTNERS

Senior cottages



VISTA REALTY
PARTNERS

Multi-family



VISTA REALTY
PARTNERS

Amenity package



VISTA REALTY
PARTNERS

Water and Sewer Availability Letter/Email



Henry County Water Authority
Engineering Division

May 28, 2021

Re: Water and Sewer Services - Availability

Proposed Development: **Mixed-Use**

Property Information: **630 Flippen Road**

East side of I-75 and North of Walt Stephens Road

LL 38; District 12; 304.54+/- acres

Purpose: **Due Diligence**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	137	psi
Residual:	129	psi
Flow	1650	gpm
Calculated Flow @ 20 psi:	7024	gpm

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

Sewage treatment capacity is presently available for gravity sewer conveyance to the property. **Based upon the preliminary plan submitted, sanitary sewer service can be made available by way of a line extension.** Moreover, the following will be necessary at the developer's expense:

- A 24" sewer extension along the Reeves Creek connecting into an existing 24-inch PVC sewer main (Line A), the offsite sewer line extension may require acquisition of easements.

- Per Section 2.2.2.1 B of HCWA's Standards and Specifications, the Developer must design and install the sewer line to the uppermost property line of the development. In this case, that will require two lines (see lines B & C on the attached exhibit for general routing and size requirements).

Furthermore, the Authority will consider option B (Lift Station) as shown in the attached exhibit in the event that necessary easement can not be secured to install the gravity option, and all possible appeals have been exhausted. A new water and sewer availability request will be required for the Lift Station option.

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

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

This letter was prepared with information submitted to HCWA on a Conceptual Master Plan dated 03/11/2021 prepared by Planners and Engineers Collaborative.

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

Webb, Dennis (Den)

From: Webb, Dennis (Den)
Sent: Monday, July 11, 2022 12:39 PM
To: 'Chad Peden'
Cc: 'Brock, Alex (jabrock@sgrlaw.com)'; Ellington, Cathy; 'Michael Neyhart'
Subject: FW: City of Stockbridge flow rates & Meeting 20069.00
Attachments: 2021-11-10-Sewer Outfall Stockbridge Route PN-20069.00.pdf; Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf; S9100.053 Technical Memo (2021_1117) FINAL.pdf

Hi Chad,

My name is Den Webb and I am helping Vista Residential/Michael Neyhart prepare and file Annexation and Rezoning Applications related to the property that is the subject of your email below and attachments above.

As part of the Rezoning Application, Vista is required to submit a Sewer Capacity letter. We plan to submit your email and attachments unless you want us to handle it some other way. Please let us know.

Thanks,

Den Webb

From: Chad Peden <cpeden@cartersloope.com>
Sent: Tuesday, December 21, 2021 5:54 AM
To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus
Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd <mboyd@cartersloope.com>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Morning Gentlemen,

I've completed my capacity evaluation using the field run manhole elevations and determined that the existing Brush Creek Interceptor has available capacity for your proposed development. Note that the connection point shown in the figure you sent in November, attached, will need to be extended to the Interceptor. I've included a separate attachment ("Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf") showing the location where your flow will need to discharge into the Interceptor. Please review at your convenience and feel free to contact me if you have any questions.

I will be glad to assist you however possible as you evaluate this alternative.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Thursday, December 9, 2021 4:21 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BRholtsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Michael / Ken,

Following up, I just received the field data and am reviewing now. I'll have a report to the City asap.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Tuesday, November 30, 2021 1:19 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BRholtsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Afternoon Michael,

Thanksgiving was great, hope you had a nice break as well. We have someone onsite now collecting the field data and will have the field work completed this week. Once I receive that information, I will prioritize and have a recommendation to the City next week.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Michael Neyhart <MN@vistarp.com>
Sent: Tuesday, November 30, 2021 12:22 PM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BRHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Marty/Chad – I hope you had a good Thanksgiving break. I just wanted to follow up on the question below. Any info you can provide would be appreciated.

Thanks,
Michael

Michael Neyhart
Managing Director
Vista Realty Partners
cell: [404-353-0297](tel:404-353-0297)
office: [404-835-5778](tel:404-835-5778)

From: Michael Neyhart
Sent: Monday, November 22, 2021 11:26 AM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BRHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Thank you for providing the report. What is the estimated timing to complete the additional studies to confirm the capacity and necessary scope of upgrades?

From: Marty Boyd <mboyd@cartersloope.com>
Sent: Friday, November 19, 2021 4:42 PM
To: Ken@pec.plus; Michael Neyhart <MN@vistarp.com>

Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>
Subject: City of Stockbridge flow rates & Meeting 20069.00

Kenneth,

Chad Peden is out of the office and does not have good cell service, so he asked me to forward this information to you. Attached is a Technical Memorandum outlining the results of our hydraulic capacity review for the City of Stockbridge's collection system and the Stephen D. Peurifoy WPCP, which may potentially be impacted by your proposed development on Flippen Road. As described, there are two potential areas of the collection system that may need modifications to accommodate the additional flows. At the request of Stockbridge, we are measuring the elevations of the existing manholes along the Brush Creek Outfall so that we may confirm the actual capacity of each line segment. Once that is complete, we will have a clearer picture of what improvements may be required as a result of your proposed development.

From our conversations with the City, they are willing to work with you as necessary to meet your goals for the development. I would recommend allowing us time to confirm the capacity of the line segment and then meeting to discuss the necessary improvements.

Feel free to contact Chad or me if you have any questions or would like additional information.

Sincerely,

Marty



Martin C. Boyd, P.E., President
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119
Email: mboyd@cartersloope.com



Carter & Sloope

CONSULTING ENGINEERS

TECHNICAL MEMORANDUM

DATE: November 17, 2021
TO: Brad Holtsinger, City of Stockbridge
FROM: Chad Peden, P.E., Carter & Sloope, Inc.

RE: City of Stockbridge
Wastewater Capacity Evaluation
C&S Project No.: S9100.053



Wastewater Capacity Evaluation

Existing Conditions

The City of Stockbridge treats wastewater at their Stephen D. Peurifoy Water Pollution Control Plant (WPCP). The WPCP operates under NPDES permit GA0023337 with a permitted capacity of 1.5 million gallons per day (MGD), monthly average. The majority of flow to the City's WPCP is collected and conveyed through the Brush Creek Interceptor. The Brush Creek Interceptor travels along Brush Creek in a generally easterly direction from the WPCP and receives flows from multiple collector lines along its route upgradient towards the Wal Mart Shopping Center.

Vista Realty Partners (VRP) approached Stockbridge with interest in developing a parcel on Flippen Road and requested confirmation from the City if wastewater conveyance and treatment capacity is available for the planned development. Planners & Engineers Collaborative (PEC) is the design engineer for VRP and provided the following wastewater demand information in regard to the planned development:

- Phase I: Sewer Flow = 175,500 GPD by December 2022
- Phase II: Sewer Flow = 387,250 GPD by March 2024
- Project Total: Sewer Flow = 562,750 GPD by March 2024

Carter & Sloope (C&S) was asked by the City to provide a high-level evaluation of the City's existing collection and treatment systems to assess available capacity for the proposed development.

Capacity Evaluation

Discharge Monitoring Reports (DMRs), from October 2020 through September 2021, for the City's WPCP, were analyzed to evaluate the hydraulic capacity based on current flows. For this period, the average monthly discharge is 0.643 MGD, with a maximum monthly discharge of 0.682 MGD (December 2020). Table 1 below provides a summary of the flow review for the WPCP.

Table 1 - WPCP Hydraulic Capacity

Monthly [MGD]				
Month	Avg Effluent Flow	Permitted Flow	Excess Capacity	Percent Capacity Used
Oct-20	0.662	1.5	0.838	44.1%
Nov-20	0.648	1.5	0.852	43.2%
Dec-20	0.682	1.5	0.818	45.5%
Jan-21	0.663	1.5	0.837	44.2%
Feb-21	0.68	1.5	0.82	45.3%
Mar-21	0.66	1.5	0.84	44.0%
Apr-21	0.623	1.5	0.877	41.5%
May-21	0.635	1.5	0.865	42.3%
Jun-21	0.591	1.5	0.909	39.4%
Jul-21	0.618	1.5	0.882	41.2%
Aug-21	0.649	1.5	0.851	43.3%
Sep-21	0.606	1.5	0.894	40.4%
Average =	0.643	Minimum =	0.818	

The capacity of the Brush Creek Interceptor and the Flippen Road Collector were estimated using Manning's Equation, which calculates the available capacity of an open channel piping segment based on the material type, internal diameter and slope. Initially, these three properties were obtained from the City's Existing GIS Data. During the analysis, two concerns were identified with the GIS data: 1) there was a discrepancy between the pipe diameters shown in the City's GIS records and what the Owner confirmed in the field, and 2) there were inconsistencies in the identified slope of the pipe and the calculated slope of the pipe using upstream and downstream invert elevations, both sources from GIS. To resolve these two concerns, the field confirmed diameters were used and the minimum allowable slope (from GaEPD's *Guidelines for Sewage Collection Systems*) for each diameter was input to calculate the theoretical minimum capacity of each segment. Note that the actual slope could be less than the minimum required and thus the capacity would be less than what was calculated or alternatively, the actual slope could exceed the minimum and the capacity would be greater than what is calculated herein. Additionally, it is recommended that the subject lines be surveyed to verify the actual pipe diameters and slopes, and subsequently capacities.

The subject sections of gravity main have nominal pipe diameters of 8" (PVC and VCP), 10" (VCP), 18" (DIP, PVC and VCP) and 24" (DIP and PVC) (See Figure 1). Table 2 shows the capacity of each of the four pipe diameters at various flow depths. Note that the capacity changes in response to the roughness coefficient "n" of the various pipe materials.

Table 2 - Pipe Capacity Summary

Diameter	Material	Min. Slope [%]	Capacity [MGD]			
			50% Full	66% Full	75% Full	100% Full
8"	PVC (n=0.010)	0.40	0.313	0.484	0.572	0.627
	VCP (n=0.015)	0.40	0.215	0.332	0.391	0.429
10"	VCP (n=0.015)	0.28	0.326	0.503	0.594	0.651
18"	DIP (n=0.013)	0.12	1.320	2.041	2.408	2.641
	PVC (n=0.010)	0.12	1.436	2.219	2.618	2.872
	VCP (n=0.015)	0.12	1.022	1.579	1.864	2.044
24"	DIP (n=0.013)	0.08	2.297	3.550	4.189	4.594
	PVC (n=0.010)	0.08	2.489	3.847	4.540	4.979

SEWER CAPACITY ANALYSIS
FOR THE
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

LEGEND

- SEWER
- STREET
- RAILROAD
- ROAD
- CANYON
- MOBILE

FIGURE 1

The existing flow through the subject collection system was estimated using billing data from the City. Address points from the billing spreadsheet were georeferenced to the manhole GIS locations, allowing the metered flows for each property to be assigned to adjacent pipe segments. These flows were then accumulated downstream to provide an estimate of the current flows through each pipe segment. A peaking factor of 2.5 was used to estimate the peak flow. Figure 2, provided by PEC, shows the proposed discharge location for the VRP Development.

Figure 2 - Proposed Development Connection



Because wastewater from the VRP Development will be discharged to the existing collection system through a lift station, the following assumptions were made: 1) instantaneous flows from the lift station will be the same for Phase I and Phase II, and 2) the lift station will be designed for pumps to operate twelve (12) hours per day. Using the above assumptions, the additional flow to the collection system from the proposed development is approximately 790 gallons per minute (gpm). This flow was added to the existing flows and then compared to the available capacity of the existing collection system; Table 3 provides a summary of the available capacity of each pipe segment. Where negative (-) numbers are shown in the table below are locations where the pipe capacity is exceeded from the flows from the proposed development.

From Table 3, the existing 8" diameter gravity sewer main along Shields Road and Club Drive and a section of the 18" diameter gravity sewer main from Clark Park to east of E. Atlanta Road do not have adequate capacity to convey the proposed flows without surcharging the inverts; these areas are shown in Figure 1 and denoted by the red clouded areas. The remainder of the impacted collection system appears to have adequate capacity to accommodate the additional flows from the proposed development.

Table 3 - Conveyance Capacity Summary

Pipe Segment #	Diameter [in]	Total Capacity [MGD]	Existing Flow [MGD]	Total Flow (Prop. + Exist.) [MGD]	Remaining Capacity [MGD]
44	8	0.675	0.000	1.138	-0.463
43	8	0.462	0.004	1.142	-0.680
42	8	0.462	0.004	1.142	-0.680
41	8	0.462	0.005	1.143	-0.681
40	8	0.462	0.008	1.146	-0.684
39	8	0.462	0.009	1.147	-0.685
38	8	0.462	0.012	1.150	-0.688
37	8	0.462	0.013	1.150	-0.689
36	8	0.462	0.013	1.150	-0.689
35	10	0.701	0.139	1.277	-0.576
34	18	2.199	0.622	0.622	1.577
33	18	2.199	0.622	0.622	1.577
32	18	2.841	0.622	0.622	2.220
31	18	2.841	0.622	0.622	2.220
30	18	2.199	0.622	0.622	1.577
29	18	2.199	0.761	1.899	0.300
28	18	2.199	0.761	1.899	0.300
27	18	2.199	0.733	1.871	0.328
26	18	2.199	0.770	1.907	0.292
25	18	2.199	0.770	1.907	0.292
24	18	2.199	0.770	1.907	0.292
23	18	3.090	0.864	2.002	1.088
22	18	3.090	0.871	2.008	1.081
21	18	2.199	0.890	2.027	0.172
20	18	2.199	0.900	2.037	0.162
19	18	2.199	1.015	2.153	0.046
18	18	2.199	1.015	2.153	0.046
17	18	2.199	1.015	2.153	0.046
16	18	2.199	1.394	2.531	-0.332
15	18	2.199	1.394	2.531	-0.332
14	18	2.199	1.394	2.531	-0.332
13	18	2.199	1.394	2.531	-0.332
12	18	2.199	1.394	2.531	-0.332
11	18	2.199	1.394	2.531	-0.332
10	18	2.199	1.404	2.542	-0.343
9	18	2.199	1.404	2.542	-0.343
8	18	2.199	1.421	2.558	-0.359
7	24	5.357	1.421	2.558	2.799
6	24	5.357	1.421	2.559	2.799
5	24	5.357	1.422	2.560	2.797
4	24	5.357	1.422	2.560	2.797
3	24	5.357	1.422	2.560	2.797
2	24	5.357	1.422	2.560	2.797
1	24	4.943	1.422	2.560	2.383

Recommendation

The undersized section of the Flippen Road Collector could easily be upsized or bypassed to accommodate the additional flows or the proposed connection point, shown in Figure 2, could be adjusted to the 18" Brush Creek Interceptor. Regarding the undersized portion of the Brush Creek Interceptor, field run survey should be conducted to verify the actual slope, and thus capacity, of the existing sewer main. If the survey confirms that the Interceptor is in fact undersized, this section of piping should be modified to accommodate the required flows.





DEVELOPMENT OF REGIONAL IMPACT FORM 1

Developments of Regional Impact

[DRI Home](#) [Tier Map](#) [Apply](#) [View Submissions](#) [Login](#)

New DRI

DEVELOPMENT OF REGIONAL IMPACT

Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:	City of Stockbridge
Individual completing form:	Ryan Anderson
Telephone:	678-216-6902
E-mail:	randerson@cityofstockbridge-ga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:	Reeves Creek II
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	030-01004000; 030-01003001; 030-01004008
Brief Description of Project:	Mixed residential development

Development Type:

☐ (not selected)

☐ Hotels

☐ Wastewater Treatment
Facilities

- | | | |
|--|---|---|
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☒ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 1,341 units (mixed type, square footages)

Developer: Vista Residential Partners

Mailing Address: 2964 Peachtree Road, Suite 585

Address 2:

City: Atlanta State: GA Zip: 30305

Telephone: 404-835-5788

Email: mn@vistarp.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: RCVW Land, LLC

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☐ Yes ☒ No

If no, in what additional jurisdictions is the project located? The property is currently in unincorporated Henry County. An application has been filed to annex the property into the City of Stockbridge.

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☒ Yes ☐ No

If yes, provide the following information: Project Name: Reeves Creek Project ID: 2996

The initial action being requested of the local government for this project:

- ☒ Rezoning
- ☐ Variance
- ☐ Connect Sewer
- ☐ Connect Water
- ☐ Permit
- ☐

Other

☐ (not selected) ☐ Yes ☒ No

Is this project a phase or part of a larger overall project?	
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: Overall project: 2027
Submit Application Save without Submitting Cancel	
Back to Top	

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October 7, 2022, 3:30 pm

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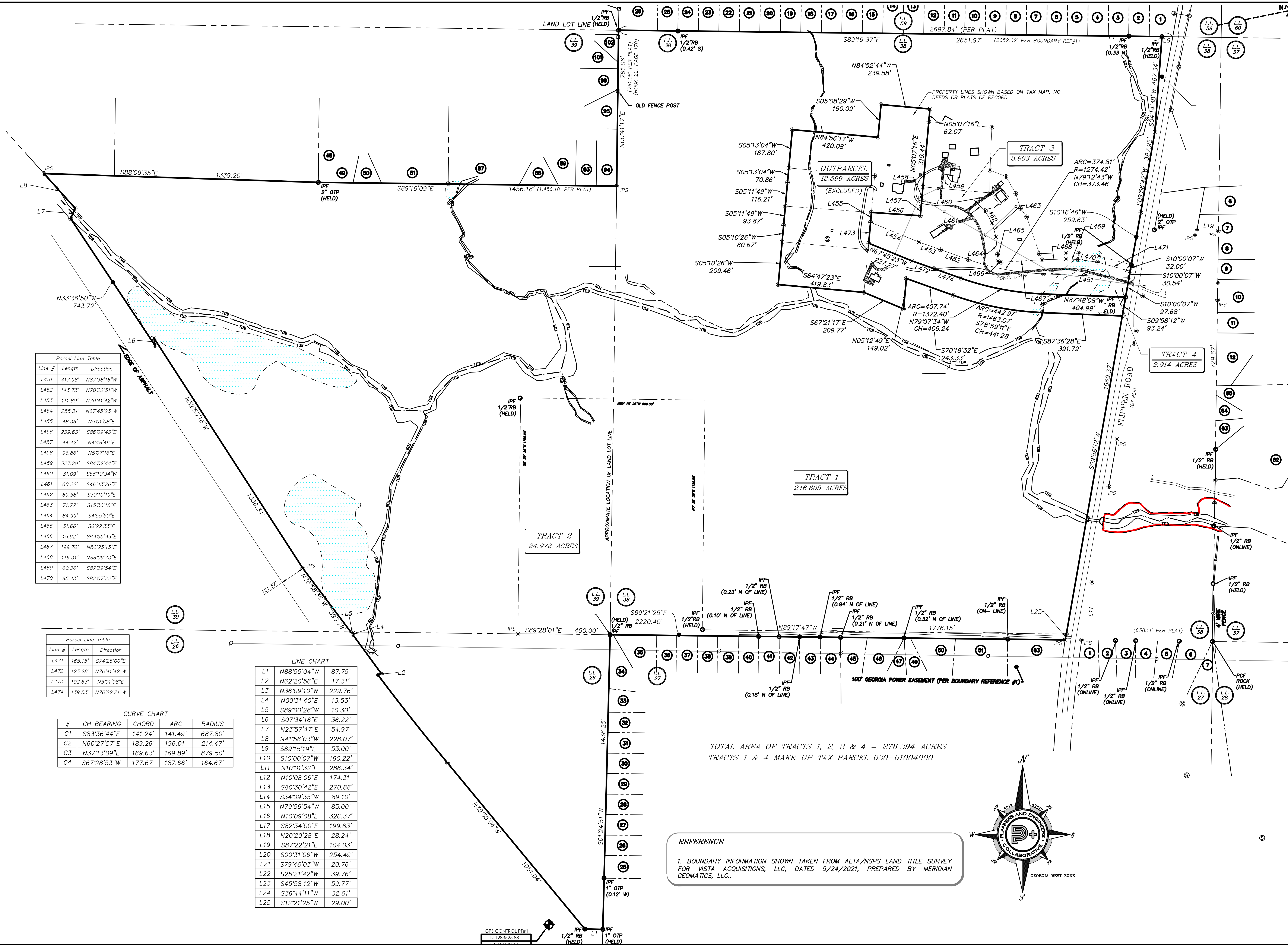
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BOUNDARY EXHIBIT

REVISIONS

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING + CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT, PEACHTREE CORNERS, GEORGIA 30092
(770) 451-5741 WWW.PEC.PLUS

REV **DATE** **DESCRIPTION** **BY**

5				
4				
3				
2				
1				

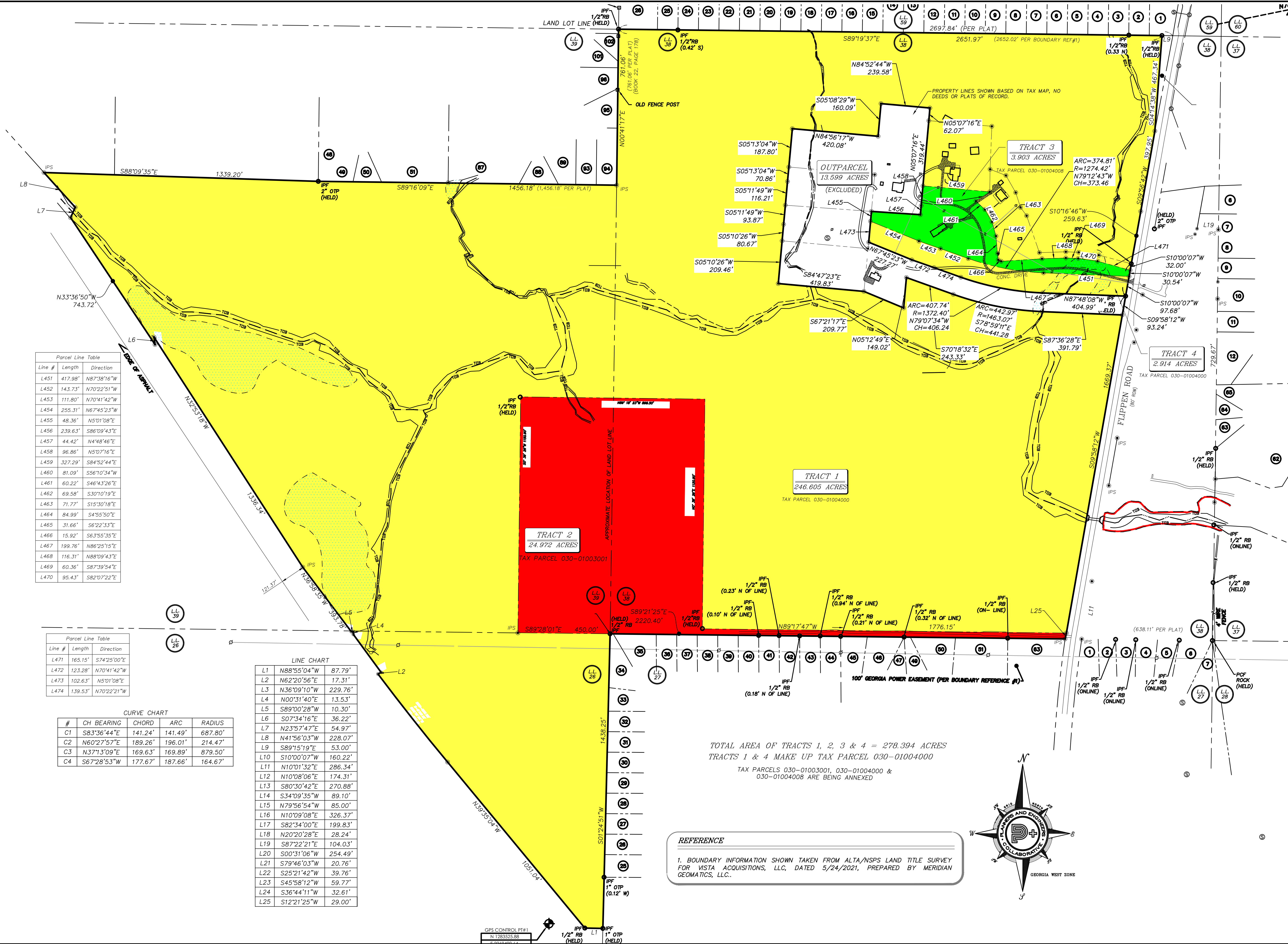
LAND LOTS 26, 38 & 39
DISTRICT 12TH

DRAWN BY:
CHECKED BY:
FILE NO.: 202069.00
DATE: 8/19/2022
SCALE:
DATE OF FIELD WORK: N/A

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TOTAL AREA OF TRACTS 1, 2, 3 & 4 = 278.394 ACRES
TRACTS 1 & 4 MAKE UP TAX PARCEL 030-01004000
TAX PARCELS 030-01003001, 030-01004000 & 030-01004008 ARE BEING ANNEXED

REFERENCE

1. BOUNDARY INFORMATION SHOWN TAKEN FROM ALTA/NSPS LAND TITLE SURVEY FOR VISTA ACQUISITIONS, LLC, DATED 5/24/2021, PREPARED BY MERIDIAN GEOMATICS, LLC..



BOUNDARY EXHIBIT

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

Planners & Engineers Collaborative+

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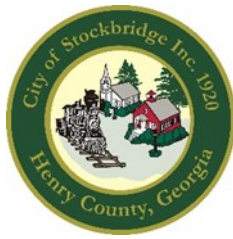
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DATE OF FIELD WORK: N/A

HENRY COUNTY
GEORGIA

LAND LOTS
DISTRICT

26, 38 & 39

12TH



City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 12, 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 or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2022-05. To consider a request for a Rezoning to assign the 'PUD' (Planned Unit Development) district to three parcels on Flippen Road, to allow a mixed-use residential development, including commercial and office uses. Applicant: Vista Residential Partners (c/o Dennis J. Webb, Jr.). The project was approved by ARC on March 29, 2023 as DRI Case #3799 under the name of "Reeves Creek II." PC Action on 05/25/23--Approval with Staff's conditions.

BACKGROUND INFORMATION:

The subject property contains 276.91+/- acres within three parcels:

- Parcel #030-01004000—Large parcel with 249.19 +/- acres, located between Flippen Road and Interstates 75 & 675.
- Parcel #030-01003001—Medium-sized parcel with 24.97 acres, located at 630 Flippen Road.
- Parcel #030-01004008 -- Small parcel with 2.75 acres, located at 384 Flippen Road.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2022-05.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL, WITH CONDITIONS.

Staff Signature_____

DISTRICT 2
Councilman Aphenso Thomas

Councilman John Blount
DISTRICT 3

CURVE CHART

#	CH BEARING	CHORD	ARC	RADIUS
C1	S87.28°44'E	141.24	181.49	687.80
C2	N42.22°37'E	188.26	198.01	214.47
C3	N77.10°09'E	168.63	185.89	218.20
C4	S87.28°33'W	177.67	187.84	184.87

LINE CHART

1.1	S88°33'04"W	87.79
1.2	N62°20'34"E	17.31
1.3	N28°08'10"W	279.78
1.4	N00°31'40"E	13.53
1.5	S89°00'28"W	10.30
1.6	N07°34'16"E	38.27
1.7	N27°35'47"E	74.97
1.8	N41°26'03"W	276.07
1.9	S88°16'18"E	53.00
1.10	N10°00'07"W	160.22
1.11	N10°01'32"E	288.34
1.12	N10°08'06"E	174.31
1.13	S82°20'49"E	270.86
1.14	S24°09'25"W	28.10
1.15	N78°38'34"W	83.00
1.16	N10°08'06"E	126.37
1.17	S82°34'00"E	189.63
1.18	N00°20'28"E	28.24
1.19	S87°22'21"E	104.03
1.20	S00°31'08"W	234.48
1.21	S29°46'03"W	20.76
1.22	S23°21'42"W	28.76
1.23	S42°58'12"W	58.77
1.24	S36°44'11"W	32.61
1.25	N12°21'25"W	28.00

REFERENCE
 1. BOUNDARY INFORMATION SHOWN TAKEN FROM ALTA/SUPP. LAND TITLE SURVEY FOR VISTA ACQUISITION, LLC, DATED 3/24/2021, PREPARED BY MERIDIAN COMMERCIAL, LLC.



BOUNDARY EXHIBIT

REVISIONS

NO.	DATE	DESCRIPTION

DEC
 Daniel & Engineers, Inc.
 100 N. HARRIS STREET, SUITE 100, CHICAGO, IL 60610
 TEL: 312.462.1000 FAX: 312.462.1001
 WWW.DEC-INC.COM

DATE: 8/17/2023
 DRAWN BY: J. BLUNT
 CHECKED BY: J. BLUNT
 SCALE: 1" = 100.00'



Presentation For RZ-2022- 05

Presented To:

Planning Commission – May 25,
2023

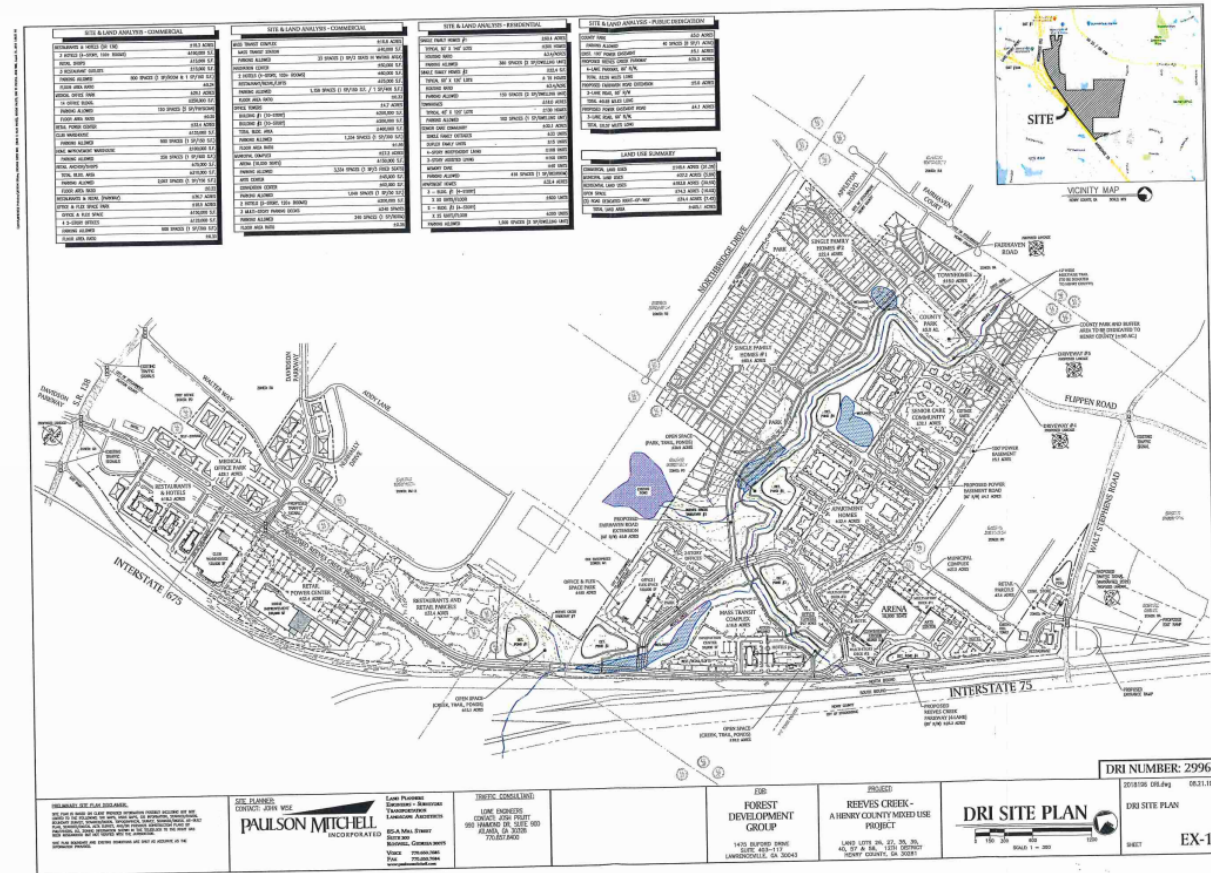
Mayor and Council – June 12,
2023

Case Facts

- Applicant: Vista Residential Partners
- Agent: Dennis J. Webb Jr of Smith, Gambrell & Russell, LLP.
- Applicant's Request: assign the 'PUD' (Planned Unit Development) district to certain property on Flippen Road, to allow for the construction of a mixed-use residential development, including commercial and office uses.
- Number of Proposed Units Per Acre: 4.86 units per acre
- Address of Property: 630 Flippen Road, 384 Flippen Road, and Parcel #030-01004000
- Number of Acres: 276.91 acres
- Project Characteristics: Mostly vacant with four single family residences. The site is wooded with Reeves Creek and its associated floodplain
- City Zoning (MU – Henry County)
- City Land Use Designation: Medium Density Vertical Mixed Use
- Sign Posting: May 10, 2023

Zoning History

- Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, ± 436.3-acre tract (the “Master Development Tract”). The Master Development Tract has been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments (four-stories), townhomes, duplexes, senior-living (four-stories) and single-family detached), three four-story hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development”).
- The subject property was annexed into the City as a result of the passage of the Stockbridge Annexation Referendum during the November 8, 2022 Citywide election.
- The subject property was evaluated as part of the Development of Regional Impact (DRI #3799) and was completed by the Atlanta Regional Commission on March 29, 2023.
- The Georgia Regional Transportation Authority (GRTA) approved the project on December 5, 2022.



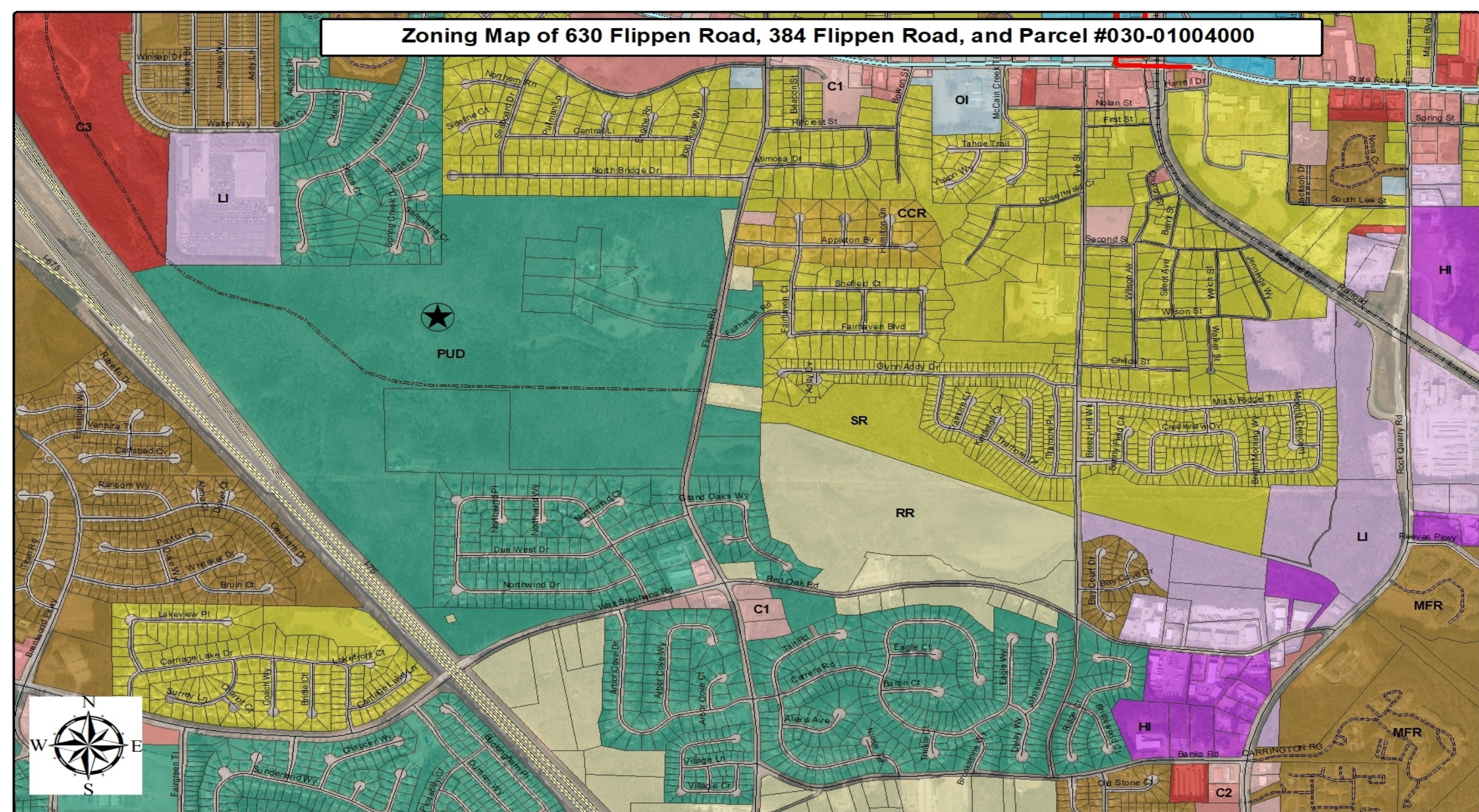
Reeves Creek I vs Reeves Creek II Site Plan

Reeves Creek I Site Plan Henry County approval (May 2019)	Reeves Creek II Site Plan (City of Stockbridge Proposal)
436.3 +/- acres	276.91 +/- acres
1,643 units	1,361 units
10.15 units per acre	4.84 units per acre
3 hotels	Office – 41,000 square foot 5,000 square feet of retail space
Retail Shops	
3 Restaurant Outlets	
Medical Office Park (14 office buildings)	
Retail Power Center	
Warehouse	
Home Improvement Warehouse	
Retail Anchor/Shops (310,000 square feet)	
Restaurants and Retail (Parkway)	
Office and Flex Space Park – Office and Flex Space (4 2 story offices)	
Mass Transit Complex (Transit Station)	
Innovation Center – 2 hotels, restaurants/retail/lofts	
Office Towers (2 buildings)	
Municipal Complex – Arena, Arts Center, Convention Center, 2 hotels, 3 multi-story parking decks	
282 single family houses	Single-Family Detached Housing - 328 Lots
130 townhomes	Townhomes - 191 Units
Senior Care Community – 33 cottages, 15 duplexes, 4 story independent living (168 units), 3 story assisted living (160 units), memory care (40 units)	Senior Living - 172 Units
Apartments homes – 3 buildings (600 units) and 2 buildings (200 units)	Multifamily Housing - 660 Units



Google Earth

Zoning Map of 630 Flippen Road, 384 Flippen Road, and Parcel #030-01004000



PROPOSED DEVELOPMENT INFORMATION

- The mixed-use development will have a total of 1,347 units with 645 units in Pod A (Phase I and Phase II), 182 senior-living units in Pod B, 189 townhome units in Pod C, and 338 single-family units in Pod D. The development proposes three full access driveways on Flippen Road, and one full access driveway stubbed for future connection to Davidson Parkway in the north.



POD A

Townhomes



POD A SITE DATA:

ADDRESS	630 FLIPPEN ROAD, STOCKBRIDGE, GA 30281
<u>ZONING</u>	
ZONING	N/A
ZONING JURISDICTION	CITY OF STOCKBRIDGE
<u>DEVELOPMENT STANDARDS</u>	
POD A PHASES 1 & 2 TOTAL UNITS	645 UNITS
FRONT YARD	50 FEET
SIDE YARD	15 FEET
REAR YARD	20 FEET
<u>PARKING</u>	
REQUIRED PARKING (1.25 SP. PER UNIT)	807 SPACES
PARKING SPACES PROVIDED	1127 SPACES

POD B

Senior cottages



POD B SITE DATA:

ADDRESS	630 FLIPPEN ROAD, STOCKBRIDGE, GA 30281	<u>OFFICE PARKING</u>	
<u>ZONING</u>	N/A	REQUIRED PARKING (3 SP. PER 1,000 SF)	123 SPACES
ZONING JURISDICTION	CITY OF STOCKBRIDGE	TOTAL SPACES PROVIDED	169 SPACES
<u>OFFICE DEVELOPMENT STANDARDS</u>		<u>INDEPENDENT LIVING DEVELOPMENT STANDARDS</u>	
TOTAL AREA	41,000 SF	TOTAL UNITS	182 UNITS
FRONT YARD	50 FEET	FRONT YARD	50 FEET
SIDE YARD	15 FEET	SIDE YARD	15 FEET
REAR YARD	20 FEET	REAR YARD	20 FEET
<u>OFFICE PARKING</u>		<u>INDEPENDENT LIVING PARKING</u>	
REQUIRED PARKING (3 SP. PER 1,000 SF)	123 SPACES	REQUIRED PARKING (1.25 PER UNIT)	228 SPACES
TOTAL SPACES PROVIDED	169 SPACES	TOTAL SPACES PROVIDED	242 SPACES

POD C

Townhomes



POD C SITE DATA:

ADDRESS 630 FLIPPEN ROAD STOCKBRIDGE, GA 30281

ZONING

ZONING N/A

ZONING JURISDICTION CITY OF STOCKBRIDGE

DEVELOPMENT STANDARDS

TOTAL UNITS 189 UNITS

UNIT SIZE 24' X 50' FRONT LOAD TOWNS

OPEN SPACE PROVIDED 24.4 AC

FRONT YARD 15 FEET

INTERIOR SIDE YARD 5 FEET

REAR YARD 10 FEET

PARKING

PARKING REQUIRED 387 SPACES (2 SPACES/DWELLING)

PARKING PROVIDED 756 SPACES (2 GARAGE + 2 DRIVEWAY)

POD D

POD D SITE DATA:

ADDRESS	630 FLIPPEN ROAD, STOCKBRIDGE, GA 30281
<u>ZONING</u>	
ZONING	N/A
ZONING JURISDICTION	CITY OF STOCKBRIDGE
<u>DEVELOPMENT STANDARDS</u>	
FRONT YARD	20 FEET
INTERIOR SIDE YARD	5 FEET (MIN. 10 FEET BETWEEN STRUCTURES)
CORNER SIDE YARD	10 FEET
REAR YARD	20 FEET
SCREENING BUFFER AGAINST R DISTRICT	50 FEET
42' X 120' LOTS	113 LOTS
52' X 120' LOTS	160 LOTS
62' X 120' LOTS	58 LOTS
TOTAL UNITS	331 UNITS
<u>PARKING</u>	
REQUIRED PARKING (2 SP. PER UNIT)	662 SPACES
PARKING SPACES PROVIDED	1324 SPACES (2 GARAGE + 2 DRIVEWAY / UNIT)

Multi-family



Amenity package



Staff Analysis

(Section 9.2.1 C of The Unified Development Code)

1. **WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN. - Yes.** As noted above, the Subject Property is currently located in recently annexed property from unincorporated Henry County. The development proposed is currently not consistent with the Future Land Use Map ("FLUM") designation of "Medium-Density Vertical Mixed Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR (High Density Residential). The proposed development is consistent with this designation and will advance several policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, singles, and small families;
- Creating appropriate residential types to ensure that seniors can age in place;
- Reducing the impact of new development through the preservation of greenspace;
- Supporting increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density; and
- Creating a "sense of place" for the community.
- "Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37-39."

Staff Analysis (cont.)

2. **HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERSTHE PURPOSE OF THESE ZONING REGULATIONS.** - The projects include a wide range of housing types-single-family detached. Single-family attached, multi-family and senior housing is highly aligned with local and regional housing policies. The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. The requested rezoning will simply allow the Subject Property to be brought into the City of Stockbridge with an analogous zoning district, as required by City Ordinance (See, e.g., UDC at § 9.8). Section 1.4 provides the purpose and intent of the Stockbridge Unified Development Code, and it identified several objectives to accomplish. Among them are the following, which the proposed project is envisioned to accomplish:
- Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge;
 - Secure safety from fire, flood, and other dangers;
 - Provide adequate light and air;
 - Facilitate the adequate provision of transportation, water, sewage collection, schools, parks, and other public requirements;
 - Encourage the most appropriate and best use of land, buildings, and other structures throughout the City;
 - Preserve natural resources.
 - The applicant's proposal in its current form meets the intent and purpose of the UDC.

Staff Analysis (cont.)

3. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

- The proposed mixed-use development project is anticipated to have a positive effect on the subject property and the surrounding area. Having a mixture of land uses makes the best use of a large site which contains sensitive environmental areas. The Master Mixed-Use Development has already been approved and can be developed now as-of-right. Hence, any potential impacts on the zoning district, the property, the neighborhood, and the community have been considered, have been endorsed and are imminent.

4. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

- The proposed mixed-use development project is anticipated to have a positive effect on the subject property and the surrounding area. Having a mixture of land uses makes the best use of a large site which contains sensitive environmental areas. The Master Mixed-Use Development has already been approved and can be developed now as-of-right. Hence, any potential impacts on the zoning district, the property, the neighborhood, and the community have been considered, have been endorsed and are imminent.
- It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

Staff Analysis (cont.)

5. **WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.** - No. The Subject Property comprises ± 278.4 acres and consists of a mixed-residential development designed to accommodate a diverse range of residents, including single-persons, families, and senior citizens, and to provide a variety of housing types. Hence, the Subject Property has been designed in essence as a stand-alone district. It is also adjacent to properties with compatible and complimentary designations on the City's FLUM ("Low Density Vertical Mixed-Use" (North); "Medium Density Vertical Mixed-Use" and "High Density Residential" (South) and "High Density Residential" (East)).
6. **HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA** - The Master Mixed-Use Development has already been previously approved by Henry County. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City's future development desires for the properties that surround it, as indicated on the City's FLUM.
7. **WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.** - Yes, the proposed uses are consistent with the City's future development plans as indicated on its future land use map. In addition, the proposed development would meet the purposes of the Parkway Mixed-Use Overlay District. It would feature a balanced mixture of retail and residential uses, where residents could both live and shop. The retail uses would provide jobs and bring needed services to residents of the project and within the surrounding area. The proposed development would also help to improve public health by encouraging physical activity via walking along the proposed one-mile multi-use trail around the subject property.

Staff Analysis (cont.)

8. **HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.** -The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern development that diversifies the housing stock available and advances a number of goals outlined in the City's Comprehensive Plan. See, e.g., Comp Plan at pp. 37-39.
9. **HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.** - This application has been reviewed as a DRI. Hence, impacts to water, sewer, public facilities, and public services will be evaluated and mitigation, if necessary, required. The Applicant notes, however, that it has provided a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property, with upgrades that the Applicant is willing to make.
10. **HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.** - This application will be reviewed as a DRI. Hence, a traffic study will be performed as required, impacts on traffic safety and congestion considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impact from this development will be less than the development currently permitted according to the traffic study related to the proposed development.
11. **HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.** - The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.
12. **HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.** - The proposal will have no negative impacts on the provision of adequate light and air.

Staff Analysis (cont.)

13. **HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.** - The impacts from the development proposed should be comparable to those from Master Mixed-Use Development, which is currently permitted as-of-right, and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-residential neighborhood that will deliver quality design and construction, all of which should “raise-the-bar” for future development on adjacent and nearby properties and generate renewed interest in the area.
14. **WHETHER THERE ARE SUBSTANTIAL REASONS WHY PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.** - The current proposal is consistent with the existing regulations in the City of Stockbridge.
15. **PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL CARRY GREATER WEIGHT THAN OTHER FACTORS. WHERE PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE RESIDENTIAL AREA SHALL CARRY GREATER WEIGHT.** - The current proposal will have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

Staff Recommendation

The Planning and Zoning Staff recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning of the subject property from PUD to PUD. The recommended ZONING CONDITIONS are listed below:

1. The project will be conditioned on the Site plan titled Flippen Rd 2 Walt Stephens Rd “A Master Planned Residential Development,” dated April 25, 2023, by PEC (Planners & Engineers Collaborative).
2. The developer will implement the recommendations from the ARC Regional Review Finding dated March 29, 2023, for Reeves Creek II DRI 3799.
3. The Developer will make several traffic improvements to mitigate project generated vehicular traffic that are identified in the TIS.
4. The project will be developed in conformance with the City of Stockbridge Unified Development Code and all other City Code sections regarding site development standards and requirements
5. **Regarding the Property’s Future Land Use Designation** -- The approval of Case #CP-2022-04 to change the property’s future land use designation from Medium Density Residential to High-Density Residential shall occur simultaneously with the approval of Case #RZ-2022-05 for the rezoning of the property.
6. Reduction in the number of proposed parking spaces from 3,671 to 3,000 or 20 percent, whichever is greater
7. The maximum density rate for the project will be 4.84 units per acre
8. Add a minimum of 30 EV charging stations throughout the development.
9. **Regarding the Parcels Comprising the Development Site** - The rezoning shall not be finalized until the parcels are combined and simultaneously; this shall not be finalized until a new plat is officially recorded by the Henry County Super Court (Real Estate Records Division).

Staff Recommendation (cont.)

10. **Regarding Environmental Matters** – The applicant shall comply with the following:
 - A. Take appropriate steps for the environmental protection of Reeves Creek, the floodplain areas, and other sensitive site areas.
 - B. Submit an acceptable landscape plan to the Community Development Department.
11. **Regarding the Issuance of Land Disturbance and Building Permits** – No land disturbance or building permit shall be issued for the subject property until the applicant has had the new recombination plat officially recorded and has submitted a copy of the recorded plat to the Community Development Department.



TO: Planning Commission

FROM: Ryan Anderson, Chief Planner
Gordon Linton, Planner I

CC: Brecca Carter, Community Development Director

DATE: May 25, 2023

Subject: RZ-2022-05 For 0 Flippen Road, 630 Flippen Road, 384 Flippen Road

I. PURPOSE

Consider a request for a rezoning to assign the 'PUD' (Planned Unit Development) district to certain property on Flippen Road, to allow for the construction of a mixed-use residential development, including commercial and office uses. Application by Vista Realty Partners.

II. Background

Proposed Development	The proposed master planned, mixed-use development will include detached single-family homes, townhomes, multifamily housing, senior living homes, office and retail. The property includes 276.91 acres of land. The site is currently zoned as PUD formerly county zoning of Residential-Agricultural (RA) and is requesting a rezoning to Planned Unit Development (PUD). The development proposes three full access driveways on Flippen Road, and one full access driveway stubbed for future connection to Davidson Parkway in the north. The development is located at 630 Flippen Road in the newly annexed property. In general, the site is located to the east of I-75 / I-675. Unified Growth Policy Map Land Use Area Designation Established Suburbs.
Site Address	0, 384, and 630 Flippen Road in Land Lots 38 and District 12.

Parcel Identification	Parcel #030-01004000—Large parcel with 249.19 +/- acres, located between Flippen Road and Interstates 75 & 675. Parcel #030-01003001—Small parcel with 24.97 acres, located at 630 Flippen Road. Parcel #030-01004008 -- Small parcel with 2.75 acres, located at 384 Flippen Road
Parcel Acreage	276.91+/- total acres within three parcels.
Applicant	Vista Realty Partners
Owner	630 Flippen Road is owned by RCVW Land, LLC. 384 Flippen Road is owned by Rodney S. Brown; 0 Flippen Road is owned by RCVW Land, LLC.
Current Zoning	PUD formerly county zoning of Residential-Agricultural (RA)
City Land Use Designation	Medium- Density Vertical Mixed Use
Zoning History	Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, ± 436.3-acre tract (the “Master Development Tract”). The Master Development Tract has been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments (four-stories), townhomes, duplexes, senior-living (four-stories) and single-family detached), three four-story hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development. The gross residential density approved was 10.15 units per acre. While the Master Mixed-Use Development has not yet been constructed, the underlying zoning approval remains valid.

Current Use	Mostly vacant with four single family residences. The site is wooded with Reeves Creek and its associated floodplain.
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Project Background

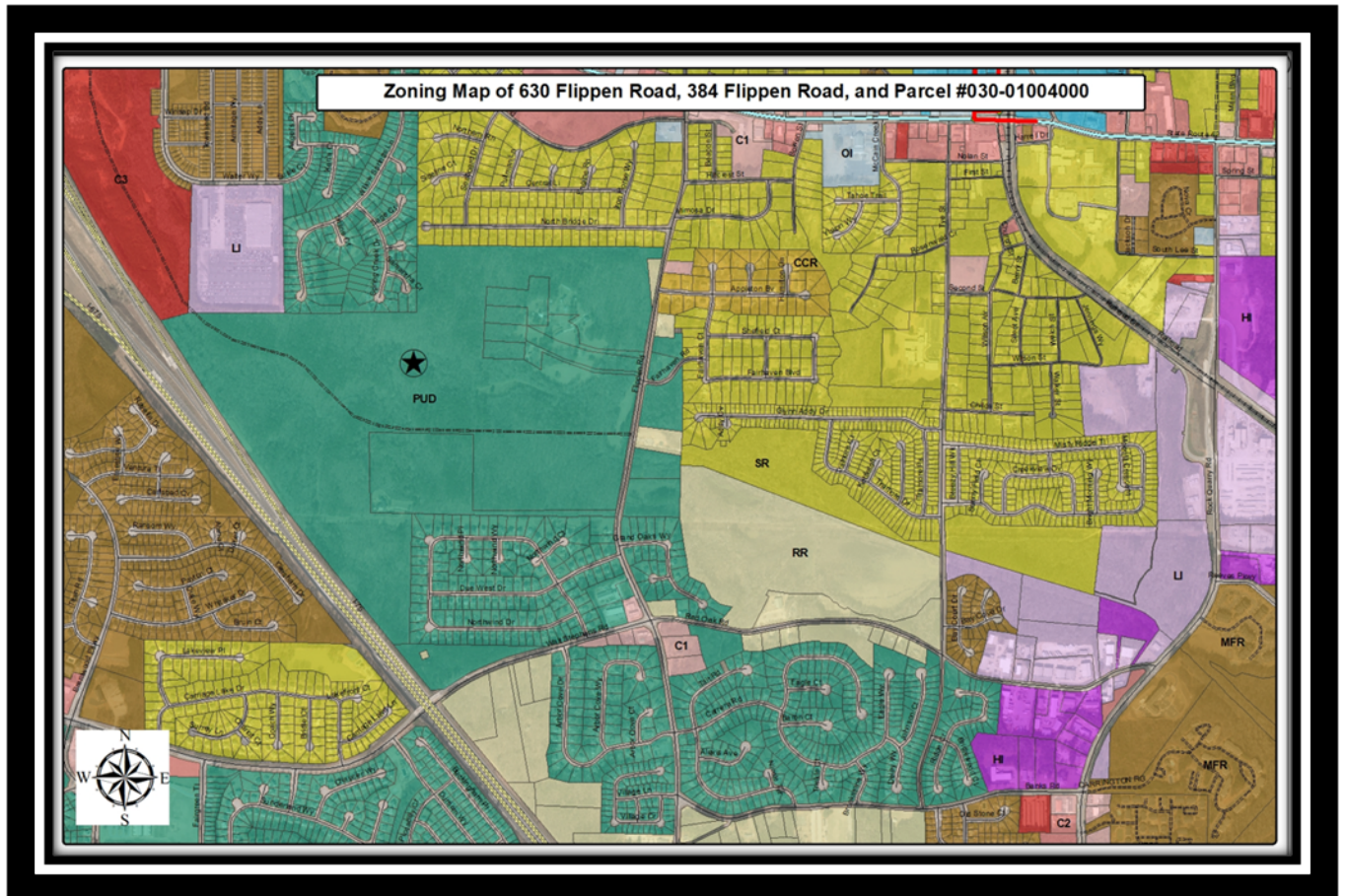
Permitting Local Government	City of Stockbridge
Additional Local Government(s) with development approval authority	Henry County
DRI Trigger	Rezoning
DRI Trigger Application/ Form ID #	#3799 Completed
Qualifying DRI Threshold Exceeded	500,000 gross square feet (with residential units calculated at 1500 square feet per unit, or the minimum allowed by the host local government)
Existing Zoning	PUD formerly County Residential-Agricultural (RA)
Proposed Zoning	Planned Unit Development (PUD)

Project Information

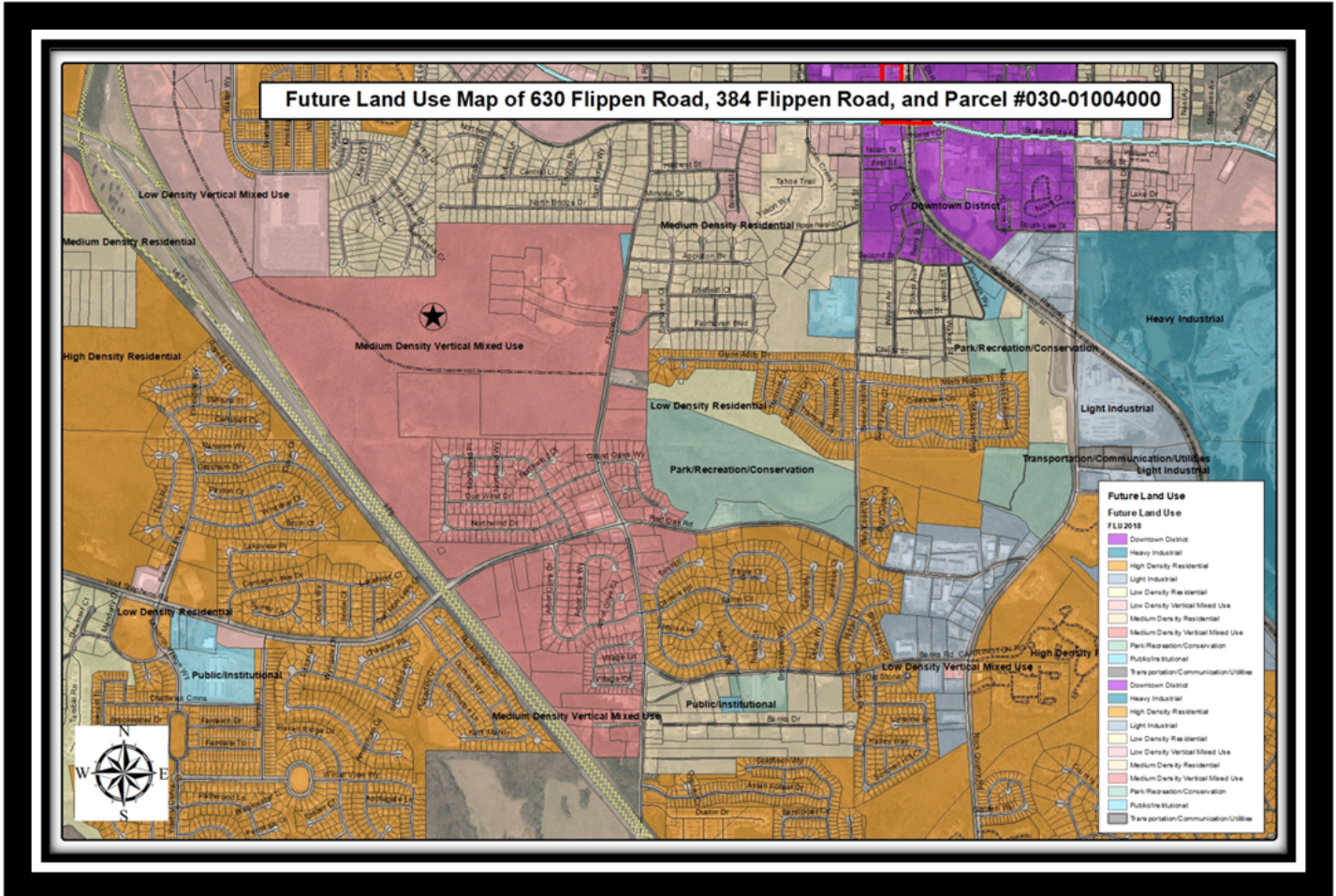
Land Use	Density
Single-Family Detached Housing	328 Lots
Townhomes	191 Units
Multifamily Housing	660 Units
Senior Living	172 Units
Office	41,000 SF
Retail	5,000 SF

III. Maps and Illustrations

Zoning Map



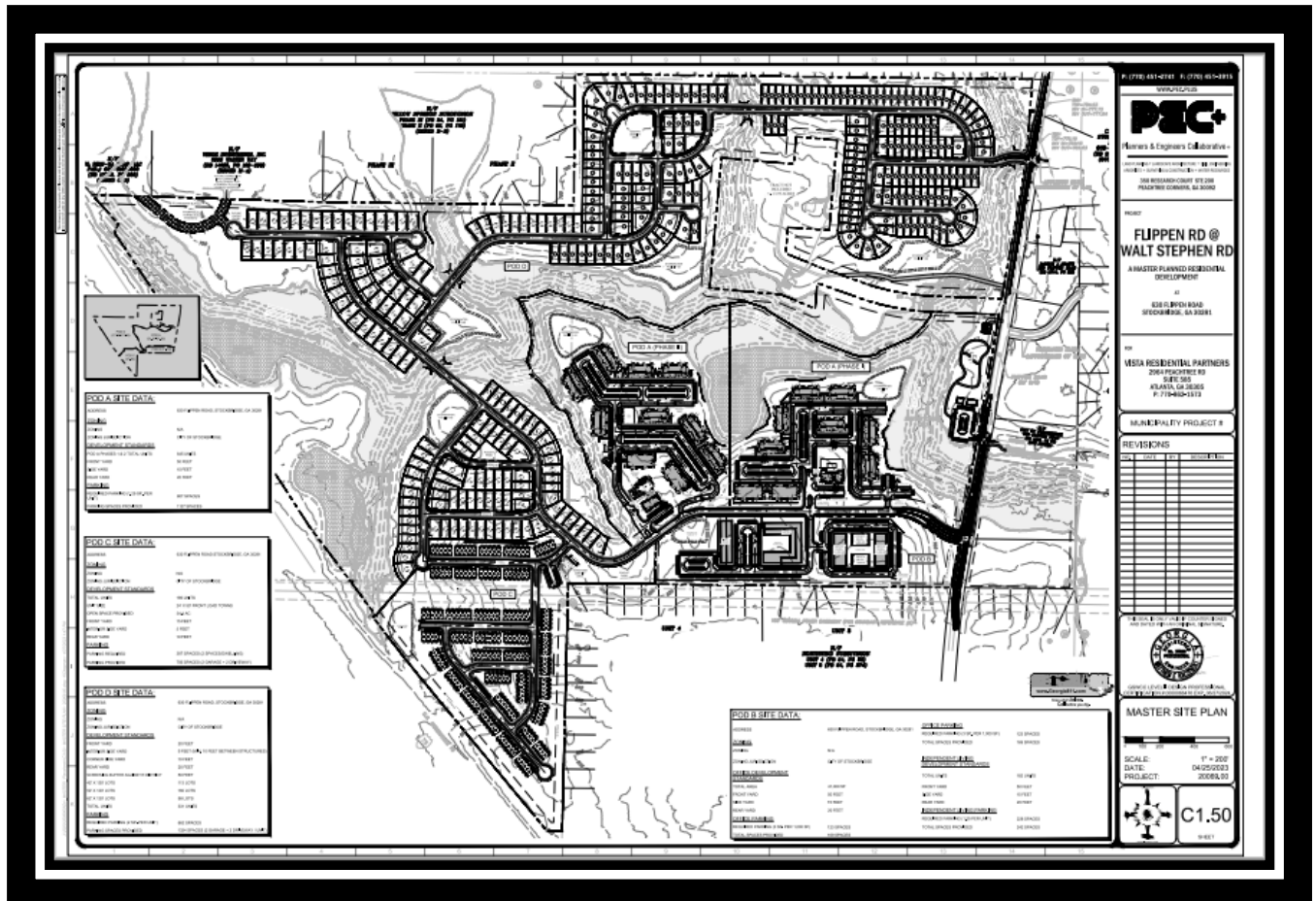
Future Land Use Map



Aerial Photo of Site



Site Plan



The subject property represents the residential component of the Master Mixed-Use Development. Through this application, the applicant proposes less intensity than originally. As part of the zoning process, the Master Mixed-Use Development was also reviewed as a Development of Regional Impact ("DRI") and approved (DRI 2996 Reeves Creek (October 3, 2019)). 2 SGR/40731900.1 approved. Specifically, it plans a total of 1,361 units, as opposed to the 1,643 originally approved, at a gross density of 4.89 units per acre. The dwellings will be spread among multifamily units (660), townhome units (191), senior-living units (172) and single-family detached units (338).

Phased in Development Pods- A-D

POD A SITE DATA:

ADDRESS	630 FLIPPEN ROAD, STOCKBRIDGE, GA 30281
<u>ZONING</u>	
ZONING	N/A
ZONING JURISDICTION	CITY OF STOCKBRIDGE
<u>DEVELOPMENT STANDARDS</u>	
POD A PHASES 1 & 2 TOTAL UNITS	645 UNITS
FRONT YARD	50 FEET
SIDE YARD	15 FEET
REAR YARD	20 FEET
<u>PARKING</u>	
REQUIRED PARKING (1.25 SP. PER UNIT)	807 SPACES
PARKING SPACES PROVIDED	1127 SPACES

POD B SITE DATA:

ADDRESS	630 FLIPPEN ROAD, STOCKBRIDGE, GA 30281	<u>OFFICE PARKING</u>	
<u>ZONING</u>		REQUIRED PARKING (3 SP. PER 1,000 SF)	123 SPACES
ZONING	N/A	TOTAL SPACES PROVIDED	169 SPACES
ZONING JURISDICTION	CITY OF STOCKBRIDGE	<u>INDEPENDENT LIVING DEVELOPMENT STANDARDS</u>	
<u>OFFICE DEVELOPMENT STANDARDS</u>		TOTAL UNITS	182 UNITS
TOTAL AREA	41,000 SF	FRONT YARD	50 FEET
FRONT YARD	50 FEET	SIDE YARD	15 FEET
SIDE YARD	15 FEET	REAR YARD	20 FEET
REAR YARD	20 FEET	<u>INDEPENDENT LIVING PARKING</u>	
<u>OFFICE PARKING</u>		REQUIRED PARKING (1.25 PER UNIT)	228 SPACES
REQUIRED PARKING (3 SP. PER 1,000 SF)	123 SPACES	TOTAL SPACES PROVIDED	242 SPACES
TOTAL SPACES PROVIDED	169 SPACES		

POD C SITE DATA:

ADDRESS 630 FLIPPEN ROAD STOCKBRIDGE, GA 30281

ZONING

ZONING N/A

ZONING JURISDICTION CITY OF STOCKBRIDGE

DEVELOPMENT STANDARDS

TOTAL UNITS 189 UNITS

UNIT SIZE 24' X 50' FRONT LOAD TOWNS

OPEN SPACE PROVIDED 24.4 AC

FRONT YARD 15 FEET

INTERIOR SIDE YARD 5 FEET

REAR YARD 10 FEET

PARKING

PARKING REQUIRED 387 SPACES (2 SPACES/DWELLING)

PARKING PROVIDED 756 SPACES (2 GARAGE + 2 DRIVEWAY)

POD D SITE DATA:

ADDRESS 630 FLIPPEN ROAD, STOCKBRIDGE, GA 30281

ZONING

ZONING N/A

ZONING JURISDICTION CITY OF STOCKBRIDGE

DEVELOPMENT STANDARDS

FRONT YARD 20 FEET

INTERIOR SIDE YARD 5 FEET (MIN. 10 FEET BETWEEN STRUCTURES)

CORNER SIDE YARD 10 FEET

REAR YARD 20 FEET

SCREENING BUFFER AGAINST R DISTRICT 50 FEET

42' X 120' LOTS 113 LOTS

52' X 120' LOTS 166 LOTS

62' X 120' LOTS 98 LOTS

TOTAL UNITS 331 UNITS

PARKING

REQUIRED PARKING (2 SP. PER UNIT) 662 SPACES

PARKING SPACES PROVIDED 1324 SPACES (2 GARAGE + 2 DRIVEWAY / UNIT)

Project Orientation Map



IV. Analysis

Project Description

The mixed-use development will have a total of 1,347 units with 645 units in Pod A (Phase I and Phase II), 182 senior-living units in Pod B, 189 townhome units in Pod C, and 338 single-family units in Pod D. The development proposes three full access driveways on Flippen Road, and one full access driveway stubbed for future connection to Davidson Parkway in the north.

Staff Analysis

The applicant requests a **Rezoning** under the City of Stockbridge Unified Development Code Section (**Sec. 9.2.1 C**):

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.

ANALYSIS OF REQUEST

1. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, the Subject Property is currently located in recently annexed property from unincorporated Henry County. The development proposed is currently not consistent with the Future Land Use Map ("FLUM") designation of "Medium-Density Vertical Mixed Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR (High Density Residential). The proposed development is consistent with this designation and will advance several policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, singles, and small families;
- Creating appropriate residential types to ensure that seniors can age in place;
- Reducing the impact of new development through the preservation of greenspace;
- Supporting increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density; and

- Creating a "sense of place" for the community.

"Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37-39."

In addition, the HDR designation is compatible with character area designations adjacent and nearby (i.e., there is "Low Density Vertical Mixed-Use" to the North, "Medium Density Vertical Mixed-Use" and "High Density Residential" to the South and "High Density Residential" to the East). Finally, the Subject Property is included within the City's newly annexed area. Hence, the City has chosen to annex the Subject Property with full knowledge of the entitlements currently in place and an obligation to maintain the allowed uses (See, e.g., UDC at § 9.8).

2. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

The projects include a wide range of housing types-single-family detached. Single-family attached, multi-family and senior housing is highly aligned with local and regional housing policies. The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. The requested rezoning will simply allow the Subject Property to be brought into the City of Stockbridge with an analogous zoning district, as required by City Ordinance (See, e.g., UDC at § 9.8).

Section 1.4 provides the purpose and intent of the Stockbridge Unified Development Code, and it identified several objectives to accomplish. Among them are the following, which the proposed project is envisioned to accomplish:

- Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge;
- Secure safety from fire, flood, and other dangers;
- Provide adequate light and air;
- Facilitate the adequate provision of transportation, water, sewage collection, schools, parks, and other public requirements;
- Encourage the most appropriate and best use of land, buildings, and other structures throughout the City;
- Preserve natural resources.
- The applicant's proposal in its current form meets the intent and purpose of the UDC.

3. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The proposed mixed-use development project is anticipated to have a positive effect on the subject property and the surrounding area. Having a mixture of land uses makes the best use of a large site which contains sensitive environmental areas. The Master Mixed-Use Development has already been approved and can be developed now as-of-right. Hence, any potential impacts on the zoning district, the property, the neighborhood, and the community have been considered, have been endorsed and are imminent.

4. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The proposed mixed-use development project is anticipated to have a positive effect on the subject property and the surrounding area. Having a mixture of land uses makes the best use of a large site which contains sensitive environmental areas. The Master Mixed-Use Development has already been approved and can be developed now as-of-right. Hence, any potential impacts on the zoning district, the property, the neighborhood, and the community have been considered, have been endorsed and are imminent.

It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

5. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property comprises $\pm$ 278.4 acres and consists of a mixed-residential development designed to accommodate a diverse range of residents, including single-persons, families, and senior citizens, and to provide a variety of housing types. Hence, the Subject Property has been designed in essence as a stand-alone district. It is also adjacent to properties with compatible and complimentary designations on the City's FLUM ("Low Density Vertical Mixed-Use" (North); "Medium Density Vertical Mixed-Use" and "High Density Residential" (South) and "High Density Residential" (East)).

6. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The Master Mixed-Use Development has already been previously approved by Henry County. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City's future development desires for the properties that surround it, as indicated

on the City's FLUM.

7. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Yes, the proposed uses are consistent with the City's future development plans as indicated on its future land use map. In addition, the proposed development would meet the purposes of the Parkway Mixed-Use Overlay District. It would feature a balanced mixture of retail and residential uses, where residents could both live and shop. The retail uses would provide jobs and bring needed services to residents of the project and within the surrounding area. The proposed development would also help to improve public health by encouraging physical activity via walking along the proposed one-mile multi-use trail around the subject property.

8. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern development that diversifies the housing stock available and advances a number of goals outlined in the City's Comprehensive Plan. See, e.g., Comp Plan at pp. 37-39.

9. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

This application has been reviewed as a DRI. Hence, impacts to water, sewer, public facilities, and public services will be evaluated and mitigation, if necessary, required. The Applicant notes, however, that it has provided a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property, with upgrades that the Applicant is willing to make.

10. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

This application will be reviewed as a DRI. Hence, a traffic study will be performed as required, impacts on traffic safety and congestion considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impact from this development will be less than the development currently permitted according to the traffic study related to the proposed development.

11. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

12. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air.

13. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

The impacts from the development proposed should be comparable to those from Master Mixed-Use Development, which is currently permitted as-of-right, and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-residential neighborhood that will deliver quality design and construction, all of which should “raise-the-bar” for future development on adjacent and nearby properties and generate renewed interest in the area.

14. WHETHER THERE ARE SUBSTANTIAL REASONS WHY PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

The current proposal is consistent with the existing regulations in the City of Stockbridge.

15. PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL CARRY GREATER WEIGHT THAN OTHER FACTORS. WHERE PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE RESIDENTIAL AREA SHALL CARRY GREATER WEIGHT.

The current proposal will have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

V. STAFF RECOMMENDATIONS

The Planning and Zoning Staff recommends APPROVAL WITH CONDITIONS for the proposed rezoning of the subject property from PUD to PUD. The recommended ZONING CONDITIONS are listed below:

1. The project will be conditioned on the Site plan titled Flippen Rd 2 Walt Stephens Rd "A Master Planned Residential Development," dated April 25, 2023, by PEC (Planners & Engineers Collaborative).
2. The developer will implement the recommendations from the ARC Regional Review Finding dated March 29, 2023, for Reeves Creek II DRI 3799.
3. The Developer will make several traffic improvements to mitigate project generated vehicular traffic that are identified in the TIS.
4. The project will be developed in conformance with the City of Stockbridge Unified Development Code and all other City Code sections regarding site development standards and requirements.
5. **Regarding the Property's Future Land Use Designation --** The approval of Case #CP-2022-04 to change the property's future land use designation from Medium Density Residential to High-Density Residential shall occur simultaneously with the approval of Case #RZ-2022-05 for the rezoning of the property.
6. Reduction in the number of proposed parking spaces from 3,671 to 3,000 or 20 percent, whichever is greater.
7. Add a minimum of 30 EV charging stations throughout the development.
8. **Regarding the Parcels Comprising the Development Site**
The rezoning shall not be finalized until the parcels are combined and simultaneously; this shall not be finalized until a new plat is officially recorded by the Henry County Super Court (Real Estate Records Division).
9. **Regarding Environmental Matters --**

The applicant shall comply with the following:

- a) Take appropriate steps for the environmental protection of Reeves Creek, the floodplain areas, and other sensitive site areas.
- b) Submit an acceptable landscape plan to the Community Development Department.

10. **Regarding the Issuance of Land Disturbance and Building Permits** – No land disturbance or building permit shall be issued for the subject property until the applicant has had the new recombination plat officially recorded and has submitted a copy of the recorded plat to the Community Development Department.

Rezoning Application

City of Stockbridge, Georgia



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

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

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

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

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

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division
Community Development Department

REZONING APPLICATION CHECKLIST

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

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK/INITIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application. (by appointment only)	✓
Application Form	1	1. Signed and notarized by owner. Original signature 2. In lieu of owner's signature, applicant has signed and notarized a copy of a "Contract", "Power of Attorney" or "Lease."	✓
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application, and must be notarized .	✓
Letter of Ownership	01	Letter stating that the owner is aware of the rezoning request and owns the property in question.	✓
Letter of Intent	1	Must clearly state the proposed use and development intent.	✓
Site Plans (24 x 36) and (11 x 17)	1 10	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and the proposed lot layout.	✓
Survey Plat (8 ½ x 11) Or (11 x 17)	1	Subject Property, prepared and sealed <i>within the last five years</i> by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	✓
Water and sewer availability letter	1	This letter must accompany the application at the time of submittal. It should state that water and sewer are available to serve the property, or such services can be extended to the site. Please obtain the letter from the appropriate office which serves the property, such as Henry County Water Authority, City of Stockbridge Public Works Department, or a Clayton County office.	✓
Form from the Health Department	1	This letter must accompany the application at the time of submittal <i>(Only needed if property is not on sewer)</i> .	

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant Vista Residential Partners (c/o Dennis J. Webb, Jr.) Phone: (404) 815-36 20 Date: _____

Address Applicant: 1105 W. Peachtree St., NE, Suite 1000 Fax _____ Cell # (404) 81536 20

City: Atlanta State: GA Zip: 30309 E-mail: djwebb@sgrlaw.com

Name of Agent Dennis J. Webb, Jr. Phone: (404) 8 15-36 20 Date: _____

Address Agent: 1105 W. Peachtree St., NE, Suite 1000 Fax _____ Cell # (404) 8 15-36 20

City: Atlanta State: GA Zip: 30309 E-mail: djwebb@sgrlaw.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A REZONING OF THE PROPERTY.

Rezoning being requested MU (Mixed-Use) (Henry County: RZ-19-01) to
PUD (Planned Unit Development) (City of Stockbridge)

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

Address of Property: 030-0100400 (no address); 630 Filppen Road; 384 Filppen Road

Nearest intersection to the property: Fairhaven Road
(Street Address)

Size of Tract: 278.4 acre(s), Land Lot Number(s): 26, 38 & 39, District(s): 1 2

Property Tax Parcel Number(s): 030-01004000; 030-01003001; 030-01004008 (Required)

Witness' Signature

Cathy M. Ellington
Printed Name of Witness

Notary

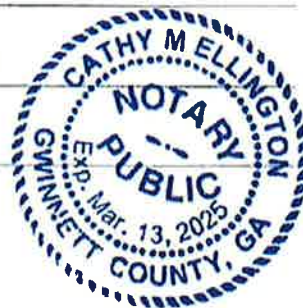
NOTARY STAMP:

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 8/16/25

Signature of Applicant

Michael Meyer
Printed Name of Applicant

Signature of Agent



(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

Pre-Application Form

[To be completed by City Staff,
prior to and during the meeting]

PRE-APPLICATION FORM

DATE June 7, 2022

APPLICANT: Vista Residential Partners

TYPE OF APPLICATION: Rezoning/Comp Plan Amendment

PROPERTY ADDRESS: 030-01004000 (no address); 630 Flippen Road; 384 Flippen Road

DISTRICT: 12 **LAND LOT(S):** 26 38 & 39 **PARCEL I.D.(S):** 030-01004000; 030-01003001; 030-01004008

CURRENT ZONING: MU (Mixed-Use) (Henry County: RZ-19-01)

PROPOSED ZONING: PUD (Planned Unit Development)

FUTURE LAND USE MAP DESIGNATION: Mixed Use (Henry County)

REQUEST / ITEMS DISCUSSED:

The Applicant discussed the proposed development, which is a mixed residential development consisting of ± 1,361 units/lots and comprised of multi-family, townhome and single-family detached units. The parties discussed the zoning history of the site in Henry County, the Applicant's intent to annex and rezone the property into the City of Stockbridge and potential Stockbridge zoning districts. We also discussed roadway and pedestrian connectivity, open space and sewer issues.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

ZONING OF ADJACENT PROPERTIES:

NORTH: R-D SOUTH: PD/C-1 EAST: MU (Henry) WEST: I-75 ROW

PREVIOUS REZONING REQUESTS ON THE PROPERTY AND IN THE AREA,

INCLUDING SURROUNDING SUBDIVISIONS: The Subject Property was part of a larger tract originally rezoned from RA (Residential-Agricultural) to MU (Mixed-Use) by Henry County (RZ-19-01).

MEETING ATTENDANTS:

Ryan Anderson		(Name and Signature)
Den Webb		(Name and Signature)
Michael Neyhart		(Name and Signature)
Ken Wood		(Name and Signature)

PLEASE NOTE:

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

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

Disclosures

Applicant Campaign Disclosure Form

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

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

Yes ☐ No ☒

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 26th day of July, 2022

Rodney S. Brown
Applicant's Name - Printed

Rodney Brown
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26th day of July, 2022

Jennifer Rearick
Notary Public



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

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Yes _____ No ✓

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

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We certify that the foregoing information is true and correct, this 27th day of July, 2022

RCVW Land LLC

Applicant's Name - Printed



Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of July, 2022

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25


Notary Public

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Yes _____ No ✓

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

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We certify that the foregoing information is true and correct, this 27th day of July, 2022

Vista Residential Partners

Applicant's Name - Printed



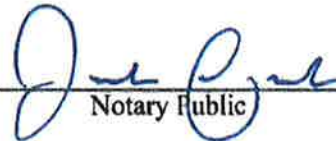
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of July, 2022

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25


Notary Public

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Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____

Applicant's Name - Printed _____

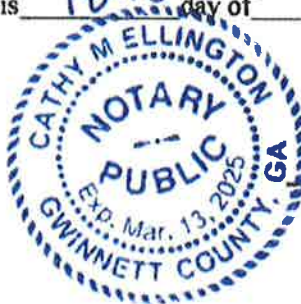
Signature of Applicant/Property Owner/Agent _____

Dennis J. Webb, Jr, Smith, Gambrell & Russell, LLP.

Applicant's Attorney, if applicable - Printed _____

Signature of Applicant's Attorney, if applicable _____

Sworn to and subscribed before me this 18th day of August, 2022



Cathy M. Ellington
Notary Public

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

Applicant Campaign Disclosure Form

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

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

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____.

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kathryn M. Zickert, Smith, Gambrell & Russell, LLP
Applicant's Attorney, if applicable - Printed

Kathryn M Zickert
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18th day of August, 2022.



Cathy M. Ellington
Notary Public

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Yes _____ No X

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We certify that the foregoing information is true and correct, this _____ day of _____, _____

Applicant's Name -Printed

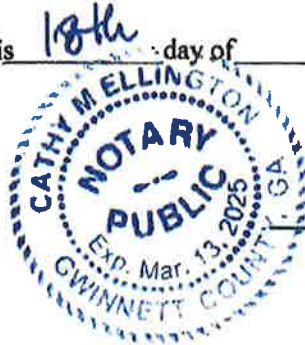
Signature of Applicant/Property Owner/Agent

J. Alexander Brock, Smith, Gambrell & Russell, LLP

Applicant's Attorney, if applicable -Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18th day of August, 2022



Cathy M. Ellington
Notary Public

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

Letter of Ownership

Letter of Ownership

Rodney S. Brown
384 Flippen Road
Stockbridge, GA 30281
Rodney78cl@gmail.com
770-696-8546

030-01004008 (384 Flippen Road)

I, Rodney S. Brown, hereby affirm that I solely own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced property and consent to same.


Rodney S. Brown

Date: 7-26-2022

Sworn to and subscribed before me
this 26th day of July, 2022


NOTARY PUBLIC



8CER/39827914.1

Letter of Ownership

RCVW Land LLC
c/o Michael Neyhart
2964 Peachtree Road, Suite 585
Atlanta, GA 30305
mn@vistarp.com
404-835-5778

030-01004000 (no address)
030-01003001 (630 Flippen Road)

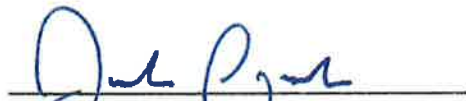
RCVW Land LLC hereby affirms that it solely owns the above-referenced tax parcels. RCVW Land LLC also acknowledges that it is aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced properties and consents to same.



RCVW Land LLC

By: Michael Neyhart
Its: Authorized Representative
Date: July 27th 2022

Sworn to and subscribed before me
this 27th day of July, 2022


NOTARY PUBLIC

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25

Statement of Intent

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the
Rezoning
And
Future Land Use Map Amendment Applications

of

VISTA RESIDENTIAL PARTNERS

for

± 278.4 Acres of Land
located in
Land Lots 26, 38 and 39,
12th District, Henry County

REZONE: MU (Henry County) to PUD

FLUMA: Mixed Use (Henry County) to HDR

Submitted for Applicant by:

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

The Applicant has filed an application to annex $\pm$ 278.4 acres of land located in Land Lots 26, 38 and 39, 12th District of Henry County (the “Subject Property”), from unincorporated Henry County into the City of Stockbridge. Contemporaneously, the Applicant files this request to (a) rezone the Subject Property from its current Henry County zoning designation, MU (Mixed-Use), to the Stockbridge designation of PUD (Planned Unit Development) and (b) amend the Future Land Use Map designation for the Subject Property from Mixed Use (Henry County) to HDR (High Density Residential) under the City of Stockbridge’s Comprehensive Plan.

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, $\pm$ 436.3 acre tract (the “Master Development Tract”). The Master Development Tract has been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments (four-stories), townhomes, duplexes, senior-living (four-stories) and single-family detached), three four-story hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development”).¹ The gross residential density approved was 10.15 units per acre. While the Master Mixed-Use Development has not yet been constructed, the underlying zoning approval remains valid.

The Subject Property represents the residential component of the Master Mixed-Use Development. Through this application, the Applicant proposes less intensity than originally

¹ As part of the zoning process, the Master Mixed-Use Development was also reviewed as a Development of Regional Impact (“DRI”) and approved (DRI 2996 Reeves Creek (October 3, 2019)).

approved. Specifically, it plans a total of 1,361 units, as opposed to the 1,643 originally approved, at a gross density of 4.89 units per acre. The dwellings will be spread among multifamily units (660), townhome units (191), senior-living units (172) and single-family detached units (338).

The development proposed for the Subject Property has been thoughtfully designed. For example, the more intense multi-family uses are concentrated in the center of the site and the townhome units clustered along the I-75 frontage. Single family detached units and senior living units have been placed at the outer edges of the development, serving as a transition and step-down in intensity to the existing uses to the north and south. Further, the development has been devised to maximize use of the natural environment. The Subject Property is bisected by Reeves Creek. The development activates this natural amenity and puts a premium on open space, providing ± 71.23 acres or $\pm 25.6\%$ of the total land area. Similarly, the development has been planned to promote pedestrian connectivity by offering an extensive sidewalk network throughout. Finally, requisite parking has been provided.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code ("UDC"), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). To the Applicant's knowledge, no other rezoning applications have been filed concerning the Subject Property.

III. IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, the Subject Property is currently located in unincorporated Henry County. The development proposed is consistent with the Future Land Use Map ("FLUM") designation in that jurisdiction, which is "Mixed-Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR (High Density Residential). The proposed development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, singles, and small families;
- Creating appropriate residential types to ensure that seniors can age in place;
- Reducing the impact of new development through the preservation of greenspace;
- Supporting increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density; and
- Creating a "sense of place" for the community.

Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37-39.

In addition, the HDR designation is compatible with character area designations adjacent and nearby (i.e. there is "Low Density Vertical Mixed-Use" to the North, "Medium Density Vertical Mixed-Use" and "High Density Residential" to the South and "High Density Residential" to the East). Finally, the Subject Property is included within the City's proposed Annexation Map. Hence, the City has chosen to annex the Subject Property with full knowledge

of the entitlements currently in place and an obligation to maintain the allowed uses (*See, e.g., UDC at § 9.8*).

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. The requested rezoning will simply allow the Subject Property to be brought into the City of Stockbridge with an analogous zoning district, as required by City Ordinance (*See, e.g., UDC at § 9.8*).

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Master Mixed-Use Development has already been approved and can be developed now as-of-right. Hence, any potential impacts on the zoning district, the property, the neighborhood and the community have been considered, have been endorsed and are imminent. It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property comprises ± 278.4 acres and consists of a mixed-residential development designed to accommodate a diverse range of residents, including single-persons, families and senior citizens, and to provide a variety of housing types. Hence, the Subject Property has been designed in essence as a stand-alone district. It is also adjacent to properties with compatible and complimentary designations on the City's FLUM ("Low Density Vertical

Mixed-Use” (North); “Medium Density Vertical Mixed-Use” and “High Density Residential” (South) and “High Density Residential” (East)).

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The Master Mixed-Use Development has already been approved. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City’s future development desires for the properties that surround it, as indicated on the City’s FLUM.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Please see C, D and E above.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern development that diversifies the housing stock available and advances a number of goals outlined in the City’s Comprehensive Plan. *See, e.g., Comp Plan at pp. 37-39.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

This application will be reviewed as a DRI. Hence, impacts to water, sewer, public facilities and public services will be evaluated and mitigation, if necessary, required. The Applicant notes, however, that it has provided a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property, with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

This application will be reviewed as a DRI. Hence, a traffic study will be performed as required, impacts to traffic safety and congestion considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impacts from this development will be less than the development currently permitted.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also J, above.*

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

The impacts from the development proposed should be comparable to those from the Master Mixed-Use Development, which is currently permitted as-of-right, and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-residential neighborhood that will deliver quality design and construction, all of which should “raise-the-bar” for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

The current proposal is consistent with the existing regulations in Henry County.

N. PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL CARRY GREATER WEIGHT THAN OTHER FACTORS. WHERE PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE RESIDENTIAL AREA SHALL CARRY GREATER WEIGHT.

The current proposal will have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

IV. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

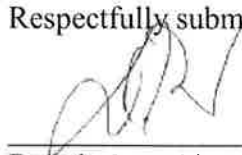
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning and Future Land Use Map Amendment Applications at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

This 19th day of August, 2022.

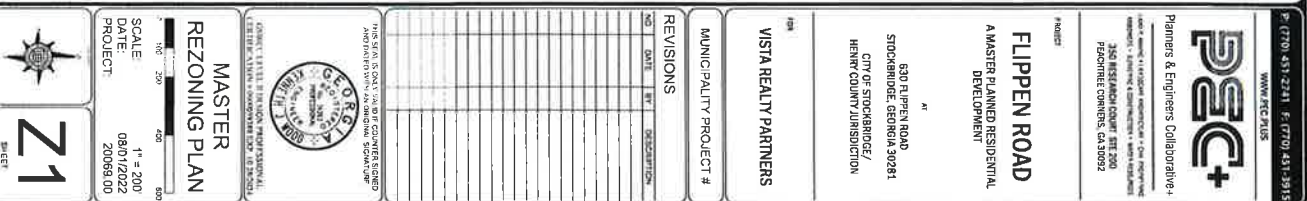
Respectfully submitted,



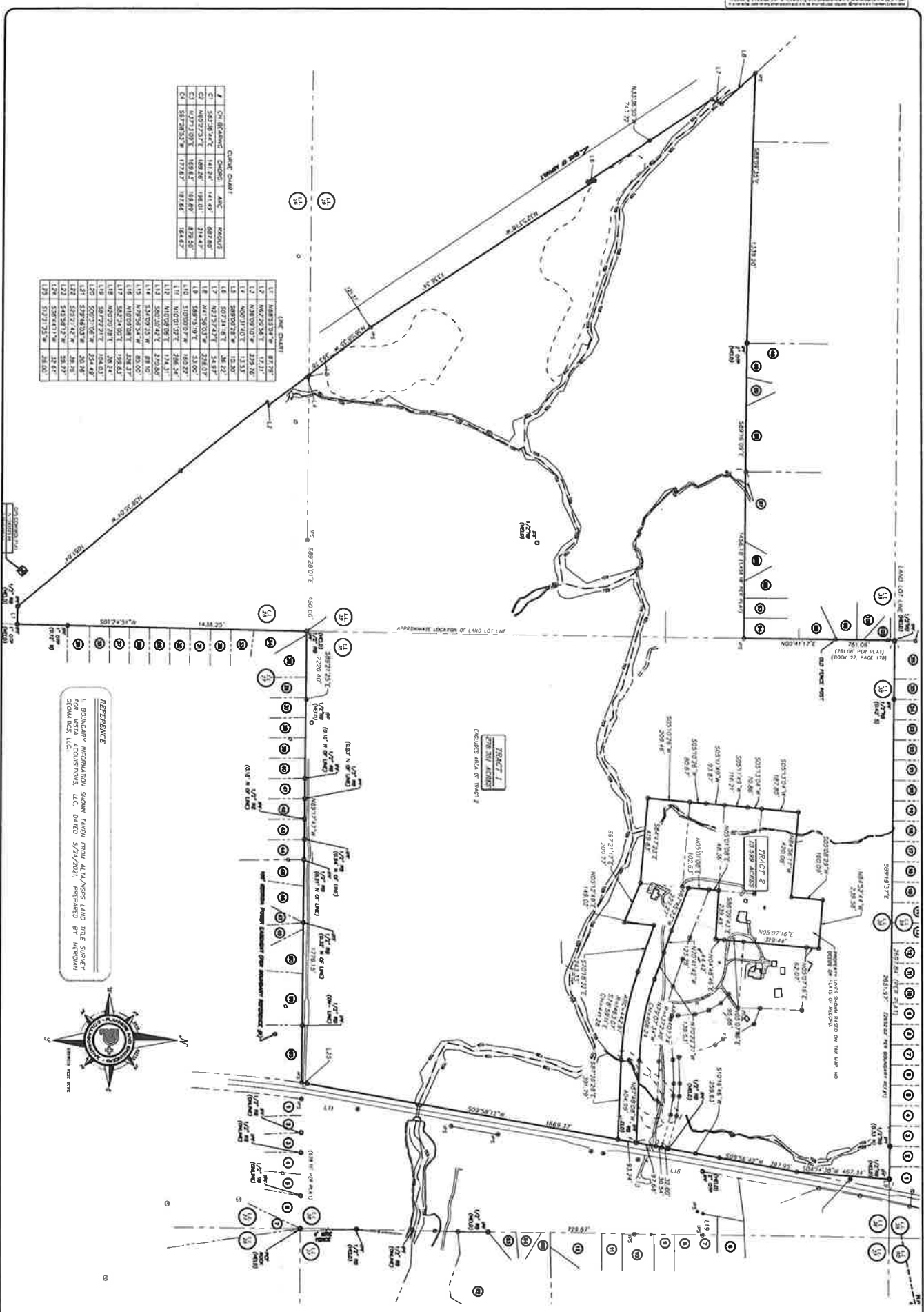
Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Attorneys For Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

Site Plan



Survey



CHUCK CHART

CHUCK CHART	CHUCK CHART	CHUCK CHART
C1 58329.47' 161.24'	161.24'	161.24'
C2 58329.47' 161.24'	161.24'	161.24'
C3 58329.47' 161.24'	161.24'	161.24'
C4 58329.47' 161.24'	161.24'	161.24'

CHUCK CHART

CHUCK CHART	CHUCK CHART	CHUCK CHART
C1 58329.47' 161.24'	161.24'	161.24'
C2 58329.47' 161.24'	161.24'	161.24'
C3 58329.47' 161.24'	161.24'	161.24'
C4 58329.47' 161.24'	161.24'	161.24'

REFERENCE
1. BOUNDARY INFORMATION SHOWN TAKEN FROM A.T.A./N.P.S. LAND TITLE SURVEY
FROM NCS, LLC. DATED 2/24/2021. PREPARED BY HENRY COUNTY
GEORGIA



Legal Descriptions

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar found at the Land Lot Corner common to Land Lots 26, 27, 38 & 39; thence South 01 degree 24 minutes 51 seconds West a distance of 1,438.25 feet to a point; thence North 88 degrees 55 minutes 4 seconds West a distance of 87.79 feet to a point on the northeasterly right-of-way line of Interstate 75 (Variable R/W); thence North 39 degrees 35 minutes 4 seconds West a distance of 1,051.04 feet to a point; thence 547.76 feet along an arc of a curve to the right, said curve having a radius of 11,291.16 feet and a chord bearing and distance of North 38 degrees 19 minutes 26 seconds West 547.71 feet to a point; thence North 62 degrees 20 minutes 56 seconds East a distance of 17.31 feet to a point; thence North 36 degrees 9 minutes 10 seconds West a distance of 229.76 feet to a point; thence North 0 degrees 31 minutes 40 seconds East a distance of 13.53 feet to a point; thence South 89 degrees 0 minutes 28 seconds West a distance of 10.30 feet to a point; thence North 36 degrees 58 minutes 35 seconds West a distance of 393.78 feet to a point; thence North 32 degrees 53 minutes 18 seconds West a distance of 1,336.34 feet to a point; thence South 7 degrees 34 minutes 16 seconds East a distance of 36.22 feet to a point; thence North 33 degrees 36 minutes 50 seconds West a distance of 743.72 feet to a point; thence North 23 degrees 57 minutes 47 seconds East a distance of 54.97 feet to a point; thence North 41 degrees 56 minutes 3 seconds West a distance of 228.07 feet to a point; thence leaving said right-of-way of I-75 South 88 degrees 9 minutes 35 seconds East a distance of 1,339.20 feet to a point; thence South 89 degrees 16 minutes 9 seconds East a distance of 1,456.18 feet to a point; thence North 0 degrees 41 minutes 17 seconds East a distance of 761.06 feet to a point; thence South 89 degrees 19 minutes 37 seconds East a distance of 2,651.97 feet to a point; thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point on the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line the following courses and distances: South 9 degrees 56 minutes 42 seconds West a distance of 397.95 feet to a point; thence South 10 degrees 16 minutes 46 seconds West a distance of 259.63 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 160.22 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 1,669.37 feet to a point; thence South 12 degrees 21 minutes 25 seconds West a distance of 29.00 feet to a point; thence leaving said right-of-way line North 89 degrees 21 minutes 25 seconds West a distance of 2,220.40 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 291.95 acres.

LESS AND EXCEPT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar at the intersection of the Land Lot line common to Land Lots 27 & 38 with the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line thence North 12 degrees 21 minutes 25 seconds East a distance of 29.00 feet to a

point; thence North 9 degrees 58 minutes 32 seconds East a distance of 1,576.17 feet to a point to a point and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line North 87 degrees 36 minutes 28 seconds West a distance of 391.79 feet to a point; thence 442.97 feet along an arc of a curve to the right, said curve having a radius of 1,463.07 feet and a chord bearing and distance of North 78 degrees 59 minutes 11 seconds West 441.28 feet to a point; thence North 70 degrees 18 minutes 32 seconds West a distance of 243.33 feet to a point; thence South 5 degrees 12 minutes 49 seconds West a distance of 149.02 feet to a point; thence North 67 degrees 21 minutes 17 seconds West a distance of 209.77 feet to a point; thence North 84 degrees 47 minutes 23 seconds West a distance of 419.83 feet to a point; thence North 5 degrees 10 minutes 26 seconds East a distance of 209.46 feet to a point; thence continue Northerly along said line, a distance of 80.67 feet; thence North 5 degrees 11 minutes 49 seconds East a distance of 93.87 feet to a point; thence continue Northerly along said line, a distance of 116.21 feet; thence North 5 degrees 13 minutes 4 seconds East a distance of 70.86 feet to a point; thence continue Northerly along said line, a distance of 187.80 feet; thence South 84 degrees 56 minutes 17 seconds East a distance of 420.08 feet to a point; thence North 5 degrees 8 minutes 29 seconds East a distance of 160.09 feet to a point; thence South 84 degrees 52 minutes 44 seconds East a distance of 239.58 feet to a point; thence South 5 degrees 7 minutes 16 seconds West a distance of 62.07 feet to a point; thence continue Southerly along said line, a distance of 319.44 feet; thence continue Southerly along said line, a distance of 96.86 feet; thence South 4 degrees 48 minutes 46 seconds West a distance of 44.42 feet to a point; thence North 86 degrees 9 minutes 43 seconds West a distance of 239.49 feet to a point; thence South 5 degrees 01 minute 8 seconds West a distance of 48.36 feet to a point; thence continue Southerly along said line, a distance of 102.63 feet; thence South 67 degrees 45 minutes 23 seconds East a distance of 227.27 feet to a point; thence South 70 degrees 41 minutes 42 seconds East a distance of 123.28 feet to a point; thence North 70 degrees 42 minutes 51 seconds West a distance of 8.72 feet to a point; thence South 70 degrees 22 minutes 21 seconds East a distance of 139.53 feet to a point; thence 407.74 feet along an arc of a curve to the left, said curve having a radius of 1,372.40 feet and a chord bearing and distance of South 79 degrees 7 minutes 34 seconds East 406.24 feet to a point; thence South 87 degrees 48 minutes 8 seconds East a distance of 404.99 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 93.24 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 13.599 acres.

THE RESULTING ACREAGE IS $291.95 - 13.599 = 278.351$

ELEVATIONS

Single-family



VISTA REALTY
PARTNERS

Townhomes



VISTA REALTY
PARTNERS

Senior cottages



VISTA REALTY
PARTNERS

Multi-family



VISTA REALTY
PARTNERS

Amenity package



VISTA REALTY
PARTNERS

Water and Sewer Availability Letter/Email



Henry County Water Authority
Engineering Division

May 28, 2021

Re: Water and Sewer Services - Availability

Proposed Development: **Mixed-Use**

Property Information: **630 Flippen Road**
East side of I-75 and North of Walt Stephens Road
LL 38; District 12; 304.54+/- acres

Purpose: **Due Diligence**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	137	psi
Residual:	129	psi
Flow	1650	gpm
Calculated Flow @ 20 psi:	7024	gpm

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

Sewage treatment capacity is presently available for gravity sewer conveyance to the property. **Based upon the preliminary plan submitted, sanitary sewer service can be made available by way of a line extension.** Moreover, the following will be necessary at the developer's expense:

- A 24" sewer extension along the Reeves Creek connecting into an existing 24-inch PVC sewer main (Line A), the offsite sewer line extension may require acquisition of easements.

- Per Section 2.2.2.1 B of HCWA's Standards and Specifications, the Developer must design and install the sewer line to the uppermost property line of the development. In this case, that will require two lines (see lines B & C on the attached exhibit for general routing and size requirements).

Furthermore, the Authority will consider option B (Lift Station) as shown in the attached exhibit in the event that necessary easement can not be secured to install the gravity option, and all possible appeals have been exhausted. A new water and sewer availability request will be required for the Lift Station option.

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

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

This letter was prepared with information submitted to HCWA on a Conceptual Master Plan dated 03/11/2021 prepared by Planners and Engineers Collaborative.

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

Webb, Dennis (Den)

From: Webb, Dennis (Den)
Sent: Monday, July 11, 2022 12:39 PM
To: 'Chad Peden'
Cc: 'Brock, Alex (jabrock@sgrlaw.com)'; Ellington, Cathy; 'Michael Neyhart'
Subject: FW: City of Stockbridge flow rates & Meeting 20069.00
Attachments: 2021-11-10-Sewer Outfall Stockbridge Route PN-20069.00.pdf; Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf; S9100.053 Technical Memo (2021_1117) FINAL.pdf

Hi Chad,

My name is Den Webb and I am helping Vista Residential/Michael Neyhart prepare and file Annexation and Rezoning Applications related to the property that is the subject of your email below and attachments above.

As part of the Rezoning Application, Vista is required to submit a Sewer Capacity letter. We plan to submit your email and attachments unless you want us to handle it some other way. Please let us know.

Thanks,

Den Webb

From: Chad Peden <cpeden@cartersloope.com>
Sent: Tuesday, December 21, 2021 5:54 AM
To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus
Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BRoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd <mboyd@cartersloope.com>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Morning Gentlemen,

I've completed my capacity evaluation using the field run manhole elevations and determined that the existing Brush Creek Interceptor has available capacity for your proposed development. Note that the connection point shown in the figure you sent in November, attached, will need to be extended to the Interceptor. I've included a separate attachment ("Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf") showing the location where your flow will need to discharge into the Interceptor. Please review at your convenience and feel free to contact me if you have any questions.

I will be glad to assist you however possible as you evaluate this alternative.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Thursday, December 9, 2021 4:21 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BRholtsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd <mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Michael / Ken,

Following up, I just received the field data and am reviewing now. I'll have a report to the City asap.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Tuesday, November 30, 2021 1:19 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BRholtsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd <mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Afternoon Michael,

Thanksgiving was great, hope you had a nice break as well. We have someone onsite now collecting the field data and will have the field work completed this week. Once I receive that information, I will prioritize and have a recommendation to the City next week.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Michael Neyhart <MN@vistarp.com>
Sent: Tuesday, November 30, 2021 12:22 PM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
<BHoltsinger@cityofstockbridge-ga.gov> <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Marty/Chad – I hope you had a good Thanksgiving break. I just wanted to follow up on the question below. Any info you can provide would be appreciated.

Thanks,
Michael

Michael Neyhart
Managing Director
Vista Realty Partners
cell: [404-353-0297](tel:404-353-0297)
office: [404-835-5778](tel:404-835-5778)

From: Michael Neyhart
Sent: Monday, November 22, 2021 11:26 AM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
<BHoltsinger@cityofstockbridge-ga.gov> <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Thank you for providing the report. What is the estimated timing to complete the additional studies to confirm the capacity and necessary scope of upgrades?

From: Marty Boyd <mboyd@cartersloope.com>
Sent: Friday, November 19, 2021 4:42 PM
To: Ken@pec.plus; Michael Neyhart <MN@vistarp.com>

Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holsinger
(BHolsinger@cityofstockbridge-ga.gov) <bholsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>

Subject: City of Stockbridge flow rates & Meeting 20069.00

Kenneth,

Chad Peden is out of the office and does not have good cell service, so he asked me to forward this information to you. Attached is a Technical Memorandum outlining the results of our hydraulic capacity review for the City of Stockbridge's collection system and the Stephen D. Peurifoy WPCP, which may potentially be impacted by your proposed development on Flippen Road. As described, there are two potential areas of the collection system that may need modifications to accommodate the additional flows. At the request of Stockbridge, we are measuring the elevations of the existing manholes along the Brush Creek Outfall so that we may confirm the actual capacity of each line segment. Once that is complete, we will have a clearer picture of what improvements may be required as a result of your proposed development.

From our conversations with the City, they are willing to work with you as necessary to meet your goals for the development. I would recommend allowing us time to confirm the capacity of the line segment and then meeting to discuss the necessary improvements.

Feel free to contact Chad or me if you have any questions or would like additional information.

Sincerely,

Marty



Martin C. Boyd, P.E., President

Carter & Sloope, Inc.

1031 Stonebridge Parkway

Watkinsville, Georgia 30677

Phone: (706) 769-4119

Email: mboyd@cartersloope.com



Carter & Sloop

CONSULTING ENGINEERS

TECHNICAL MEMORANDUM

DATE: November 17, 2021
TO: Brad Holtsinger, City of Stockbridge
FROM: Chad Peden, P.E., Carter & Sloop, Inc.
RE: City of Stockbridge
Wastewater Capacity Evaluation
C&S Project No.: S9100.053



Wastewater Capacity Evaluation

Existing Conditions

The City of Stockbridge treats wastewater at their Stephen D. Peurifoy Water Pollution Control Plant (WPCP). The WPCP operates under NPDES permit GA0023337 with a permitted capacity of 1.5 million gallons per day (MGD), monthly average. The majority of flow to the City's WPCP is collected and conveyed through the Brush Creek Interceptor. The Brush Creek Interceptor travels along Brush Creek in a generally easterly direction from the WPCP and receives flows from multiple collector lines along its route upgradient towards the Wal Mart Shopping Center.

Vista Realty Partners (VRP) approached Stockbridge with interest in developing a parcel on Flippen Road and requested confirmation from the City if wastewater conveyance and treatment capacity is available for the planned development. Planners & Engineers Collaborative (PEC) is the design engineer for VRP and provided the following wastewater demand information in regard to the planned development:

- Phase I: Sewer Flow = 175,500 GPD by December 2022
- Phase II: Sewer Flow = 387,250 GPD by March 2024
- Project Total: Sewer Flow = 562,750 GPD by March 2024

Carter & Sloop (C&S) was asked by the City to provide a high-level evaluation of the City's existing collection and treatment systems to assess available capacity for the proposed development.

Capacity Evaluation

Discharge Monitoring Reports (DMRs), from October 2020 through September 2021, for the City's WPCP, were analyzed to evaluate the hydraulic capacity based on current flows. For this period, the average monthly discharge is 0.643 MGD, with a maximum monthly discharge of 0.682 MGD (December 2020). Table 1 below provides a summary of the flow review for the WPCP.

Table 1 - WPCP Hydraulic Capacity

Monthly [MGD]				
Month	Avg Effluent Flow	Permitted Flow	Excess Capacity	Percent Capacity Used
Oct-20	0.662	1.5	0.838	44.1%
Nov-20	0.648	1.5	0.852	43.2%
Dec-20	0.682	1.5	0.818	45.5%
Jan-21	0.663	1.5	0.837	44.2%
Feb-21	0.68	1.5	0.82	45.3%
Mar-21	0.66	1.5	0.84	44.0%
Apr-21	0.623	1.5	0.877	41.5%
May-21	0.635	1.5	0.865	42.3%
Jun-21	0.591	1.5	0.909	39.4%
Jul-21	0.618	1.5	0.882	41.2%
Aug-21	0.649	1.5	0.851	43.3%
Sep-21	0.606	1.5	0.894	40.4%
Average =	0.643	Minimum =	0.818	

The capacity of the Brush Creek Interceptor and the Flippen Road Collector were estimated using Manning's Equation, which calculates the available capacity of an open channel piping segment based on the material type, internal diameter and slope. Initially, these three properties were obtained from the City's Existing GIS Data. During the analysis, two concerns were identified with the GIS data: 1) there was a discrepancy between the pipe diameters shown in the City's GIS records and what the Owner confirmed in the field, and 2) there were inconsistencies in the identified slope of the pipe and the calculated slope of the pipe using upstream and downstream invert elevations, both sources from GIS. To resolve these two concerns, the field confirmed diameters were used and the minimum allowable slope (from GaEPD's *Guidelines for Sewage Collection Systems*) for each diameter was input to calculate the theoretical minimum capacity of each segment. Note that the actual slope could be less than the minimum required and thus the capacity would be less than what was calculated or alternatively, the actual slope could exceed the minimum and the capacity would be greater than what is calculated herein. Additionally, it is recommended that the subject lines be surveyed to verify the actual pipe diameters and slopes, and subsequently capacities.

The subject sections of gravity main have nominal pipe diameters of 8" (PVC and VCP), 10" (VCP), 18" (DIP, PVC and VCP) and 24" (DIP and PVC) (See Figure 1). Table 2 shows the capacity of each of the four pipe diameters at various flow depths. Note that the capacity changes in response to the roughness coefficient "n" of the various pipe materials.

Table 2 - Pipe Capacity Summary

Diameter	Material	Min. Slope [%]	Capacity [MGD]			
			50% Full	66% Full	75% Full	100% Full
8"	PVC (n=0.010)	0.40	0.313	0.484	0.572	0.627
	VCP (n=0.015)	0.40	0.215	0.332	0.391	0.429
10"	VCP (n=0.015)	0.28	0.326	0.503	0.594	0.651
18"	DIP (n=0.013)	0.12	1.320	2.041	2.408	2.641
	PVC (n=0.010)	0.12	1.436	2.219	2.618	2.872
	VCP (n=0.015)	0.12	1.022	1.579	1.864	2.044
24"	DIP (n=0.013)	0.08	2.297	3.550	4.189	4.594
	PVC (n=0.010)	0.08	2.489	3.847	4.540	4.979

[illegible]

FIGURE 1



SEWER CAPACITY ANALYSIS FOR THE CITY OF STOCKBRIDGE HENRY COUNTY, GEORGIA

The existing flow through the subject collection system was estimated using billing data from the City. Address points from the billing spreadsheet were georeferenced to the manhole GIS locations, allowing the metered flows for each property to be assigned to adjacent pipe segments. These flows were then accumulated downstream to provide an estimate of the current flows through each pipe segment. A peaking factor of 2.5 was used to estimate the peak flow. Figure 2, provided by PEC, shows the proposed discharge location for the VRP Development.

Figure 2 - Proposed Development Connection



Because wastewater from the VRP Development will be discharged to the existing collection system through a lift station, the following assumptions were made: 1) instantaneous flows from the lift station will be the same for Phase I and Phase II, and 2) the lift station will be designed for pumps to operate twelve (12) hours per day. Using the above assumptions, the additional flow to the collection system from the proposed development is approximately 790 gallons per minute (gpm). This flow was added to the existing flows and then compared to the available capacity of the existing collection system; Table 3 provides a summary of the available capacity of each pipe segment. Where negative (-) numbers are shown in the table below are locations where the pipe capacity is exceeded from the flows from the proposed development.

From Table 3, the existing 8" diameter gravity sewer main along Shields Road and Club Drive and a section of the 18" diameter gravity sewer main from Clark Park to east of E. Atlanta Road do not have adequate capacity to convey the proposed flows without surcharging the inverts; these areas are shown in Figure 1 and denoted by the red clouded areas. The remainder of the impacted collection system appears to have adequate capacity to accommodate the additional flows from the proposed development.

Table 3 - Conveyance Capacity Summary

Pipe Segment #	Diameter [in]	Total Capacity [MGD]	Existing Flow [MGD]	Total Flow (Prop. + Exist.) [MGD]	Remaining Capacity [MGD]
44	8	0.675	0.000	1.138	-0.463
43	8	0.462	0.004	1.142	-0.680
42	8	0.462	0.004	1.142	-0.680
41	8	0.462	0.005	1.143	-0.681
40	8	0.462	0.008	1.146	-0.684
39	8	0.462	0.009	1.147	-0.685
38	8	0.462	0.012	1.150	-0.688
37	8	0.462	0.013	1.150	-0.689
36	8	0.462	0.013	1.150	-0.689
35	10	0.701	0.139	1.277	-0.576
34	18	2.199	0.622	0.622	1.577
33	18	2.199	0.622	0.622	1.577
32	18	2.841	0.622	0.622	2.220
31	18	2.841	0.622	0.622	2.220
30	18	2.199	0.622	0.622	1.577
29	18	2.199	0.761	1.899	0.300
28	18	2.199	0.761	1.899	0.300
27	18	2.199	0.733	1.871	0.328
26	18	2.199	0.770	1.907	0.292
25	18	2.199	0.770	1.907	0.292
24	18	2.199	0.770	1.907	0.292
23	18	3.090	0.864	2.002	1.088
22	18	3.090	0.871	2.008	1.081
21	18	2.199	0.890	2.027	0.172
20	18	2.199	0.900	2.037	0.162
19	18	2.199	1.015	2.153	0.046
18	18	2.199	1.015	2.153	0.046
17	18	2.199	1.015	2.153	0.046
16	18	2.199	1.394	2.531	-0.332
15	18	2.199	1.394	2.531	-0.332
14	18	2.199	1.394	2.531	-0.332
13	18	2.199	1.394	2.531	-0.332
12	18	2.199	1.394	2.531	-0.332
11	18	2.199	1.394	2.531	-0.332
10	18	2.199	1.404	2.542	-0.343
9	18	2.199	1.404	2.542	-0.343
8	18	2.199	1.421	2.558	-0.359
7	24	5.357	1.421	2.558	2.799
6	24	5.357	1.421	2.559	2.799
5	24	5.357	1.422	2.560	2.797
4	24	5.357	1.422	2.560	2.797
3	24	5.357	1.422	2.560	2.797
2	24	5.357	1.422	2.560	2.797
1	24	4.943	1.422	2.560	2.383

Recommendation

The undersized section of the Flippen Road Collector could easily be upsized or bypassed to accommodate the additional flows or the proposed connection point, shown in Figure 2, could be adjusted to the 18" Brush Creek Interceptor. Regarding the undersized portion of the Brush Creek Interceptor, field run survey should be conducted to verify the actual slope, and thus capacity, of the existing sewer main. If the survey confirms that the Interceptor is in fact undersized, this section of piping should be modified to accommodate the required flows.



DEVELOPMENT OF REGIONAL IMPACT
FORM 1



Developments of Regional Impact

[DRI Home](#)[Tier Map](#)[Apply](#)[View Submissions](#)[Login](#)

New DRI

DEVELOPMENT OF REGIONAL IMPACT

Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local
Government:

City of Stockbridge

Individual completing
form:

Ryan Anderson

Telephone:

678-216-6902

E-mail:

randerson@cityofstockbridge-ga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed
Project:

Reeves Creek II

Location (Street
Address, GPS
Coordinates, or Legal
Land Lot Description):

030-01004000; 030-01003001; 030-01004008

Brief Description of
Project:

Mixed residential development

Development Type:

☐ (not selected)

☐ Hotels

☐ Wastewater Treatment
Facilities

- | | | |
|--|---|---|
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☒ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 1,341 units (mixed type, square footages)

Developer: Vista Residential Partners

Mailing Address: 2964 Peachtree Road, Suite 585

Address 2:

City: Atlanta

State: GA

Zip: 30305

Telephone: 404-835-5788

Email: mn@vistarp.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: RCVW Land, LLC

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☐ Yes ☒ No

If no, in what additional jurisdictions is the project located? The property is currently in unincorporated Henry County. An application has been filed to annex the property into the City of Stockbridge.

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☒ Yes ☐ No

If yes, provide the following information: Project Name: Reeves Creek
Project ID: 2996

The initial action being requested of the local government for this project:

- ☒ Rezoning
☐ Variance
☐ Connect Sewer
☐ Connect Water
☐ Permit
☐

Other

☐ (not selected) ☐ Yes ☒ No

Is this project a phase or part of a larger overall project?	
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: Overall project: 2027
Submit Application Save without Submitting Cancel	
Back to Top	

FIRST AMENDED STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the
Rezoning
And
Future Land Use Map Amendment Applications

of

VISTA RESIDENTIAL PARTNERS

for

± 278.4 Acres of Land
located in
Land Lots 26, 38 and 39,
12th District, Henry County

REZONE: PUD to PUD

FLUMA: Mixed Use (Henry County) to HDR

Submitted for Applicant by:

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

The Applicant owns $\pm$ 278.4 acres of land located in Land Lots 26, 38 and 39, 12th District of Henry County (the “Subject Property”), which was recently annexed from unincorporated Henry County into the City of Stockbridge. The Applicant files this request to (a) rezone the Subject Property to the Stockbridge designation of PUD (Planned Unit Development) with an approved regulating plan and (b) amend the Future Land Use Map designation for the Subject Property to HDR (High Density Residential) under the City’s Comprehensive Plan (the “Comp Plan”).¹

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, $\pm$ 436.3 acre tract (the “Master Development Tract”). The Master Development Tract had been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments, townhomes, duplexes, senior-living, and single-family detached), three hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development”).² The gross residential density approved was 10.15 units per acre. The Applicant’s right to construct the Master Mixed-Use Development was fully vested at the time of annexation.

The Subject Property represents the residential component of the Master Mixed-Use Development. The Applicant plans a total of 1,347 residential units, as opposed to the 1,643

¹ The Subject Property was brought into the City with no zoning designation. On or about May 8, it was zoned PUD without a regulating plan. The Subject Property has never been given a Comp Plan designation.

² As part of the zoning process, the Master Mixed-Use Development was also reviewed as a Development of Regional Impact (“DRI”) and approved (DRI 2996 Reeves Creek (October 3, 2019)).

originally approved, at a gross density of 4.84 units per acre. The dwellings will be spread among multifamily units (645), townhome units (189), senior-living units (182) and single-family detached units (331). As for the non-residential piece, the Applicant proposes 41,000 square feet of office space and a small commercial component fronting Flippen Road.³

The development proposed for the Subject Property has been thoughtfully designed. For example, the more intense multi-family uses are concentrated in the center of the site and the townhome units clustered along the I-75 frontage. Single family detached units and senior living units have been placed at the outer edges of the development, serving as a transition and step-down in intensity to the existing uses to the north and south. Further, the development has been devised to maximize use of the natural environment. The Subject Property is bisected by Reeves Creek. The development activates this natural amenity and puts a premium on open space, providing ± 71.23 acres or $\pm 25.6\%$ of the total land area. Similarly, the development has been planned to promote pedestrian connectivity by offering an extensive sidewalk network throughout. Finally, requisite parking has been provided.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code ("UDC"), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

³ The non-residential components were added at the request of Planning Staff.

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). The City of Stockbridge annexed the Subject Property, effective January 1, 2023. The Subject Property was brought into the City with no zoning but was subsequently zoned PUD on May 8, 2023 without a regulating plan. To date, the Subject Property has no Future Land Use Map designation.

III. IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, the Subject Property was previously located in unincorporated Henry County. The development proposed is consistent with the Future Land Use Map ("FLUM") designation in that jurisdiction, which is "Mixed-Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR (High Density Residential). The proposed development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, singles, and small families;
- Creating appropriate residential types to ensure that seniors can age in place;
- Reducing the impact of new development through the preservation of greenspace;
- Supporting increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density; and
- Creating a "sense of place" for the community.

Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37-39.

In addition, the HDR designation is compatible with character area designations adjacent and nearby (i.e. there is “Low Density Vertical Mixed-Use” to the North, “Medium Density Vertical Mixed-Use” and “High Density Residential” to the South and “High Density Residential” to the East). Finally, the Subject Property was included within the City’s proposed Annexation Map. Hence, the City chose to annex the Subject Property with full knowledge of the entitlements currently in place and an obligation to maintain the allowed uses (*See, e.g., UDC at § 9.8*).

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. The requested rezoning will simply allow the Subject Property to have a comparable zoning district in the City of Stockbridge, as required by City Ordinance (*See, e.g., UDC at § 9.8*).

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Master Mixed-Use Development has already been approved at the time of annexation. Hence, any potential impacts on the zoning district, the property, the neighborhood and the community have been considered, have been endorsed and are imminent. It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property comprises $\pm$ 278.4 acres and consists of a mixed-use development designed to accommodate a diverse range of residents, including single-persons, families and senior citizens, and to provide a variety of housing types. Hence, the Subject Property has been designed in essence as a stand-alone district. It is also adjacent to properties with compatible and complimentary designations on the City's FLUM ("Low Density Vertical Mixed-Use" (North); "Medium Density Vertical Mixed-Use" and "High Density Residential" (South) and "High Density Residential" (East)).

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The Master Mixed-Use Development has already been approved. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City's future development desires for the properties that surround it, as indicated on the City's FLUM.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Please see C, D and E above.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to create a new, vibrant and modern development that diversifies the housing stock available and advances a number of goals outlined in the City's Comprehensive Plan. *See, e.g., Comp Plan at pp. 37-39.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

This application was reviewed as a DRI. Hence, impacts to water, sewer, public facilities and public services were evaluated and mitigation, if necessary, required. The Applicant notes, however, that it has provided a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property, with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

This application has been reviewed as a DRI and a traffic study was generated through that process. Impacts to traffic safety and congestion were considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impacts from this development will be less than the development currently permitted.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air.
See also J, above.

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

The impacts from the development proposed should be comparable to those from the Master Mixed-Use Development and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-residential neighborhood that will deliver quality design and construction, all of which should “raise-the-bar” for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

The current proposal is consistent with the existing regulations in Henry County.

N. PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL CARRY GREATER WEIGHT THAN OTHER FACTORS. WHERE PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE RESIDENTIAL AREA SHALL CARRY GREATER WEIGHT.

The current proposal will have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

IV. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district or Comp Plan designation other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the current zoning

violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district or Comp Plan designation other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning and Future Land Use Map Amendment Applications at issue be approved. The Applicant also

invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

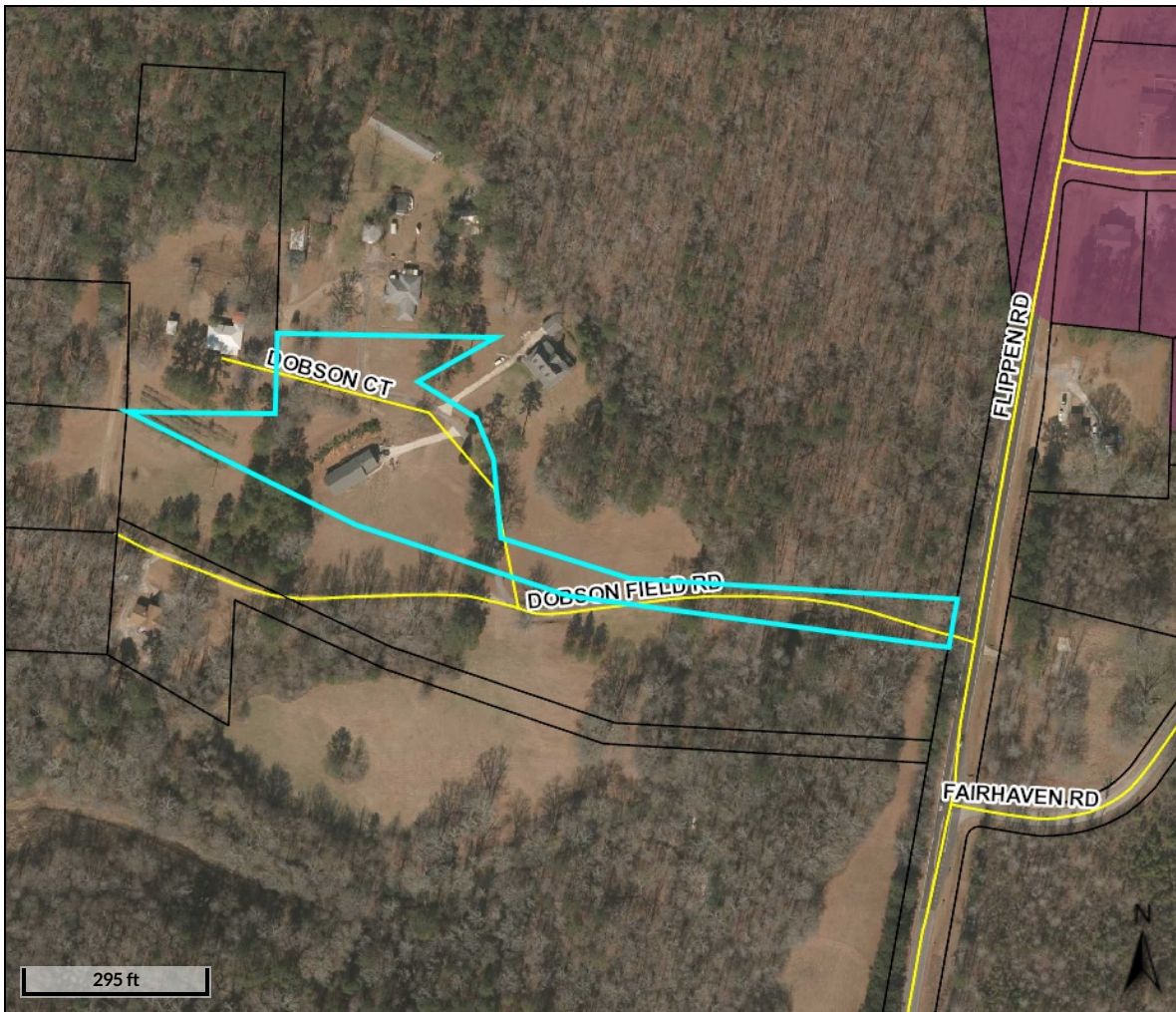
This 19th day of May, 2023.

Respectfully submitted,

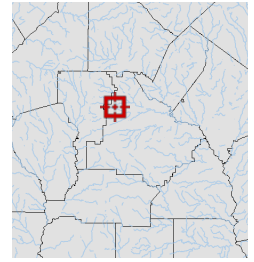
A handwritten signature in blue ink, appearing to read 'DJ Webb', is positioned above a horizontal line.

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Attorneys For Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500



Overview



Legend

- Parcels
- Roads
- Cities

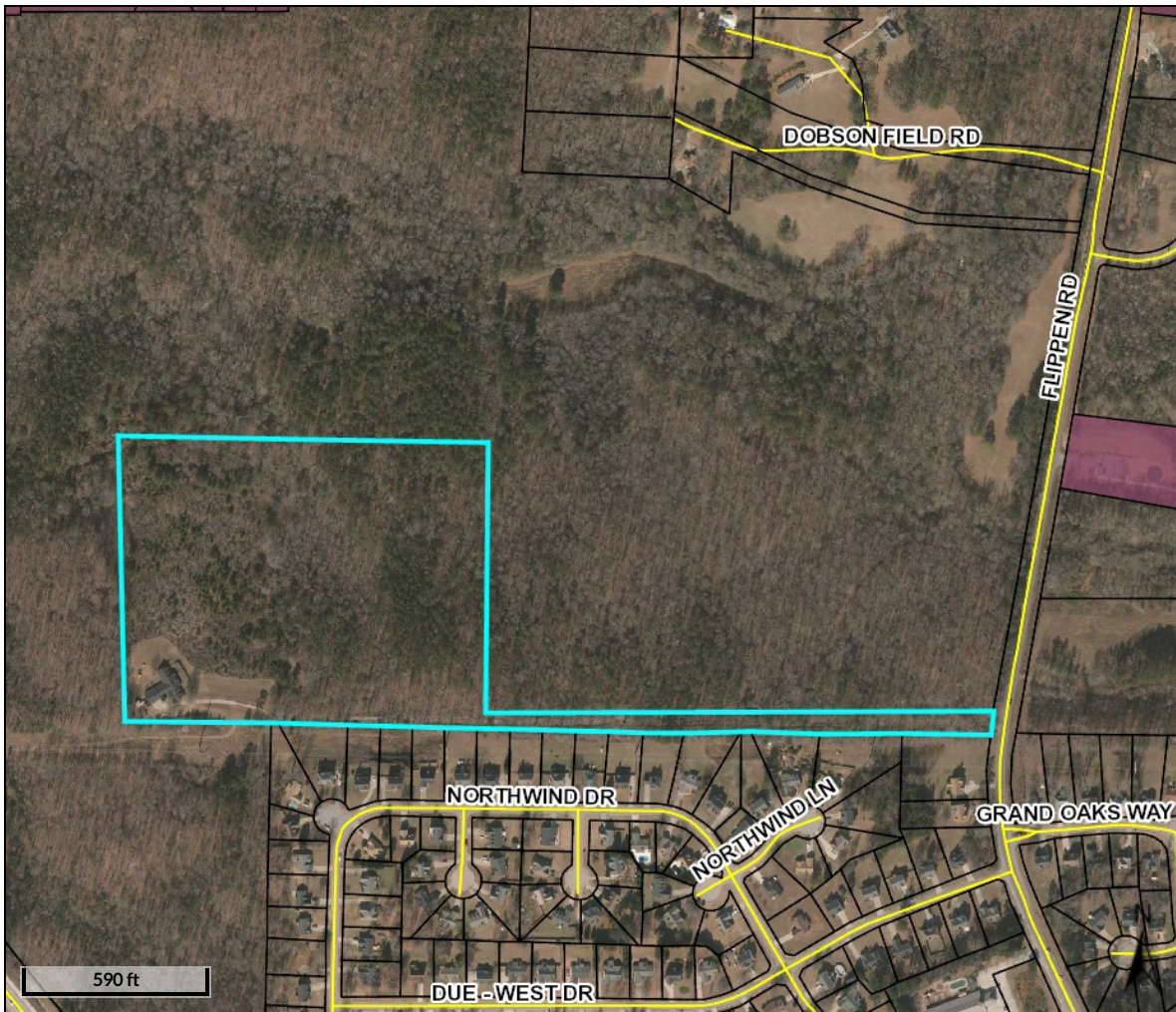
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Property Address	384 FLIPPEN RD	Acreage	2.75	Address	384 FLIPPEN RD	Building Value:	\$176,900			
District	County/UnIncorp				STOCKBRIDGE GA 30281	Misc Value:	\$0	Date	Price	Reason
						Total Value:	\$211,400	9/8/2011	\$0	FAMILY/GIFT
								6/29/2011	\$86,500	CONTIGUOUS PROPERTY
										U
										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.

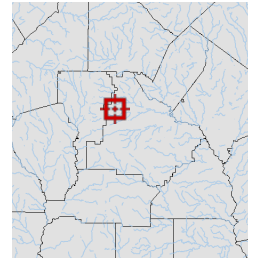
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Overview



Legend

- Parcels
- Roads
- Cities

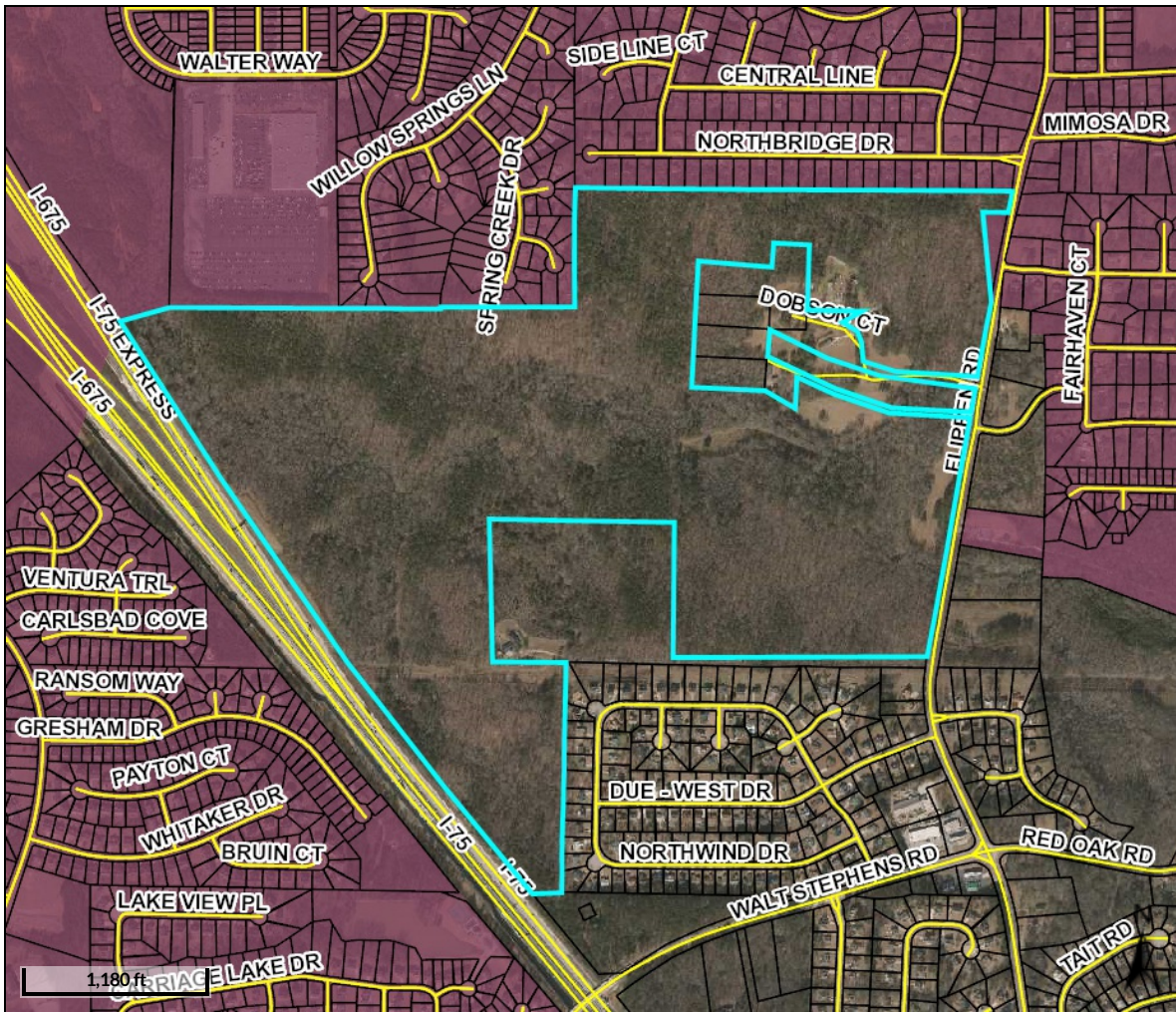
Parcel ID	030-01003001	Class	R	Owner	RCVW LAND LLC	Land					
Property	630 FLIPPEN RD	Acreage	24.97	Address	2964 PEACHTREE	Value:	\$501,000				
Address					RD STE 585	Building	\$249,000	Last 2 Sales			
District	County/UnIncorp	ATLANTA GA 30305				Value:		Date	Price	Reason	Qual
							Misc	1/22/2021	\$750,000	OTHER	U
							Value:	\$0	12/29/1995	\$0	FAMILY/GIFT U
							Total				
							Value:	\$750,000			

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.

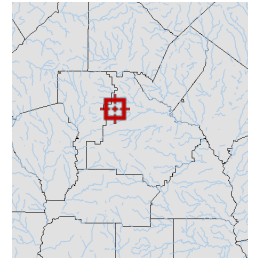
Date created: 9/7/2022

Last Data Uploaded: 9/7/2022 2:22:52 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads
-  Cities

Parcel ID	030-01004000	Class	R	Owner	RCVW LAND LLC	Land Value:	\$6,576,100	Last 2 Sales		
Property		Acreage	249.19	Address	2964 PEACHTREE RD	Building Value:	\$350,300	Date	Price	Reason
Address					STE 585	Misc Value:	\$1,900	10/26/2021	\$7,600,000	MULTI PARCEL
District	County/UnIncorp				ATLANTA GA 30305	Total Value:	\$6,928,300	2/13/1992	\$0	DOF ASSNT
										U
										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.

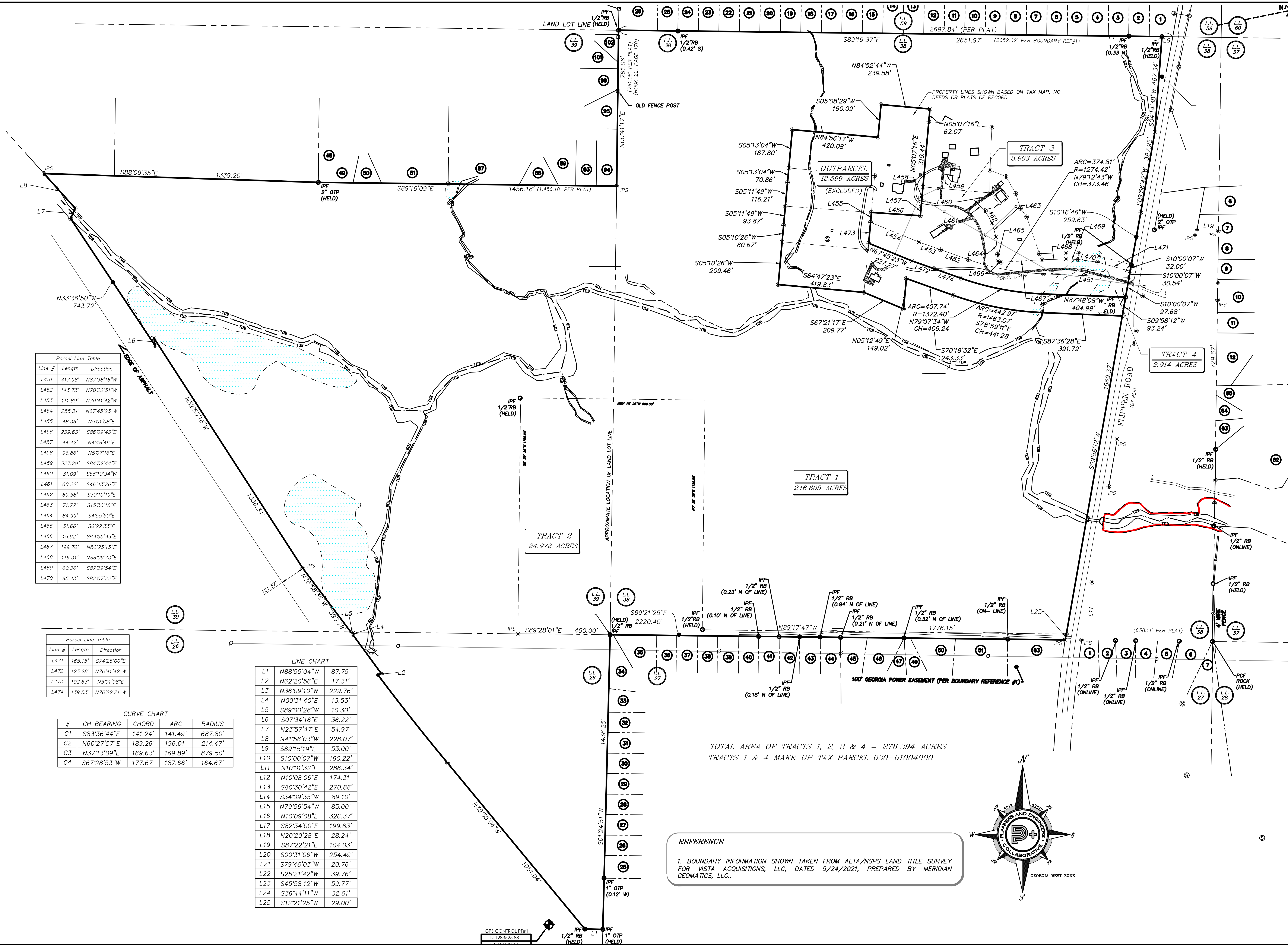
Date created: 9/7/2022

Last Data Uploaded: 9/7/2022 2:22:52 AM

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BOUNDARY EXHIBIT

REVISIONS

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING + CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT, PEACHTREE CORNERS, GEORGIA 30092
(770) 451-5741 WWW.PEC.PLUS

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

LAND LOTS(26, 38 & 39 **)**
DISTRICT 12TH

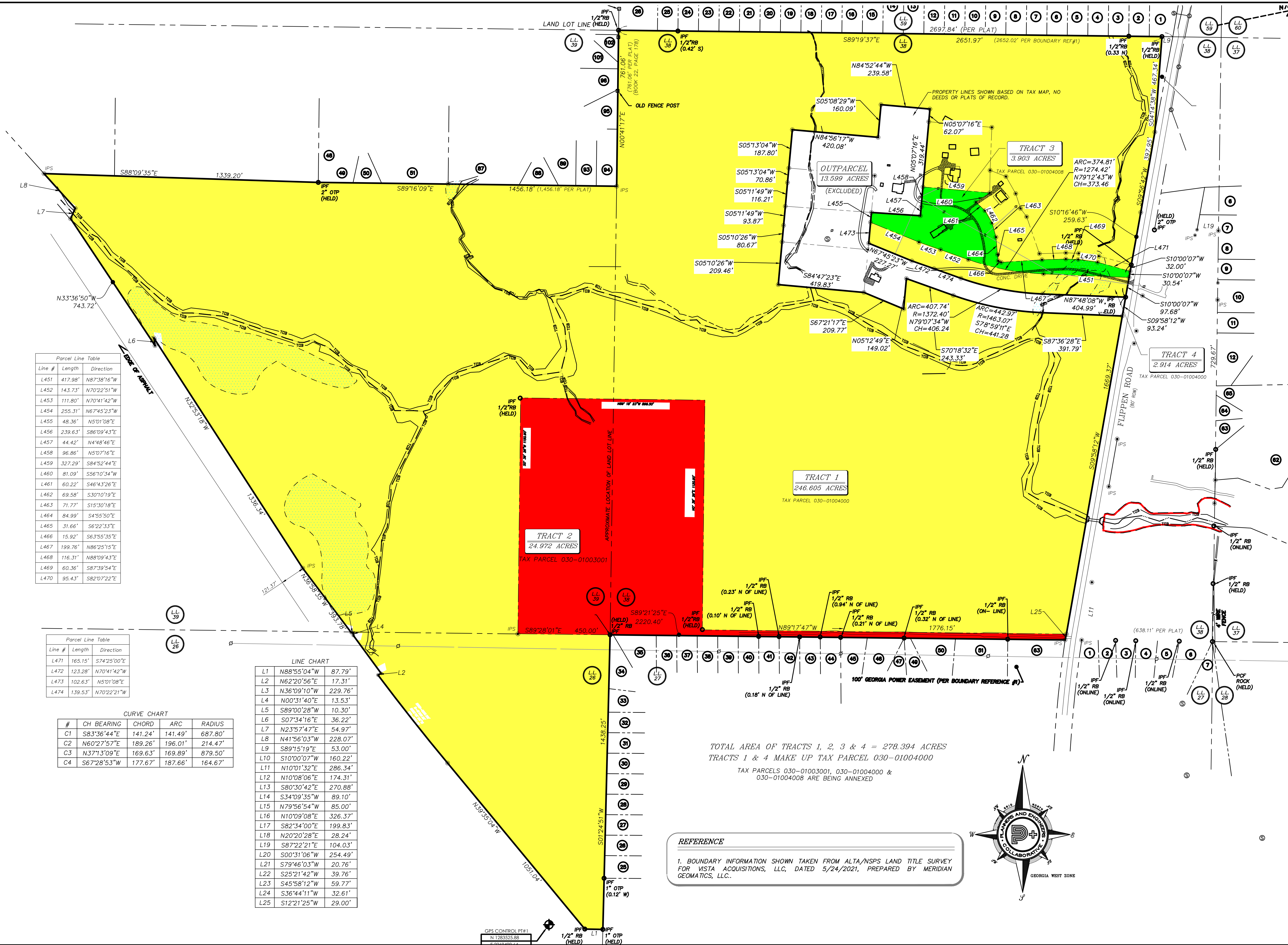
HENRY COUNTY
GEORGIA

DRAWN BY:
CHECKED BY:
FILE NO.: 202069.00
DATE: 8/19/2022
SCALE:
DATE OF FIELD WORK: N/A

0 100 200 400

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TOTAL AREA OF TRACTS 1, 2, 3 & 4 = 278.394 ACRES
TRACTS 1 & 4 MAKE UP TAX PARCEL 030-01004000
TAX PARCELS 030-01003001, 030-01004000 & 030-01004008 ARE BEING ANNEXED

REFERENCE

1. BOUNDARY INFORMATION SHOWN TAKEN FROM ALTA/NSPS LAND TITLE SURVEY FOR VISTA ACQUISITIONS, LLC, DATED 5/24/2021, PREPARED BY MERIDIAN GEOMATICS, LLC..



BOUNDARY EXHIBIT

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

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REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

DRAWN BY:
CHECKED BY:
FILE NO.: 202069.00
DATE: 8/19/2022
SCALE:
DATE OF FIELD WORK: N/A

HENRY COUNTY
GEORGIA

LAND LOTS
DISTRICT

DATE: March 29, 2023

TO: Mayor Anthony Ford, City of Stockbridge
ATTN TO: Ryan Anderson, Chief Planner, City of Stockbridge
FROM: Mike Alexander, Director, ARC Center for Livable Communities
RE: Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below DRI. ARC reviewed the DRI's relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This final report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: Reeves Creek II DRI 3799

Submitting Local Government: City of Stockbridge

Date Opened: March 7, 2023

Date Closed: March 29, 2023

Description: A DRI review of a proposal to construct a mixed-use project with 828 multi-family units, 191 townhomes, 41,000 SF of office space, 5,000 SF of retail space, and 328 single-family detached units on a 278-acre site off of Flippen Road in the City of Stockbridge in Henry County.

Comments:

Key Comments

The Atlanta Region's Plan assigns the Established Suburbs growth management designation to the project site. The project is somewhat aligned with Established Suburbs policy recommendations which note: "Preservation of existing single-family neighborhoods is important...infill and redevelopment will occur in areas of retail/commercial concentrations, especially commercial corridors."

The provision of 89 acres of floodplain and other natural areas is supportive of regional environmental policies.

The projects inclusion of a range of housing types – single-family detached, single-family attached, multi-family, and senior housing is highly aligned with regional housing policies.

The project is expected to generate approximately 9,582 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.

The inclusion of a multi-use trail within the project with a connection to the regional Reeves Creek Trail is supportive of regional multi-modal transportation policies.

The provision of a small amount of neighborhood serving retail is supportive of regional multimodal policies; locating the retail use closer to the denser residential areas would improve access and further support vehicular trip reduction.

Incorporation of green stormwater and heat island mitigation designs for the large number of surface car parking spaces proposed would be supportive of regional environmental policies.

A total of 3,671 surface parking spaces are proposed which is 1,214 more than the number required; a reduction in proposed spaces would be in keeping with regional multi-modal and environmental policies.

The project is located within the Little Cotton Indian Creek Water Supply Watershed which is a public water supply source for Clayton County. As such, more restrictive stream buffers and impervious limits than those provided may actually be required under state law and the City of Stockbridge should follow up accordingly to ensure that all applicable water supply watershed regulations are met.

An area at the center of the property south of Reeves Creek appears to show a channelized or piped stream with what appear to be the City stream buffers but no State 25-foot Sediment and Erosion Control Buffer. If there is actually a stream in this location, the State Buffer also needs to be shown and accommodated by the development footprint.

General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation to all areas in the region- Established Suburbs for this project - and provides accompanying growth policy recommendations which are detailed at the end of these comments.

The proposed mix of uses is supportive of regional growth, placemaking and multi-modal transportation policies. However the location of the office uses seems somewhat isolated from nearby commercial areas. The inclusion of a small amount of neighborhood retail offers the chance for project residents to reduce or shorten trips for daily necessities. However, its proposed location is somewhat isolated from the multi-family residential and office areas where the bulk of the customers would be drawn from. Ideally the retail could be located next to the office uses in walking distance of the multi-family buildings.

Transportation and Mobility Comments

ARC's Transportation Access and Mobility Group comments are attached.

The project is projected to generate 9,582 daily new vehicular trips; a number of roadway improvements to mitigate the traffic impact are proposed.

The inclusion of a multi-use trail is supportive of regional multi-modal transportation policies. The final layout of the trail should be carefully studied to provide optimal multi-modal transportation connectivity within the site and as well as to the adjacent Reeves Creek Trails.

Care should be taken to ensure that the development, as constructed, promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

No EV charging spaces appear to be provided; provision of adequate EV charging spaces would be supportive of regional EV infrastructure policies.

A total of 3,671 surface parking spaces are proposed which is 1,214 more than the number required; a reduction in proposed spaces would be in keeping with regional multi-modal and environmental policies.

ARC Natural Resources Group Comments

ARC's Natural Resources Group comments are attached.

The proposed project property is located entirely within the Little Cotton Indian Creek Water Supply Watershed which is a public water supply source for Clayton County. It is classified as a small (less than 100 square mile) water supply watershed. Under the Georgia Planning Act of 1989, all development in a small public water supply watershed is subject to the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01, Criteria for Water Supply Watersheds) unless alternative criteria are developed and adopted by the jurisdiction according to the requirements of the Part 5 criteria and are then approved by Georgia EPD. The minimum criteria include a 100-foot vegetative buffer and 150-foot impervious setback along all perennial streams within 7 miles upstream of a public water supply reservoir or public water supply intake. This project is within 7 miles of the reservoir and, based on the USGS coverage for the project area, is crossed by one perennial stream, Reeves Creek. In addition, without approved alternate criteria, impervious surface is limited to 25 percent of the basin area. While an online search of City of Stockbridge ordinances and agendas indicate that a watershed protection ordinance was adopted by the City sometime before April, 2001, the requirements of that ordinance have not been found and it is not known if ordinance is still in effect or whether it follows the Henry County Watershed Protection Ordinance standards for Little Cotton Indian Creek, which include a perennial stream 200-foot impervious surface setback.

The USGS coverage for the project areas shows Reeves Creek crossing the property with an intermittent tributary to Reeves Creek on the eastern side of the property. The site plan shows three additional unmapped tributaries to Reeves Creek on the property. The submitted site plan shows 50-foot undisturbed

buffer and a 75-foot impervious surface setback required under the City of Stockbridge Stream Buffer Ordinance as well as the State 25-foot Sediment and Erosion Control Buffer on all streams. An area at the center of the property south of Reeves Creek shows what appear to be the City buffers, but no State 25-foot Sediment and Erosion Control Buffer, and appears to be channelized or piped. If this is a stream, the State Buffer also needs to be shown. As noted above, the project property is within Clayton County's Little Cotton Indian Creek Water Supply Watershed and is within 7 miles of the public water supply reservoir. Reeves Creek, as a perennial stream, may be subject to the DNR Part 5 Water Supply Watershed Minimum Criteria's 100-foot vegetative buffer and 150-foot impervious setback, unless alternate criteria have been adopted and approved by Georgia EPD.

Any unmapped streams on the property may also be subject to the City's Stream Buffer Ordinance. All streams as well as any other waters of the state on this property are also subject to the State 25-foot Sediment and Erosion Control Buffer.

Environmental Comments

A total of 89 acres of forested floodplain and stream buffer area associated with Reeves Creek is proposed to be retained. Additional retention of these areas would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. Designation of this area as managed open/conservation space could meaningfully reduce the overall impact of the project. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and potential use for recreation or habitat preservation. Incorporation of green stormwater and heat island mitigation designs for the large number of surface car parking spaces proposed would be supportive of regional environmental policies.

The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

Atlanta Region's Plan Growth Policy Considerations: Established Suburbs

According to the Atlanta Region's Plan, Established Suburbs are areas where suburban development has occurred and are characterized by single-family subdivisions, commercial development, and office, industrial and multi-family development. These areas represent the part of the region that has recently reached "build-out." With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land-use change outside of retail and commercial areas. While there is still room for limited infill development, these areas will begin to focus more on redevelopment over the next 30 years.

Preservation of existing single-family neighborhoods is important, and wholesale change will most likely not occur in the single-family subdivisions that make up a majority of these areas. However, infill and redevelopment will occur in areas of retail/commercial concentrations, especially commercial corridors.

With its provision of a variety of housing options and preservation of floodplain and stream buffer areas, the project generally aligns with The Atlanta Region's Plan's recommendations for Established Suburbs. Some revisions to the mix and location of uses and a reduction in the number of surface parking spaces could further this alignment. City of Stockbridge leadership and staff, along with the applicant team, should collaborate closely to ensure maximum sensitivity to nearby local governments, neighborhoods, land uses and natural systems.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION	GEORGIA DEPARTMENT OF NATURAL RESOURCE	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY	GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY	GEORGIA CONSERVANCY	CLAYTON COUNTY
HENRY COUNTY	CITY OF STOCKBRIDGE	CITY OF MORROW
CITY OF McDONOUGH	CITY OF JONESBORO	

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

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DRI #3799

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: City of Stockbridge

Individual completing form: Ryan Anderson

Telephone: 678-216-6902

E-mail: randerson@cityofstockbridge-ga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Reeves Creek II

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 030-01004000; 030-01003001; 030-01004008

Brief Description of Project: Mixed residential development

Development Type:

- | | | |
|--|---|---|
| ☐ (not selected) | ☐ Hotels | ☐ Wastewater Treatment Facilities |
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☒ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 1,341 units (mixed type, square footages)

Developer: Vista Residential Partners

Mailing Address: 2964 Peachtree Road, Suite 585

Address 2:

City: Atlanta State: GA Zip: 30305

Telephone: 404-835-5788

Email: mn@vistaarp.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: RCVM Land, LLC

Is the proposed project entirely located within your ☐ (not selected) ☐ Yes ☒ No

local government's jurisdiction?

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI?

If yes, provide the following information:

The initial action being requested of the local government for this project:

Is this project a phase or part of a larger overall project?

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates:

This project/phase: 2027

Overall project: 2027

The property is currently in unincorporated Henry County. An application has ben filed to annex the property into the City of Stockbridge.

☐ (not selected)

☒ Yes

☐ No

Project Name: Reeves Creek

Project ID: 2996

☒ Rezoning

☐ Variance

☐ Sewer

☐ Water

☐ Permit

☐ Other

☐ (not selected)

☐ Yes

☒ No

[Back to Top](#)



Developments of Regional Impact

[DRI Home](#)
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[View Submissions](#)
[Login](#)

Thank you for submitting your application. The DRI Application Number is 3799. To view the application at any time, you can go to <http://apps.dca.ga.gov/DRI/AppSummary.aspx?driid=3799>. Please contact your RDC if you have any questions or need to change any of the information on this form.

DRI #3799

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: City of Stockbridge
Individual completing form: Ryan Anderson
Telephone: 678-216-6902
Email: randerson@cityofstockbridge-ga.gov

Project Information

Name of Proposed Project: Reeves Creek II
DRI ID Number: 3799
Developer/Applicant: Vista Residential Partners
Telephone: 404-835-5788
Email(s): mn@vistaarp.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: 420,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 5,800,000

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: City of Stockbridge

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.41 MGD

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?
0.18 mile north

Wastewater Disposal

Name of wastewater treatment provider for this site: City of Stockbridge

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.41 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity: The City has future expansion plans

Is a sewer line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required? 0.18 miles north

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

Daily Trips 9,582/ AM Peak/Hr: 228 enter, 450 exit / PM Peak/Hr-489 enter, 372 exit

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: See detailed traffic study for more information 1,250 tons annually

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

1,250 tons annually

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 35% of the site

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The site will have runoff reduction to reduce flows leaving the site for the disturb area. Water quality, Channel Protection and Detention 1-100 yr

Environmental Quality

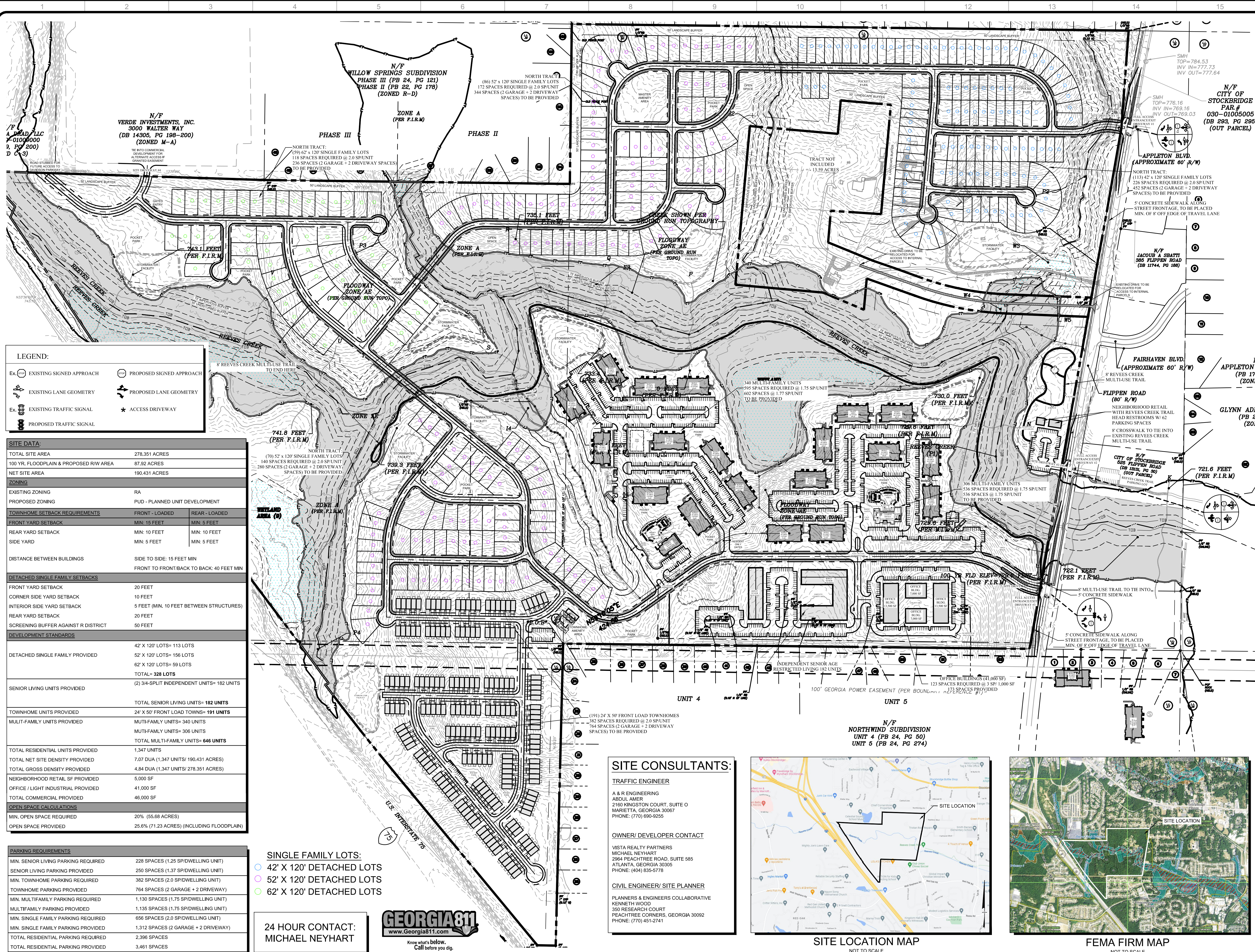
Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds? (not selected) Yes No
- 2. Significant groundwater recharge areas? (not selected) Yes No
- 3. Wetlands? (not selected) Yes No
- 4. Protected mountains? (not selected) Yes No
- 5. Protected river corridors? (not selected) Yes No
- 6. Floodplains? (not selected) Yes No
- 7. Historic resources? (not selected) Yes No
- 8. Other environmentally sensitive resources? (not selected) Yes No

If you answered yes to any question above, describe how the identified resource(s) may be affected: There are existing wetlands and Reeves Creek located on the site

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LEGEND:		
Ex. (100)	EXISTING SIGNED APPROACH	PROPOSED SIGNED APPROACH
Ex. (100)	EXISTING LANE GEOMETRY	PROPOSED LANE GEOMETRY
Ex. (100)	EXISTING TRAFFIC SIGNAL	ACCESS DRIVEWAY
Ex. (100)	PROPOSED TRAFFIC SIGNAL	

SITE DATA:		
TOTAL SITE AREA	278,351 ACRES	
100 YR. FLOODPLAIN & PROPOSED R/W AREA	87.92 ACRES	
NET SITE AREA	190,431 ACRES	

ZONING:		
EXISTING ZONING	RA	
PROPOSED ZONING	PUD - PLANNED UNIT DEVELOPMENT	

TOWNHOME SETBACK REQUIREMENTS		
FRONT - LOADED	REAR - LOADED	
FRONT YARD SETBACK	MIN: 15 FEET	MIN: 5 FEET
REAR YARD SETBACK	MIN: 10 FEET	MIN: 10 FEET
SIDE YARD	MIN: 5 FEET	MIN: 5 FEET

DISTANCE BETWEEN BUILDINGS		
SIDE TO SIDE: 15 FEET MIN	FRONT TO FRONT/BACK TO BACK: 40 FEET MIN	

DETACHED SINGLE FAMILY SETBACKS		
FRONT YARD SETBACK	20 FEET	
CORNER SIDE YARD SETBACK	10 FEET	
INTERIOR SIDE YARD SETBACK	5 FEET (MIN. 10 FEET BETWEEN STRUCTURES)	
REAR YARD SETBACK	20 FEET	
SCREENING BUFFER AGAINST R DISTRICT	50 FEET	

DEVELOPMENT STANDARDS		
DETACHED SINGLE FAMILY PROVIDED	42' X 120' LOTS= 113 LOTS 52' X 120' LOTS= 156 LOTS 62' X 120' LOTS= 59 LOTS TOTAL= 328 LOTS	
SENIOR LIVING UNITS PROVIDED	(2) 3/4-SPLIT INDEPENDENT UNITS= 182 UNITS	
TOWNHOME UNITS PROVIDED	TOTAL SENIOR LIVING UNITS= 182 UNITS 24' X 50' FRONT LOAD TOWNS= 191 UNITS	
MULTI-FAMILY UNITS PROVIDED	MULTI-FAMILY UNITS= 340 UNITS MULTI-FAMILY UNITS= 306 UNITS TOTAL MULTI-FAMILY UNITS= 646 UNITS	
TOTAL RESIDENTIAL UNITS PROVIDED	1,347 UNITS	
TOTAL NET SITE DENSITY PROVIDED	7.07 DUA (1,347 UNITS/ 190,431 ACRES)	
TOTAL GROSS DENSITY PROVIDED	4.84 DUA (1,347 UNITS/ 278,351 ACRES)	
NEIGHBORHOOD RETAIL SF PROVIDED	5,000 SF	
OFFICE / LIGHT INDUSTRIAL PROVIDED	41,000 SF	
TOTAL COMMERCIAL PROVIDED	46,000 SF	

OPEN SPACE CALCULATIONS		
MIN. OPEN SPACE REQUIRED	20% (55.68 ACRES)	
OPEN SPACE PROVIDED	25.6% (71.23 ACRES) (INCLUDING FLOODPLAIN)	

PARKING REQUIREMENTS		
MIN. SENIOR LIVING PARKING REQUIRED	228 SPACES (1.25 SP/DWELLING UNIT)	
SENIOR LIVING PARKING PROVIDED	250 SPACES (1.37 SP/DWELLING UNIT)	
MIN. TOWNHOME PARKING REQUIRED	382 SPACES (2.0 SP/DWELLING UNIT)	
TOWNHOME PARKING PROVIDED	764 SPACES (2 GARAGE + 2 DRIVEWAY)	
MIN. MULTIFAMILY PARKING REQUIRED	1,130 SPACES (1.75 SP/DWELLING UNIT)	
MULTIFAMILY PARKING PROVIDED	1,135 SPACES (1.75 SP/DWELLING UNIT)	
MIN. SINGLE FAMILY PARKING REQUIRED	656 SPACES (2.0 SP/DWELLING UNIT)	
MIN. SINGLE FAMILY PARKING PROVIDED	1,312 SPACES (2 GARAGE + 2 DRIVEWAY)	
TOTAL RESIDENTIAL PARKING REQUIRED	2,396 SPACES	
TOTAL RESIDENTIAL PARKING PROVIDED	3,461 SPACES	

SINGLE FAMILY LOTS:		
42' X 120' DETACHED LOTS		
52' X 120' DETACHED LOTS		
62' X 120' DETACHED LOTS		

24 HOUR CONTACT:		
MICHAEL NEYHART		

GEORGIA811		
www.Georgia811.com		

SITE CONSULTANTS:

TRAFFIC ENGINEER

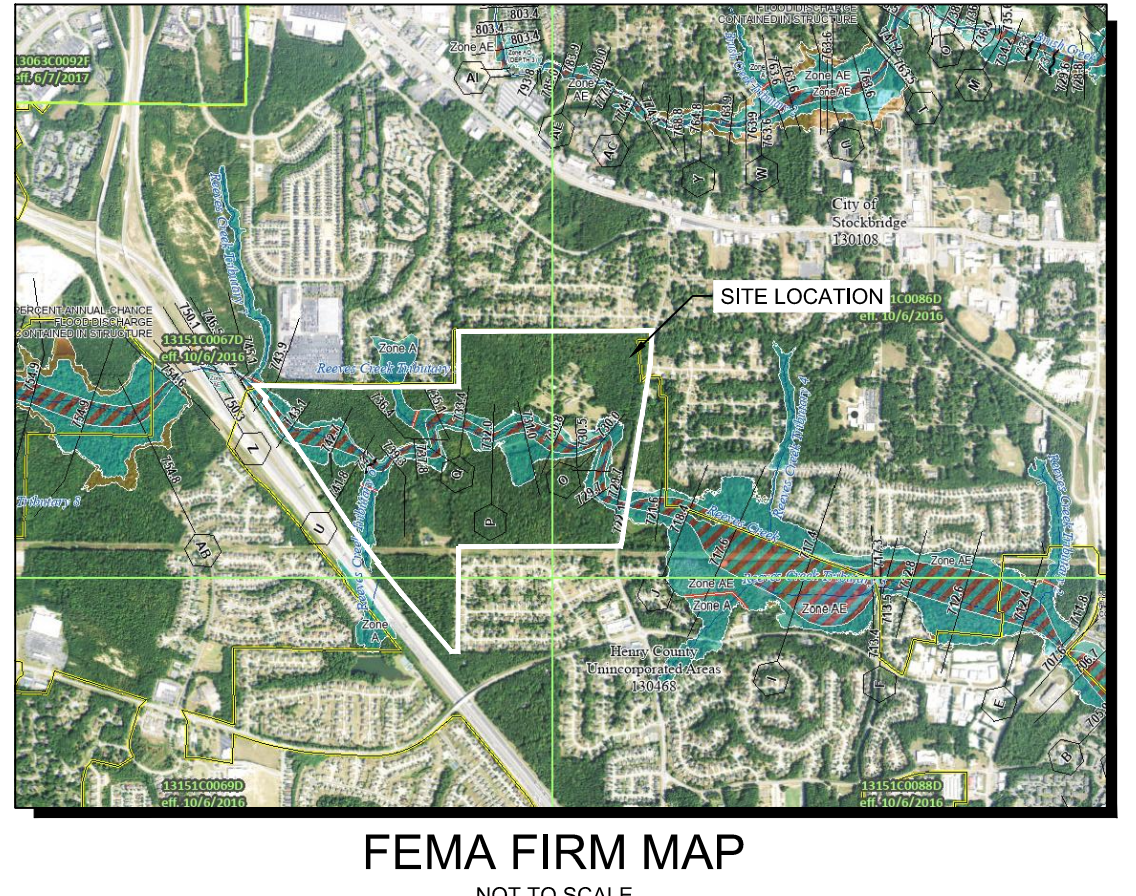
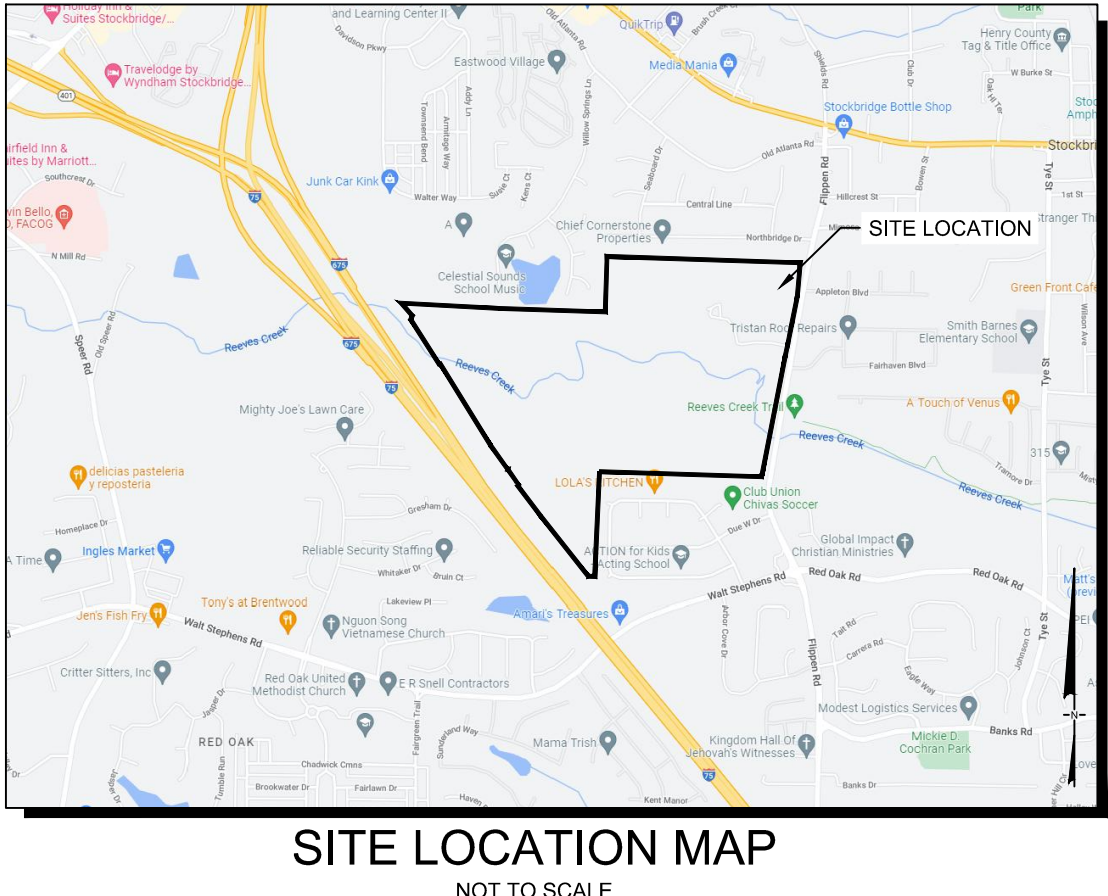
A & R ENGINEERING
ABDUL AMER
2160 KINGSTON COURT, SUITE O
MARIETTA, GEORGIA 30067
PHONE: (770) 690-9255

OWNER/ DEVELOPER CONTACT

VISTA REALTY PARTNERS
MICHAEL NEYHART
2964 PEACHTREE ROAD, SUITE 585
ATLANTA, GEORGIA 30305
PHONE: (404) 835-5778

CIVIL ENGINEER/ SITE PLANNER

PLANNERS & ENGINEERS COLLABORATIVE
KENNETH WOOD
350 RESEARCH COURT
PEACHTREE CORNERS, GEORGIA 30092
PHONE: (770) 451-2741



P: (770) 451-2741 F: (770) 451-3915

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LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

**DRI# 3799
REEVES CREEK II**

A MASTER PLANNED RESIDENTIAL
MIXED-USE DEVELOPMENT

AT

630 FLIPPEN ROAD
STOCKBRIDGE, GEORGIA 30281

CITY OF STOCKBRIDGE/
HENRY COUNTY JURISDICTION

FOR

VISTA REALTY PARTNERS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	10/25/2022	SL	REVISIONS PER STAFF COMMENTS AND SOLUTION TO NORTH ACCESS
2	2/2/2023	SL	GRTA Updates and Site Plan Changes

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

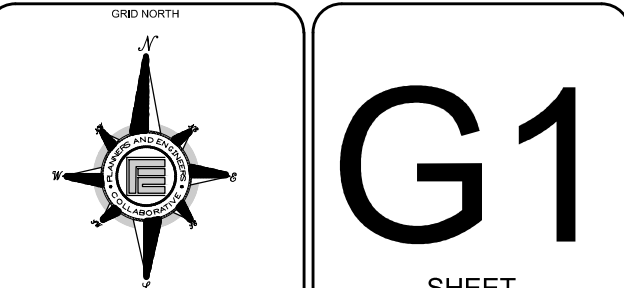


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

**GRTA SITE
PLAN**

0 100 200 400 600

SCALE: 1" = 200'
DATE: 08/01/2022
PROJECT: 20069.00





Commission District: 5
Commissioner: Bruce Holmes
Report Prepared by: Yaritza Nieves, Planner III

Applicant: Vista Residential Partners

Property Owners: RCVW Land, LLC;
Rodney S. Brown

Location: 630 Flippen Road, 384 Flippen Road, and undeveloped land on Flippen Road
Land Lots 26, 38, and 39 of the 12th District

Parcel ID(s): 030-01003001, 030-01004000, and 030-01004008

Request: Annexation and Rezoning

BOC Meeting: **November 1, 2022**

Lot Size: 278.394 +/- acres

Zoning History: The subject property is currently zoned MU (Mixed Use) as illustrated on the Henry County Official Zoning Map, which was adopted on November 19, 2013, by the Henry County Board of Commissioners.

A review of zoning files indicates that the subject property, as part of a larger 317.661 +/- acre development known as Reeve's Creek, has been evaluated as a Development of Regional Impact (DRI #2996) and was issued a Notice of Decision (NOD) by the Atlanta Regional Commission (ARC) on October 3, 2019.

A review of zoning files indicates that the subject property was rezoned (RZ-19-01), as part of the larger Reeve's Creek development, from RA (Residential-Agricultural) to MU (Mixed Use) on November 19, 2019, by the Henry County Board of Commissioners with the following conditions:

1. Requirements of the Georgia Regional Transportation Authority (GRTA) Notice of Decision (NOD) Attachment A, dated October 3, 2019, shall be met by the owner/developer.
2. Should development on the subject property be completed in phases, a phasing plan for each development phase's infrastructure completed by a licensed Traffic Engineer shall be submitted for review and approval by the Henry County Department of Transportation (HCDOT), prior to any certificate of occupancy being issued for that phase of development, unless conditioned otherwise.
3. The proposed Reeve's Creek Parkway, as illustrated on the site plan dated August 21, 2019, shall be a four lane roadway with a raised median

with a width sufficient, meeting the approval of HCDOT, to contain left turn lanes on approaches where median openings are allowed by HCDOT.

4. The proposed Reeves Creek Parkway, as illustrated on the site plan dated August 21, 2019, shall be constructed meeting the approval of HCDOT prior to the cumulative trip generation of 2,000 trips per day for all permitted development on any portion of the subject property being met.
5. Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards.
6. Owner/developer shall preserve property along Flippen Road for future right-of-way width to sixty feet (60') from center on both sides of existing road along the site frontage.
7. No industrial development or uses shall be permitted.
8. The development shall be constructed in substantial compliance with the preliminary site plan dated August 21, 2019.
9. All disturbed areas shall be sodded, except where landscaping is present or installed.
10. The development shall not exceed 1,643 dwelling units.
11. All homes shall consist of all sides brick, stone, stucco, or any combination of two (2) or more of the following materials on all sides (brick, stone, stucco, or cement fiberboard). Vinyl based products are only permitted in the soffits, eaves, and fascia.
12. All homes shall be built on site (no modular or manufactured homes).
13. If multiple apartment communities/pods are proposed, each apartment pod shall be developed as a gated community. The gates shall be maintained and monitored at the property owner's expense.
14. Each apartment pod shall provide an amenity package required to consist of at least three (3) of the following:
 - a. One (1) junior size Olympic pool and one (1) pool cabana
 - b. One (1) clubhouse
 - c. One (1) playground
 - d. One (1) covered pavilion
 - e. One (1) dog park
 - f. One (1) soccer/multi-use field
 - g. One (1) tennis court
 - h. Walking trails
 - i. Fitness facility
15. Each townhome pod shall provide a shared amenity package required to consist of (at a minimum):

- a. One (1) dog park
- b. Walking trails

16. All townhouses shall be a minimum of the following:

- a. 1,000 square feet for one bedroom,
- b. 1,500 square feet for two bedroom,
- c. Additional 200 square feet for each additional bedroom over two bedroom.

17. Dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of brick, stone, stucco or any combination thereof.

18. There shall be a master sign plan reviewed and approved by the Planning & Zoning Department prior to issuance of the first sign permit.

Adjacent properties are as follows:

North: City of Stockbridge

South: Unincorporated Henry County

East: Unincorporated Henry County

West: City of Stockbridge and Unincorporated Henry County

Current Land Use: Single-Family Residences and Undeveloped

Future Land Use: Mixed Use (up to 16.0 dwelling units per acre, net)

Proposed Zoning: As per the application materials, the City of Stockbridge proposes to annex the subject property from the current zoning classification of MU (Mixed Use) to the City of Stockbridge PUD (Planned Unit Development) zoning district.

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

The application packet was delivered to Henry County via statutory overnight delivery, on October 7, 2022, in accordance with *O.C.G.A. § 36-36-9*, and would appear to be within the required timeframe as established by *O.C.G.A. § 36-36-6*. Confirmation of compliance with *O.C.G.A. § 36-36-6* could not be confirmed as the annexation application materials are not dated with the date that the application was accepted by the City of Stockbridge.

The City of Stockbridge intends to annex the subject property consisting of 278.394 +/- acres from the current zoning classification of MU (Mixed Use) to the City of Stockbridge PUD (Planned Unit Development) zoning district. With the amendment of the City of Stockbridge Unified Development Code on March 14, 2022, the new PUD zoning district is currently the only mixed use zoning district for the City of Stockbridge and encompasses the previous PTD (Planned

Town Development), MUND (Mixed Use Neighborhood Development), and TND (Traditional Neighborhood Development) zoning districts.

The Future Land Use Map (FLUM), as part of the Henry County/Cities Joint 2040 Comprehensive Plan, designation of the subject property is Mixed Use. Mixed Use areas are described in the Comprehensive Plan as areas which include parcels that are developed with a minimum of two uses as well as developments that may be used for a mixture of uses as provided by ordinance. The Mixed Use FLUM designation supports developments with a density of up to 16.0 dwelling units per acre, net.

The applicant is requesting concurrent rezoning for the subject property for a mixed single-family, multi-family apartments, townhomes, and senior/independent living residential development, consisting of a total of 1,347 dwelling units. As per the application materials provided, the proposed development for the subject property has a gross density of 4.89 dwelling units per acre. As per the application materials provided, the proposed development for the subject property has a net density of 7.07 dwelling units per acre. The applicant's request would appear to be consistent with the Mixed Use FLUM designation of the subject property, which supports mixed use developments with a net density of up to 16.0 dwelling units per acre, as described within the Henry County/Cities Joint 2040 Comprehensive Plan.

The subject property is within an area designated by the Henry County/Cities Joint 2040 Comprehensive Plan as an Activity Center Character Area. Activity Center Character Areas are described within the Henry County/Cities Joint 2040 Comprehensive Plan as the main retail and commercial districts outside of traditional town centers within Henry County. These areas may have higher density of housing developed in a mixed used environment. Strategic policies for these areas include:

- For new developments to meet the everyday needs of neighboring communities;
- Encouraging mixed use within sites and within buildings;
- Encouraging parking management strategies;
- Multimodal hubs with quality streetscapes and transportation amenities;
- Requiring new developments to develop quality streetscapes and transportation amenities; and
- Creating great public spaces and thoroughfares with well balanced, fiscally sound, infrastructure investments to promote reliable trips.

Implementation policies include:

- Encourage mixed use within sites and within buildings;
- Encourage parking management strategies including shared parking arrangements;
- Require sidewalks on both sides of streets both externally and internally to new developments that connect to buildings;
- Promote high quality design of public spaces and the public realm that is integrated within a development;
- Encourage Green Infrastructure and reductions in impervious surfaces;

- Require new developments to develop quality streetscapes and transportation amenities;
- Incorporate appropriate end-of-trip facilities such as bicycle racks, showers/ locker rooms, etc., within new and existing developments;
- Encourage active ground floors, pedestrian scale design, and pedestrian amenities in new developments and redevelopment of existing sites; and
- Encourage intra-parcel connectivity and new development should not preclude future connections.

Although the subject property, as part of a larger 317.661 +/- acre development known as Reeve's Creek, has already been evaluated as a Development of Regional Impact (DRI #2996) and was issued a Notice of Decision (NOD) by the Atlanta Regional Commission (ARC) on October 3, 2019, the currently proposed development varies substantially to the original proposal as evaluated per the review of DRI #2669. As per the *Official Compilation of the Rules and Regulations of the State of Georgia, Ga. Comp. R. & Regs. r. 110-12-7-.05*, the ARC may determine that previously submitted DRIs may be subject to subsequent evaluation as a new DRI if the project changes are substantial enough to warrant this. The ARC has determined that reevaluation is warranted in this case. A new DRI application has been submitted and accepted by the ARC for the subject property (Reeve's Creek II, DRI #3799).

Per *O.C.G.A. § 36-36-113*, a county's objection to an annexation is valid if the proposed annexation would create a substantial or significant change in zoning or land use, increase in density, or increase in infrastructure demands.

Recommendation:

It is Planning & Zoning staff's opinion that the annexation request would not create a significant change in the surrounding land uses and the future land use designation for the properties.

While it is Planning & Zoning staff's opinion that there are no grounds for objection for this annexation request as per *O.C.G.A. § 36-36-113*, Planning & Zoning Staff would encourage the City of Stockbridge to consider the zoning conditions placed upon the subject property as part of their zoning approval (RZ-19-01) in their evaluation of this annexation and rezoning request. These zoning conditions are described in Resolution 19-287 which is attached hereto. Planning Staff would also encourage the City of Stockbridge to consider the findings of the DRI review upon completion, including, but not limited to, the recommendations as per the Final Report and the recommendations of the Notice of Decision (NOD), in their evaluation of this request at the time of zoning.

Upon review of application materials, including DRI #3799 materials, Planning and Zoning Staff would encourage the City of Stockbridge to consider the additional Staff recommended conditions:

1. Requirements of the Georgia Regional Transportation Authority (GRTA) Notice of Decision (NOD) Attachment A for DRI #3799 shall be met by the owner/developer.
2. Should development on the subject property be completed in phases, a phasing plan for each development phase's infrastructure completed by a licensed Traffic Engineer shall be submitted for review and approval by

the City of Stockbridge, prior to any certificate of occupancy being issued for that phase of development, unless conditioned otherwise.

3. Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to City of Stockbridge standards.
4. Owner/developer shall preserve property along Flippen Road for future right-of-way width to sixty feet (60') from center on both sides of existing road along the site frontage. This preservation strip shall be under one owner, rather than included within residential building lots. Where road widening as part of site development requires, additional right-of-way may be required.
5. Sidewalks shall be provided along the subject property's frontage along Flippen Road and shall be a minimum of ten feet (10') wide.
6. Sidewalks for the use of pedestrians and bicyclists shall be provided throughout the development and shall connect to paths, residential areas, amenity areas, and commercial areas. Sidewalks shall be paved and a minimum of eight feet (8') wide. Benches and/or similar resting areas shall be paved and provided along sidewalks, outside of the paved sidewalk path.
7. All commercial uses shall provide bicycle racks, storage, or spaces. Bicycle racks, storage, or spaces shall be located near the entrance of an establishment and/or near a sidewalk. Any bicycle spaces shall be posted as such.
8. An area equal to one (1) percent of the total floor area within the development shall be provided as public space. Public space(s) shall be within view of a public roadway and accessible to pedestrians via sidewalk(s). Public spaces can include transit stops, plazas, courtyards, atriums, pavilions, or other similar public spaces with benches and/or seating areas. At least one (1) covered pavilion with tables and seating areas shall be provided.
9. The development shall be constructed in substantial compliance with the DRI Site Plan (Master Rezoning Plan prepared by PEC+, dated August 1, 2022).
10. The development shall not exceed 1,347 dwelling units.
11. Senior living units shall be limited in accordance with the federal Fair Housing Act and the federal Housing for Older Persons Act, 42 U.S.C. § 3601, et seq., and the Georgia Fair Housing Act, O.C.G.A. § 8-3-200, et seq. to require that at least eighty percent (80%) of all dwellings within the development must be occupied by at least one (1) person who is over the age of fifty-five (55), and that no individual under the age of nineteen (19) may be a permanent resident. The development shall publish and adhere to policies and procedures that demonstrate the intent to operate as "55 or older" housing community and shall comply with the United

States Department of Housing and Urban Development (HUD) regulatory requirements for age verification of residents.

12. All homes shall consist of all sides brick or stone. Up to 20% of each elevation may be of a different accent material such as cement fiberboard. Vinyl based products are only permitted in the soffits, eaves, and fascia.
13. All homes shall be built on site (no modular or manufactured homes).
14. Each townhome and apartment pod/development shall be developed as a gated community. The gates shall be maintained and monitored at the property owner's expense.
15. All single-family homes and townhomes shall have two-car garages. All garages shall be side or rear entry where feasible, provided that all corner lots have a side entry garage.
16. All single-family and townhome driveways shall be a minimum of forty feet (40') in length measured from the back of curb with a minimum width of twenty feet (20').
17. Each townhome and apartment pod shall provide an amenity package required to consist of at least four (4) of the following:
 - a. One (1) resort style pool and one (1) pool cabana
 - b. One (1) minimum 2,000 square foot clubhouse
 - c. One (1) playground with benches
 - d. One (1) minimum 1,500 square foot covered pavilion
 - e. One (1) dog park
 - f. One (1) tennis court or basketball court
 - g. Fitness facility
18. Walking trails and pocket parks with benches or other similar resting areas shall be provided throughout the development and shall connect to sidewalks, residential areas, and/or amenity areas.
19. Dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of brick or stone.
20. An undisturbed or enhanced minimum 50-foot buffer shall be maintained around the southern and northern property lines of the property. This buffer shall include new evergreen tree plantings, but shall otherwise be undisturbed. New evergreen trees planted in this buffer shall be a minimum of 6' in height at time of installation.
21. All required buffers shall be located outside of any building lot.
22. Stormwater management facilities can be included as passive open space only if they are landscaped, maintained as a feature of the development, and walking trails or multi-use paths are included around the entirety of the pond which connect to sidewalks or multi-use paths within the development.

23. No portion of any stormwater management facility that are not used as passive open space, as per other conditions, shall be located on any portion of a building lot. Stormwater management facilities which are not passive open space, as per other conditions, shall be secured by a 5-foot high fence and shall have a minimum ten-foot (10') undisturbed or enhanced screening buffer. All driveways, access easements, and emergency access easements must be paved and dust free.
24. All disturbed areas shall be sodded, except where landscaping is present or installed.
25. There shall be a master sign plan reviewed and approved by the Planning & Zoning Division of the Community Development Department prior to issuance of the first sign permit.

Attachments:

- Resolution 19-287 (RZ-19-01)
- DRI #2996 Notice of Decision
- RZ-19-01 Site Plan, dated August 21, 2019
- Zoning Map
- Future Land Use Map
- Application Packet
- City of Stockbridge Rezoning Application Packet
- City of Stockbridge Comprehensive Plan Amendment Application Packet
- DRI #3799 Site Plan, dated August 1, 2022

RESOLUTION NO. 19-287

RESOLUTION APPROVING A REZONING REQUEST BY FOREST DEVELOPMENT GROUP, INC. FOR PROPERTY LOCATED ON FLIPPEN ROAD, EAST INTERSTATE 75 IN LAND LOTS 38, 39, 26, AND 27 OF THE 12TH DISTRICT CONSISTING OF 317.661 +/- ACRES

WHEREAS, Forest Development Group, Inc. of Ellenwood, GA requests a rezoning from RA (Residential-Agricultural) to MU (Mixed Use) for property located on Flippen Road, east of Interstate 75 in Land Lots 38, 39, 26, and 27 of the 12th District consisting of 317.661 +/- acres for a mixed-use development to include single family residences, multi-family residences, offices, and commercial uses; and

WHEREAS, all County and State requirements for legal advertisement and a public hearing have been met; and

WHEREAS, the Planning & Zoning Staff for Henry County has reviewed the request and submitted a report that is part of the public record; and

WHEREAS, the Henry County Zoning Advisory Board reviewed and recommended approval of the applicant's request on May 9, 2019;

NOW, THEREFORE, BE IT RESOLVED, that the Henry County Board of Commissioners approves the applicant's request with the following conditions:

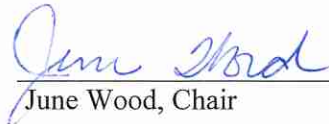
1. Requirements of the Georgia Regional Transportation Authority (GRTA) Notice of Decision (NOD) Attachment A, dated October 3, 2019, shall be met by the owner/developer.
2. Should development on the subject property be completed in phases, a phasing plan for each development phase's infrastructure completed by a licensed Traffic Engineer shall be submitted for review and approval by the Henry County Department of Transportation (HCDOT), prior to any certificate of occupancy being issued for that phase of development, unless conditioned otherwise.
3. The proposed Reeve's Creek Parkway, as illustrated on the site plan dated August 21, 2019, shall be a four lane roadway with a raised median with a width sufficient, meeting the approval of HCDOT, to contain left turn lanes on approaches where median openings are allowed by HCDOT.
4. The proposed Reeves Creek Parkway, as illustrated on the site plan dated August 21, 2019, shall be constructed meeting the approval of HCDOT prior to the cumulative trip generation of 2,000 trips per day for all permitted development on any portion of the subject property being met.

5. Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards.
6. Owner/developer shall preserve property along Flippen Road for future right-of-way width to sixty feet (60') from center on both sides of existing road along the site frontage.
7. No industrial development or uses shall be permitted.
8. The development shall be constructed in substantial compliance with the preliminary site plan dated August 21, 2019.
9. All disturbed areas shall be sodded, except where landscaping is present or installed.
10. The development shall not exceed 1,643 dwelling units.
11. All homes shall consist of all sides brick, stone, stucco, or any combination of two (2) or more of the following materials on all sides (brick, stone, stucco, or cement fiberboard). Vinyl based products are only permitted in the soffits, eaves, and fascia.
12. All homes shall be built on site (no modular or manufactured homes).
13. If multiple apartment communities/pods are proposed, each apartment pod shall be developed as a gated community. The gates shall be maintained and monitored at the property owner's expense.
14. Each apartment pod shall provide an amenity package required to consist of at least three (3) of the following:
 - a) One (1) junior size Olympic pool and one (1) pool cabana
 - b) One (1) clubhouse
 - c) One (1) playground
 - d) One (1) covered pavilion
 - e) One (1) dog park
 - f) One (1) soccer/multi-use field
 - g) One (1) tennis court
 - h) Walking trails
 - i) Fitness facility
15. Each townhome pod shall provide a shared amenity package required to consist of (at a minimum):
 - a) One (1) dog park
 - b) Walking trails
16. All townhouses shall be a minimum of the following:
 - a) 1,000 square feet for one bedroom,
 - b) 1,500 square feet for two bedroom,
 - c) Additional 200 square feet for each additional bedroom over two bedroom.
17. Dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of brick, stone, stucco or any combination thereof.

18. There shall be a master sign plan reviewed and approved by the Planning & Zoning Department prior to issuance of the first sign permit.

BE IT SO RESOLVED THIS 19TH DAY OF NOVEMBER 2019.

**BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA**


June Wood, Chair

ATTEST:


Stephanie Braun, County Clerk



NOTICE OF DECISION

To: Doug Hooker, ARC
(via electronic mail) Bob Voyles, GRTA
Dick Anderson, GRTA
Kathryn Zickert, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA

To: Henry County
(via electronic mail and certified mail) City of Stockbridge
Clayton County
Gary Furrow, Forest Development Group

From: Christopher Tomlinson, GRTA Executive Director

Copy: Jon West, DCA
(via electronic mail) Andrew Smith, ARC
Greg Giuffrida, ARC
Parker Martin, GRTA/SRTA
Annie Gillespie, GRTA/SRTA
Tyler Peek, GDOT
Dan Woods, GDOT
Jeremy Daniel, GDOT
Chance Baxley, GDOT

Lee Kelley, Clayton County
Stacey Jordan, Henry County
David Simmons, Henry County
Linda Logan, City of Stockbridge
Randy Knighton, City of Stockbridge
Camilla Moore, City of Stockbridge
Sameer Patharkar, Forsite Group Inc.
Josh Pruitt, Lowe Engineers
Sameer Patharkar, Lowe Engineers

Date: October 3, 2019

Re: DRI 2996 Reeves Creek

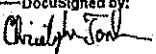
Notice of Decision for Request for Non-Expedited Review of DRI 2996 Reeves Creek

The purpose of this notice is to inform Forest Development Group (the Applicant), Henry County, Clayton County and the City of Stockbridge (the local governments), the GRTA Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 2996 Reeves Creek (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to sections 3-101 and 3-103.A of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-103 A. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless the local government has issued a permit for the construction of any part of the proposed DRI Plan of Development prior to the end of the ten-year period.

The notice of decision is based on a review of the applicant's DRI review package received by GRTA on August 21, 2019. The review package includes: (1) the site development plan (Site Plan) dated August 21, 2019 titled "Reeves Creek" prepared by Paulson Mitchell, Inc., the transportation analysis dated August 21, 2019 prepared by Lowe Engineers received by GRTA on August 21, 2019 and the revised transportation analysis received on September 20, 2019.

Pursuant to Section 2-501 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) working days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Part 5 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, available from GRTA. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will hear the appeal at its November 13, 2019 meeting.

DocuSigned by:

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Christopher Tomlinson
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide sidewalks along both sides of all internal roadways to connect all buildings (Phase 1). Sidewalks used for internal circulation serving Phase 2 development can occur in Phase 2. In any instance where adjacent municipalities have different sidewalk width requirements, the sidewalks provided as part of this development will gradually taper in width to seamlessly transition sidewalk width differences.
- Construct the 12 feet multi-use trail from east of Flippen Road to the proposed Reeves Creek Parkway as shown in the site plan. Provide crosswalk striping and traffic control devices as required by the local government to ensure safe trail crossing of Flippen Road (Phase 1).
- Ensure at least a 50 feet minimum turning radius for the driveway that buses will use to access the proposed Mass Transit Center from Reeves Creek Parkway (Phase 1)
- Provide crosswalks at the following intersections:
 - Reeves Creek Parkway and Davidson Parkway
 - Davidson Parkway and Walter Way
- Provide crosswalks and pedestrian connections (as approved by the local government*) between the Mass Transit Complex/Innovation Center/Hotels and the adjacent land uses across the proposed road that encircles the Mass Transit Complex to the north, east and south. These adjacent land uses include the proposed offices to the north and the proposed arena and convention center to the south.

**The local government may require additional engineering traffic study for any proposed mid-block crosswalks or crosswalks at un-signalized intersections.*

Roadway Improvement Conditions to GRTA Notice of Decision:

Phase 1 – 2029 Build Out:

SR 42/SR 138/US 23/N Henry Blvd at Flippen Road

- Add one eastbound right turn lane and one northbound left turn lane, if approved by the Georgia Department of Transportation (GDOT). Final recommendations from a GDOT Intersection Control Evaluation shall prevail over the conditions described in the Notice of Decision for SR 42/SR 138/US 23/ N Henry Blvd at Flippen Road.

SR 42/SR 138/US 23/N Henry Blvd at Davidson Parkway

- Coordinate with GDOT on an Intersection Control Evaluation

SR 138/Stockbridge Road at Davidson Parkway

- Add one northbound left turn lane, if approved by the Georgia Department of Transportation (GDOT). Final recommendations from a GDOT Intersection Control Evaluation shall prevail over the conditions described in the Notice of Decision for SR 138/Stockbridge Road at Davidson Parkway.

Walt Stephens Road Widening & Walt Stephens Road at Flippen Road

- Coordinate to determine appropriate turning and/or widening improvements along Walt Stephens Road between the proposed Reeves Creek Parkway and Flippen Road. The coordination shall include consideration of needed improvements at Walt Stephens Road and Flippen Road, and how those improvements would integrate into the Walt Stephens Road improvements.

Reeves Creek Parkway

- Construct two southbound through lanes and two northbound through lanes between the intersections of Walt Stephens Road/Reeves Creek Parkway and where Reeves Creek Parkway merges with the existing Davidson Parkway approximately 500 feet south of SR 138/Lake Spivey Parkway. At Walt Stephens Road, the inner southbound lane will turn left and the outer southbound lane will turn right.

Davidson Parkway at Reeves Creek Parkway

- Add a traffic signal, if and when warranted
- In addition to the two northbound and two southbound Reeves Creek Parkway through lanes, provide the following:
 - One southbound right turn lane, one southbound left turn lane
 - One eastbound left turn lane, one eastbound through lane, one eastbound right turn lane
 - One northbound left turn lane, one northbound right turn lane
 - One westbound left turn lane, one westbound through lane, one westbound right turn lane

Phase 2 – 2035 Build Out:

N/A

Site Access Improvement Conditions to GRTA Notice of Decision:

Phase 1 – 2029 Build Out:

Flippen Road at Fairhaven Road/Fairhaven Road Extension

- Add an eastbound shared through / left turn egress lane and a right turn egress lane
- Add a northbound left turn lane
- Add a southbound right turn lane and a southbound left turn lane

Flippen Road at Driveway 4

- On the site plan dated August 21, 2019, Driveway 4 and Driveway 5 are offset along Flippen Road. The development shall adjust the two driveways to align and satisfy local approach angle requirements.
- As part of the realigned driveways 4 and 5:
 - Add one eastbound right turn egress lane, one eastbound left turn egress lane and one ingress lane
 - Add one westbound right turn egress lane, one westbound left turn egress lane and one ingress lane

- On Flippen Road, add a northbound left turn lane, a southbound left turn lane and a southbound right turn lane

Walt Stephens Road at Reeves Creek Parkway

- Add a traffic signal, if and when warranted
- As described in the Reeves Creek Parkway widening improvements, add one southbound right turn lane and one southbound left turn lane
- Add one eastbound left turn lane

Phase 2 - 2035 Build Out:

N/A

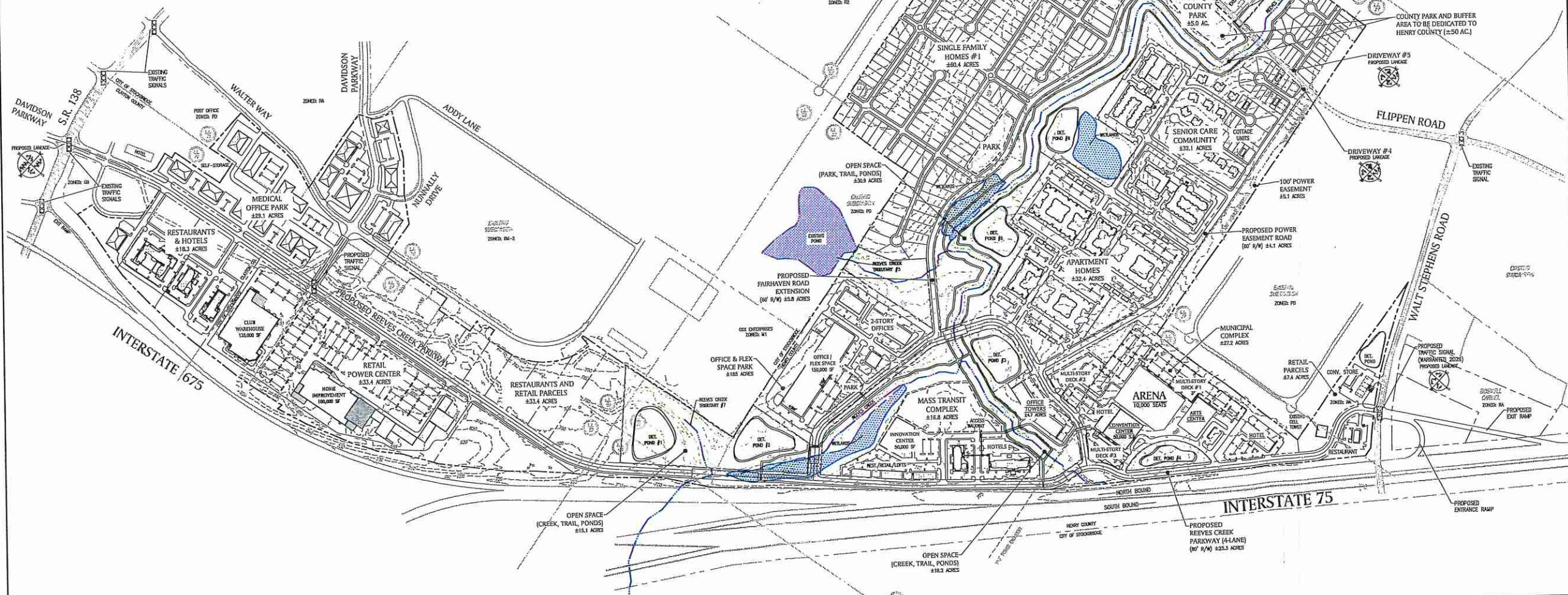
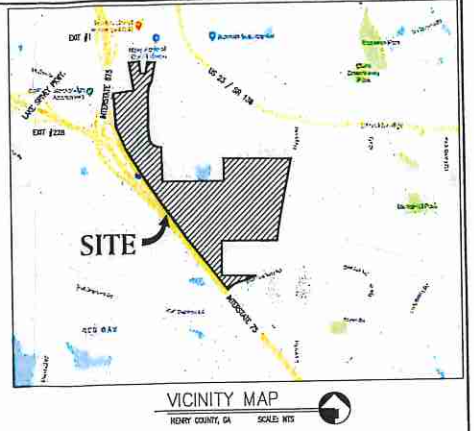
SITE & LAND ANALYSIS - COMMERCIAL	
RESTAURANTS & HOTELS (SR 138)	±18.3 ACRES
3 HOTELS (4-STORY, 100+ ROOMS)	±160,000 S.F.
RETAIL SHOPS	±15,000 S.F.
3 RESTAURANT OUTLOTS	±15,000 S.F.
PARKING ALLOWED 500 SPACES (1 SP/ROOM & 1 SP/150 S.F.)	
FLOOR AREA RATIO	±0.24
MEDICAL OFFICE PARK	±28.1 ACRES
14 OFFICE BLDGS.	±250,000 S.F.
PARKING ALLOWED	150 SPACES (5 SP/PHYSICIAN)
FLOOR AREA RATIO	±0.20
RETAIL POWER CENTER	±33.4 ACRES
CLUB WAREHOUSE	±133,000 S.F.
PARKING ALLOWED 900 SPACES (1 SP/150 S.F.)	
HOME IMPROVEMENT WAREHOUSE	±100,000 S.F.
PARKING ALLOWED 250 SPACES (1 SP/400 S.F.)	
RETAIL ANCHOR/SHOPS	±75,000 S.F.
TOTAL BLDG. AREA	±310,000 S.F.
PARKING ALLOWED 2,067 SPACES (1 SP/150 S.F.)	
FLOOR AREA RATIO	±0.22
RESTAURANTS & RETAIL (PARKWAY)	±36.7 ACRES
OFFICE & FLEX SPACE PARK	±18.5 ACRES
OFFICE & FLEX SPACE	±150,000 S.F.
4 2-STORY OFFICES	±120,000 S.F.
PARKING ALLOWED 900 SPACES (1 SP/200 S.F.)	
FLOOR AREA RATIO	±0.33

SITE & LAND ANALYSIS - COMMERCIAL	
MASS TRANSIT COMPLEX	±16.8 ACRES
MASS TRANSIT STATION	±40,000 S.F.
PARKING ALLOWED 33 SPACES (1 SP/3 SEATS IN WAITING AREA)	
INNOVATION CENTER	±50,000 S.F.
2 HOTELS (4-STORY, 100+ ROOMS)	±80,000 S.F.
RESTAURANT/RETAIL/LOFTS	±75,000 S.F.
PARKING ALLOWED 1,158 SPACES (1 SP/150 S.F. / 1 SP/400 S.F.)	
FLOOR AREA RATIO	±0.33
OFFICE TOWERS	±4.7 ACRES
BUILDING #1 (10-STORY)	±200,000 S.F.
BUILDING #2 (10-STORY)	±200,000 S.F.
TOTAL BLDG. AREA	±400,000 S.F.
PARKING ALLOWED 1,334 SPACES (1 SP/300 S.F.)	
FLOOR AREA RATIO	±1.85
MUNICIPAL COMPLEX	±27.2 ACRES
ARENA (10,000 SEATS)	±150,000 S.F.
PARKING ALLOWED 3,334 SPACES (1 SP/3 FIXED SEATS)	
ARTS CENTER	±45,000 S.F.
CONVENTION CENTER	±50,000 S.F.
PARKING ALLOWED 1,040 SPACES (1 SP/50 S.F.)	
2 HOTELS (5-STORY, 120+ ROOMS)	±200,000 S.F.
3 MULTI-STORY PARKING DECKS	±240 SPACES
PARKING ALLOWED 240 SPACES (1 SP/ROOM)	
FLOOR AREA RATIO	±0.38

SITE & LAND ANALYSIS - RESIDENTIAL	
SINGLE FAMILY HOMES #1	±60.4 ACRES
TYPICAL 60' X 140' LOTS	±205 HOMES
HOUSING RATIO	±3.4/ACRES
PARKING ALLOWED 380 SPACES (2 SP/DWELLING UNIT)	
SINGLE FAMILY HOMES #2	±22.4 S.F.
TYPICAL 60' X 120' LOTS	± 76 HOMES
HOUSING RATIO	±3.4/ACRES
PARKING ALLOWED 150 SPACES (2 SP/DWELLING UNIT)	
TOWNHOMES	±18.0 ACRES
TYPICAL 45' X 120' LOTS	±130 HOMES
PARKING ALLOWED 102 SPACES (1 SP/DWELLING UNIT)	
SENIOR CARE COMMUNITY	±30.1 ACRES
SINGLE FAMILY COTTAGES	±33 UNITS
DUPLEX FAMILY UNITS	±15 UNITS
4-STORY INDEPENDENT LIVING	±188 UNITS
3-STORY ASSISTED LIVING	±160 UNITS
MEMORY CARE	±40 UNITS
PARKING ALLOWED 416 SPACES (1 SP/BEDROOM)	
APARTMENT HOMES	±32.4 ACRES
3 - BLDG. #1 (4-STORY)	
X 50 UNITS/FLOOR	±600 UNITS
2 - BLDG. #3 (4-STORY)	
X 25 UNITS/FLOOR	±500 UNITS
PARKING ALLOWED 1,600 SPACES (2 SP/DWELLING UNIT)	

SITE & LAND ANALYSIS - PUBLIC DEDICATION	
COUNTY PARK	±5.0 ACRES
PARKING ALLOWED 40 SPACES (8 SP/1 ACRES)	
EXIST. 100' POWER EASEMENT	±5.1 ACRES
PROPOSED REEVES CREEK PARKWAY	±25.3 ACRES
4-LANE PARKWAY, 60' R/W	
TOTAL ±2.56 MILES LONG	
PROPOSED FAIRHAVEN ROAD EXTENSION	±5.0 ACRES
3-LANE ROAD, 60' R/W	
TOTAL ±0.68 MILES LONG	
PROPOSED POWER EASEMENT ROAD	±4.1 ACRES
3-LANE ROAD, 60' R/W	
TOTAL ±0.57 MILES LONG	

LAND USE SUMMARY	
COMMERCIAL LAND USES	±145.4 ACRES (31.3%)
MUNICIPAL LAND USES	±27.2 ACRES (5.8%)
RESIDENTIAL LAND USES	±183.8 ACRES (39.5%)
OPEN SPACE	±74.3 ACRES (16.0%)
(3) ROAD DEDICATED RIGHT-OF-WAY	±34.4 ACRES (7.4%)
TOTAL LAND AREA	±465.1 ACRES



PRELIMINARY SITE PLAN DISCLAIMER:
 SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: THE MAPS, LEGAL MAPS, OR INFORMATION, SCANNED/REPRODUCED, BOUNDARY SURVEY, SCANNED/REPRODUCED, TOPOGRAPHICAL SURVEY, SCANNED/REPRODUCED, AS-BUILT PLANS, SCANNED/REPRODUCED, ALTA SURVEYS, AND/OR PREVIOUS CONSTRUCTION PLANS BY THE CLIENT. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.
 SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

SITE PLANNER:
 CONTACT: JOHN WISE
PAULSON MITCHELL
 INCORPORATED

LAND PLANNERS
 ENGINEERS & SURVEYORS
 TRANSPORTATION
 LANDSCAPE ARCHITECTS
 85-A MILL STREET
 SUITE 200
 ROSWELL, GEORGIA 30075
 VOICE 770.650.7685
 FAX 770.650.7684
 www.guideconsultants.com

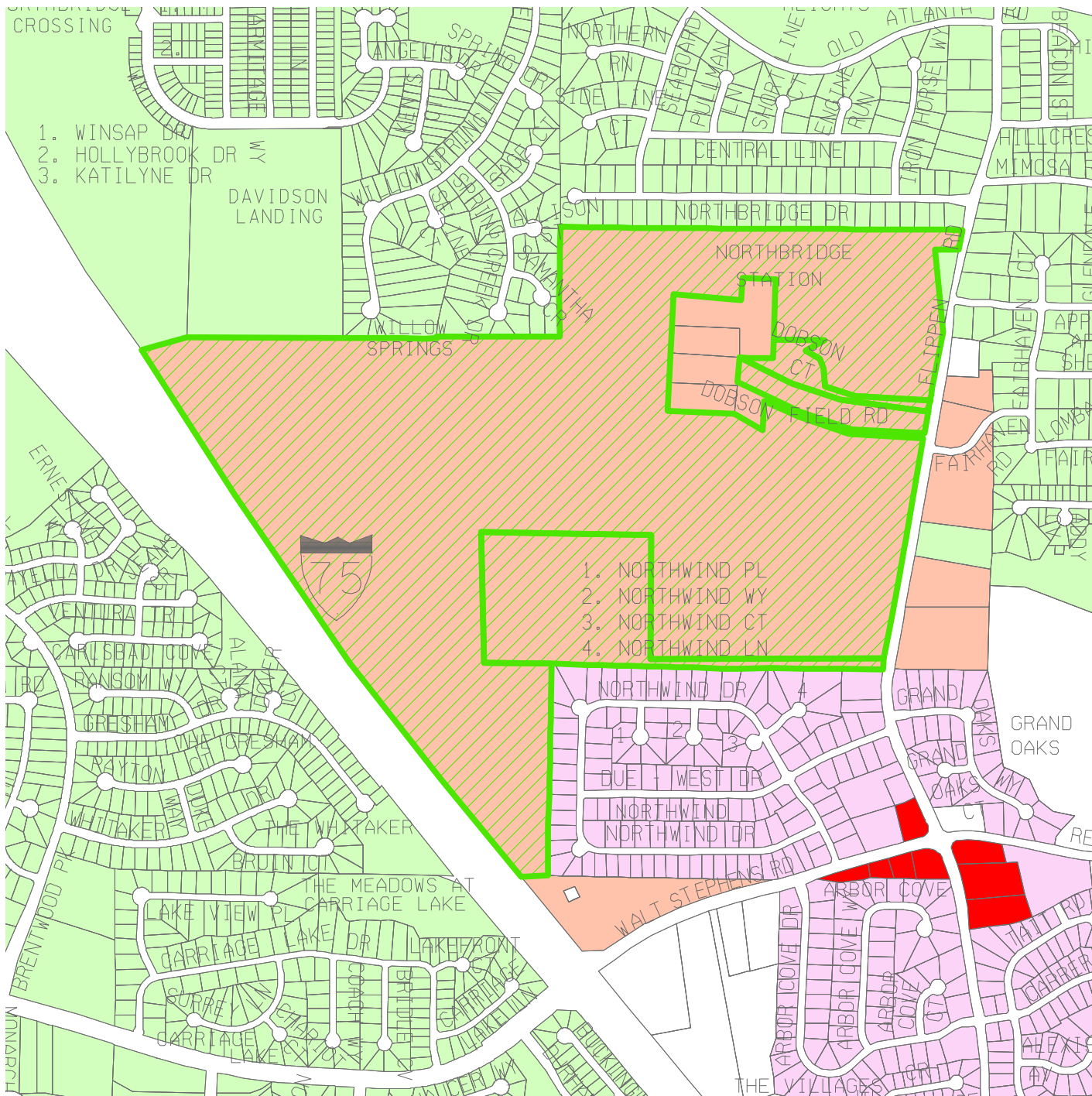
TRAFFIC CONSULTANT:
 LOWE ENGINEERS
 CONTACT: JOSH PRUITT
 990 HAMMOND DR. SUITE 900
 ATLANTA, GA 30328
 770.857.8400

FOR:
FOREST DEVELOPMENT GROUP
 1475 BUFORD DRIVE
 SUITE 403-117
 LAWRENCEVILLE, GA 30043

PROJECT:
REEVES CREEK - A HENRY COUNTY MIXED USE PROJECT
 LAND LOTS 26, 27, 38, 39, 40, 57 & 58, 12TH DISTRICT
 HENRY COUNTY, GA 30281

DRI SITE PLAN
 SCALE: 1" = 300'

DRI NUMBER: 2996
 2018196 DRI.dwg 08.21.19
DRI SITE PLAN
 SHEET **EX-1**



Legend

-  AX-22-06
-  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

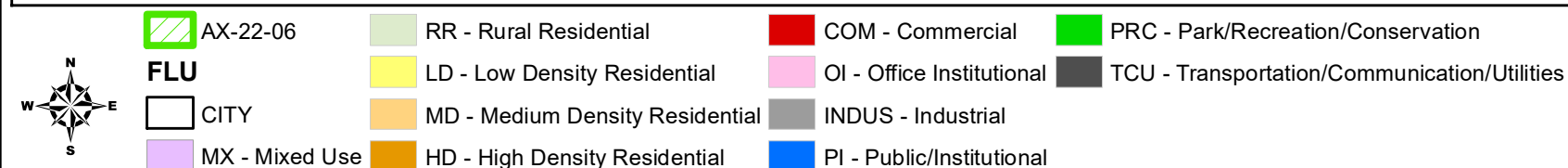
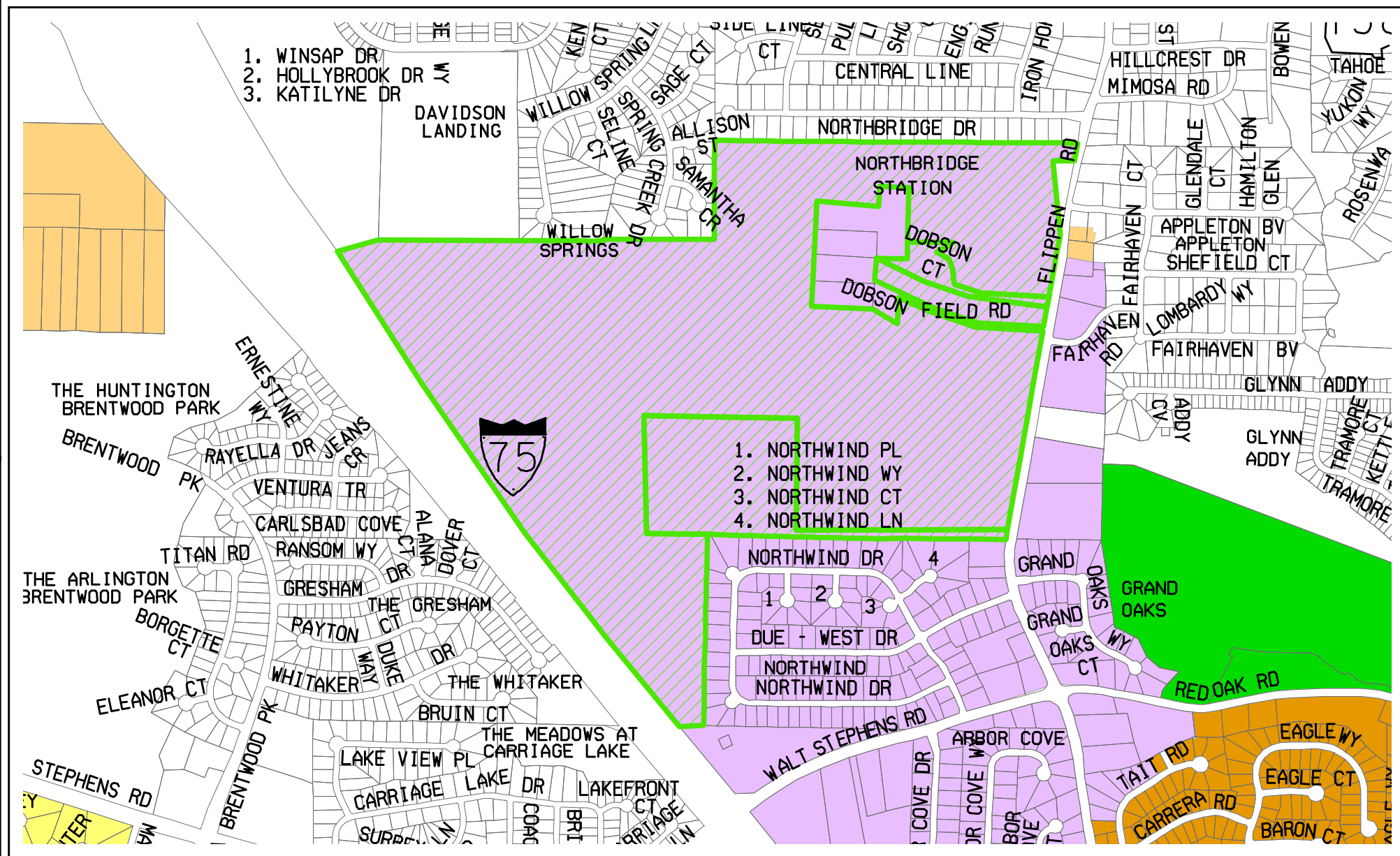


Scale: 1"= 1000'

Current Zoning Map

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

Future Land Use Map





City of Stockbridge

4640 North Henry Blvd. Stockbridge, GA 30281

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

September 29, 2022

VIA CERTIFIED MAIL

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

RE: Annexation Request Into City of Stockbridge – Flippen Road, Portion of Reeves Creek DRI Site

Please be advised that the City of Stockbridge has received an application for the annexation of property in unincorporated Henry County. The property includes three parcels consisting of 278 +/- total acres and parcels: #030-01004000; #030-01003001 (630 Flippen Road); and #030-01004008 (384 Flippen Road). The property previously comprised a portion of a larger site for DRI (Development of Regional Impact) Case #2996 and Rezoning Case #RZ-19-01, and it remains undeveloped. At this time, a new developer proposes to build a 1,361-unit mixed housing development on the site.

Staff has enclosed for your review, the annexation application, along with the companion Comprehensive Plan amendment and Rezoning applications. A new DRI application has been initiated, and its review process must be completed before the dates can be determined for the required Planning Commission and City Council meetings. Staff will inform your Office of the public hearing dates once they are set.

Please provide an official letter regarding Henry County's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please call me directly at 470-758-3417.

Best regards,

**Brecca R. Carter, Director
Community Development Department**

CC: Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Stephanie Braun, County Clerk
Toussaint Kirk, Planning Economic Development/Cluster

Attachments



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: 030-01004000 (no address); 030-01003001 (630 Flippen Road); 030-01004008 (384 Flippen Road)

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

LAND USE AND ZONING

County: Henry County Zoning Classification: MU (Mixed-Use)
Present Land Use: Undeveloped Requested Zoning Classification: PUD (Planned Unit Development)

PROPERTY OWNER

Name: See Attached Exhibits A and B

Mailing Address: _____

Telephone: (____) _____ Email: _____

Signature: _____ 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: Vista Residential Partners (c/o Dennis J. Webb, Jr.)

Mailing Address: 1105 West Peachtree Street, NE, Suite 1000, Atlanta, GA 30309

Telephone: (404) 815-3620 Email: dwebb@sgrlaw.com

Signature: _____ Date: _____

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.

N/A ☐ **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.

PETITION FOR
ANNEXATION

Exhibit A

**Property Owner Information and
Petition for Annexation**

RCVW Land LLC
c/o Michael Neyhart
2964 Peachtree Road, Suite 585
Atlanta, GA 30305
mn@vistarp.com
404-835-5778

030-01004000 (no address)
030-01003001 (630 Flippen Road)

RCVW Land LLC hereby affirms that it solely owns the above-referenced tax parcels and petitions that they be annexed into the City of Stockbridge, Henry County, Georgia.



RCVW Land LLC

By: Michael Neyhart
Its: Authorized Representative
Date: June 30, 2022

Sworn to and subscribed before me
this 30th day of June, 2022


NOTARY PUBLIC

Gabrielle Elizabeth Howard
NOTARY PUBLIC
Fulton County, GEORGIA
my commission expires
March 8, 2025

Exhibit B

**Property Owner Information and
Petition for Annexation**

Rodney S. Brown
384 Flippen Road
Stockbridge, GA 30281
Rodney78cl@gmail.com
770-696-8546

030-01004008 (384 Flippen Road)

I, Rodney S. Brown, hereby affirm that I solely own the above-referenced tax parcel and petition that it be annexed into the City of Stockbridge, Henry County, Georgia.

Rodney Brown
Rodney S. Brown

Date: June 30, 2022

Sworn to and subscribed before me
this 30th day of June, 2022

ARS
NOTARY PUBLIC

Steven H Ashby
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 06/22/2024

CONSENT OF OWNERS



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:

Vista Residential Partners (c/o Dennis J. Webb, Jr.)

Property Address: 030-01004000 (no address); 030-01003001 (630 Flippen Road)

Telephone: (404) 815-3620

Email: djwebb@sgrlaw.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: Michael Neyhardt

Date: June 30, 2022

Personally appeared before me

Michael Neyhardt

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

Gabrielle Elizabeth Howard
Notary Public

June 30, 2022
Date

(Affix Seal Here)

Gabrielle Elizabeth Howard
NOTARY PUBLIC
Fulton County, GEORGIA
my commission
expires March 8, 2025

Print



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

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

Name:

Vista Residential Partners (c/o Dennis J. Webb, Jr.)

Property Address: 030-01004008 (384 Flippen Road)

Telephone: (404) 815-3620

Email: djwebb@sgrlaw.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: Rodney Brown

Date: June 30, 2022

Personally appeared before me

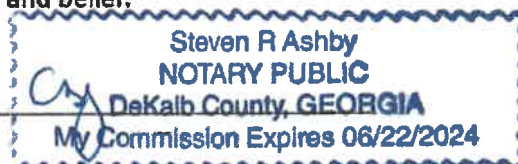
Rodney Brown

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

A. R.

Notary Public

6/30/2022
Date



(Affix Seal Here)

Print

SURVEY AND LEGAL DESCRIPTION



Planning & Engineering Collaborative
LAND IN ANIMALS + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
300 RESEARCH COURT, SUITE 100, GAITHERSBURG, MD 20878
(703) 412-7241 WWW.PBCMD.COM

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

LAND LOT(S) 28, 38 & 39
DISTRICT 12th

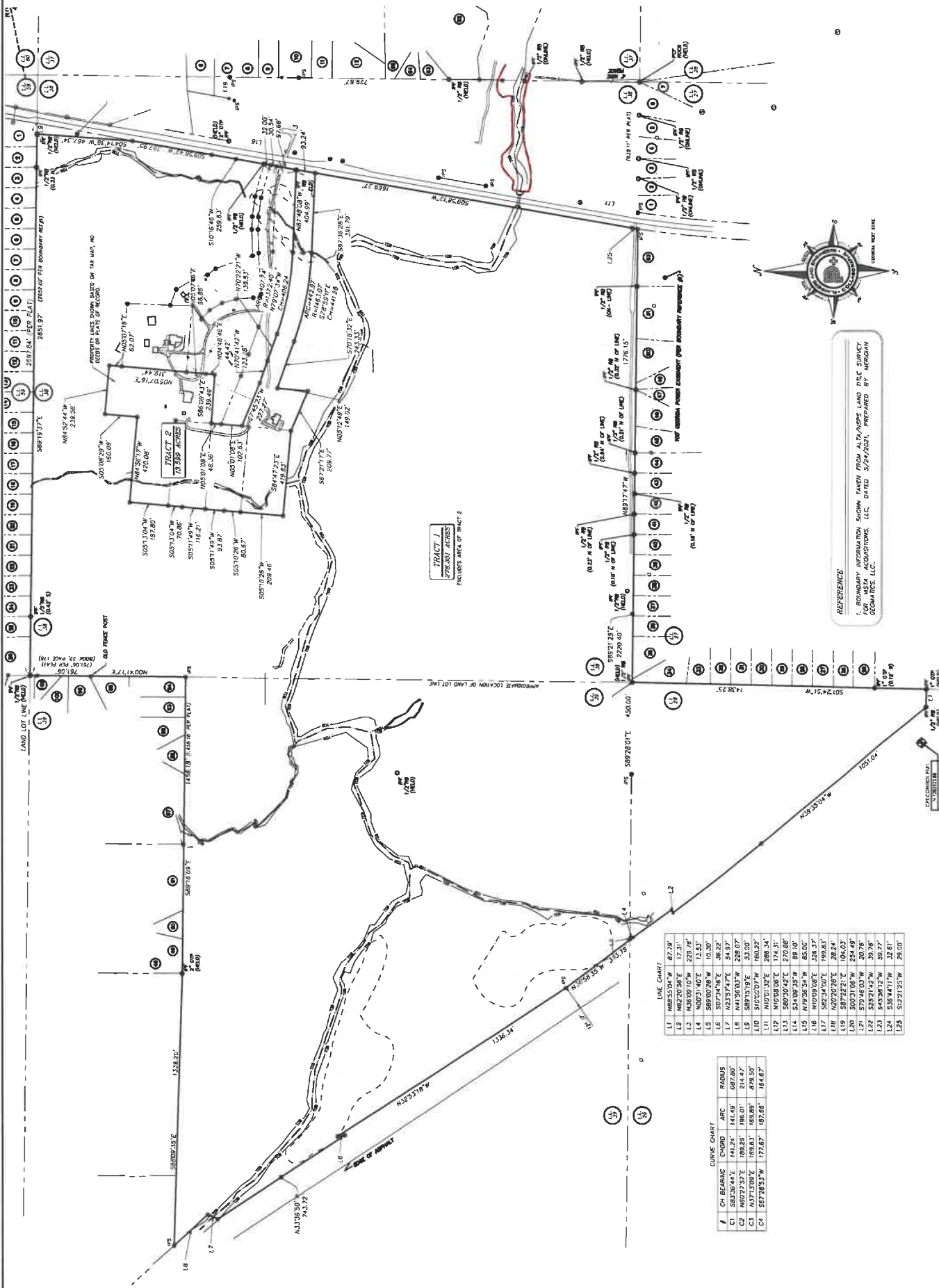
HENRY COUNTY
GEORGIA

BOUNDARY EXHIBIT

DRAWN BY
CHECKED BY
DATE OF FIELD WORK N/A
SCALE
FILE NO. 20083.00
DATE 11/15/2017



BOUNDARY INFORMATION SHOWN TAKEN FROM ATLANTIS LAND TITLE SURVEY FOR ACCORDING, LLC, DATED 07-27-2017, PREPARED BY ATLANTIS GEOMETRICS, LLC.



LINE	CHART	CHORD	ARC	RADIUS
L1	N08°55'04\"	87.32'	141.24'	141.49'
L2	N08°55'04\"	87.32'	141.24'	141.49'
L3	N08°55'04\"	87.32'	141.24'	141.49'
L4	N08°55'04\"	87.32'	141.24'	141.49'
L5	N08°55'04\"	87.32'	141.24'	141.49'
L6	N08°55'04\"	87.32'	141.24'	141.49'
L7	N08°55'04\"	87.32'	141.24'	141.49'
L8	N08°55'04\"	87.32'	141.24'	141.49'
L9	N08°55'04\"	87.32'	141.24'	141.49'
L10	N08°55'04\"	87.32'	141.24'	141.49'
L11	N08°55'04\"	87.32'	141.24'	141.49'
L12	N08°55'04\"	87.32'	141.24'	141.49'
L13	N08°55'04\"	87.32'	141.24'	141.49'
L14	N08°55'04\"	87.32'	141.24'	141.49'
L15	N08°55'04\"	87.32'	141.24'	141.49'
L16	N08°55'04\"	87.32'	141.24'	141.49'
L17	N08°55'04\"	87.32'	141.24'	141.49'
L18	N08°55'04\"	87.32'	141.24'	141.49'
L19	N08°55'04\"	87.32'	141.24'	141.49'
L20	N08°55'04\"	87.32'	141.24'	141.49'
L21	N08°55'04\"	87.32'	141.24'	141.49'
L22	N08°55'04\"	87.32'	141.24'	141.49'
L23	N08°55'04\"	87.32'	141.24'	141.49'
L24	N08°55'04\"	87.32'	141.24'	141.49'
L25	N08°55'04\"	87.32'	141.24'	141.49'

CH	BEARING	CHORD	ARC	RADIUS
C1	N08°55'04\"	87.32'	141.24'	141.49'
C2	N08°55'04\"	87.32'	141.24'	141.49'
C3	N08°55'04\"	87.32'	141.24'	141.49'
C4	N08°55'04\"	87.32'	141.24'	141.49'

This drawing is the property of Planning & Engineering Collaborative and is not to be used for any other project without the written consent of Planning & Engineering Collaborative.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar found at the Land Lot Corner common to Land Lots 26, 27, 38 & 39; thence South 01 degree 24 minutes 51 seconds West a distance of 1,438.25 feet to a point; thence North 88 degrees 55 minutes 4 seconds West a distance of 87.79 feet to a point on the northeasterly right-of-way line of Interstate 75 (Variable R/W); thence North 39 degrees 35 minutes 4 seconds West a distance of 1,051.04 feet to a point; thence 547.76 feet along an arc of a curve to the right, said curve having a radius of 11,291.16 feet and a chord bearing and distance of North 38 degrees 19 minutes 26 seconds West 547.71 feet to a point; thence North 62 degrees 20 minutes 56 seconds East a distance of 17.31 feet to a point; thence North 36 degrees 9 minutes 10 seconds West a distance of 229.76 feet to a point; thence North 0 degrees 31 minutes 40 seconds East a distance of 13.53 feet to a point; thence South 89 degrees 0 minutes 28 seconds West a distance of 10.30 feet to a point; thence North 36 degrees 58 minutes 35 seconds West a distance of 393.78 feet to a point; thence North 32 degrees 53 minutes 18 seconds West a distance of 1,336.34 feet to a point; thence South 7 degrees 34 minutes 16 seconds East a distance of 36.22 feet to a point; thence North 33 degrees 36 minutes 50 seconds West a distance of 743.72 feet to a point; thence North 23 degrees 57 minutes 47 seconds East a distance of 54.97 feet to a point; thence North 41 degrees 56 minutes 3 seconds West a distance of 228.07 feet to a point; thence leaving said right-of-way of I-75 South 88 degrees 9 minutes 35 seconds East a distance of 1,339.20 feet to a point; thence South 89 degrees 16 minutes 9 seconds East a distance of 1,456.18 feet to a point; thence North 0 degrees 41 minutes 17 seconds East a distance of 761.06 feet to a point; thence South 89 degrees 19 minutes 37 seconds East a distance of 2,651.97 feet to a point; thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point on the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line the following courses and distances: South 9 degrees 56 minutes 42 seconds West a distance of 397.95 feet to a point; thence South 10 degrees 16 minutes 46 seconds West a distance of 259.63 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 160.22 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 1,669.37 feet to a point; thence South 12 degrees 21 minutes 25 seconds West a distance of 29.00 feet to a point; thence leaving said right-of-way line North 89 degrees 21 minutes 25 seconds West a distance of 2,220.40 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 291.95 acres.

LESS AND EXCEPT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar at the intersection of the Land Lot line common to Land Lots 27 & 38 with the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line thence North 12 degrees 21 minutes 25 seconds East a distance of 29.00 feet to a

point; thence North 9 degrees 58 minutes 32 seconds East a distance of 1,576.17 feet to a point to a point and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line North 87 degrees 36 minutes 28 seconds West a distance of 391.79 feet to a point; thence 442.97 feet along an arc of a curve to the right, said curve having a radius of 1,463.07 feet and a chord bearing and distance of North 78 degrees 59 minutes 11 seconds West 441.28 feet to a point; thence North 70 degrees 18 minutes 32 seconds West a distance of 243.33 feet to a point; thence South 5 degrees 12 minutes 49 seconds West a distance of 149.02 feet to a point; thence North 67 degrees 21 minutes 17 seconds West a distance of 209.77 feet to a point; thence North 84 degrees 47 minutes 23 seconds West a distance of 419.83 feet to a point; thence North 5 degrees 10 minutes 26 seconds East a distance of 209.46 feet to a point; thence continue Northerly along said line, a distance of 80.67 feet; thence North 5 degrees 11 minutes 49 seconds East a distance of 93.87 feet to a point; thence continue Northerly along said line, a distance of 116.21 feet; thence North 5 degrees 13 minutes 4 seconds East a distance of 70.86 feet to a point; thence continue Northerly along said line, a distance of 187.80 feet; thence South 84 degrees 56 minutes 17 seconds East a distance of 420.08 feet to a point; thence North 5 degrees 8 minutes 29 seconds East a distance of 160.09 feet to a point; thence South 84 degrees 52 minutes 44 seconds East a distance of 239.58 feet to a point; thence South 5 degrees 7 minutes 16 seconds West a distance of 62.07 feet to a point; thence continue Southerly along said line, a distance of 319.44 feet; thence continue Southerly along said line, a distance of 96.86 feet; thence South 4 degrees 48 minutes 46 seconds West a distance of 44.42 feet to a point; thence North 86 degrees 9 minutes 43 seconds West a distance of 239.49 feet to a point; thence South 5 degrees 01 minute 8 seconds West a distance of 48.36 feet to a point; thence continue Southerly along said line, a distance of 102.63 feet; thence South 67 degrees 45 minutes 23 seconds East a distance of 227.27 feet to a point; thence South 70 degrees 41 minutes 42 seconds East a distance of 123.28 feet to a point; thence North 70 degrees 42 minutes 51 seconds West a distance of 8.72 feet to a point; thence South 70 degrees 22 minutes 21 seconds East a distance of 139.53 feet to a point; thence 407.74 feet along an arc of a curve to the left, said curve having a radius of 1,372.40 feet and a chord bearing and distance of South 79 degrees 7 minutes 34 seconds East 406.24 feet to a point; thence South 87 degrees 48 minutes 8 seconds East a distance of 404.99 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 93.24 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 13.599 acres.

THE RESULTING ACREAGE IS $291.95 - 13.599 = 278.351$

City of Stockbridge

Zoning Case Map 2022

Zoning Actions:
Annexation

Parcel Numbers:
030-01003001
030-01004008
030-01004000

Address/Location:
Flippen Road

Total Acres:
276.91

Parcel Zoned:
Henry County MU

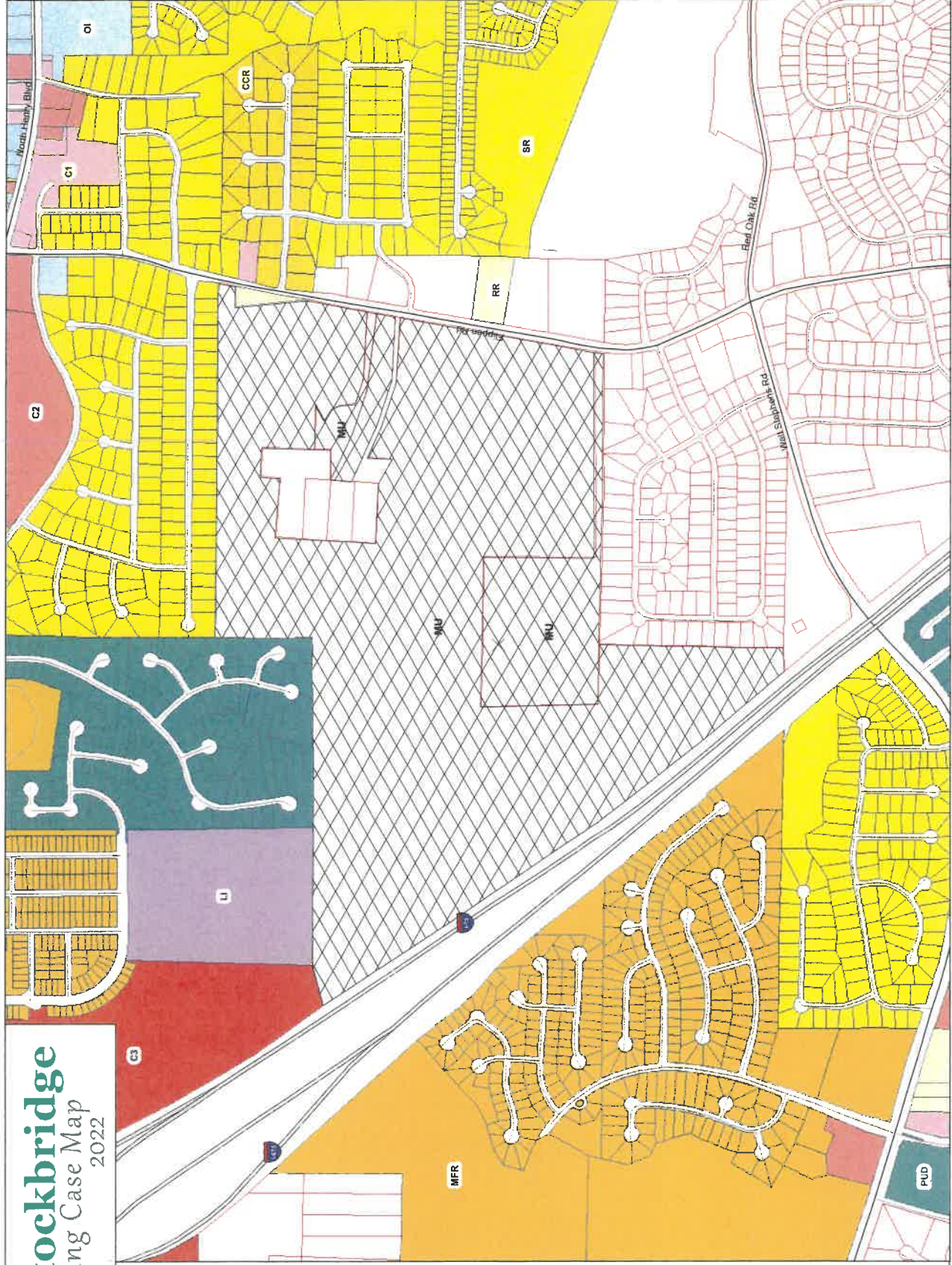
Overlay District:
Parkway Mixed Use

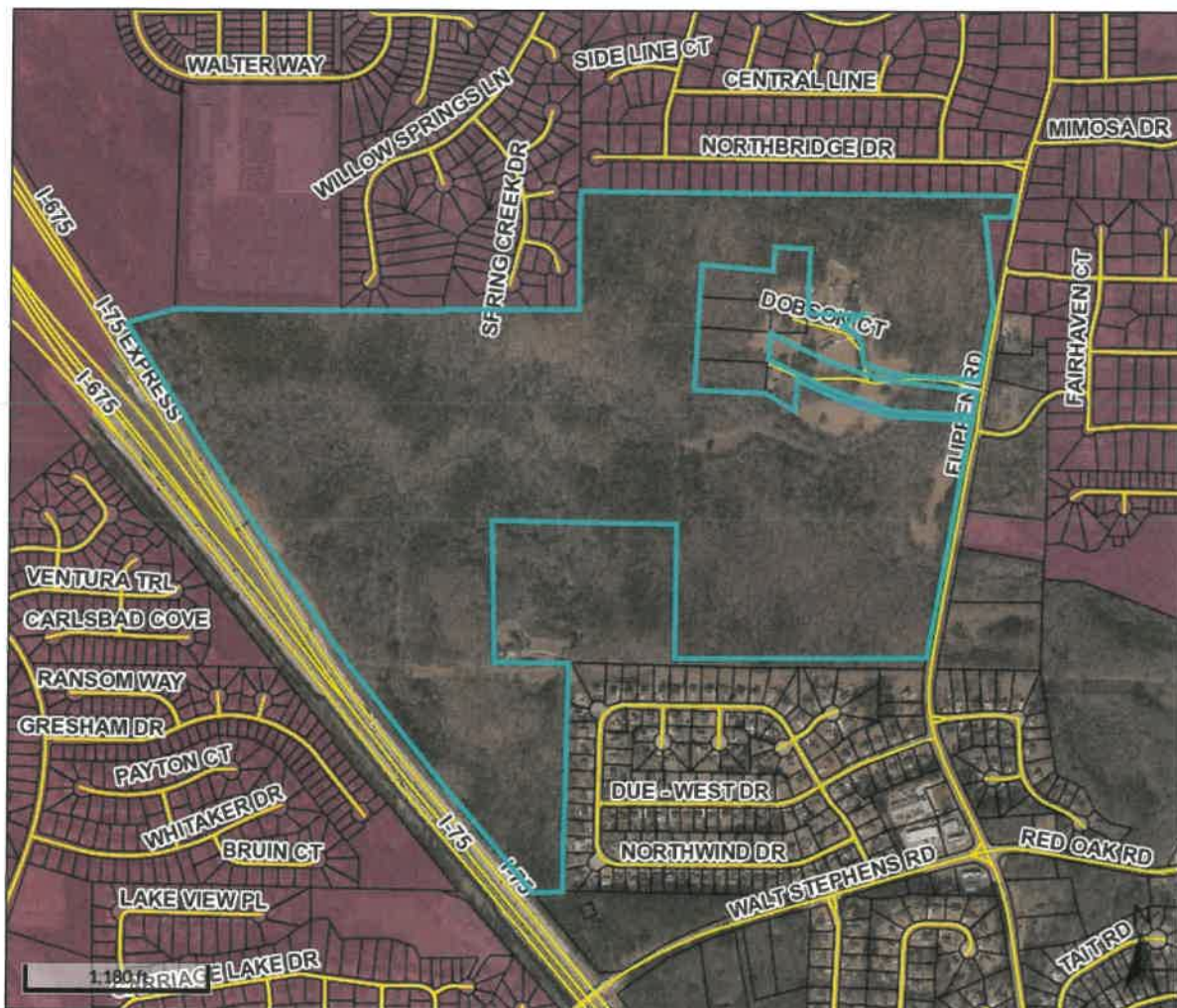
Current Zoning Adopted 03/14/22

- Zoning Districts**
- RR-Rural Residential
 - SR-Suburban Residential
 - CCR-City Center Residential
 - MFR-Mobile Family Residential
 - MHR-Mobile Home Residential
 - C1-Neighborhood Commercial
 - C2-General Commercial
 - C3-Heavy Commercial
 - OL-Office Institutional
 - DT-Downtown
 - LI-Light Industrial
 - HI-Heavy Industrial
 - PUD-Planned Unit Development
 - HC_Parcels_2022_Cropped

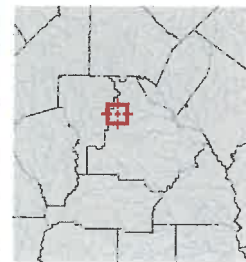


Created By: MD, 9/22/2022





Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	030-01004000	Class	R	Owner	RCVW LAND LLC	Land Value:	\$6,576,100	Last 2 Sales		
Property		Acreage	249.19	Address	2964 PEACHTREE RD	Building Value:	\$350,300	Date	Price	Reason
Address					STE 585	Misc Value:	\$1,900	10/26/2021	\$7,600,000	MULTI PARCEL
District	County/UnIncorp				ATLANTA GA 30305	Total Value:	\$6,928,300	2/13/1992	\$0	DOF ASSNT
										Qual
										U
										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: 9/7/2022

Last Data Uploaded: 9/7/2022 2:22:52 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	030-01003001	Class	R	Owner	RCVW LAND LLC	Land	\$501,000				
Property	630 FLIPPEN RD	Acreage	24.97	Address	2964 PEACHTREE	Value:					
Address					RD STE 585	Building	\$249,000	Last 2 Sales			
District	County/UnIncorp				ATLANTA GA 30305	Value:		Date	Price	Reason	Qual
						Misc	\$0	1/22/2021	\$750,000	OTHER	U
						Value:		12/29/1995	\$0	FAMILY/GIFT	U
						Total	\$750,000				
						Value:					

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

Date created: 9/7/2022

Last Data Uploaded: 9/7/2022 2:22:52 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	030-01004008	Class	R	Owner	BROWN RODNEY S	Land Value:	\$34,500				
Property Address	384 FLIPPEN RD	Acreage	2.75	Address	384 FLIPPEN RD	Building Value:	\$176,900	Last 2 Sales			
District	County/UnIncorp				STOCKBRIDGE GA 30281	Misc Value:	\$0	Date	Price	Reason	Qual
						Total Value:	\$211,400	9/8/2011	\$0	FAMILY/GIFT	U
								6/29/2011	\$86,500	CONTIGUOUS PROPERTY	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: 9/7/2022

Last Data Uploaded: 9/7/2022 2:22:52 AM

Developed by  **Schneider**
GEOSPATIAL



Planners & Engineers Collaborative
1400 PLANNING + SURVEYING + CONSTRUCTION + WATER RESOURCES
1300 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
1200 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
1100 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
1000 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
900 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
800 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
700 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
600 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
500 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
400 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
300 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
200 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
100 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING

REVISIONS

REV	DATE	DESCRIPTION
1		
2		
3		

BOUNDARY EXHIBIT

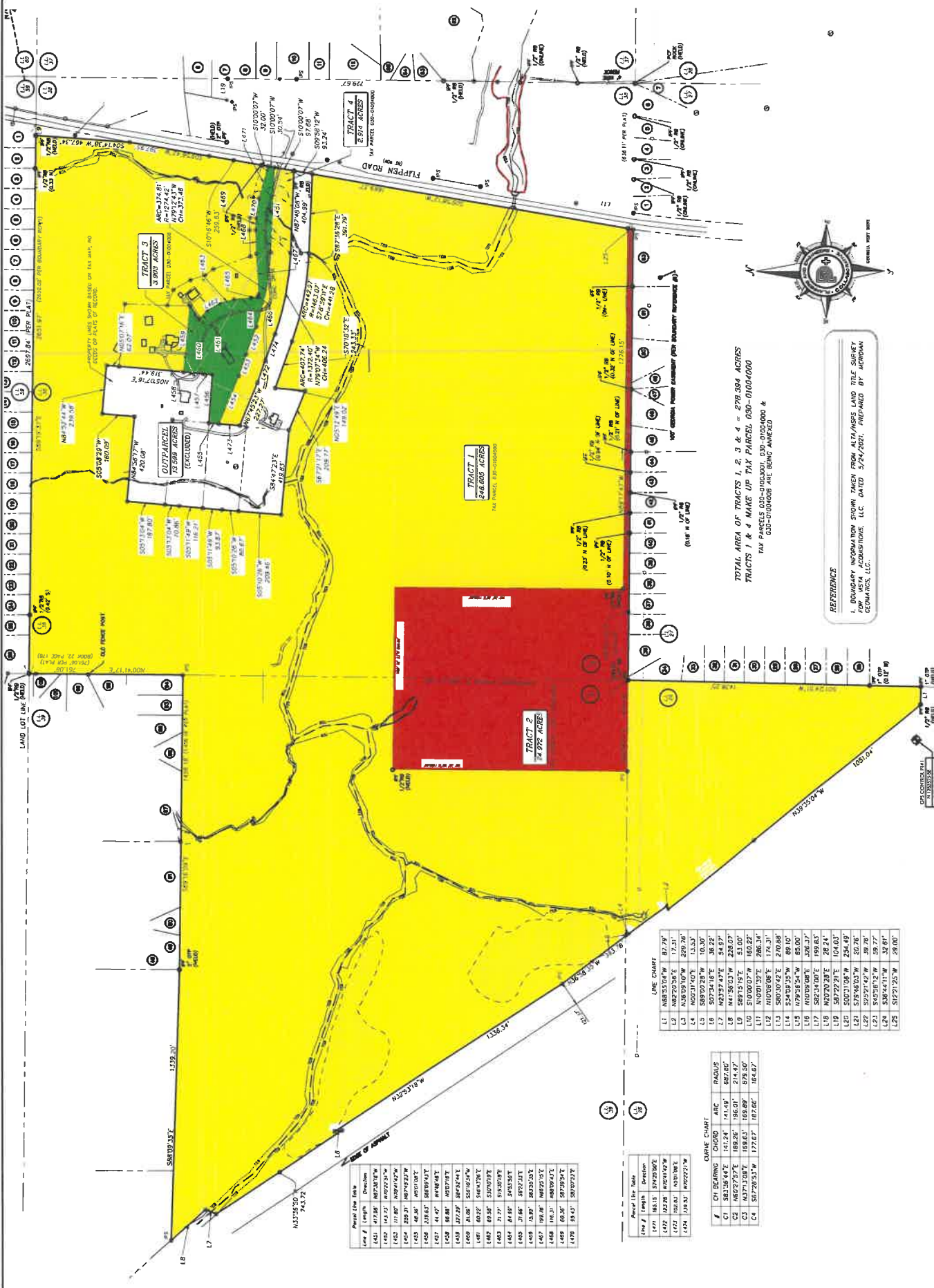
HENRY COUNTY

DRAWN BY: [Name]
CHECKED BY: [Name]
DATE OF FIELD WORK: [Date]
SCALE: [Scale]
DATE: [Date]



REFERENCE
1. BOUNDARY INFORMATION SHOWN TAKEN FROM ALL ACRES LAND TITLE SURVEY FOR WEST ACRES, LLC, DATED 1/24/2021, PREPARED BY GEOMATICS, LLC.

TOTAL AREA OF TRACTS 1, 2, 3 & 4 = 278.384 ACRES
TRACTS 1 & 4 MAKE UP TAX PARCEL 030-01004000
TAX PARCELS 030-01003001, 030-01004000 & 030-01004001 ARE BEING ANNEXED



LINE CHART		
LINE	BEARING	DISTANCE
L1	N83°55'04\"W	82.39'
L2	N82°22'54\"W	17.31'
L3	N38°09'10\"W	229.76'
L4	N03°11'40\"E	13.53'
L5	S89°02'28\"W	10.30'
L6	S07°34'18\"E	36.22'
L7	N02°59'41\"E	24.57'
L8	N88°15'15\"E	2.97'
L9	S88°15'15\"E	51.00'
L10	S10°00'07\"W	60.22'
L11	N00°01'35\"E	286.34'
L12	N10°08'08\"E	174.31'
L13	S80°30'42\"E	270.88'
L14	S24°02'35\"W	89.10'
L15	N02°59'41\"E	36.22'
L16	N02°59'41\"E	36.22'
L17	S82°14'00\"E	169.83'
L18	N20°20'28\"E	28.24'
L19	S87°22'21\"E	164.03'
L20	S00°11'08\"W	234.49'
L21	S78°48'02\"W	50.76'
L22	S09°27'42\"W	39.39'
L23	S45°38'12\"W	59.77'
L24	S02°59'41\"W	24.57'
L25	S07°34'18\"W	28.00'

CURVE CHART			
CH	BEARING	CHORD	RADIUS
C1	S83°35'44\"E	141.24'	667.60'
C2	N82°22'54\"E	185.26'	186.01'
C3	N37°13'08\"E	155.63'	155.63'
C4	S87°28'53\"W	172.67'	167.66'

Partial Line Table		
Line #	Length	Direction
1451	477.88'	N87°26'15\"W
1452	143.31'	N07°22'54\"W
1453	111.80'	N07°14'42\"W
1454	235.31'	N87°14'42\"W
1455	46.36'	N07°07'08\"E
1456	218.61'	S88°15'15\"E
1457	44.45'	N45°48'48\"E
1458	58.88'	N07°27'17\"E
1459	277.29'	S87°22'21\"E
1460	86.08'	S24°02'35\"W
1461	35.00'	N02°59'41\"E
1462	31.72'	S10°00'07\"W
1463	84.48'	S45°38'12\"W
1464	27.68'	S07°34'18\"W
1465	13.90'	S82°14'00\"W
1466	99.78'	N88°15'15\"E
1467	116.31'	N00°01'35\"E
1468	60.34'	S09°27'42\"W
1469	59.42'	S07°28'53\"W



REVISIONS

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

LAND IN AGRICULTURE + ENGINEERING CONSULTANTS + CIVIL ENGINEERING
LAND SURVEYING + CONSTRUCTION + WATER RESOURCES
LAND SURVEYING + CONSTRUCTION + WATER RESOURCES
LAND SURVEYING + CONSTRUCTION + WATER RESOURCES

BOUNDARY EXHIBIT

HENRY COUNTY

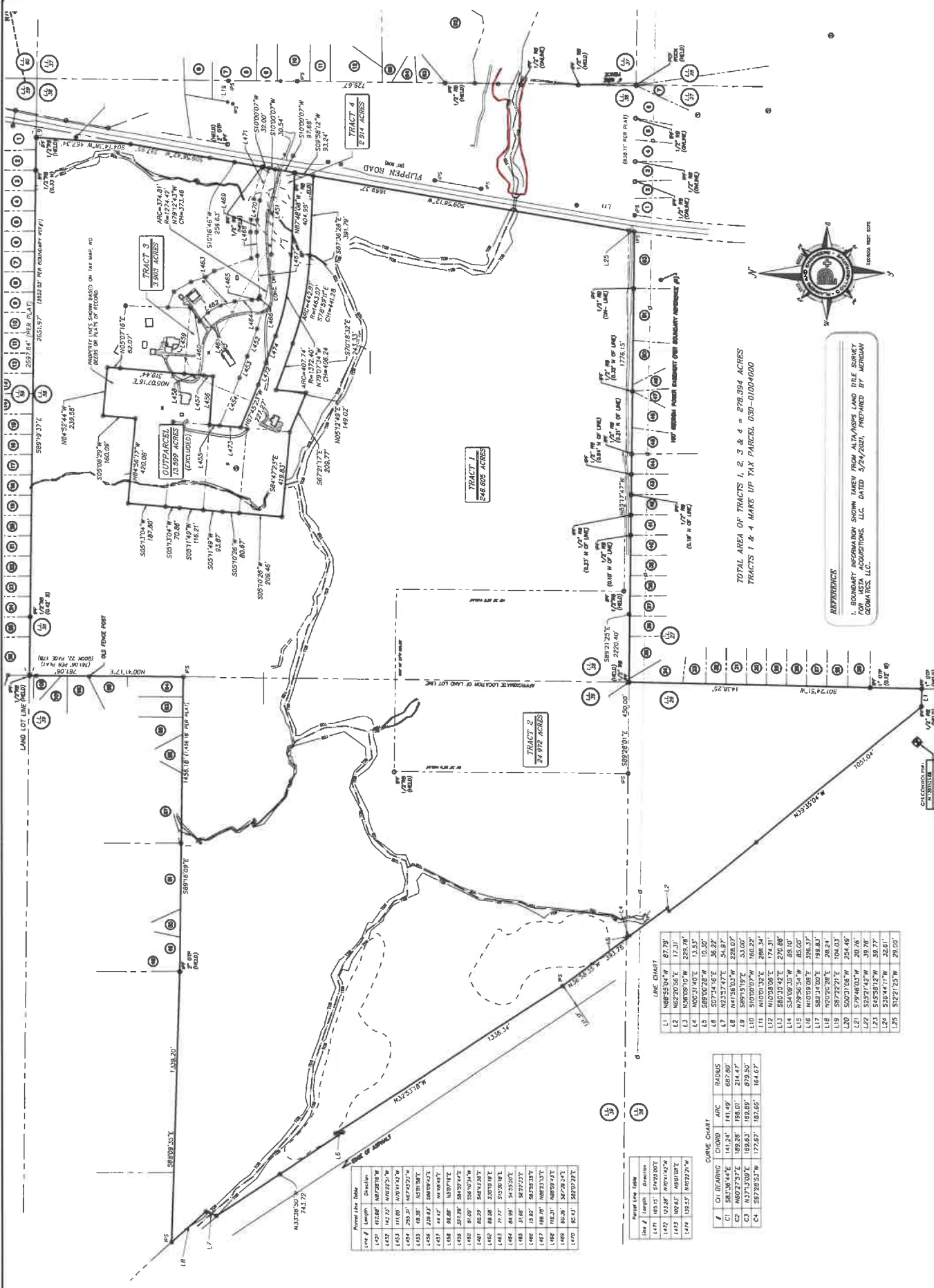
LAND LOTS 26, 38 & 39
DISTRICT 12H

DATE OF FIELD WORK: N/A
SCALE: 1" = 400'
FILE NO.: 20069.00
DATE: 12/19/2023
DRAWN BY: JCS



REFERENCE:
1. BOUNDARY SURVEY SHOWN TIES FROM ALTA SURVEY LAND TITLE SURVEY FOR BETA HOUSING, LLC, DATED 9/24/2021, PREPARED BY GEOMATICS, LLC.

TOTAL AREA OF TRACTS 1, 2, 3 & 4 = 276.394 ACRES
TRACTS 1 & 4 MAKE UP TAX PARCEL 030-01004000



LINE CHART

LINE #	BEARING	DISTANCE	AREA
1	N 85° 55' 30" E	61.75'	1.21
2	N 85° 55' 30" E	61.75'	1.21
3	N 85° 55' 30" E	61.75'	1.21
4	N 85° 55' 30" E	61.75'	1.21
5	N 85° 55' 30" E	61.75'	1.21
6	N 85° 55' 30" E	61.75'	1.21
7	N 85° 55' 30" E	61.75'	1.21
8	N 85° 55' 30" E	61.75'	1.21
9	N 85° 55' 30" E	61.75'	1.21
10	N 85° 55' 30" E	61.75'	1.21
11	N 85° 55' 30" E	61.75'	1.21
12	N 85° 55' 30" E	61.75'	1.21
13	N 85° 55' 30" E	61.75'	1.21
14	N 85° 55' 30" E	61.75'	1.21
15	N 85° 55' 30" E	61.75'	1.21
16	N 85° 55' 30" E	61.75'	1.21
17	N 85° 55' 30" E	61.75'	1.21
18	N 85° 55' 30" E	61.75'	1.21
19	N 85° 55' 30" E	61.75'	1.21
20	N 85° 55' 30" E	61.75'	1.21
21	N 85° 55' 30" E	61.75'	1.21
22	N 85° 55' 30" E	61.75'	1.21
23	N 85° 55' 30" E	61.75'	1.21
24	N 85° 55' 30" E	61.75'	1.21
25	N 85° 55' 30" E	61.75'	1.21
26	N 85° 55' 30" E	61.75'	1.21
27	N 85° 55' 30" E	61.75'	1.21
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29	N 85° 55' 30" E	61.75'	1.21
30	N 85° 55' 30" E	61.75'	1.21
31	N 85° 55' 30" E	61.75'	1.21
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33	N 85° 55' 30" E	61.75'	1.21
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39	N 85° 55' 30" E	61.75'	1.21
40	N 85° 55' 30" E	61.75'	1.21
41	N 85° 55' 30" E	61.75'	1.21
42	N 85° 55' 30" E	61.75'	1.21
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44	N 85° 55' 30" E	61.75'	1.21
45	N 85° 55' 30" E	61.75'	1.21
46	N 85° 55' 30" E	61.75'	1.21
47	N 85° 55' 30" E	61.75'	1.21
48	N 85° 55' 30" E	61.75'	1.21
49	N 85° 55' 30" E	61.75'	1.21
50	N 85° 55' 30" E	61.75'	1.21
51	N 85° 55' 30" E	61.75'	1.21
52	N 85° 55' 30" E	61.75'	1.21
53	N 85° 55' 30" E	61.75'	1.21
54	N 85° 55' 30" E	61.75'	1.21
55	N 85° 55' 30" E	61.75'	1.21
56	N 85° 55' 30" E	61.75'	1.21
57	N 85° 55' 30" E	61.75'	1.21
58	N 85° 55' 30" E	61.75'	1.21
59	N 85° 55' 30" E	61.75'	1.21
60	N 85° 55' 30" E	61.75'	1.21
61	N 85° 55' 30" E	61.75'	1.21
62	N 85° 55' 30" E	61.75'	1.21
63	N 85° 55' 30" E	61.75'	1.21
64	N 85° 55' 30" E	61.75'	1.21
65	N 85° 55' 30" E	61.75'	1.21
66	N 85° 55' 30" E	61.75'	1.21
67	N 85° 55' 30" E	61.75'	1.21
68	N 85° 55' 30" E	61.75'	1.21
69	N 85° 55' 30" E	61.75'	1.21
70	N 85° 55' 30" E	61.75'	1.21
71	N 85° 55' 30" E	61.75'	1.21
72	N 85° 55' 30" E	61.75'	1.21
73	N 85° 55' 30" E	61.75'	1.21
74	N 85° 55' 30" E	61.75'	1.21
75	N 85° 55' 30" E	61.75'	1.21
76	N 85° 55' 30" E	61.75'	1.21
77	N 85° 55' 30" E	61.75'	1.21
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79	N 85° 55' 30" E	61.75'	1.21
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81	N 85° 55' 30" E	61.75'	1.21
82	N 85° 55' 30" E	61.75'	1.21
83	N 85° 55' 30" E	61.75'	1.21
84	N 85° 55' 30" E	61.75'	1.21
85	N 85° 55' 30" E	61.75'	1.21
86	N 85° 55' 30" E	61.75'	1.21
87	N 85° 55' 30" E	61.75'	1.21
88	N 85° 55' 30" E	61.75'	1.21
89	N 85° 55' 30" E	61.75'	1.21
90	N 85° 55' 30" E	61.75'	1.21
91	N 85° 55' 30" E	61.75'	1.21
92	N 85° 55' 30" E	61.75'	1.21
93	N 85° 55' 30" E	61.75'	1.21
94	N 85° 55' 30" E	61.75'	1.21
95	N 85° 55' 30" E	61.75'	1.21
96	N 85° 55' 30" E	61.75'	1.21
97	N 85° 55' 30" E	61.75'	1.21
98	N 85° 55' 30" E	61.75'	1.21
99	N 85° 55' 30" E	61.75'	1.21
100	N 85° 55' 30" E	61.75'	1.21

CURVE CHART

CH	BEARING	CHORD	ARC	RADIUS
C1	S 85° 55' 30" E	141.24'	141.49'	685.80'
C2	N 85° 55' 30" E	141.24'	141.49'	685.80'
C3	S 85° 55' 30" E	141.24'	141.49'	685.80'
C4	N 85° 55' 30" E	141.24'	141.49'	685.80'

Point Line Table

Line #	Length	Direction
1	417.88'	N 85° 55' 30" E
2	417.88'	N 85° 55' 30" E
3	417.88'	N 85° 55' 30" E
4	417.88'	N 85° 55' 30" E
5	417.88'	N 85° 55' 30" E
6	417.88'	N 85° 55' 30" E
7	417.88'	N 85° 55' 30" E
8	417.88'	N 85° 55' 30" E
9	417.88'	N 85° 55' 30" E
10	417.88'	N 85° 55' 30" E
11	417.88'	N 85° 55' 30" E
12	417.88'	N 85° 55' 30" E
13	417.88'	N 85° 55' 30" E
14	417.88'	N 85° 55' 30" E
15	417.88'	N 85° 55' 30" E
16	417.88'	N 85° 55' 30" E
17	417.88'	N 85° 55' 30" E
18	417.88'	N 85° 55' 30" E
19	417.88'	N 85° 55' 30" E
20	417.88'	N 85° 55' 30" E
21	417.88'	N 85° 55' 30" E
22	417.88'	N 85° 55' 30" E
23	417.88'	N 85° 55' 30" E
24	417.88'	N 85° 55' 30" E
25	417.88'	N 85° 55' 30" E
26	417.88'	N 85° 55' 30" E
27	417.88'	N 85° 55' 30" E
28	417.88'	N 85° 55' 30" E
29	417.88'	N 85° 55' 30" E
30	417.88'	N 85° 55' 30" E
31	417.88'	N 85° 55' 30" E
32	417.88'	N 85° 55' 30" E
33	417.88'	N 85° 55' 30" E
34	417.88'	N 85° 55' 30" E
35	417.88'	N 85° 55' 30" E
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53	417.88'	N 85° 55' 30" E
54	417.88'	N 85° 55' 30" E
55	417.88'	N 85° 55' 30" E
56	417.88'	N 85° 55' 30" E
57	417.88'	N 85° 55' 30" E
58	417.88'	N 85° 55' 30" E
59	417.88'	N 85° 55' 30" E
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61	417.88'	N 85° 55' 30" E
62	417.88'	N 85° 55' 30" E
63	417.88'	N 85° 55' 30" E
64	417.88'	N 85° 55' 30" E
65	417.88'	N 85° 55' 30" E
66	417.88'	N 85° 55' 30" E
67	417.88'	N 85° 55' 30" E
68	417.88'	N 85° 55' 30" E
69	417.88'	N 85° 55' 30" E
70	417.88'	N 85° 55' 30" E
71	417.88'	N 85° 55' 30" E
72	417.88'	N 85° 55' 30" E
73	417.88'	N 85° 55' 30" E
74	417.88'	N 85° 55' 30" E
75	417.88'	N 85° 55' 30" E
76	417.88'	N 85° 55' 30" E
77	417.88'	N 85° 55' 30" E
78	417.88'	N 85° 55' 30" E
79	417.88'	N 85° 55' 30" E
80	417.88'	N 85° 55' 30" E
81	417.88'	N 85° 55' 30" E
82	417.88'	N 85° 55' 30" E
83	417.88'	N 85° 55' 30" E
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95	417.88'	N 85° 55' 30" E
96	417.88'	N 85° 55' 30" E
97	417.88'	N 85° 55' 30" E
98	417.88'	N 85° 55' 30" E
99	417.88'	N 85° 55' 30" E
100	417.88'	N 85° 55' 30" E

LEGAL DESCRIPTION
TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar found at the Land Lot Corner common to Land Lots 26, 27, 38 & 39; thence South 01 degree 24 minutes 51 seconds West a distance of 1,438.25 feet to a point; thence North 88 degrees 55 minutes 4 seconds West a distance of 87.79 feet to a point on the northeasterly right-of-way line of Interstate 75 (Variable R/W); thence North 39 degrees 35 minutes 4 seconds West a distance of 1,051.04 feet to a point; thence 547.76 feet along an arc of a curve to the right, said curve having a radius of 11,291.16 feet and a chord bearing and distance of North 38 degrees 19 minutes 26 seconds West 547.71 feet to a point; thence North 62 degrees 20 minutes 56 seconds East a distance of 17.31 feet to a point; thence North 36 degrees 9 minutes 10 seconds West a distance of 229.76 feet to a point; thence North 0 degrees 31 minutes 40 seconds East a distance of 13.53 feet to a point; thence South 89 degrees 0 minutes 28 seconds West a distance of 10.30 feet to a point; thence North 36 degrees 58 minutes 35 seconds West a distance of 393.78 feet to a point; thence North 32 degrees 53 minutes 18 seconds West a distance of 1,336.34 feet to a point; thence South 7 degrees 34 minutes 16 seconds East a distance of 36.22 feet to a point; thence North 33 degrees 36 minutes 50 seconds West a distance of 743.72 feet to a point; thence North 23 degrees 57 minutes 47 seconds East a distance of 54.97 feet to a point; thence North 41 degrees 56 minutes 3 seconds West a distance of 228.07 feet to a point; thence leaving said right-of-way of I-75 South 88 degrees 9 minutes 35 seconds East a distance of 1,339.20 feet to a point; thence South 89 degrees 16 minutes 9 seconds East a distance of 1,456.18 feet to a point; thence North 0 degrees 41 minutes 17 seconds East a distance of 761.06 feet to a point; thence South 89 degrees 19 minutes 37 seconds East a distance of 2,651.97 feet to a point; thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point on the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line the following courses and distances: South 9 degrees 56 minutes 42 seconds West a distance of 397.95 feet to a point; thence South 10 degrees 16 minutes 46 seconds West a distance of 259.63 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 32.00 feet to a point; thence leaving said right-of-way line of Flippen Road North 74 degrees 25 minutes 0 seconds West a distance of 165.15 feet to a point; thence North 82 degrees 7 minutes 22 seconds West a distance of 95.43 feet to a point; thence North 87 degrees 39 minutes 54 seconds West a distance of 60.36 feet to a point; thence South 88 degrees 9 minutes 43 seconds West a distance of 116.31 feet to a point; thence South 86 degrees 25 minutes 15 seconds West a distance of 199.76 feet to a point; thence North 63 degrees 55 minutes 35 seconds West a distance of 15.92 feet to a point; thence North 6 degrees 22 minutes 33 seconds West a distance of 31.66 feet to a point; thence North 4 degrees 55 minutes 50 seconds West a distance of 84.99 feet to a point; thence North 15 degrees 30 minutes 18 seconds West a distance of 71.77 feet to a point; thence North 30 degrees 10 minutes 19 seconds West a distance of 69.58 feet to a point; thence North 46 degrees 43 minutes 26 seconds West a distance of 60.22 feet to a point; thence North 56 degrees 10 minutes 34 seconds East a distance of 81.09 feet to a point; thence North 84 degrees 52 minutes 44 seconds West a distance of 327.13 feet to a point; thence North 5 degrees 7 minutes 16 seconds East a distance of 319.47 feet to a point; thence North 5 degrees 7 minutes 16 seconds East a distance of 62.07 feet; thence North 84 degrees 52 minutes 44 seconds West a distance of 239.58 feet to a point; thence South 5 degrees 8 minutes 29 seconds West a distance of 160.09 feet to a point; thence North 84 degrees 56 minutes 17 seconds West a distance of 420.08 feet to a point; thence South 5 degrees 13 minutes 4 seconds West a distance of 187.80 feet to a point; thence South 5 degrees 13 minutes 4 seconds West, a distance of 70.86 feet; thence South 5 degrees 11 minutes 49 seconds West a distance of 116.21 feet to a point; thence continue Southerly along said line, a distance of 93.87 feet; thence South 5 degrees 10 minutes 26 seconds West a distance of 80.67 feet to a point; thence South 5 degrees 10 minutes 26 seconds West, a distance of 209.46 feet; thence South 84 degrees 47 minutes 23 seconds East a distance of 419.83 feet to a point; thence South 67 degrees 21 minutes 17 seconds East a

distance of 209.77 feet to a point; thence North 5 degrees 12 minutes 49 seconds East a distance of 149.02 feet to a point; thence South 70 degrees 18 minutes 32 seconds East a distance of 243.33 feet to a point; thence 442.97 feet along an arc of a curve to the left, said curve having a radius of 1,463.07 feet and a chord bearing and distance of South 78 degrees 59 minutes 11 seconds East 441.28 feet to a point; thence South 87 degrees 36 minutes 28 seconds East a distance of 391.79 feet to a point; thence South 9 degrees 58 minutes 32 seconds West a distance of 1,576.17 feet to a point; thence North 89 degrees 19 minutes 44 seconds West a distance of 1,776.78 feet to a point; thence North 0 degrees 39 minutes 26 seconds East a distance of 1,120.90 feet to a point; thence North 89 degrees 18 minutes 23 seconds West a distance of 899.50 feet to a point; thence South 0 degrees 39 minutes 26 seconds West a distance of 1,150.90 feet to a point; thence South 89 degrees 20 minutes 58 seconds East a distance of 450.00 feet to a point and the POINT OF BEGINNING.

Said tract containing 246.605 acres.

TOGETHER WITH
TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 26, 38 & 39, 12TH DISTRICT, HENRY COUNTY, GEORGIA, AND AS SHOWN ON THAT ALTA/ACSM LAND TITLE SURVEY FOR FIRST AMERICAN TITLE INSURANCE COMPANY, VISTA ACQUISITIONS, LLC AND RCVW LAND PREPARED BY MERIDIAN GEOMATICS, LLC, DATED MAY 24, 2021 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A ½" REBAR FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 26, REBAR FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 26, 27, 38 & 39, THENCE, NORTH 89° 28' 01" WEST FOR A DISTANCE OF 450.00 FEET TO A POINT; THENCE, NORTH 00° 34' 04" EAST FOR A DISTANCE OF 1150.90 FEET TO A TO A ½" REBAR FOUND; THENCE, SOUTH 89° 25' 46" EAST FOR A DISTANCE OF 899.87 FEET TO A TO A ½" REBAR FOUND; THENCE, SOUTH 00° 33' 08" WEST FOR A DISTANCE OF 1120.90 REBAR FOUND; THENCE, SOUTH 00° 33' 08" WEST FOR A DISTANCE OF 1120.90 FEET TO A TO A ½" REBAR FOUND; THENCE, SOUTH 89° 17' 47" EAST FOR A DISTANCE OF REBAR FOUND; THENCE, SOUTH 89° 17' 47" EAST FOR A DISTANCE OF 1776.15 FEET TO A TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF FLIPPEN ROAD (80' RIGHT-OF-WAY); THENCE, ALONG SAID FLIPPEN ROAD RIGHT-OF-WAY SOUTH 12° 21' 25" WEST FOR A DISTANCE OF 29.00 FEET TO A POINT; THENCE LEAVING SAID FLIPPEN ROAD RIGHT-OF-WAY, NORTH 89° 21' 25" WEST A DISTANCE OF 2220.40 FEET TO THE POINT OF BEGINNING.

SAID LAND, TRACT OR PARCEL CONTAINS 24.972 ACRES MORE OR LESS.

TOGETHER WITH
TRACT 3

TO FIND THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF FLIPPEN ROAD (80' RIGHT-OF-WAY) AND THE LAND LOT LINE COMMON TO LAND LOTS 38 & 59, thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point; thence South 10 degrees 4 minutes 37 seconds West a distance of 657.57 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 32.00 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING; thence SOUTH 10° 00' 07" WEST FOR A DISTANCE OF 30.54 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 87° 38' 16" WEST FOR A DISTANCE OF 417.98 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1274.42 FEET, AN ARC DISTANCE OF 389.81 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 79° 12' 43" WEST FOR A DISTANCE OF 373.46 FEET TO A POINT; THENCE, NORTH 70° 22' 21" WEST FOR A DISTANCE OF 140.33 FEET TO A POINT; THENCE, NORTH 70° 41' 42" WEST FOR A DISTANCE OF 111.80

FEET TO A POINT; THENCE, NORTH 67° 45' 23" WEST FOR A DISTANCE OF 255.31 FEET TO A POINT; THENCE, NORTH 05° 01' 08" EAST FOR A DISTANCE OF 48.35 FEET TO A POINT; THENCE, SOUTH 86° 09' 43" EAST FOR A DISTANCE OF 239.63 FEET TO A POINT; THENCE, NORTH 04° 48' 46" EAST FOR A DISTANCE OF 44.42 FEET TO A POINT; THENCE, NORTH 05° 07' 16" EAST FOR A DISTANCE OF 96.86 FEET TO A POINT; THENCE, SOUTH 84° 52' 44" EAST FOR A DISTANCE OF 327.29 FEET TO A POINT; THENCE, SOUTH 56° 10' 34" WEST FOR A DISTANCE OF 81.09 FEET TO A POINT; THENCE, SOUTH 46° 43' 26" EAST FOR A DISTANCE OF 60.22 FEET TO A POINT; THENCE, SOUTH 30° 10' 19" EAST FOR A DISTANCE OF 69.58 FEET TO A POINT; THENCE, SOUTH 15° 30' 18" EAST FOR A DISTANCE OF 71.77 FEET TO A POINT; THENCE, SOUTH 04° 55' 50" EAST FOR A DISTANCE OF 84.99 FEET TO A POINT; THENCE, SOUTH 06° 22' 33" EAST FOR A DISTANCE OF 31.66 FEET TO A POINT; THENCE, SOUTH 63° 55' 35" EAST FOR A DISTANCE OF 15.92 FEET TO A POINT; THENCE, NORTH 86° 25' 15" EAST FOR A DISTANCE OF 199.76 FEET TO A POINT; THENCE, NORTH 88° 09' 43" EAST FOR A DISTANCE OF 116.31 FEET TO A POINT; THENCE, SOUTH 87° 39' 54" EAST FOR A DISTANCE OF 60.36 FEET TO A POINT; THENCE, SOUTH 82° 07' 22" EAST FOR A DISTANCE OF 95.43 FEET TO A POINT; THENCE SOUTH 74° 25' 00" EAST A DISTANCE OF 165.15 FEET TO THE POINT OF BEGINNING.

SAID LAND, TRACT OR PARCEL CONTAINS 3.903 ACRES MORE OR LESS.

TOGETHER WITH
TRACT 4

TO FIND THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF FLIPPEN ROAD (80' RIGHT-OF-WAY) AND THE LAND LOT LINE COMMON TO LAND LOTS 38 & 59, thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point; thence South 10 degrees 4 minutes 37 seconds West a distance of 657.57 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 32.00 feet to a point; thence SOUTH 10° 00' 07" WEST FOR A DISTANCE OF 30.54 FEET TO A POINT and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING; thence South 10 degrees 0 minutes 7 seconds West a distance of 97.66 feet to a point; thence leaving said right-of-way of Flippen Road North 87 degrees 48 minutes 8 seconds West a distance of 404.84 feet to a point; thence 407.74 feet along an arc of a curve to the right, said curve having a radius of 1,372.40 feet and a chord bearing and distance of North 79 degrees 7 minutes 34 seconds West 406.24 feet to a point; thence North 70 degrees 22 minutes 21 seconds West a distance of 140.05 feet to a point; thence North 70 degrees 41 minutes 42 seconds West a distance of 114.04 feet to a point; thence North 67 degrees 45 minutes 23 seconds West a distance of 227.27 feet to a point; thence North 5 degrees 01 minute 8 seconds East a distance of 102.50 feet to a point; thence South 67 degrees 45 minutes 23 seconds East a distance of 254.97 feet to a point; thence South 70 degrees 41 minutes 42 seconds East a distance of 111.80 feet to a point; thence South 70 degrees 22 minutes 51 seconds East a distance of 143.73 feet to a point; thence 374.82 feet along an arc of a curve to the left, said curve having a radius of 1,274.42 feet and a chord bearing and distance of South 79 degrees 12 minutes 43 seconds East 373.47 feet to a point; thence South 87 degrees 38 minutes 16 seconds East a distance of 417.97 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 2.914 acres

TOTAL ACREAGE BEING = 278.394 ACRES

Rezoning Application

City of Stockbridge, Georgia



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

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

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

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

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

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division
Community Development Department

REZONING APPLICATION CHECKLIST

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

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK/INITIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application. (by appointment only)	✓
Application Form	1	1. Signed and notarized by owner. Original signature 2. In lieu of owner's signature, applicant has signed and notarized a copy of a "Contract", "Power of Attorney" or "Lease."	✓
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application, and must be notarized .	✓
Letter of Ownership	01	Letter stating that the owner is aware of the rezoning request and owns the property in question.	✓
Letter of Intent	1	Must clearly state the proposed use and development intent.	✓
Site Plans (24 x 36) and (11 x 17)	1 10	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and the proposed lot layout.	✓
Survey Plat (8 ½ x 11) Or (11 x 17)	1	Subject Property, prepared and sealed <i>within the last five years</i> by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	✓
Water and sewer availability letter	1	This letter must accompany the application at the time of submittal. It should state that water and sewer are available to serve the property, or such services can be extended to the site. Please obtain the letter from the appropriate office which serves the property, such as Henry County Water Authority, City of Stockbridge Public Works Department, or a Clayton County office.	✓
Form from the Health Department	1	This letter must accompany the application at the time of submittal <i>(Only needed if property is not on sewer)</i> .	

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant Vista Residential Partners (c/o Dennis J. Webb, Jr.) Phone: (404) 815-36 20 Date: _____

Address Applicant: 1105 W. Peachtree St., NE, Suite 1000 Fax _____ Cell # (404) 81536 20

City: Atlanta State: GA Zip: 30309 E-mail: djwebb@sgrlaw.com

Name of Agent Dennis J. Webb, Jr. Phone: (404) 8 15-36 20 Date: _____

Address Agent: 1105 W. Peachtree St., NE, Suite 1000 Fax _____ Cell # (404) 8 15 -36 20

City: Atlanta State: GA Zip: 30309 E-mail: djwebb@sgrlaw.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A REZONING OF THE PROPERTY.

Rezoning being requested MU (Mixed-Use) (Henry County: RZ-19-01) to
PUD (Planned Unit Development) (City of Stockbridge)

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

Address of Property: 030-0100400 (no address); 630 Filppen Road; 384 Filppen Road

Nearest intersection to the property: Falhaven Road
(Street Address)

Size of Tract: 278.4 acre(s), Land Lot Number(s): 26, 38 & 39, District(s): 1 2

Property Tax Parcel Number(s): 030-01004000; 030-01003001; 030-01004008 (Required)

Witness' Signature

Cathy M. Ellington
Printed Name of Witness

Notary

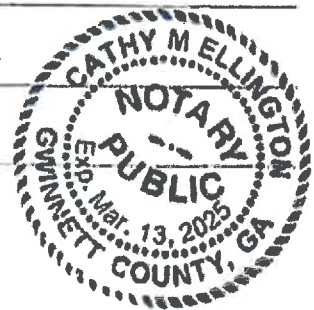
NOTARY STAMP:

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 8/16/25

Signature of Applicant

Printed Name of Applicant

Signature of Agent



(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

Pre-Application Form

[To be completed by City Staff,
prior to and during the meeting]

PRE-APPLICATION FORM

DATE June 7, 2022

APPLICANT: Vista Residential Partners

TYPE OF APPLICATION: Rezoning/Comp Plan Amendment

PROPERTY ADDRESS: 030-01004000 (no address); 630 Flippen Road; 384 Flippen Road

DISTRICT: 12 **LAND LOT(S):** 26 38 & 39 **PARCEL I.D.(S):** 030-01004000; 030-01003001; 030-01004008

CURRENT ZONING: MU (Mixed-Use) (Henry County: RZ-19-01)

PROPOSED ZONING: PUD (Planned Unit Development)

FUTURE LAND USE MAP DESIGNATION: Mixed Use (Henry County)

REQUEST / ITEMS DISCUSSED:

The Applicant discussed the proposed development, which is a mixed residential development consisting of ± 1,361 units/lots and comprised of multi-family, townhome and single-family detached units. The parties discussed the zoning history of the site in Henry County, the Applicant's intent to annex and rezone the property into the City of Stockbridge and potential Stockbridge zoning districts. We also discussed roadway and pedestrian connectivity, open space and sewer issues.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no text or other markings on the paper.

ZONING OF ADJACENT PROPERTIES:

NORTH: R-D SOUTH: PD/C-1 EAST: MU (Henry) WEST: I-75 ROW

PREVIOUS REZONING REQUESTS ON THE PROPERTY AND IN THE AREA,

INCLUDING SURROUNDING SUBDIVISIONS: The Subject Property was part of a larger tract originally rezoned from RA (Residential-Agricultural) to MU (Mixed-Use) by Henry County (RZ-19-01).

MEETING ATTENDANTS:

Ryan Anderson	_____	(Name and Signature)
Den Webb	_____ <i>dw</i>	(Name and Signature)
Michael Neyhart	_____ <i>mn</i>	(Name and Signature)
Ken Wood	_____ <i>kw</i>	(Name and Signature)

PLEASE NOTE:

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

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

Procedures

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

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

The City of Stockbridge Planning Commission meets on the 4th Thursday of each month (except for holidays) to hear requests. Please contact the Planning and Zoning Office to obtain a copy of the schedule.

Notes

Contacts

City of Stockbridge Planning and Zoning Division
Community Development Department
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (770) 389-7900

City of Stockbridge Building Services
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (678) 833-3314

City of Stockbridge Business Services Office
Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, GA 30281
Tel. (678) 833-3302

City of Stockbridge Code Enforcement Office
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (678) 833-3321

City of Stockbridge Public Works Department
Stockbridge Public Works Building
321 Taylor Drive
Stockbridge, GA 30281

> Water Department tel.: (770) 474-1232
Sewer Department tel.: (678) 833-3301

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

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

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

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

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

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

Disclosures

10/20/2023 10:00 AM

Applicant Campaign Disclosure Form

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

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

Yes _____ No ✓

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 26th day of July, 2022

Rodney S. Brown
Applicant's Name - Printed

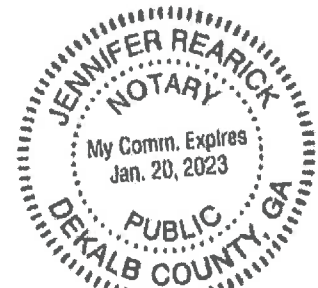
Rodney Brown
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26th day of July, 2022

Jennifer Reauck
Notary Public



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

Applicant Campaign Disclosure Form

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

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

Yes _____ No ✓

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 27th day of July, 2022

RCVW Land LLC
Applicant's Name - Printed


Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of July, 2022

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25


Notary Public

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

Applicant Campaign Disclosure Form

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

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

Yes _____ No ✓

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 27th day of July, 2022

Vista Residential Partners

Applicant's Name - Printed



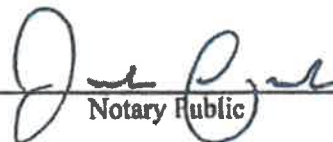
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of July, 2022

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25


Notary Public

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

Applicant Campaign Disclosure Form

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

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

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____

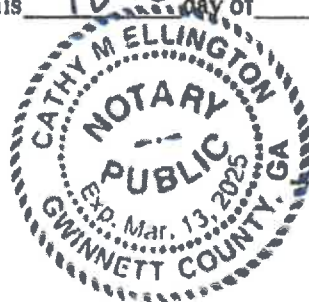
Applicant's Name - Printed _____

Signature of Applicant/Property Owner/Agent _____

Dennis J. Webb, Jr, Smith, Gambrell & Russell, LLP.
Applicant's Attorney, if applicable - Printed _____

Signature of Applicant's Attorney, if applicable _____

Sworn to and subscribed before me this 18th day of August, 2022



Cathy M. Ellington
Notary Public

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

Applicant Campaign Disclosure Form

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

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

Yes _____ No X

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____

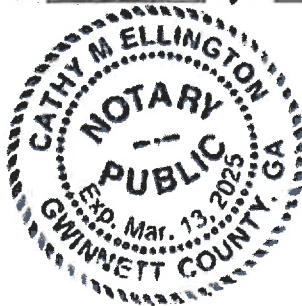
Applicant's Name - Printed _____

Signature of Applicant/Property Owner/Agent _____

Kathryn M. Zickert, Smith, Gambrell & Russell, LLP
Applicant's Attorney, if applicable - Printed _____

Kathryn M Zickert
Signature of Applicant's Attorney, if applicable _____

Sworn to and subscribed before me this 18th day of August, 2022.



Cathy M. Ellington
Notary Public _____

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

Applicant Campaign Disclosure Form

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

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

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We certify that the foregoing information is true and correct, this _____ day of _____, _____

Applicant's Name -Printed

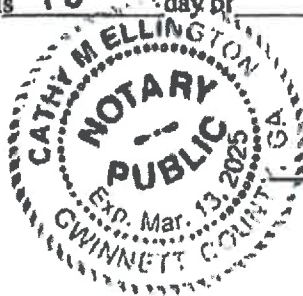
Signature of Applicant/Property Owner/Agent

J. Alexander Brock, Smith, Gambrell & Russell, LLP

Applicant's Attorney, if applicable -Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18th day of August, 2022



Notary Public

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

Letter of Ownership

Letter of Ownership

Rodney S. Brown
384 Flippen Road
Stockbridge, GA 30281
Rodney78cl@gmail.com
770-696-8546

030-01004008 (384 Flippen Road)

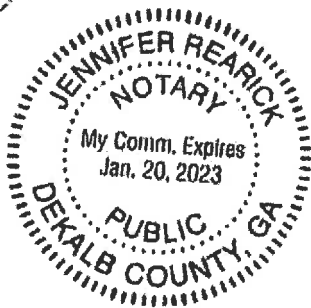
I, Rodney S. Brown, hereby affirm that I solely own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced property and consent to same.


Rodney S. Brown

Date: 7-26-2022

Sworn to and subscribed before me
this 26th day of July, 2022


NOTARY PUBLIC



8CR/39827914.1

Letter of Ownership

RCVW Land LLC
c/o Michael Neyhart
2964 Peachtree Road, Suite 585
Atlanta, GA 30305
mn@vistarp.com
404-835-5778

030-01004000 (no address)
030-01003001 (630 Flippen Road)

RCVW Land LLC hereby affirms that it solely owns the above-referenced tax parcels. RCVW Land LLC also acknowledges that it is aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced properties and consents to same.



RCVW Land LLC

By: Michael Neyhart
Its: Authorized Representative
Date: July 27th 2022

Sworn to and subscribed before me
this 27th day of July, 2022


NOTARY PUBLIC

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 5/16/25

Statement of Intent

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the
Rezoning
And
Future Land Use Map Amendment Applications

of

VISTA RESIDENTIAL PARTNERS

for

± 278.4 Acres of Land
located in
Land Lots 26, 38 and 39,
12th District, Henry County

REZONE: MU (Henry County) to PUD

FLUMA: Mixed Use (Henry County) to HDR

Submitted for Applicant by:

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

The Applicant has filed an application to annex $\pm$ 278.4 acres of land located in Land Lots 26, 38 and 39, 12th District of Henry County (the “Subject Property”), from unincorporated Henry County into the City of Stockbridge. Contemporaneously, the Applicant files this request to (a) rezone the Subject Property from its current Henry County zoning designation, MU (Mixed-Use), to the Stockbridge designation of PUD (Planned Unit Development) and (b) amend the Future Land Use Map designation for the Subject Property from Mixed Use (Henry County) to HDR (High Density Residential) under the City of Stockbridge’s Comprehensive Plan.

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, $\pm$ 436.3 acre tract (the “Master Development Tract”). The Master Development Tract has been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments (four-stories), townhomes, duplexes, senior-living (four-stories) and single-family detached), three four-story hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development”).¹ The gross residential density approved was 10.15 units per acre. While the Master Mixed-Use Development has not yet been constructed, the underlying zoning approval remains valid.

The Subject Property represents the residential component of the Master Mixed-Use Development. Through this application, the Applicant proposes less intensity than originally

¹ As part of the zoning process, the Master Mixed-Use Development was also reviewed as a Development of Regional Impact (“DRI”) and approved (DRI 2996 Reeves Creek (October 3, 2019)).

approved. Specifically, it plans a total of 1,361 units, as opposed to the 1,643 originally approved, at a gross density of 4.89 units per acre. The dwellings will be spread among multifamily units (660), townhome units (191), senior-living units (172) and single-family detached units (338).

The development proposed for the Subject Property has been thoughtfully designed. For example, the more intense multi-family uses are concentrated in the center of the site and the townhome units clustered along the I-75 frontage. Single family detached units and senior living units have been placed at the outer edges of the development, serving as a transition and step-down in intensity to the existing uses to the north and south. Further, the development has been devised to maximize use of the natural environment. The Subject Property is bisected by Reeves Creek. The development activates this natural amenity and puts a premium on open space, providing ± 71.23 acres or $\pm 25.6\%$ of the total land area. Similarly, the development has been planned to promote pedestrian connectivity by offering an extensive sidewalk network throughout. Finally, requisite parking has been provided.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code ("UDC"), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). To the Applicant's knowledge, no other rezoning applications have been filed concerning the Subject Property.

III. IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, the Subject Property is currently located in unincorporated Henry County. The development proposed is consistent with the Future Land Use Map ("FLUM") designation in that jurisdiction, which is "Mixed-Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR (High Density Residential). The proposed development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, singles, and small families;
- Creating appropriate residential types to ensure that seniors can age in place;
- Reducing the impact of new development through the preservation of greenspace;
- Supporting increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density; and
- Creating a "sense of place" for the community.

Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37-39.

In addition, the HDR designation is compatible with character area designations adjacent and nearby (i.e. there is "Low Density Vertical Mixed-Use" to the North, "Medium Density Vertical Mixed-Use" and "High Density Residential" to the South and "High Density Residential" to the East). Finally, the Subject Property is included within the City's proposed Annexation Map. Hence, the City has chosen to annex the Subject Property with full knowledge

of the entitlements currently in place and an obligation to maintain the allowed uses (*See, e.g., UDC at § 9.8*).

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. The requested rezoning will simply allow the Subject Property to be brought into the City of Stockbridge with an analogous zoning district, as required by City Ordinance (*See, e.g., UDC at § 9.8*).

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Master Mixed-Use Development has already been approved and can be developed now as-of-right. Hence, any potential impacts on the zoning district, the property, the neighborhood and the community have been considered, have been endorsed and are imminent. It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property comprises ± 278.4 acres and consists of a mixed-residential development designed to accommodate a diverse range of residents, including single-persons, families and senior citizens, and to provide a variety of housing types. Hence, the Subject Property has been designed in essence as a stand-alone district. It is also adjacent to properties with compatible and complimentary designations on the City's FLUM ("Low Density Vertical

Mixed-Use” (North); “Medium Density Vertical Mixed-Use” and “High Density Residential” (South) and “High Density Residential” (East)).

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The Master Mixed-Use Development has already been approved. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City’s future development desires for the properties that surround it, as indicated on the City’s FLUM.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Please see C, D and E above.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern development that diversifies the housing stock available and advances a number of goals outlined in the City’s Comprehensive Plan. *See, e.g., Comp Plan at pp. 37-39.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

This application will be reviewed as a DRI. Hence, impacts to water, sewer, public facilities and public services will be evaluated and mitigation, if necessary, required. The Applicant notes, however, that it has provided a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property, with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

This application will be reviewed as a DRI. Hence, a traffic study will be performed as required, impacts to traffic safety and congestion considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impacts from this development will be less than the development currently permitted.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also J, above.*

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

The impacts from the development proposed should be comparable to those from the Master Mixed-Use Development, which is currently permitted as-of-right, and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-residential neighborhood that will deliver quality design and construction, all of which should “raise-the-bar” for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

The current proposal is consistent with the existing regulations in Henry County.

N. PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL CARRY GREATER WEIGHT THAN OTHER FACTORS. WHERE PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE RESIDENTIAL AREA SHALL CARRY GREATER WEIGHT.

The current proposal will have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

IV. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

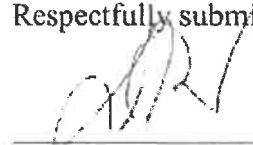
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning and Future Land Use Map Amendment Applications at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

This 19th day of August, 2022.

Respectfully submitted,

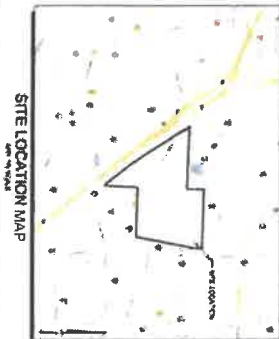
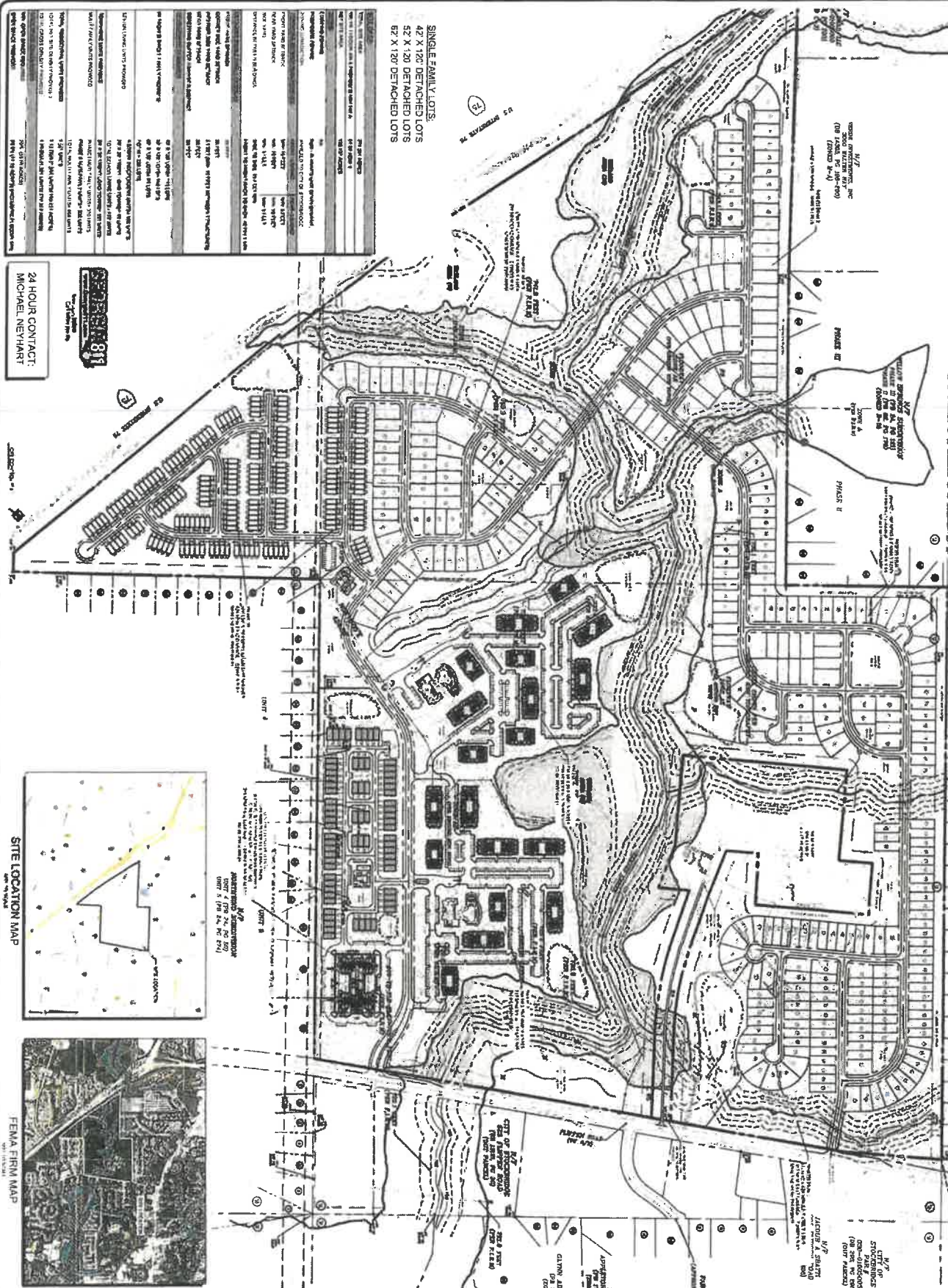


Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Attorneys For Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

Site Plan

THIS PLAN IS THE PROPERTY OF P&C+ ENGINEERS, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF P&C+ ENGINEERS, INC.



FLIPPEN ROAD
MASTER PLANNED RESIDENTIAL DEVELOPMENT

VISTA REALTY PARTNERS

P&C+ ENGINEERS, INC.
P&C+ ENGINEERS, INC.
1000 N. 10TH STREET, SUITE 100
FLORISSANT, MISSOURI 63031

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	08/07/2022	ST	ISSUED FOR PERMIT

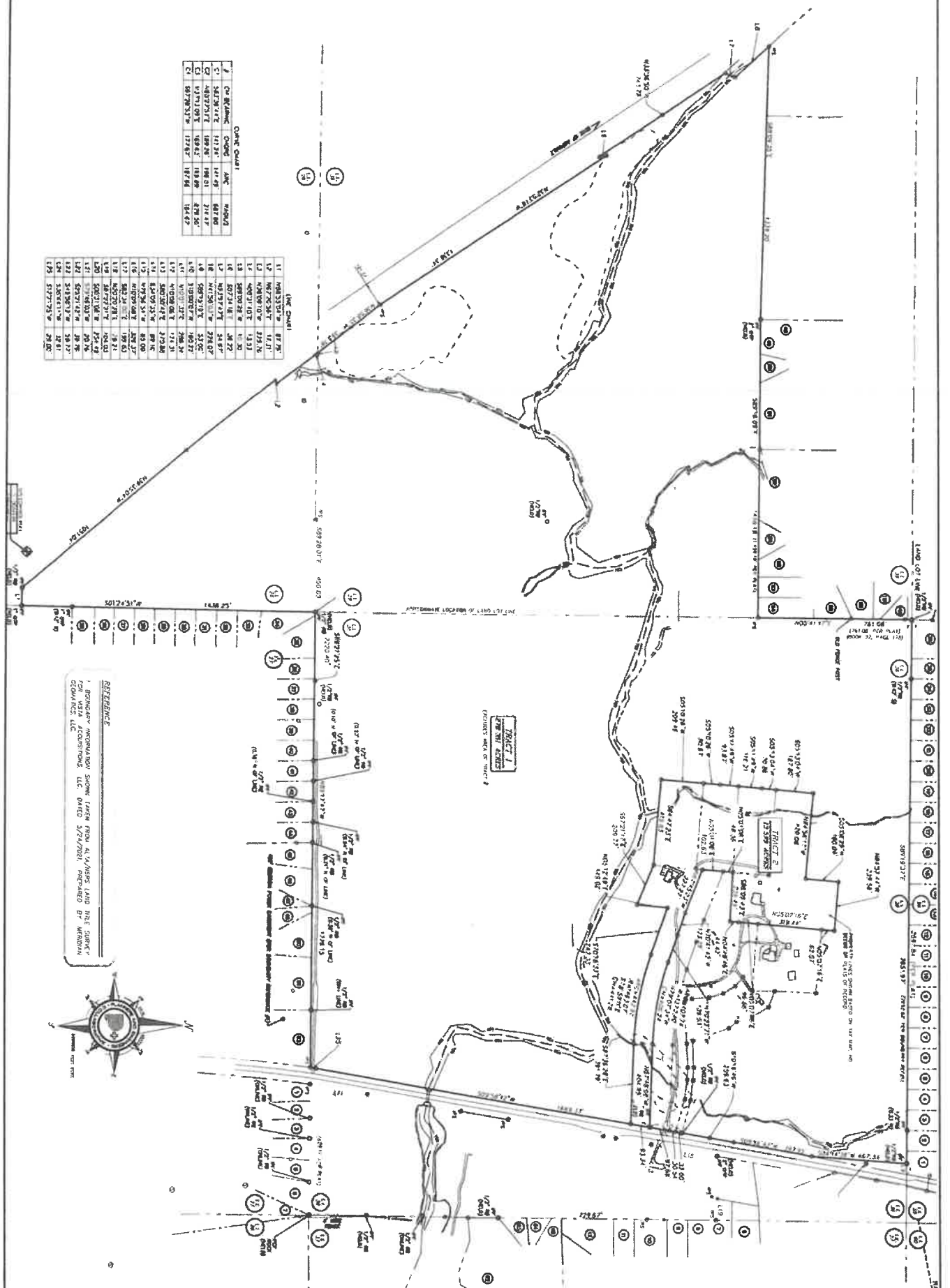
SCALE: 1" = 200'

DATE: 08/07/2022

PROJECT: 20055.00

Survey

11	167.75	25.54	87.76
12	166.75	26.47	91.71
13	164.00	29.04	93.76
14	160.01	31.07	93.91
15	158.00	32.46	94.70
16	157.24	33.16	94.70
17	163.75	37.77	94.67
18	161.50	37.97	97.07
19	159.75	39.75	95.95
20	158.00	41.73	95.95
21	156.00	43.76	96.36
22	154.00	45.81	97.38
23	152.00	47.88	97.80
24	150.25	49.87	98.00
25	148.75	51.86	98.00
26	147.25	53.86	98.00
27	145.75	55.87	98.00
28	144.25	57.88	98.00
29	142.75	59.89	98.00
30	141.25	61.90	98.00
31	139.75	63.91	98.00
32	138.25	65.92	98.00
33	136.75	67.93	98.00
34	135.25	69.94	98.00
35	133.75	71.95	98.00
36	132.25	73.96	98.00
37	130.75	75.97	98.00
38	129.25	77.98	98.00
39	127.75	79.99	98.00
40	126.25	81.99	98.00
41	124.75	83.99	98.00
42	123.25	85.99	98.00
43	121.75	87.99	98.00
44	120.25	89.99	98.00
45	118.75	91.99	98.00
46	117.25	93.99	98.00
47	115.75	95.99	98.00
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58	99.25	117.99	98.00
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60	96.25	121.99	98.00
61	94.75	123.99	98.00
62	93.25	125.99	98.00
63	91.75	127.99	98.00
64	90.25	129.99	98.00
65	88.75	131.99	98.00
66	87.25	133.99	98.00
67	85.75	135.99	98.00
68	84.25	137.99	98.00
69	82.75	139.99	98.00
70	81.25	141.99	98.00
71	79.75	143.99	98.00
72	78.25	145.99	98.00
73	76.75	147.99	98.00
74	75.25	149.99	98.00
75	73.75	151.99	98.00
76	72.25	153.99	98.00
77	70.75	155.99	98.00
78	69.25	157.99	98.00
79	67.75	159.99	98.00
80	66.25	161.99	98.00
81	64.75	163.99	98.00
82	63.25	165.99	98.00
83	61.75	167.99	98.00
84	60.25	169.99	98.00
85	58.75	171.99	98.00
86	57.25	173.99	98.00
87	55.75	175.99	98.00
88	54.25	177.99	98.00
89	52.75	179.99	98.00
90	51.25	181.99	98.00
91	49.75	183.99	98.00
92	48.25	185.99	98.00
93	46.75	187.99	98.00
94	45		



Legal Descriptions

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar found at the Land Lot Corner common to Land Lots 26, 27, 38 & 39; thence South 01 degree 24 minutes 51 seconds West a distance of 1,438.25 feet to a point; thence North 88 degrees 55 minutes 4 seconds West a distance of 87.79 feet to a point on the northeasterly right-of-way line of Interstate 75 (Variable R/W); thence North 39 degrees 35 minutes 4 seconds West a distance of 1,051.04 feet to a point; thence 547.76 feet along an arc of a curve to the right, said curve having a radius of 11,291.16 feet and a chord bearing and distance of North 38 degrees 19 minutes 26 seconds West 547.71 feet to a point; thence North 62 degrees 20 minutes 56 seconds East a distance of 17.31 feet to a point; thence North 36 degrees 9 minutes 10 seconds West a distance of 229.76 feet to a point; thence North 0 degrees 31 minutes 40 seconds East a distance of 13.53 feet to a point; thence South 89 degrees 0 minutes 28 seconds West a distance of 10.30 feet to a point; thence North 36 degrees 58 minutes 35 seconds West a distance of 393.78 feet to a point; thence North 32 degrees 53 minutes 18 seconds West a distance of 1,336.34 feet to a point; thence South 7 degrees 34 minutes 16 seconds East a distance of 36.22 feet to a point; thence North 33 degrees 36 minutes 50 seconds West a distance of 743.72 feet to a point; thence North 23 degrees 57 minutes 47 seconds East a distance of 54.97 feet to a point; thence North 41 degrees 56 minutes 3 seconds West a distance of 228.07 feet to a point; thence leaving said right-of-way of I-75 South 88 degrees 9 minutes 35 seconds East a distance of 1,339.20 feet to a point; thence South 89 degrees 16 minutes 9 seconds East a distance of 1,456.18 feet to a point; thence North 0 degrees 41 minutes 17 seconds East a distance of 761.06 feet to a point; thence South 89 degrees 19 minutes 37 seconds East a distance of 2,651.97 feet to a point; thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point on the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line the following courses and distances: South 9 degrees 56 minutes 42 seconds West a distance of 397.95 feet to a point; thence South 10 degrees 16 minutes 46 seconds West a distance of 259.63 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 160.22 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 1,669.37 feet to a point; thence South 12 degrees 21 minutes 25 seconds West a distance of 29.00 feet to a point; thence leaving said right-of-way line North 89 degrees 21 minutes 25 seconds East a distance of 2,220.40 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 291.95 acres.

LESS AND EXCEPT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar at the intersection of the Land Lot line common to Land Lots 27 & 38 with the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line thence North 12 degrees 21 minutes 25 seconds East a distance of 29.00 feet to a

point; thence North 9 degrees 58 minutes 32 seconds East a distance of 1,576.17 feet to a point to a point and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line North 87 degrees 36 minutes 28 seconds West a distance of 391.79 feet to a point; thence 442.97 feet along an arc of a curve to the right, said curve having a radius of 1,463.07 feet and a chord bearing and distance of North 78 degrees 59 minutes 11 seconds West 441.28 feet to a point; thence North 70 degrees 18 minutes 32 seconds West a distance of 243.33 feet to a point; thence South 5 degrees 12 minutes 49 seconds West a distance of 149.02 feet to a point; thence North 67 degrees 21 minutes 17 seconds West a distance of 209.77 feet to a point; thence North 84 degrees 47 minutes 23 seconds West a distance of 419.83 feet to a point; thence North 5 degrees 10 minutes 26 seconds East a distance of 209.46 feet to a point; thence continue Northerly along said line, a distance of 80.67 feet; thence North 5 degrees 11 minutes 49 seconds East a distance of 93.87 feet to a point; thence continue Northerly along said line, a distance of 116.21 feet; thence North 5 degrees 13 minutes 4 seconds East a distance of 70.86 feet to a point; thence continue Northerly along said line, a distance of 187.80 feet; thence South 84 degrees 56 minutes 17 seconds East a distance of 420.08 feet to a point; thence North 5 degrees 8 minutes 29 seconds East a distance of 160.09 feet to a point; thence South 84 degrees 52 minutes 44 seconds East a distance of 239.58 feet to a point; thence South 5 degrees 7 minutes 16 seconds West a distance of 62.07 feet to a point; thence continue Southerly along said line, a distance of 319.44 feet; thence continue Southerly along said line, a distance of 96.86 feet; thence South 4 degrees 48 minutes 46 seconds West a distance of 44.42 feet to a point; thence North 86 degrees 9 minutes 43 seconds West a distance of 239.49 feet to a point; thence South 5 degrees 01 minute 8 seconds West a distance of 48.36 feet to a point; thence continue Southerly along said line, a distance of 102.63 feet; thence South 67 degrees 45 minutes 23 seconds East a distance of 227.27 feet to a point; thence South 70 degrees 41 minutes 42 seconds East a distance of 123.28 feet to a point; thence North 70 degrees 42 minutes 51 seconds West a distance of 8.72 feet to a point; thence South 70 degrees 22 minutes 21 seconds East a distance of 139.53 feet to a point; thence 407.74 feet along an arc of a curve to the left, said curve having a radius of 1,372.40 feet and a chord bearing and distance of South 79 degrees 7 minutes 34 seconds East 406.24 feet to a point; thence South 87 degrees 48 minutes 8 seconds East a distance of 404.99 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 93.24 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 13.599 acres.

THE RESULTING ACREAGE IS $291.95 - 13.599 = 278.351$

ELEVATIONS

Single-family



VISTA REALTY
PARTNERS

Townhomes



VISTA REALTY
PARTNERS

Senior cottages



VISTA REALTY
PARTNERS

Multi-family



VISTA REALTY
PARTNERS

Amenity package



VISTA REALTY
PARTNERS

Water and Sewer Availability Letter/Email



Henry County Water Authority
Engineering Division

May 28, 2021

Re: Water and Sewer Services - Availability

Proposed Development: **Mixed-Use**

Property Information: **630 Flippen Road**

East side of I-75 and North of Walt Stephens Road

LL 38; District 12; 304.54+/- acres

Purpose: **Due Diligence**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	137	psi
Residual:	129	psi
Flow	1650	gpm
Calculated Flow @ 20 psi:	7024	gpm

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

Sewage treatment capacity is presently available for gravity sewer conveyance to the property. **Based upon the preliminary plan submitted, sanitary sewer service can be made available by way of a line extension.** Moreover, the following will be necessary at the developer's expense:

- A 24" sewer extension along the Reeves Creek connecting into an existing 24-inch PVC sewer main (Line A), the offsite sewer line extension may require acquisition of easements.

- Per Section 2.2.2.1 B of HCWA's Standards and Specifications, the Developer must design and install the sewer line to the uppermost property line of the development. In this case, that will require two lines (see lines B & C on the attached exhibit for general routing and size requirements).

Furthermore, the Authority will consider option B (Lift Station) as shown in the attached exhibit in the event that necessary easement can not be secured to install the gravity option, and all possible appeals have been exhausted. A new water and sewer availability request will be required for the Lift Station option.

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

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

This letter was prepared with information submitted to HCWA on a Conceptual Master Plan dated 03/11/2021 prepared by Planners and Engineers Collaborative.

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

Webb, Dennis (Den)

From: Webb, Dennis (Den)
Sent: Monday, July 11, 2022 12:39 PM
To: 'Chad Peden'
Cc: 'Brock, Alex (jabrock@sgrlaw.com)'; Ellington, Cathy; 'Michael Neyhart'
Subject: FW: City of Stockbridge flow rates & Meeting 20069.00
Attachments: 2021-11-10-Sewer Outfall Stockbridge Route PN-20069.00.pdf; Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf; S9100.053 Technical Memo (2021_1117) FINAL.pdf

Hi Chad,

My name is Den Webb and I am helping Vista Residential/Michael Neyhart prepare and file Annexation and Rezoning Applications related to the property that is the subject of your email below and attachments above.

As part of the Rezoning Application, Vista is required to submit a Sewer Capacity letter. We plan to submit your email and attachments unless you want us to handle it some other way. Please let us know.

Thanks,

Den Webb

From: Chad Peden <cpeden@cartersloope.com>
Sent: Tuesday, December 21, 2021 5:54 AM
To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus
Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd <mboyd@cartersloope.com>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Morning Gentlemen,

I've completed my capacity evaluation using the field run manhole elevations and determined that the existing Brush Creek Interceptor has available capacity for your proposed development. Note that the connection point shown in the figure you sent in November, attached, will need to be extended to the Interceptor. I've included a separate attachment ("Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf") showing the location where your flow will need to discharge into the Interceptor. Please review at your convenience and feel free to contact me if you have any questions.

I will be glad to assist you however possible as you evaluate this alternative.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Thursday, December 9, 2021 4:21 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BRoltsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Michael / Ken,

Following up, I just received the field data and am reviewing now. I'll have a report to the City asap.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Tuesday, November 30, 2021 1:19 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BRoltsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Afternoon Michael,

Thanksgiving was great, hope you had a nice break as well. We have someone onsite now collecting the field data and will have the field work completed this week. Once I receive that information, I will prioritize and have a recommendation to the City next week.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Michael Neyhart <MN@vistarp.com>
Sent: Tuesday, November 30, 2021 12:22 PM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Marty/Chad – I hope you had a good Thanksgiving break. I just wanted to follow up on the question below. Any info you can provide would be appreciated.

Thanks,
Michael

Michael Neyhart
Managing Director
Vista Realty Partners
cell: [404-353-0297](tel:404-353-0297)
office: [404-835-5778](tel:404-835-5778)

From: Michael Neyhart
Sent: Monday, November 22, 2021 11:26 AM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Thank you for providing the report. What is the estimated timing to complete the additional studies to confirm the capacity and necessary scope of upgrades?

From: Marty Boyd <mboyd@cartersloope.com>
Sent: Friday, November 19, 2021 4:42 PM
To: Ken@pec.plus; Michael Neyhart <MN@vistarp.com>

Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>

Subject: City of Stockbridge flow rates & Meeting 20069.00

Kenneth,

Chad Peden is out of the office and does not have good cell service, so he asked me to forward this information to you. Attached is a Technical Memorandum outlining the results of our hydraulic capacity review for the City of Stockbridge's collection system and the Stephen D. Peurifoy WPCP, which may potentially be impacted by your proposed development on Flippen Road. As described, there are two potential areas of the collection system that may need modifications to accommodate the additional flows. At the request of Stockbridge, we are measuring the elevations of the existing manholes along the Brush Creek Outfall so that we may confirm the actual capacity of each line segment. Once that is complete, we will have a clearer picture of what improvements may be required as a result of your proposed development.

From our conversations with the City, they are willing to work with you as necessary to meet your goals for the development. I would recommend allowing us time to confirm the capacity of the line segment and then meeting to discuss the necessary improvements.

Feel free to contact Chad or me if you have any questions or would like additional information.

Sincerely,

Marty



Martin C. Boyd, P.E., President
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119
Email: mboyd@cartersloope.com



Carter & Sloope

CONSULTING ENGINEERS

TECHNICAL MEMORANDUM

DATE: November 17, 2021
TO: Brad Holtsinger, City of Stockbridge
FROM: Chad Peden, P.E., Carter & Sloope, Inc.
RE: City of Stockbridge
Wastewater Capacity Evaluation
C&S Project No.: S9100.053



Wastewater Capacity Evaluation

Existing Conditions

The City of Stockbridge treats wastewater at their Stephen D. Peurifoy Water Pollution Control Plant (WPCP). The WPCP operates under NPDES permit GA0023337 with a permitted capacity of 1.5 million gallons per day (MGD), monthly average. The majority of flow to the City's WPCP is collected and conveyed through the Brush Creek Interceptor. The Brush Creek Interceptor travels along Brush Creek in a generally easterly direction from the WPCP and receives flows from multiple collector lines along its route upgradient towards the Wal Mart Shopping Center.

Vista Realty Partners (VRP) approached Stockbridge with interest in developing a parcel on Flippen Road and requested confirmation from the City if wastewater conveyance and treatment capacity is available for the planned development. Planners & Engineers Collaborative (PEC) is the design engineer for VRP and provided the following wastewater demand information in regard to the planned development:

- Phase I: Sewer Flow = 175,500 GPD by December 2022
- Phase II: Sewer Flow = 387,250 GPD by March 2024
- Project Total: Sewer Flow = 562,750 GPD by March 2024

Carter & Sloope (C&S) was asked by the City to provide a high-level evaluation of the City's existing collection and treatment systems to assess available capacity for the proposed development.

Capacity Evaluation

Discharge Monitoring Reports (DMRs), from October 2020 through September 2021, for the City's WPCP, were analyzed to evaluate the hydraulic capacity based on current flows. For this period, the average monthly discharge is 0.643 MGD, with a maximum monthly discharge of 0.682 MGD (December 2020). Table 1 below provides a summary of the flow review for the WPCP.

Table 1 - WPCP Hydraulic Capacity

Monthly [MGD]				
Month	Avg Effluent Flow	Permitted Flow	Excess Capacity	Percent Capacity Used
Oct-20	0.662	1.5	0.838	44.1%
Nov-20	0.648	1.5	0.852	43.2%
Dec-20	0.682	1.5	0.818	45.5%
Jan-21	0.663	1.5	0.837	44.2%
Feb-21	0.68	1.5	0.82	45.3%
Mar-21	0.66	1.5	0.84	44.0%
Apr-21	0.623	1.5	0.877	41.5%
May-21	0.635	1.5	0.865	42.3%
Jun-21	0.591	1.5	0.909	39.4%
Jul-21	0.618	1.5	0.882	41.2%
Aug-21	0.649	1.5	0.851	43.3%
Sep-21	0.606	1.5	0.894	40.4%
Average =	0.643	Minimum =	0.818	

The capacity of the Brush Creek Interceptor and the Flippen Road Collector were estimated using Manning's Equation, which calculates the available capacity of an open channel piping segment based on the material type, internal diameter and slope. Initially, these three properties were obtained from the City's Existing GIS Data. During the analysis, two concerns were identified with the GIS data: 1) there was a discrepancy between the pipe diameters shown in the City's GIS records and what the Owner confirmed in the field, and 2) there were inconsistencies in the identified slope of the pipe and the calculated slope of the pipe using upstream and downstream invert elevations, both sources from GIS. To resolve these two concerns, the field confirmed diameters were used and the minimum allowable slope (from GaEPD's *Guidelines for Sewage Collection Systems*) for each diameter was input to calculate the theoretical minimum capacity of each segment. Note that the actual slope could be less than the minimum required and thus the capacity would be less than what was calculated or alternatively, the actual slope could exceed the minimum and the capacity would be greater than what is calculated herein. Additionally, it is recommended that the subject lines be surveyed to verify the actual pipe diameters and slopes, and subsequently capacities.

The subject sections of gravity main have nominal pipe diameters of 8" (PVC and VCP), 10" (VCP), 18" (DIP, PVC and VCP) and 24" (DIP and PVC) (See Figure 1). Table 2 shows the capacity of each of the four pipe diameters at various flow depths. Note that the capacity changes in response to the roughness coefficient "n" of the various pipe materials.

Table 2 - Pipe Capacity Summary

Diameter	Material	Min. Slope [%]	Capacity [MGD]			
			50% Full	66% Full	75% Full	100% Full
8"	PVC (n=0.010)	0.40	0.313	0.484	0.572	0.627
	VCP (n=0.015)	0.40	0.215	0.332	0.391	0.429
10"	VCP (n=0.015)	0.28	0.326	0.503	0.594	0.651
18"	DIP (n=0.013)	0.12	1.320	2.041	2.408	2.641
	PVC (n=0.010)	0.12	1.436	2.219	2.618	2.872
	VCP (n=0.015)	0.12	1.022	1.579	1.864	2.044
24"	DIP (n=0.013)	0.08	2.297	3.550	4.189	4.594
	PVC (n=0.010)	0.08	2.489	3.847	4.540	4.979

SEWER CAPACITY ANALYSIS
FOR THE
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

Carter & Sloope
CONSULTING ENGINEERS

1981 PRODUCTION DATE: 08/27/81, 09/27/81, 10/27/81, 11/27/81, 12/27/81, 01/27/82, 02/27/82, 03/27/82, 04/27/82, 05/27/82, 06/27/82, 07/27/82, 08/27/82, 09/27/82, 10/27/82, 11/27/82, 12/27/82, 01/27/83, 02/27/83, 03/27/83, 04/27/83, 05/27/83, 06/27/83, 07/27/83, 08/27/83, 09/27/83, 10/27/83, 11/27/83, 12/27/83, 01/27/84, 02/27/84, 03/27/84, 04/27/84, 05/27/84, 06/27/84, 07/27/84, 08/27/84, 09/27/84, 10/27/84, 11/27/84, 12/27/84, 01/27/85, 02/27/85, 03/27/85, 04/27/85, 05/27/85, 06/27/85, 07/27/85, 08/27/85, 09/27/85, 10/27/85, 11/27/85, 12/27/85, 01/27/86, 02/27/86, 03/27/86, 04/27/86, 05/27/86, 06/27/86, 07/27/86, 08/27/86, 09/27/86, 10/27/86, 11/27/86, 12/27/86, 01/27/87, 02/27/87, 03/27/87, 04/27/87, 05/27/87, 06/27/87, 07/27/87, 08/27/87, 09/27/87, 10/27/87, 11/27/87, 12/27/87, 01/27/88, 02/27/88, 03/27/88, 04/27/88, 05/27/88, 06/27/88, 07/27/88, 08/27/88, 09/27/88, 10/27/88, 11/27/88, 12/27/88, 01/27/89, 02/27/89, 03/27/89, 04/27/89, 05/27/89, 06/27/89, 07/27/89, 08/27/89, 09/27/89, 10/27/89, 11/27/89, 12/27/89, 01/27/90, 02/27/90, 03/27/90, 04/27/90, 05/27/90, 06/27/90, 07/27/90, 08/27/90, 09/27/90, 10/27/90, 11/27/90, 12/27/90, 01/27/91, 02/27/91, 03/27/91, 04/27/91, 05/27/91, 06/27/91, 07/27/91, 08/27/91, 09/27/91, 10/27/91, 11/27/91, 12/27/91, 01/27/92, 02/27/92, 03/27/92, 04/27/92, 05/27/92, 06/27/92, 07/27/92, 08/27/92, 09/27/92, 10/27/92, 11/27/92, 12/27/92, 01/27/93, 02/27/93, 03/27/93, 04/27/93, 05/27/93, 06/27/93, 07/27/93, 08/27/93, 09/27/93, 10/27/93, 11/27/93, 12/27/93, 01/27/94, 02/27/94, 03/27/94, 04/27/94, 05/27/94, 06/27/94, 07/27/94, 08/27/94, 09/27/94, 10/27/94, 11/27/94, 12/27/94, 01/27/95, 02/27/95, 03/27/95, 04/27/95, 05/27/95, 06/27/95, 07/27/95, 08/27/95, 09/27/95, 10/27/95, 11/27/95, 12/27/95, 01/27/96, 02/27/96, 03/27/96, 04/27/96, 05/27/96, 06/27/96, 07/27/96, 08/27/96, 09/27/96, 10/27/96, 11/27/96, 12/27/96, 01/27/97, 02/27/97, 03/27/97, 04/27/97, 05/27/97, 06/27/97, 07/27/97, 08/27/97, 09/27/97, 10/27/97, 11/27/97, 12/27/97, 01/27/98, 02/27/98, 03/27/98, 04/27/98, 05/27/98, 06/27/98, 07/27/98, 08/27/98, 09/27/98, 10/27/98, 11/27/98, 12/27/98, 01/27/99, 02/27/99, 03/27/99, 04/27/99, 05/27/99, 06/27/99, 07/27/99, 08/27/99, 09/27/99, 10/27/99, 11/27/99, 12/27/99, 01/27/00, 02/27/00, 03/27/00, 04/27/00, 05/27/00, 06/27/00, 07/27/00, 08/27/00, 09/27/00, 10/27/00, 11/27/00, 12/27/00, 01/27/01, 02/27/01, 03/27/01, 04/27/01, 05/27/01, 06/27/01, 07/27/01, 08/27/01, 09/27/01, 10/27/01, 11/27/01, 12/27/01, 01/27/02, 02/27/02, 03/27/02, 04/27/02, 05/27/02, 06/27/02, 07/27/02, 08/27/02, 09/27/02, 10/27/02, 11/27/02, 12/27/02, 01/27/03, 02/27/03, 03/27/03, 04/27/03, 05/27/03, 06/27/03, 07/27/03, 08/27/03, 09/27/03, 10/27/03, 11/27/03, 12/27/03, 01/27/04, 02/27/04, 03/27/04, 04/27/04, 05/27/04, 06/27/04, 07/27/04, 08/27/04, 09/27/04, 10/27/04, 11/27/04, 12/27/04, 01/27/05, 02/27/05, 03/27/05, 04/27/05, 05/27/05, 06/27/05, 07/27/05, 08/27/05, 09/27/05, 10/27/05, 11/27/05, 12/27/05, 01/27/06, 02/27/06, 03/27/06, 04/27/06, 05/27/06, 06/27/06, 07/27/06, 08/27/06, 09/27/06, 10/27/06, 11/27/06, 12/27/06, 01/27/07, 02/27/07, 03/27/07, 04/27/07, 05/27/07, 06/27/07, 07/27/07, 08/27/07, 09/27/07, 10/27/07, 11/27/07, 12/27/07, 01/27/08, 02/27/08, 03/27/08, 04/27/08, 05/27/08, 06/27/08, 07/27/08, 08/27/08, 09/27/08, 10/27/08, 11/27/08, 12/27/08, 01/27/09, 02/27/09, 03/27/09, 04/27/09, 05/27/09, 06/27/09, 07/27/09, 08/27/09, 09/27/09, 10/27/09, 11/27/09, 12/27/09, 01/27/10, 02/27/10, 03/27/10, 04/27/10, 05/27/10, 06/27/10, 07/27/10, 08/27/10, 09/27/10, 10/27/10, 11/27/10, 12/27/10, 01/27/11, 02/27/11, 03/27/11, 04/27/11, 05/27/11, 06/27/11, 07/27/11, 08/27/11, 09/27/11, 10/27/11, 11/27/11, 12/27/11, 01/27/12, 02/27/12, 03/27/12, 04/27/12, 05/27/12, 06/27/12, 07/27/12, 08/27/12, 09/27/12, 10/27/12, 11/27/12, 12/27/12, 01/27/13, 02/27/13, 03/27/13, 04/27

The existing flow through the subject collection system was estimated using billing data from the City. Address points from the billing spreadsheet were georeferenced to the manhole GIS locations, allowing the metered flows for each property to be assigned to adjacent pipe segments. These flows were then accumulated downstream to provide an estimate of the current flows through each pipe segment. A peaking factor of 2.5 was used to estimate the peak flow. Figure 2, provided by PEC, shows the proposed discharge location for the VRP Development.

Figure 2 - Proposed Development Connection



November 17, 2021

Because wastewater from the VRP Development will be discharged to the existing collection system through a lift station, the following assumptions were made: 1) instantaneous flows from the lift station will be the same for Phase I and Phase II, and 2) the lift station will be designed for pumps to operate twelve (12) hours per day. Using the above assumptions, the additional flow to the collection system from the proposed development is approximately 790 gallons per minute (gpm). This flow was added to the existing flows and then compared to the available capacity of the existing collection system; Table 3 provides a summary of the available capacity of each pipe segment. Where negative (-) numbers are shown in the table below are locations where the pipe capacity is exceeded from the flows from the proposed development.

From Table 3, the existing 8" diameter gravity sewer main along Shields Road and Club Drive and a section of the 18" diameter gravity sewer main from Clark Park to east of E. Atlanta Road do not have adequate capacity to convey the proposed flows without surcharging the inverts; these areas are shown in Figure 1 and denoted by the red clouded areas. The remainder of the impacted collection system appears to have adequate capacity to accommodate the additional flows from the proposed development.

Table 3 - Conveyance Capacity Summary

Pipe Segment #	Diameter [in]	Total Capacity [MGD]	Existing Flow [MGD]	Total Flow (Prop. + Exist.) [MGD]	Remaining Capacity [MGD]
44	8	0.675	0.000	1.138	-0.463
43	8	0.462	0.004	1.142	-0.680
42	8	0.462	0.004	1.142	-0.680
41	8	0.462	0.005	1.143	-0.681
40	8	0.462	0.008	1.146	-0.684
39	8	0.462	0.009	1.147	-0.685
38	8	0.462	0.012	1.150	-0.688
37	8	0.462	0.013	1.150	-0.689
36	8	0.462	0.013	1.150	-0.689
35	10	0.701	0.139	1.277	-0.576
34	18	2.199	0.622	0.622	1.577
33	18	2.199	0.622	0.622	1.577
32	18	2.841	0.622	0.622	2.220
31	18	2.841	0.622	0.622	2.220
30	18	2.199	0.622	0.622	1.577
29	18	2.199	0.761	1.899	0.300
28	18	2.199	0.761	1.899	0.300
27	18	2.199	0.733	1.871	0.328
26	18	2.199	0.770	1.907	0.292
25	18	2.199	0.770	1.907	0.292
24	18	2.199	0.770	1.907	0.292
23	18	3.090	0.864	2.002	1.088
22	18	3.090	0.871	2.008	1.081
21	18	2.199	0.890	2.027	0.172
20	18	2.199	0.900	2.037	0.162
19	18	2.199	1.015	2.153	0.046
18	18	2.199	1.015	2.153	0.046
17	18	2.199	1.015	2.153	0.046
16	18	2.199	1.394	2.531	-0.332
15	18	2.199	1.394	2.531	-0.332
14	18	2.199	1.394	2.531	-0.332
13	18	2.199	1.394	2.531	-0.332
12	18	2.199	1.394	2.531	-0.332
11	18	2.199	1.394	2.531	-0.332
10	18	2.199	1.404	2.542	-0.343
9	18	2.199	1.404	2.542	-0.343
8	18	2.199	1.421	2.558	-0.359
7	24	5.357	1.421	2.558	2.799
6	24	5.357	1.421	2.559	2.799
5	24	5.357	1.422	2.560	2.797
4	24	5.357	1.422	2.560	2.797
3	24	5.357	1.422	2.560	2.797
2	24	5.357	1.422	2.560	2.797
1	24	4.943	1.422	2.560	2.383

Recommendation

The undersized section of the Flippen Road Collector could easily be upsized or bypassed to accommodate the additional flows or the proposed connection point, shown in Figure 2, could be adjusted to the 18" Brush Creek Interceptor. Regarding the undersized portion of the Brush Creek Interceptor, field run survey should be conducted to verify the actual slope, and thus capacity, of the existing sewer main. If the survey confirms that the Interceptor is in fact undersized, this section of piping should be modified to accommodate the required flows.



SEWER CAPACITY ANALYSIS FOR THE CITY OF STOCKBRIDGE HENRY COUNTY, GEORGIA

1031 STONERIDGE PARKWAY WATKINSVILLE, GA 30677. 706.769.4119 TEL. 706.769.4344 FAX



DEVELOPMENT OF REGIONAL IMPACT FORM 1



Developments of Regional Impact

[DRI Home](#) [Tier Map](#) [Apply](#) [View Submissions](#) [Login](#)

New DRI

DEVELOPMENT OF REGIONAL IMPACT

Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: City of Stockbridge

Individual completing form: Ryan Anderson

Telephone: 678-216-6902

E-mail: randerson@cityofstockbridge-ga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Reeves Creek II

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 030-01004000; 030-01003001; 030-01004008

Brief Description of Project: Mixed residential development

Development Type:

☐ (not selected)

☐ Hotels

☐ Wastewater Treatment Facilities

- | | | |
|--|---|---|
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☒ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 1,341 units (mixed type, square footages)

Developer: Vista Residential Partners

Mailing Address: 2964 Peachtree Road, Suite 585

Address 2:

City: Atlanta

State: GA

Zip: 30305

Telephone: 404-835-5788

Email: mn@vistarp.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: RCVW Land, LLC

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☐ Yes ☒ No

If no, in what additional jurisdictions is the project located? The property is currently in unincorporated Henry County. An application has been filed to annex the property into the City of Stockbridge.

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☒ Yes ☐ No

If yes, provide the following information: Project Name: Reeves Creek
Project ID: 2996

The initial action being requested of the local government for this project:

- ☒ Rezoning
- ☐ Variance
- ☐ Connect Sewer
- ☐ Connect Water
- ☐ Permit
- ☐

Other

☐ (not selected) ☐ Yes ☒ No

Is this project a phase or part of a larger overall project?	
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: Overall project: 2027
Submit Application	
Save without Submitting	
Cancel	
Back to Top	

Amendment to the Comprehensive Plan Application



THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR APPLYING FOR AN AMENDMENT TO THE STOCKBRIDGE COMPREHENSIVE PLAN.

APPLICATION REVIEW PROCESS. COMPREHENSIVE PLAN AMENDMENT APPLICATIONS ARE FIRST REVIEWED BY THE PLANNING AND ZONING STAFF, WHO MAKE RECOMMENDATIONS TO THE PLANNING COMMISSION. THE PLANNING COMMISSION THEN HOLDS A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS AND MAKES RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL. FINALLY, THE CASE GOES TO THE STOCKBRIDGE MAYOR AND CITY COUNCIL, WHO HOLD A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS. THEY MAKE THE FINAL DECISION ON THE APPLICATION.

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

REQUIRED PRE-APPLICATION MEETING—BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT THE PLANNING AND ZONING DIVISION OFFICE TO SCHEDULE A PRE-APPLICATION MEETING. THIS MEETING MUST BE HELD AT LEAST ONE WEEK BEFORE YOU SUBMIT YOUR APPLICATION.

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

FOR ASSISTANCE, YOU MAY CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (678) 833-3344.

ALL PUBLIC HEARINGS TAKE PLACE IN THE COUNCIL CHAMBER AT THE STOCKBRIDGE CITY HALL AT 4640 NORTH HENRY BOULEVARD IN STOCKBRIDGE, GEORGIA, 30281, UNLESS THEY ARE HELD VIRTUALLY VIA ZOOM.

CITY OF STOCKBRIDGE Planning and Zoning Division
Application Checklist for Requesting an Amendment to the Comprehensive Plan

APPLICANT/AGENT, PLEASE ENSURE THAT YOU HAVE SUBMITTED ALL OF THE REQUIRED ITEMS THAT ARE LISTED BELOW. AFTER YOU SUBMIT YOUR APPLICATION, THE STAFF WILL UTILIZE THE LAST COLUMN TO CHECK OFF EACH REQUIRED ITEM TO DETERMINE THE COMPLETENESS OF YOUR APPLICATION. PLEASE INCLUDE THE CHECKLIST WITH YOUR APPLICATION.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT AN APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK / INITIAL
Pre-Application Review Form (Meeting Notes)	1	To be completed by a Staff planner during a Pre-Application Meeting, at least one week before you submit your application.	✓
Application Form	1	Signed and notarized by property owner. Or, in lieu of owner's signature, applicant has signed and notarized a copy of a "Contract", "Power of Attorney" or "Lease."	Rezoning application form attached.
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents who are parties to this application. The Form must be notarized .	✓
Letter of Ownership	1	Letter stating that the owner is aware of the amendment being requested and owns the subject property.	✓
Letter of Intent	1	Must clearly state the proposed amendment to the Comprehensive Plan.	✓
Site Plans (11 x 17)	1 35	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, North arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and proposed lot layout.	✓
Survey Plat-- Sheet size must be Size 8-1/2" x 11" or 11" x 17".	1	Of the subject property. Must be prepared and sealed <i>within the last five years</i> by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	✓

City of Stockbridge Planning and Zoning Division
Application for an Amendment to the Comprehensive Plan

Name of Applicant Vista Residential Partners (c/o Dennis J. Webb, Jr.) Phone: 404-815-3620 Date: _____

Address of Applicant: 1105 W. Peachtree Street, Suite 1000 Cell # _____

City: Atlanta State: GA Zip: 30309 E-mail: dwebb@sgrlaw.com

Name of Agent Dennis J. Webb, Jr. Phone: 404-815-3620 Date: _____

Address of Agent: 1105 W. Peachtree Street, Suite 1000 Cell # _____

City: Atlanta State: GA Zip: 30309 E-mail: dwebb@sgrlaw.com

THE PERSONS NAMED ABOVE AFFIRM THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

FROM: Mixed Use (Henry County)

TO: HDR (High Density Residential)

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

(Acknowledgement)

Property Address: 030-0100400 (no address); 630 Flippen Road; 384 Flippen Road

Nearest intersection to the property: Fairhaven Road

Size of Tract: 278.4 acre(s). Land Lot Number(s): 26, 38, & 39, District(s): 1,2
Property Tax Parcel Number(s): 030-01004000; 030-01003001; 030-01004008 (Required)

Witness' Signature

Signature of Applicant

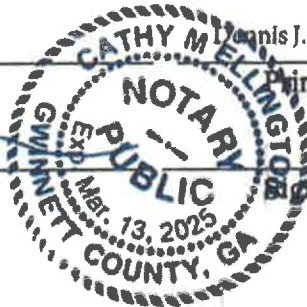
Printed Name of Witness

Printed Name of Applicant

Notary

Signature of Agent

Notary Seal:



(For Office Use Only)

Total Amount Paid \$ _____ Check # _____ Credit Card # _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____ Date: _____

Pre-Application Form

[To be completed by City Staff,
prior to and during the meeting]

PRE-APPLICATION FORM

DATE June 7, 2022

APPLICANT: Vista Residential Partners

TYPE OF APPLICATION: Rezoning/Comp Plan Amendment

PROPERTY ADDRESS: 030-01004000 (no address); 630 Flippen Road; 384 Flippen Road

DISTRICT: 12 **LAND LOT(S):** 26 38 & 39 **PARCEL I.D.(S):** 030-01004000; 030-01003001; 030-01004008

CURRENT ZONING: MU (Mixed-Use) (Henry County: RZ-19-01)

PROPOSED ZONING: PUD (Planned Unit Development)

FUTURE LAND USE MAP DESIGNATION: Mixed Use (Henry County)

REQUEST / ITEMS DISCUSSED:

The Applicant discussed the proposed development, which is a mixed residential development consisting of ± 1,361 units/lots and comprised of multi-family, townhome and single-family detached units. The parties discussed the zoning history of the site in Henry County, the Applicant's intent to annex and rezone the property into the City of Stockbridge and potential Stockbridge zoning districts. We also discussed roadway and pedestrian connectivity, open space and sewer issues.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

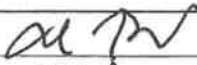
ZONING OF ADJACENT PROPERTIES:

NORTH: R-D **SOUTH:** PD/C-1 **EAST:** MU (Henry) **WEST:** I-75 ROW

PREVIOUS REZONING REQUESTS ON THE PROPERTY AND IN THE AREA,

INCLUDING SURROUNDING SUBDIVISIONS: The Subject Property was part of a larger tract originally rezoned from RA (Residential-Agricultural) to MU (Mixed-Use) by Henry County (RZ-19-01).

MEETING ATTENDANTS:

Ryan Anderson		(Name and Signature)
Den Webb		(Name and Signature)
Michael Neyhart		(Name and Signature)
Ken Wood		(Name and Signature)

PLEASE NOTE:

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

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

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

The City of Stockbridge Planning Commission meets on the 4th Thursday of each month (except for holidays) to hear requests. Please contact the Planning and Zoning Office to obtain a copy of the schedule.

Contacts

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

Disclosures

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?
 Yes ☐ No ☒

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 26th day of July, 2022

Rodney S. Brown
 Applicant's Name - Printed

Rodney Brown
 Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26th day of July, 2022

Jennifer Rearick
 Notary Public



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

Applicant Campaign Disclosure Form

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

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Yes _____ No ✓

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 27th day of July, 2022

RCVW Land LLC
Applicant's Name - Printed


Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of July, 2022.

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25


Notary Public

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

Applicant Campaign Disclosure Form

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

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Yes _____ No ✓

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 27th day of July, 2022

Vista Residential Partners
Applicant's Name - Printed


Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of July, 2022

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25


Notary Public

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Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____

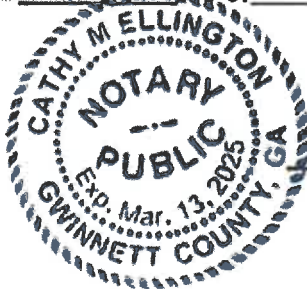
Applicant's Name - Printed _____

Signature of Applicant/Property Owner/Agent _____

Dennis J. Webb, Jr, Smith, Gambrell & Russell, LLP.
Applicant's Attorney, if applicable - Printed _____

Signature of Applicant's Attorney, if applicable _____

Sworn to and subscribed before me this 18th day of August, 2022



Cathy M. Ellington
Notary Public

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

Applicant Campaign Disclosure Form

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

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

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____

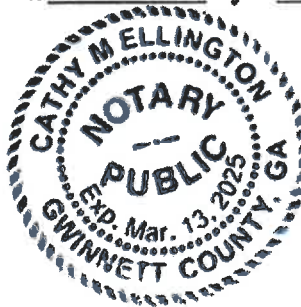
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kathryn M. Zickert, Smith, Gambrell & Russell, LLP
Applicant's Attorney, if applicable - Printed

Kathryn M Zickert
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18th day of August, 2022.



Cathy M. Ellington
Notary Public

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

Applicant Campaign Disclosure Form

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

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Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____

Applicant's Name -Printed

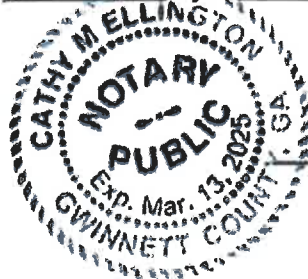
Signature of Applicant/Property Owner/Agent

J. Alexander Brock, Smith, Gambrell & Russell, LLP

Applicant's Attorney, if applicable -Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18th day of August, 2022.



Cathy Mellington
Notary Public

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

Letter of Ownership

Letter of Ownership

Rodney S. Brown
384 Flippen Road
Stockbridge, GA 30281
Rodney78cl@gmail.com
770-696-8546

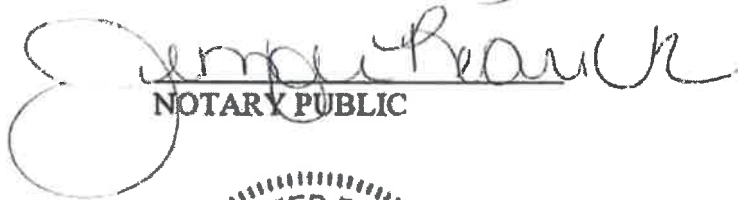
030-01004008 (384 Flippen Road)

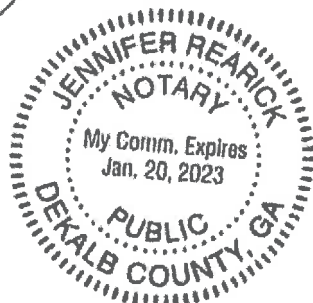
I, Rodney S. Brown, hereby affirm that I solely own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced property and consent to same.


Rodney S. Brown

Date: 7-26-2022

Sworn to and subscribed before me
this 26th day of July, 2022


NOTARY PUBLIC



8CR/39827914.1

Letter of Ownership

RCVW Land LLC
c/o Michael Neyhart
2964 Peachtree Road, Suite 585
Atlanta, GA 30305
mn@vistarp.com
404-835-5778

030-01004000 (no address)
030-01003001 (630 Flippen Road)

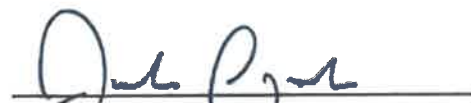
RCVW Land LLC hereby affirms that it solely owns the above-referenced tax parcels. RCVW Land LLC also acknowledges that it is aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced properties and consents to same.



RCVW Land LLC

By: Michael Neyhart
Its: Authorized Representative
Date: July 27th 2022

Sworn to and subscribed before me
this 27th day of July, 2022


NOTARY PUBLIC

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25

Statement of Intent

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the
Rezoning
And
Future Land Use Map Amendment Applications

of

VISTA RESIDENTIAL PARTNERS

for

± 278.4 Acres of Land
located in
Land Lots 26, 38 and 39,
12th District, Henry County

REZONE: MU (Henry County) to PUD
FLUMA: Mixed Use (Henry County) to HDR

Submitted for Applicant by:

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

The Applicant has filed an application to annex $\pm$ 278.4 acres of land located in Land Lots 26, 38 and 39, 12th District of Henry County (the “Subject Property”), from unincorporated Henry County into the City of Stockbridge. Contemporaneously, the Applicant files this request to (a) rezone the Subject Property from its current Henry County zoning designation, MU (Mixed-Use), to the Stockbridge designation of PUD (Planned Unit Development) and (b) amend the Future Land Use Map designation for the Subject Property from Mixed Use (Henry County) to HDR (High Density Residential) under the City of Stockbridge’s Comprehensive Plan.

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, $\pm$ 436.3 acre tract (the “Master Development Tract”). The Master Development Tract has been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments (four-stories), townhomes, duplexes, senior-living (four-stories) and single-family detached), three four-story hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development”).¹ The gross residential density approved was 10.15 units per acre. While the Master Mixed-Use Development has not yet been constructed, the underlying zoning approval remains valid.

The Subject Property represents the residential component of the Master Mixed-Use Development. Through this application, the Applicant proposes less intensity than originally

¹ As part of the zoning process, the Master Mixed-Use Development was also reviewed as a Development of Regional Impact (“DRI”) and approved (DRI 2996 Reeves Creek (October 3, 2019)).

approved. Specifically, it plans a total of 1,361 units, as opposed to the 1,643 originally approved, at a gross density of 4.89 units per acre. The dwellings will be spread among multifamily units (660), townhome units (191), senior-living units (172) and single-family detached units (338).

The development proposed for the Subject Property has been thoughtfully designed. For example, the more intense multi-family uses are concentrated in the center of the site and the townhome units clustered along the I-75 frontage. Single family detached units and senior living units have been placed at the outer edges of the development, serving as a transition and step-down in intensity to the existing uses to the north and south. Further, the development has been devised to maximize use of the natural environment. The Subject Property is bisected by Reeves Creek. The development activates this natural amenity and puts a premium on open space, providing ± 71.23 acres or $\pm 25.6\%$ of the total land area. Similarly, the development has been planned to promote pedestrian connectivity by offering an extensive sidewalk network throughout. Finally, requisite parking has been provided.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code ("UDC"), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). To the Applicant's knowledge, no other rezoning applications have been filed concerning the Subject Property.

III. IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, the Subject Property is currently located in unincorporated Henry County. The development proposed is consistent with the Future Land Use Map ("FLUM") designation in that jurisdiction, which is "Mixed-Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR (High Density Residential). The proposed development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, singles, and small families;
- Creating appropriate residential types to ensure that seniors can age in place;
- Reducing the impact of new development through the preservation of greenspace;
- Supporting increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density; and
- Creating a "sense of place" for the community.

Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37-39.

In addition, the HDR designation is compatible with character area designations adjacent and nearby (i.e. there is "Low Density Vertical Mixed-Use" to the North, "Medium Density Vertical Mixed-Use" and "High Density Residential" to the South and "High Density Residential" to the East). Finally, the Subject Property is included within the City's proposed Annexation Map. Hence, the City has chosen to annex the Subject Property with full knowledge

of the entitlements currently in place and an obligation to maintain the allowed uses (*See, e.g., UDC at § 9.8*).

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. The requested rezoning will simply allow the Subject Property to be brought into the City of Stockbridge with an analogous zoning district, as required by City Ordinance (*See, e.g., UDC at § 9.8*).

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Master Mixed-Use Development has already been approved and can be developed now as-of-right. Hence, any potential impacts on the zoning district, the property, the neighborhood and the community have been considered, have been endorsed and are imminent. It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property comprises ± 278.4 acres and consists of a mixed-residential development designed to accommodate a diverse range of residents, including single-persons, families and senior citizens, and to provide a variety of housing types. Hence, the Subject Property has been designed in essence as a stand-alone district. It is also adjacent to properties with compatible and complimentary designations on the City's FLUM ("Low Density Vertical

Mixed-Use” (North); “Medium Density Vertical Mixed-Use” and “High Density Residential” (South) and “High Density Residential” (East)).

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The Master Mixed-Use Development has already been approved. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City’s future development desires for the properties that surround it, as indicated on the City’s FLUM.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Please see C, D and E above.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern development that diversifies the housing stock available and advances a number of goals outlined in the City’s Comprehensive Plan. *See, e.g., Comp Plan at pp. 37-39.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

This application will be reviewed as a DRI. Hence, impacts to water, sewer, public facilities and public services will be evaluated and mitigation, if necessary, required. The Applicant notes, however, that it has provided a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property, with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

This application will be reviewed as a DRI. Hence, a traffic study will be performed as required, impacts to traffic safety and congestion considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impacts from this development will be less than the development currently permitted.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also J, above.*

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

The impacts from the development proposed should be comparable to those from the Master Mixed-Use Development, which is currently permitted as-of-right, and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-residential neighborhood that will deliver quality design and construction, all of which should “raise-the-bar” for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

The current proposal is consistent with the existing regulations in Henry County.

N. PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL CARRY GREATER WEIGHT THAN OTHER FACTORS. WHERE PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE RESIDENTIAL AREA SHALL CARRY GREATER WEIGHT.

The current proposal will have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

IV. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

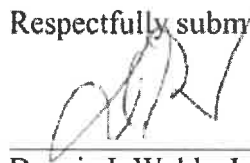
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning and Future Land Use Map Amendment Applications at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

This 19th day of August, 2022.

Respectfully submitted,



Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Attorneys For Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

Site Plan



DATE: 06/01/2022
PROJECT: 20089.00

SCALE: 1" = 200'



MASTER REZONING PLAN

DATE: 06/01/2022
PROJECT: 20089.00



MASTER REZONING PLAN

DATE: 06/01/2022
PROJECT: 20089.00



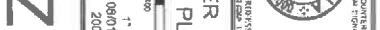
MASTER REZONING PLAN

DATE: 06/01/2022
PROJECT: 20089.00



MASTER REZONING PLAN

DATE: 06/01/2022
PROJECT: 20089.00

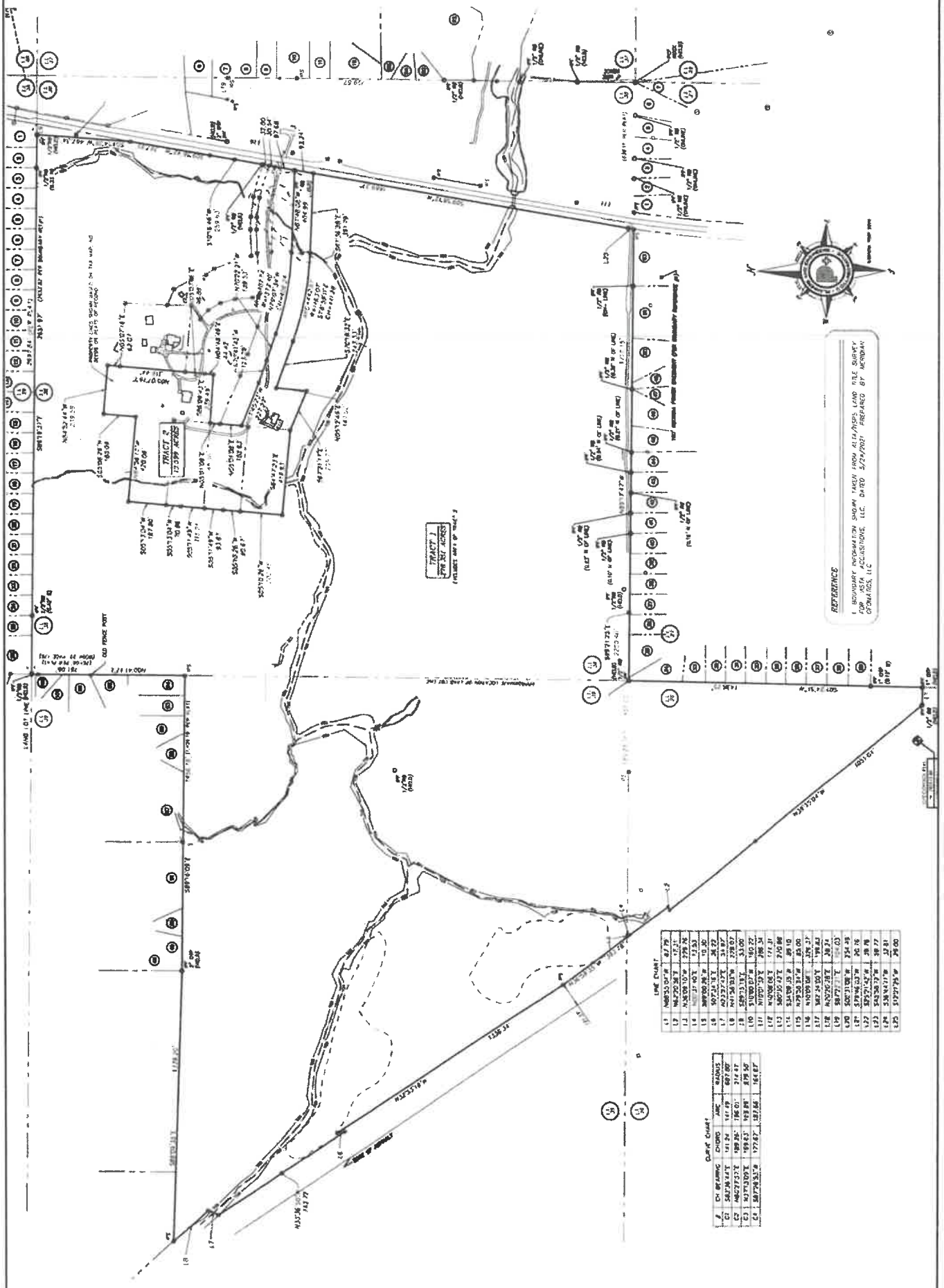


MASTER REZONING PLAN

DATE: 06/01/2022
PROJECT: 20089.00



Survey

[illegible]

<i>I</i>	CH BEARING	CHORO	ARC	RADIUS
C1	54°34'44" E	121.24	141.69	607.07
C2	54°27'32" E	89.84	196.01	216.87
C3	53°17'30" E	99.43	142.84	219.50
C4	58°24'51" E	177.67	137.66	166.87

Legal Descriptions

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar found at the Land Lot Corner common to Land Lots 26, 27, 38 & 39; thence South 01 degree 24 minutes 51 seconds West a distance of 1,438.25 feet to a point; thence North 88 degrees 55 minutes 4 seconds West a distance of 87.79 feet to a point on the northeasterly right-of-way line of Interstate 75 (Variable R/W); thence North 39 degrees 35 minutes 4 seconds West a distance of 1,051.04 feet to a point; thence 547.76 feet along an arc of a curve to the right, said curve having a radius of 11,291.16 feet and a chord bearing and distance of North 38 degrees 19 minutes 26 seconds West 547.71 feet to a point; thence North 62 degrees 20 minutes 56 seconds East a distance of 17.31 feet to a point; thence North 36 degrees 9 minutes 10 seconds West a distance of 229.76 feet to a point; thence North 0 degrees 31 minutes 40 seconds East a distance of 13.53 feet to a point; thence South 89 degrees 0 minutes 28 seconds West a distance of 10.30 feet to a point; thence North 36 degrees 58 minutes 35 seconds West a distance of 393.78 feet to a point; thence North 32 degrees 53 minutes 18 seconds West a distance of 1,336.34 feet to a point; thence South 7 degrees 34 minutes 16 seconds East a distance of 36.22 feet to a point; thence North 33 degrees 36 minutes 50 seconds West a distance of 743.72 feet to a point; thence North 23 degrees 57 minutes 47 seconds East a distance of 54.97 feet to a point; thence North 41 degrees 56 minutes 3 seconds West a distance of 228.07 feet to a point; thence leaving said right-of-way of I-75 South 88 degrees 9 minutes 35 seconds East a distance of 1,339.20 feet to a point; thence South 89 degrees 16 minutes 9 seconds East a distance of 1,456.18 feet to a point; thence North 0 degrees 41 minutes 17 seconds East a distance of 761.06 feet to a point; thence South 89 degrees 19 minutes 37 seconds East a distance of 2,651.97 feet to a point; thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point on the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line the following courses and distances: South 9 degrees 56 minutes 42 seconds West a distance of 397.95 feet to a point; thence South 10 degrees 16 minutes 46 seconds West a distance of 259.63 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 160.22 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 1,669.37 feet to a point; thence South 12 degrees 21 minutes 25 seconds West a distance of 29.00 feet to a point; thence leaving said right-of-way line North 89 degrees 21 minutes 25 seconds West a distance of 2,220.40 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 291.95 acres.

LESS AND EXCEPT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar at the intersection of the Land Lot line common to Land Lots 27 & 38 with the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line thence North 12 degrees 21 minutes 25 seconds East a distance of 29.00 feet to a

point; thence North 9 degrees 58 minutes 32 seconds East a distance of 1,576.17 feet to a point to a point and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line North 87 degrees 36 minutes 28 seconds West a distance of 391.79 feet to a point; thence 442.97 feet along an arc of a curve to the right, said curve having a radius of 1,463.07 feet and a chord bearing and distance of North 78 degrees 59 minutes 11 seconds West 441.28 feet to a point; thence North 70 degrees 18 minutes 32 seconds West a distance of 243.33 feet to a point; thence South 5 degrees 12 minutes 49 seconds West a distance of 149.02 feet to a point; thence North 67 degrees 21 minutes 17 seconds West a distance of 209.77 feet to a point; thence North 84 degrees 47 minutes 23 seconds West a distance of 419.83 feet to a point; thence North 5 degrees 10 minutes 26 seconds East a distance of 209.46 feet to a point; thence continue Northerly along said line, a distance of 80.67 feet; thence North 5 degrees 11 minutes 49 seconds East a distance of 93.87 feet to a point; thence continue Northerly along said line, a distance of 116.21 feet; thence North 5 degrees 13 minutes 4 seconds East a distance of 70.86 feet to a point; thence continue Northerly along said line, a distance of 187.80 feet; thence South 84 degrees 56 minutes 17 seconds East a distance of 420.08 feet to a point; thence North 5 degrees 8 minutes 29 seconds East a distance of 160.09 feet to a point; thence South 84 degrees 52 minutes 44 seconds East a distance of 239.58 feet to a point; thence South 5 degrees 7 minutes 16 seconds West a distance of 62.07 feet to a point; thence continue Southerly along said line, a distance of 319.44 feet; thence continue Southerly along said line, a distance of 96.86 feet; thence South 4 degrees 48 minutes 46 seconds West a distance of 44.42 feet to a point; thence North 86 degrees 9 minutes 43 seconds West a distance of 239.49 feet to a point; thence South 5 degrees 01 minute 8 seconds West a distance of 48.36 feet to a point; thence continue Southerly along said line, a distance of 102.63 feet; thence South 67 degrees 45 minutes 23 seconds East a distance of 227.27 feet to a point; thence South 70 degrees 41 minutes 42 seconds East a distance of 123.28 feet to a point; thence North 70 degrees 42 minutes 51 seconds West a distance of 8.72 feet to a point; thence South 70 degrees 22 minutes 21 seconds East a distance of 139.53 feet to a point; thence 407.74 feet along an arc of a curve to the left, said curve having a radius of 1,372.40 feet and a chord bearing and distance of South 79 degrees 7 minutes 34 seconds East 406.24 feet to a point; thence South 87 degrees 48 minutes 8 seconds East a distance of 404.99 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 93.24 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 13.599 acres.

THE RESULTING ACREAGE IS $291.95 - 13.599 = 278.351$

ELEVATIONS

Single-family



VISTA REALTY
PARTNERS

Townhomes



VISTA REALTY
PARTNERS

Senior cottages



VISTA REALTY
PARTNERS

Multi-family



VISTA REALTY
PARTNERS

Amenity package



VISTA REALTY
PARTNERS

Water and Sewer Availability Letter/Email



Henry County Water Authority
Engineering Division

May 28, 2021

Re: Water and Sewer Services - Availability

Proposed Development: **Mixed-Use**

Property Information: **630 Flippen Road**

East side of I-75 and North of Walt Stephens Road

LL 38; District 12; 304.54+/- acres

Purpose: **Due Diligence**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	137	psi
Residual:	129	psi
Flow	1650	gpm
Calculated Flow @ 20 psi:	7024	gpm

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

Sewage treatment capacity is presently available for gravity sewer conveyance to the property. **Based upon the preliminary plan submitted, sanitary sewer service can be made available by way of a line extension.** Moreover, the following will be necessary at the developer's expense:

- A 24" sewer extension along the Reeves Creek connecting into an existing 24-inch PVC sewer main (Line A), the offsite sewer line extension may require acquisition of easements.

- Per Section 2.2.2.1 B of HCWA's Standards and Specifications, the Developer must design and install the sewer line to the uppermost property line of the development. In this case, that will require two lines (see lines B & C on the attached exhibit for general routing and size requirements).

Furthermore, the Authority will consider option B (Lift Station) as shown in the attached exhibit in the event that necessary easement can not be secured to install the gravity option, and all possible appeals have been exhausted. A new water and sewer availability request will be required for the Lift Station option.

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

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

This letter was prepared with information submitted to HCWA on a Conceptual Master Plan dated 03/11/2021 prepared by Planners and Engineers Collaborative.

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

Webb, Dennis (Den)

From: Webb, Dennis (Den)
Sent: Monday, July 11, 2022 12:39 PM
To: 'Chad Peden'
Cc: 'Brock, Alex (jabrock@sgrlaw.com)'; Ellington, Cathy; 'Michael Neyhart'
Subject: FW: City of Stockbridge flow rates & Meeting 20069.00
Attachments: 2021-11-10-Sewer Outfall Stockbridge Route PN-20069.00.pdf; Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf; S9100.053 Technical Memo (2021_1117) FINAL.pdf

Hi Chad,

My name is Den Webb and I am helping Vista Residential/Michael Neyhart prepare and file Annexation and Rezoning Applications related to the property that is the subject of your email below and attachments above.

As part of the Rezoning Application, Vista is required to submit a Sewer Capacity letter. We plan to submit your email and attachments unless you want us to handle it some other way. Please let us know.

Thanks,

Den Webb

From: Chad Peden <cpeden@cartersloope.com>
Sent: Tuesday, December 21, 2021 5:54 AM
To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus
Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd <mboyd@cartersloope.com>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Morning Gentlemen,

I've completed my capacity evaluation using the field run manhole elevations and determined that the existing Brush Creek Interceptor has available capacity for your proposed development. Note that the connection point shown in the figure you sent in November, attached, will need to be extended to the Interceptor. I've included a separate attachment ("Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf") showing the location where your flow will need to discharge into the Interceptor. Please review at your convenience and feel free to contact me if you have any questions.

I will be glad to assist you however possible as you evaluate this alternative.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Thursday, December 9, 2021 4:21 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BRholtsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Michael / Ken,

Following up, I just received the field data and am reviewing now. I'll have a report to the City asap.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Tuesday, November 30, 2021 1:19 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BRholtsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Afternoon Michael,

Thanksgiving was great, hope you had a nice break as well. We have someone onsite now collecting the field data and will have the field work completed this week. Once I receive that information, I will prioritize and have a recommendation to the City next week.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Michael Neyhart <MN@vistarp.com>
Sent: Tuesday, November 30, 2021 12:22 PM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Marty/Chad – I hope you had a good Thanksgiving break. I just wanted to follow up on the question below. Any info you can provide would be appreciated.

Thanks,
Michael

Michael Neyhart
Managing Director
Vista Realty Partners
cell: [404-353-0297](tel:404-353-0297)
office: [404-835-5778](tel:404-835-5778)

From: Michael Neyhart
Sent: Monday, November 22, 2021 11:26 AM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Thank you for providing the report. What is the estimated timing to complete the additional studies to confirm the capacity and necessary scope of upgrades?

From: Marty Boyd <mboyd@cartersloope.com>
Sent: Friday, November 19, 2021 4:42 PM
To: Ken@pec.plus; Michael Neyhart <MN@vistarp.com>

Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>
Subject: City of Stockbridge flow rates & Meeting 20069.00

Kenneth,

Chad Peden is out of the office and does not have good cell service, so he asked me to forward this information to you. Attached is a Technical Memorandum outlining the results of our hydraulic capacity review for the City of Stockbridge's collection system and the Stephen D. Peurifoy WPCP, which may potentially be impacted by your proposed development on Flippen Road. As described, there are two potential areas of the collection system that may need modifications to accommodate the additional flows. At the request of Stockbridge, we are measuring the elevations of the existing manholes along the Brush Creek Outfall so that we may confirm the actual capacity of each line segment. Once that is complete, we will have a clearer picture of what improvements may be required as a result of your proposed development.

From our conversations with the City, they are willing to work with you as necessary to meet your goals for the development. I would recommend allowing us time to confirm the capacity of the line segment and then meeting to discuss the necessary improvements.

Feel free to contact Chad or me if you have any questions or would like additional information.

Sincerely,

Marty



Martin C. Boyd, P.E., President
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119
Email: mboyd@cartersloope.com



Carter & Sloope

CONSULTING ENGINEERS

TECHNICAL MEMORANDUM

DATE: November 17, 2021
TO: Brad Holtsinger, City of Stockbridge
FROM: Chad Peden, P.E., Carter & Sloope, Inc.

RE: City of Stockbridge
Wastewater Capacity Evaluation
C&S Project No.: S9100.053



Wastewater Capacity Evaluation

Existing Conditions

The City of Stockbridge treats wastewater at their Stephen D. Peurifoy Water Pollution Control Plant (WPCP). The WPCP operates under NPDES permit GA0023337 with a permitted capacity of 1.5 million gallons per day (MGD), monthly average. The majority of flow to the City's WPCP is collected and conveyed through the Brush Creek Interceptor. The Brush Creek Interceptor travels along Brush Creek in a generally easterly direction from the WPCP and receives flows from multiple collector lines along its route upgradient towards the Wal Mart Shopping Center.

Vista Realty Partners (VRP) approached Stockbridge with interest in developing a parcel on Flippen Road and requested confirmation from the City if wastewater conveyance and treatment capacity is available for the planned development. Planners & Engineers Collaborative (PEC) is the design engineer for VRP and provided the following wastewater demand information in regard to the planned development:

- Phase I: Sewer Flow = 175,500 GPD by December 2022
- Phase II: Sewer Flow = 387,250 GPD by March 2024
- Project Total: Sewer Flow = 562,750 GPD by March 2024

Carter & Sloope (C&S) was asked by the City to provide a high-level evaluation of the City's existing collection and treatment systems to assess available capacity for the proposed development.

Capacity Evaluation

Discharge Monitoring Reports (DMRs), from October 2020 through September 2021, for the City's WPCP, were analyzed to evaluate the hydraulic capacity based on current flows. For this period, the average monthly discharge is 0.643 MGD, with a maximum monthly discharge of 0.682 MGD (December 2020). Table 1 below provides a summary of the flow review for the WPCP.

Table 1 - WPCP Hydraulic Capacity

Monthly [MGD]				
Month	Avg Effluent Flow	Permitted Flow	Excess Capacity	Percent Capacity Used
Oct-20	0.662	1.5	0.838	44.1%
Nov-20	0.648	1.5	0.852	43.2%
Dec-20	0.682	1.5	0.818	45.5%
Jan-21	0.663	1.5	0.837	44.2%
Feb-21	0.68	1.5	0.82	45.3%
Mar-21	0.66	1.5	0.84	44.0%
Apr-21	0.623	1.5	0.877	41.5%
May-21	0.635	1.5	0.865	42.3%
Jun-21	0.591	1.5	0.909	39.4%
Jul-21	0.618	1.5	0.882	41.2%
Aug-21	0.649	1.5	0.851	43.3%
Sep-21	0.606	1.5	0.894	40.4%
Average =	0.643	Minimum =	0.818	

The capacity of the Brush Creek Interceptor and the Flippen Road Collector were estimated using Manning's Equation, which calculates the available capacity of an open channel piping segment based on the material type, internal diameter and slope. Initially, these three properties were obtained from the City's Existing GIS Data. During the analysis, two concerns were identified with the GIS data: 1) there was a discrepancy between the pipe diameters shown in the City's GIS records and what the Owner confirmed in the field, and 2) there were inconsistencies in the identified slope of the pipe and the calculated slope of the pipe using upstream and downstream invert elevations, both sources from GIS. To resolve these two concerns, the field confirmed diameters were used and the minimum allowable slope (from GaEPD's *Guidelines for Sewage Collection Systems*) for each diameter was input to calculate the theoretical minimum capacity of each segment. Note that the actual slope could be less than the minimum required and thus the capacity would be less than what was calculated or alternatively, the actual slope could exceed the minimum and the capacity would be greater than what is calculated herein. Additionally, it is recommended that the subject lines be surveyed to verify the actual pipe diameters and slopes, and subsequently capacities.

The subject sections of gravity main have nominal pipe diameters of 8" (PVC and VCP), 10" (VCP), 18" (DIP, PVC and VCP) and 24" (DIP and PVC) (See Figure 1). Table 2 shows the capacity of each of the four pipe diameters at various flow depths. Note that the capacity changes in response to the roughness coefficient "n" of the various pipe materials.

Table 2 - Pipe Capacity Summary

Diameter	Material	Min. Slope [%]	Capacity [MGD]			
			50% Full	66% Full	75% Full	100% Full
8"	PVC (n=0.010)	0.40	0.313	0.484	0.572	0.627
	VCP (n=0.015)	0.40	0.215	0.332	0.391	0.429
10"	VCP (n=0.015)	0.28	0.326	0.503	0.594	0.651
18"	DIP (n=0.013)	0.12	1.320	2.041	2.408	2.641
	PVC (n=0.010)	0.12	1.436	2.219	2.618	2.872
	VCP (n=0.015)	0.12	1.022	1.579	1.864	2.044
24"	DIP (n=0.013)	0.08	2.297	3.550	4.189	4.594
	PVC (n=0.010)	0.08	2.489	3.847	4.540	4.979

Figure 1 - Brush Creek Interceptor

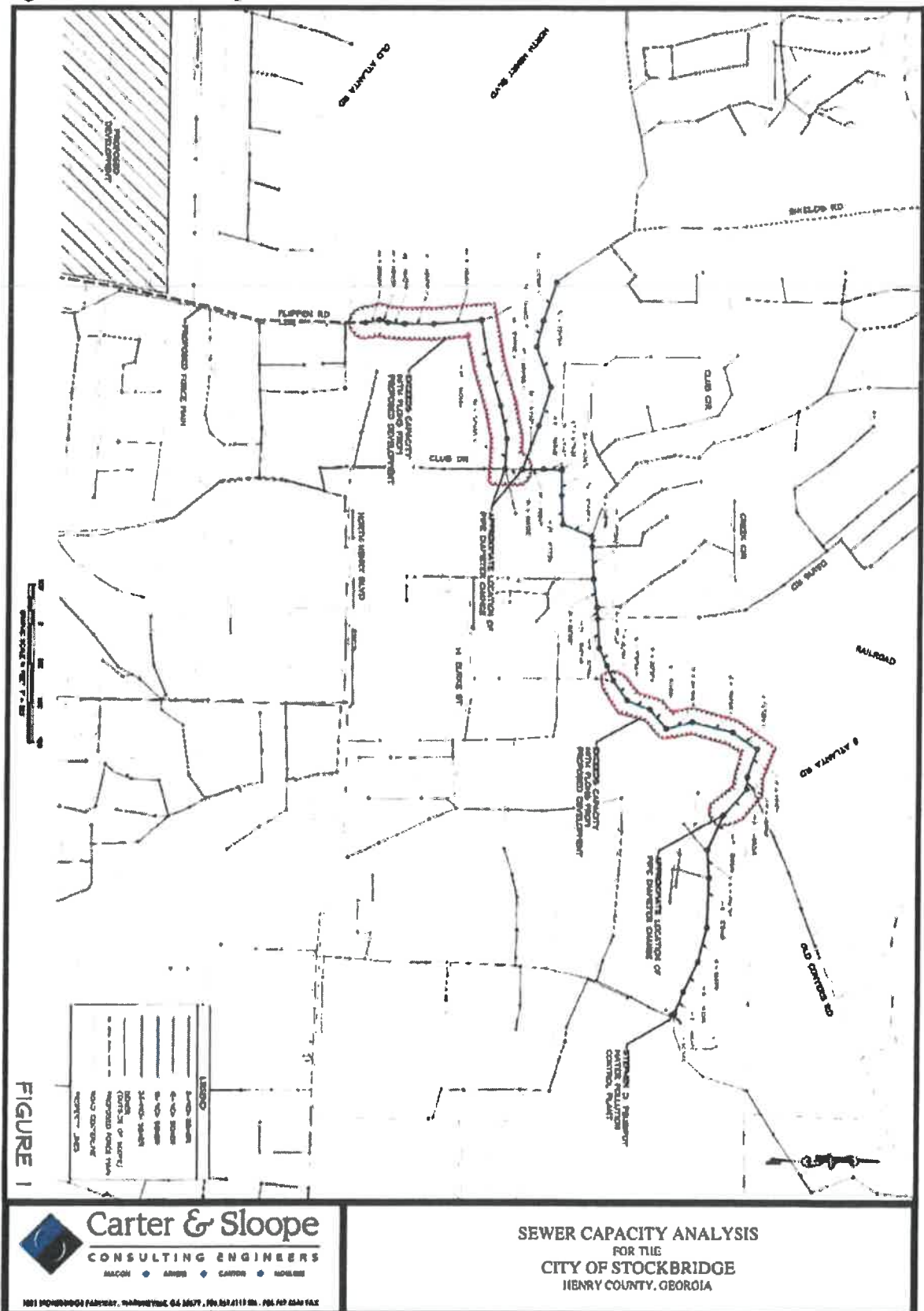


Figure 2 - Proposed Development Connection



Because wastewater from the VRP Development will be discharged to the existing collection system through a lift station, the following assumptions were made: 1) instantaneous flows from the lift station will be the same for Phase I and Phase II, and 2) the lift station will be designed for pumps to operate twelve (12) hours per day. Using the above assumptions, the additional flow to the collection system from the proposed development is approximately 790 gallons per minute (gpm). This flow was added to the existing flows and then compared to the available capacity of the existing collection system; Table 3 provides a summary of the available capacity of each pipe segment. Where negative (-) numbers are shown in the table below are locations where the pipe capacity is exceeded from the flows from the proposed development.

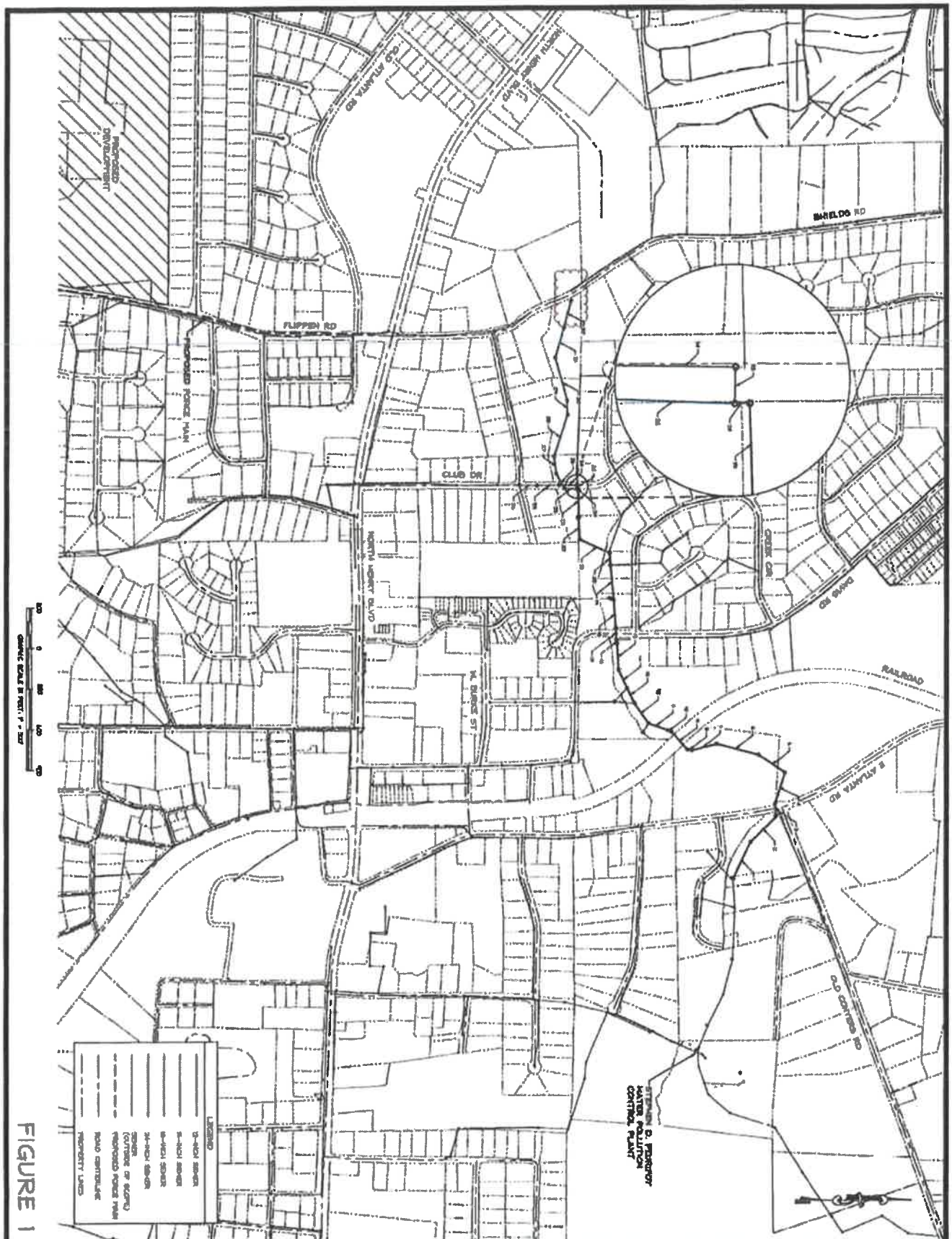
From Table 3, the existing 8" diameter gravity sewer main along Shields Road and Club Drive and a section of the 18" diameter gravity sewer main from Clark Park to east of E. Atlanta Road do not have adequate capacity to convey the proposed flows without surcharging the inverts; these areas are shown in Figure 1 and denoted by the red clouded areas. The remainder of the impacted collection system appears to have adequate capacity to accommodate the additional flows from the proposed development.

Table 3 - Conveyance Capacity Summary

Pipe Segment #	Diameter [in]	Total Capacity [MGD]	Existing Flow [MGD]	Total Flow (Prop. + Exist.) [MGD]	Remaining Capacity [MGD]
44	8	0.675	0.000	1.138	-0.463
43	8	0.462	0.004	1.142	-0.680
42	8	0.462	0.004	1.142	-0.680
41	8	0.462	0.005	1.143	-0.681
40	8	0.462	0.008	1.146	-0.684
39	8	0.462	0.009	1.147	-0.685
38	8	0.462	0.012	1.150	-0.688
37	8	0.462	0.013	1.150	-0.689
36	8	0.462	0.013	1.150	-0.689
35	10	0.701	0.139	1.277	-0.576
34	18	2.199	0.622	0.622	1.577
33	18	2.199	0.622	0.622	1.577
32	18	2.841	0.622	0.622	2.220
31	18	2.841	0.622	0.622	2.220
30	18	2.199	0.622	0.622	1.577
29	18	2.199	0.761	1.899	0.300
28	18	2.199	0.761	1.899	0.300
27	18	2.199	0.733	1.871	0.328
26	18	2.199	0.770	1.907	0.292
25	18	2.199	0.770	1.907	0.292
24	18	2.199	0.770	1.907	0.292
23	18	3.090	0.864	2.002	1.088
22	18	3.090	0.871	2.008	1.081
21	18	2.199	0.890	2.027	0.172
20	18	2.199	0.900	2.037	0.162
19	18	2.199	1.015	2.153	0.046
18	18	2.199	1.015	2.153	0.046
17	18	2.199	1.015	2.153	0.046
16	18	2.199	1.394	2.531	-0.332
15	18	2.199	1.394	2.531	-0.332
14	18	2.199	1.394	2.531	-0.332
13	18	2.199	1.394	2.531	-0.332
12	18	2.199	1.394	2.531	-0.332
11	18	2.199	1.394	2.531	-0.332
10	18	2.199	1.404	2.542	-0.343
9	18	2.199	1.404	2.542	-0.343
8	18	2.199	1.421	2.558	-0.359
7	24	5.357	1.421	2.558	2.799
6	24	5.357	1.421	2.559	2.799
5	24	5.357	1.422	2.560	2.797
4	24	5.357	1.422	2.560	2.797
3	24	5.357	1.422	2.560	2.797
2	24	5.357	1.422	2.560	2.797
1	24	4.943	1.422	2.560	2.383

Recommendation

The undersized section of the Flippen Road Collector could easily be upsized or bypassed to accommodate the additional flows or the proposed connection point, shown in Figure 2, could be adjusted to the 18" Brush Creek Interceptor. Regarding the undersized portion of the Brush Creek Interceptor, field run survey should be conducted to verify the actual slope, and thus capacity, of the existing sewer main. If the survey confirms that the Interceptor is in fact undersized, this section of piping should be modified to accommodate the required flows.



Carter & Sloope
 CONSULTING ENGINEERS
 MACON ♦ ATHENS ♦ CANTON ♦ MOUNTAIN

1001 STOCKBRIDGE PARKWAY, WATKINSVILLE, GA 30677, 706.769.4719 TEL., 706.769.6446 FAX

SEWER CAPACITY ANALYSIS
 FOR THE
CITY OF STOCKBRIDGE
 HENRY COUNTY, GEORGIA



DEVELOPMENT OF REGIONAL IMPACT FORM 1

Developments of Regional Impact

[DRI Home](#) [Tier Map](#) [Apply](#) [View Submissions](#) [Login](#)

New DRI

DEVELOPMENT OF REGIONAL IMPACT

Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:	City of Stockbridge
Individual completing form:	Ryan Anderson
Telephone:	678-216-6902
E-mail:	randerson@cityofstockbridge-ga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:	Reeves Creek II
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	030-01004000; 030-01003001; 030-01004008
Brief Description of Project:	Mixed residential development

Development Type:

☐ (not selected)

☐ Hotels

☐ Wastewater Treatment
Facilities

- | | | |
|--|---|---|
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☒ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 1,341 units (mixed type, square footages)

Developer: Vista Residential Partners

Mailing Address: 2964 Peachtree Road, Suite 585

Address 2:

City: Atlanta State: GA Zip: 30305

Telephone: 404-835-5788

Email: mn@vistarp.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: RCVW Land, LLC

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☐ Yes ☒ No

If no, in what additional jurisdictions is the project located? The property is currently in unincorporated Henry County. An application has been filed to annex the property into the City of Stockbridge.

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☒ Yes ☐ No

If yes, provide the following information: Project Name: Reeves Creek Project ID: 2996

The initial action being requested of the local government for this project:

- ☒ Rezoning
- ☐ Variance
- ☐ Connect Sewer
- ☐ Connect Water
- ☐ Permit
- ☐

Other

☐ (not selected) ☐ Yes ☒ No

Is this project a phase or part of a larger overall project?	
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: Overall project: 2027
Submit Application Save without Submitting Cancel	
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The Planning and Zoning Staff recommends APPROVAL WITH CONDITIONS for the proposed rezoning of the subject property from PUD to PUD. The recommended ZONING CONDITIONS are listed below:

1. The project will be conditioned on the Site plan titled Flippen Rd 2 Walt Stephens Rd "A Master Planned Residential Development," dated April 25, 2023, by PEC (Planners & Engineers Collaborative).
2. The developer will implement the ~~recommendations from the ARC Regional Review Finding dated March 29, 2023, for Reeves Creek II DRI 3799~~ conditions listed in the GRTA Notice of Decision ("NOD"), dated March 27, 2023, in Attachment A, Attachment B and Section 1 of Attachment C. A copy of the NOD is attached hereto as Exhibit "A."
3. The Developer will make ~~the several~~ traffic improvements ~~to mitigate project generated vehicular traffic that are identified in from~~ the TIS Traffic Impact Study identified in Exhibit "B," attached hereto.
4. The project will be developed in conformance with the City of Stockbridge Unified Development Code and all other City Code sections regarding site development standards and requirements.
5. **Regarding the Property's Future Land Use Designation**

The approval of Case #CP-2022-04 to change the property's future land use designation from Medium Density Residential to High-Density Residential shall occur simultaneously with the approval of Case #RZ-2022-05 for the rezoning of the property.
6. Reduction in the number of proposed parking spaces from 3,671 to 3,000 or 20 percent, whichever is greater.
7. The development will have a maximum density rate not to exceed 4.84 units per acre.
8. Add a minimum of 30 EV charging stations throughout the development.
9. **Regarding the Parcels Comprising the Development Site**

The rezoning shall not be finalized until the parcels are combined and simultaneously; this shall not be finalized until a new plat is officially recorded by the Henry County Superior Court (Real Estate Records Division).
10. **Regarding Environmental Matters**

The applicant shall comply with the following:

- a. Take appropriate steps for the environmental protection of Reeves Creek, the floodplain areas, and other sensitive site areas.
- b. Submit an acceptable landscape plan to the Community Development Department.

11. **Regarding the Issuance of Land Disturbance and Building Permits**

No land disturbance or building permit shall be issued for the subject property until the applicant has had the new recombination plat officially recorded and has submitted a copy of the recorded plat to the Community Development Department.



EXHIBIT "A"

NOTICE OF DECISION

To: Anna Roach, ARC
(via electronic mail) Bob Voyles, GRTA
Dick Anderson, GRTA
Kathryn Zickert, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA

To: City of Stockbridge
(via electronic mail and certified mail) Michael Neyhart

From: Jannine Miller, GRTA Executive Director

Copy: Elizabeth Davis, SRTA/GRTA/ATL
(via electronic mail) Reginald James, Atlanta Regional Commission
Donald Shockey, Atlanta Regional Commission
Kenta Lanham, Henry County
David Simmons, Henry County
Ryan Anderson, City of Stockbridge
Brecca Carter, City of Stockbridge
Linda Logan, City of Stockbridge
Eric Harris, MARTA
Charles Rosa, MARTA
Abdul Amer, A&R Engineering
Naser Omer, A&R Engineering
Michael Neyhart, Vista Residential Partners
Dennis Webb, SGR Law
Kenneth Wood, PEC

Date: March 27, 2023

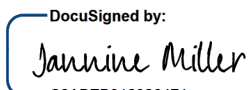
**Notice of Decision for
Request for Non-Expedited Review of
DRI 3799 Reeves Creek II**

The purpose of this notice is to inform Michael Neyhart (the Applicant) and City of Stockbridge (the Local Government), the Georgia Regional Transportation Authority (GRTA) Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding Development of Regional Impact (DRI) 3799 Reeves Creek II (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on a review of the applicant's DRI Review Package received by GRTA on February 14, 2023. The review package includes: the site development plan (Site Plan) dated February 2, 2023 titled "Reeves Creek II" prepared by Planners & Engineers Collaborative +, the Transportation Study dated January 23, 2023 prepared by A&R Engineering received by GRTA on February 14, 2023, and the DCA Initial and Additional forms filed on August 29, 2022 and February 20, 2023.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business Days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures*.

DocuSigned by:

C2ABEB312920471...
Jannine Miller
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
- Coordinate with the City of Stockbridge on bike connectivity to the neighboring bike routes as planned in the Henry County Comprehensive Transportation Plan.
- Coordinate with the City of Stockbridge, GDOT and ATL on pedestrian access to the scheduled bus stop at Flippen Road and SR 138.
- Provide pedestrian connectivity along the property frontage on Flippen Road.
- Provide a signalized crosswalk on all approaches and other pedestrian facilities at Flippen Road to access the Reeves Creek Trail from the site.
- Provide on-site signage to Reeves Creek Trail.
- Coordinate with Henry Connect on providing signage for demand response transit services at pedestrian site entrances.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Site Driveway 1: Full access (northern) driveway on Flippen Road, aligned with Appleton Boulevard

- Construct one entering and two (a shared through/left turn and a separate right turn) exiting lanes.
- Install stop-sign control on Appleton Boulevard and the driveway approaches, with Flippen Road remaining free flow.
- Construct left turn and right turn lanes on Flippen Road for entering traffic.
- Provide adequate sight distance per AASHTO standards.

Site Driveway 2: Full access (middle) driveway on Flippen Road, for retail, aligned with Reeves Creek Trail

- Construct one entering and one exiting lane.
- Install a stop-sign control on Reeves Creek Trail and the site driveway approaches with Flippen Road remaining free flow.
- Construct a right turn lane on Flippen Road for entering traffic.
- Provide adequate sight distance per AASHTO standards.

Site Driveway 3: Full access (southern) driveway on Flippen Road, south of Site Driveway 2

- Install one entering and two (separate left turn and right turn) exiting lanes.
- Construct a left turn and right turn lane on Flippen Road for entering traffic.
- Install a traffic signal with 'protected-permissive' phasing for northbound left turn movements from Flippen Road into the site as warranted and approved by the City of Stockbridge.
- Provide adequate sight distance per AASHTO standards.

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

Attachment C – Required Improvements to Serve the DRI

As defined by the *GRTA DRI Review Procedures*, a “Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
- Coordinate with the City of Stockbridge on bike connectivity to the neighboring bike routes as planned in the Henry County Comprehensive Transportation Plan.
- Coordinate with the City of Stockbridge, GDOT and ATL on pedestrian access to the scheduled bus stop at Flippen Road and SR 138.
- Provide pedestrian connectivity along the property frontage on Flippen Road.
- Provide a signalized crosswalk on all approaches and other pedestrian facilities at Flippen Road to access the Reeves Creek Trail from the site.
- Provide on-site signage to Reeves Creek Trail.
- Coordinate with Henry Connect on providing signage for demand response transit services at pedestrian site entrances.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Site Driveway 1: Full access (northern) driveway on Flippen Road, aligned with Appleton Boulevard

- Construct one entering and two (a shared through/left turn and a separate right turn) exiting lanes.
- Install stop-sign control on Appleton Boulevard and the driveway approaches, with Flippen Road remaining free flow.
- Construct left turn and right turn lanes on Flippen Road for entering traffic.
- Provide adequate sight distance per AASHTO standards.

Site Driveway 2: Full access (middle) driveway on Flippen Road, for retail, aligned with Reeves Creek Trail

- Construct one entering and one exiting lane.
- Install a stop-sign control on Reeves Creek Trail and the site driveway approaches with Flippen Road remaining free flow.

- Construct a right turn lane on Flippen Road for entering traffic.
- Provide adequate sight distance per AASHTO standards.

Site Driveway 3: Full access (southern) driveway on Flippen Road, south of Site Driveway 2

- Install one entering and two (separate left turn and right turn) exiting lanes.
- Construct a left turn and right turn lane on Flippen Road for entering traffic.
- Install a traffic signal with 'protected-permissive' phasing for northbound left turn movements from Flippen Road into the site as warranted and approved by the City of Stockbridge.
- Provide adequate sight distance per AASHTO standards.

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

Intersection 1. Flippen Road / Shields Road @ SR 42/SR 138/US 23 (North Henry Boulevard)

- Reconfigure the northbound approach on Flippen Road to consist of a separate left turn lane and a shared through/right-turn lane.
- Provide a 'Protected-Permissive' phase for northbound left-turn lane.

Intersection 6. SR 42/SR 138/US 23 (North Henry Boulevard) @ SR 138 (Lake Spivey Parkway)

- Reconfigure the eastbound approach on SR 138 (Lake Spivey Parkway) to consist of one left turn lane, one through lane and one right turn lane.
- Construct a channelized island for the eastbound right turn lane and provide a 'protected overlap' phase.
- Change the split phasing for eastbound and westbound approaches to 'protected-permissive' phasing for the eastbound and westbound left turn movements.

Intersection 12. SR 138 (Lake Spivey Parkway) @ Speer Road / Mount Zion Parkway

- Coordinate with GDOT to convert the northbound right-turn movement from Speer Road onto SR 138 (Lake Spivey Parkway) as a "free" movement by removing the existing striping on SR 138 (Lake Spivey Parkway) and using the existing asphalt as a third receiving lane. The third eastbound lane will become a right-turn lane at I-75 southbound ramp.

Note: All conditions along state routes are subject to GDOT approval.

EXHIBIT “B”

Recommended Site Mitigation Improvements

Site mitigation improvements address deficiencies that are caused by site traffic and can be identified as related to the proposed development. The following site improvements were identified.

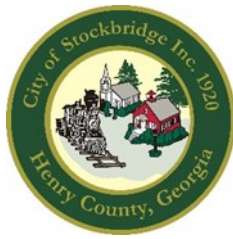
Intersection 15. Flippen Road @ Site Driveway 3 (Southern)

- Install a traffic signal.
- Provide ‘protected-permissive’ phasing for northbound left turn movements on Flippen Road.
- Provide crosswalks on all approaches and other pedestrian facilities at the intersection.
- Provide a sidewalk along the site frontage to gain access to the Reeves Creek Trail.

Recommendation for Site Access Configuration

The following access configuration is recommended for the proposed site driveway intersections:

- Site Driveway 1: Full access (northern) driveway on Flippen Road, aligned with Appleton Boulevard
 - One entering and two (a shared through/left turn and a separate right turn) exiting lanes.
 - Stop-sign controlled on Appleton Boulevard and the driveway approaches with Flippen Road remaining free flow.
 - Left Turn and Right Turn Lanes on Flippen Road for entering traffic.
 - Provide adequate sight distance per AASHTO standards.
- Site Driveway 2: Full access (middle) driveway on Flippen Road, for retail, aligned with Reeves Creek Trail
 - One entering and one exiting lane.
 - Stop-sign controlled on Reeves Creek Trail and the site driveway approaches with Flippen Road remaining free flow.
 - Right Turn Lane on Flippen Road for entering traffic.
 - Provide adequate sight distance per AASHTO standards.
- Site Driveway 3: Full access (southern) driveway on Flippen Road, south of Site Driveway 2
 - One entering and two (separate left turn and right turn) exiting lanes.
 - Left Turn and Right Turn Lanes on Flippen Road for entering traffic.
 - Installation of a traffic signal with ‘protected-permissive’ phasing for northbound left turn movements from Flippen Road into the site.
 - Provide crosswalks on all approaches and pedestrian facilities to have access to the Reeves Creek Trail through the proposed sidewalk on Flippen Road.
 - Provide adequate sight distance per AASHTO standards.



City of Stockbridge

AGENDA ITEM

MEETING DATE

07/10/2023

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Kim Allonce

DEPARTMENT:

Economic Development

ITEM/PROJECT/EVENT:

Council consideration to approve the award of Request For Proposal (RFP) Number 2023-0007, City-Wide Economic Development Strategic Plan, to Bleakly Advisory Group, Inc. for the development of a unified economic development vision plan to advance the interests of businesses and fuel community and economic growth in the City for the estimated amount of \$60,000. The funding source is ARPA.

BACKGROUND INFORMATION:

The Economic Development Department is requesting Council consideration to approve the award of Request For Proposal (RFP) Number 2023-0007, City-Wide Economic Development Strategic Plan, to Bleakly Advisory Group, Inc. for the development of a unified economic development vision plan to advance the interests of businesses and fuel community and economic growth in the City for the estimated amount of \$60,000.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

\$60,000

ATTACHMENTS:



ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

The Economic Development Department is requesting Council consideration to approve the award of Request For Proposal (RFP) Number 2023-0007, City-Wide Economic Development Strategic Plan, to Bleakly Advisory Group, Inc. for the development of a unified economic development vision plan to advance the interests of businesses and fuel community and economic growth in the City for the estimated amount of \$60,000. The funding source is ARPA.

Request For Proposal (RFP) Number 2023-0007, City-Wide Economic Development Strategic Plan was solicited to award a contract to a qualified consultant to create a citywide Economic Development Strategic Plan that includes overarching goals and implementable strategies to foster economic growth and enhance the overall quality of life in the city.

The Economic Development Strategic Plan, once finalized, is anticipated to include the following components:

- Economic overview with supporting demographics data, market, and economic trends analysis, and key industries analysis.
- SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis, including an evaluation of the area economic resiliency.
- Strategic Plan identifying the city's economic development vision, goals, and measurable objectives.
- Performance evaluation defining the criteria for evaluating and measuring the implementation of strategic action steps and progress made in achieving goals and objectives.

The City of Stockbridge Strategic Plan calls on the Economic Development Department to “develop a unified economic development vision plan to advance the interests of businesses and fuel economic and community growth.”

In April 2023, the City released a Request For Proposal for qualified firms to create its first City-wide Economic Development Strategic Plan and received two proposals.

On May 22, 2023, the RFP Selection Committee convened, and ranked KB Advisory Group the number one ranked firm.

There were two negotiations meetings. On June 5th, 2023, City staff negotiated with representatives from KB Advisory Group and agreed on the terms and conditions and the total overall amount of \$60,000.

Staff Signature Kim Allonce Digitally signed by Kim Allonce
Date: 2023.06.21 15:30:58 -04'00'

Signature: 
Frederik Gardiner (Jun 22, 2023 10:22 EDT)

Email: fgardiner@cityofstockbridge-ga.gov

Signature: 
Quinton Washington (Jun 23, 2023 09:33 EDT)

Email: quinton@bellwashington.com

Signature: *Kellie Russell*

Email: krussell@cityofstockbridge-ga.gov

Signature: *John Wiggins*

Email: jwiggins@cityofstockbridge-ga.gov

Agenda Request - Economic Development Strategic Plan

Final Audit Report

2023-06-23

Created:	2023-06-21
By:	Kim Allonce (kallonce@cityofstockbridge-ga.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-yGWucNh8mlZpCpjcaMfZ59gUyZB3o8O

"Agenda Request - Economic Development Strategic Plan" History

-  Document digitally presigned by Kim Allonce (kallonce@cityofstockbridge-ga.gov)
2023-06-21 - 7:30:58 PM GMT
-  Document created by Kim Allonce (kallonce@cityofstockbridge-ga.gov)
2023-06-21 - 7:42:55 PM GMT
-  Document emailed to fgardiner@cityofstockbridge-ga.gov for signature
2023-06-21 - 7:50:54 PM GMT
-  Document emailed to Kellie Russell (krussell@cityofstockbridge-ga.gov) for signature
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-  Document emailed to Quinton Washington (quinton@bellwashington.com) for signature
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-  Document emailed to John Wiggins (jwiggins@cityofstockbridge-ga.gov) for signature
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-  Email viewed by John Wiggins (jwiggins@cityofstockbridge-ga.gov)
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-  Email viewed by Kellie Russell (krussell@cityofstockbridge-ga.gov)
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-  Document e-signed by John Wiggins (jwiggins@cityofstockbridge-ga.gov)
Signature Date: 2023-06-21 - 7:55:46 PM GMT - Time Source: server
-  Document e-signed by Kellie Russell (krussell@cityofstockbridge-ga.gov)
Signature Date: 2023-06-21 - 8:07:07 PM GMT - Time Source: server

 Email viewed by fgardiner@cityofstockbridge-ga.gov

2023-06-22 - 2:22:15 PM GMT

 Signer fgardiner@cityofstockbridge-ga.gov entered name at signing as Frederik Gardiner

2023-06-22 - 2:22:48 PM GMT

 Document e-signed by Frederik Gardiner (fgardiner@cityofstockbridge-ga.gov)

Signature Date: 2023-06-22 - 2:22:50 PM GMT - Time Source: server

 Email viewed by Quinton Washington (quinton@bellwashington.com)

2023-06-23 - 1:32:56 PM GMT

 Document e-signed by Quinton Washington (quinton@bellwashington.com)

Signature Date: 2023-06-23 - 1:33:52 PM GMT - Time Source: server

 Agreement completed.

2023-06-23 - 1:33:52 PM GMT

CITY OF STOCKBRIDGE CONTRACT FOR CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN 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 Bleakly Advisory Group, Inc. d/b/a KB Advisory Group, (hereinafter “Contractor”).

RECITALS

WHEREAS, the City is in need of a contractor to perform certain city-wide economic development strategic plan services; and

WHEREAS, the City issued RFP No. 2023-0007 for City-Wide Economic Development Strategic Plan (the “RFP”) and Contractor 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 pursuant to the RFP 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 until January 31, 2024. This contract can be renewed by the City for one (1) additional term of one year if the City provides 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.

Contractor agrees to host a) up to five (5) public input sessions which include two (2) focus groups, one (1) community meeting, one (1) draft presentation to City Council, and one (1) final presentation to City Council AND b) up to five (5) one-on-one interviews with the City Council.

The Economic Development Strategic Plan, once finalized, is anticipated to include the following components:

- Economic overview with supporting demographics data, market, and economic trends analysis, and key industries analysis.
- SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis, including an evaluation of the area economic resiliency.
- Strategic Plan identifying the city’s economic development vision, goals, and measurable objectives.
- Performance evaluation defining the criteria for evaluating and measuring the implementation of strategic action steps and progress made in achieving goals and objectives.

The City of Stockbridge Strategic Plan calls on the Economic Development Department to “develop a unified economic development vision plan to advance the interests of businesses and fuel economic and community growth.”

4. Contract Price. The contract price for the goods and/or services shall be up to sixty thousand dollars (\$60,000) as set forth in the attached Attachment B (Contractor’s Cost Proposal) and as modified in parties’ negotiations.

5. 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.

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

7. Notice: All notices shall be sent to:

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

If to the Contractor:
Bleakly Advisory Group, Inc.
d/b/a KB Advisory Group
1447 Peachtree Street, NE
610
Atlanta, GA 30309

8. 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.

9. 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.

10. 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.

BLEAKLY ADVISORY GROUP, INC.

By: _____

Name: _____

Title: _____

Date: _____

CITY OF STOCKBRIDGE, GEORGIA

By: _____

Name: _____

Title: _____

Date: _____

ATTEST

City Clerk

APPROVED AS TO FORM:

City Attorney



Where Community Connects

RFP #2023-0007

**Economic Development Strategic
Plan**

Response

Submitted by:



KB ADVISORY GROUP

&



- COMMUNITY BUILDERS -

May 4, 2023



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KB Advisory Group
1447 Peachtree Street NE
Suite 610
Atlanta GA 30309
404.845.3550

SECTION 1 & 2: Letter of Transmittal / Executive Summary

May 4, 2023

City of Stockbridge
Procurement Division
4640 North Henry Boulevard
Stockbridge, GA 30281

Proposal to Prepare an Economic Development Strategic Plan (EDSP) In response to City of Stockbridge, GA RFP #2023-0007

Dear Lindell Y. Miller, Purchasing Manager:

On behalf of **KB Advisory Group**, thank you for the opportunity to introduce our team and present our qualifications to the City of Stockbridge. We are excited about the possibility of serving your community again, applying our knowledge and experience of working for the City, and throughout the U.S., to facilitate a comprehensive public process and prepare a City-Wide Economic Development Strategic Plan (EDSP).

For over 20 years, **KB Advisory Group (KB)**, previously known as Bleakly Advisory Group, has provided south Atlanta metro cities with economic development related planning services. Importantly, **we are currently working with the City of Stockbridge** in completing a Tax Allocation District (TAD) Redevelopment Plan. Additionally, we recently teamed with **Urban Pulse** (led by Christopher Pike, former Economic Development Director at the City of South Fulton) to complete the City of Tucker's first Economic Development Strategic Plan. These valuable experiences speak to KB's positive working relationship with cities throughout the metro Atlanta region and allow us to bring an informed perspective to an EDSP process in Stockbridge.

The **KB Advisory Group** team understands the power of connections between planning, real estate, and economic development to leverage unique community assets while building consensus around community goals for growth and progress. Our team understands the major objective of this project is to create a citywide Economic Development Strategic Plan that includes overarching goals and implementable strategies to promote economic growth and enrich the quality of life in the city. Within this specific context, we understand the need for defensible data and analytics to inform the prioritization of the City's economic development action plan over the next five to ten years.

KB Advisory Group will take the lead in this proposed strategic planning process, with a concerted focus on mitigating demands on staff resources. We offer our commitment to the City to serve as an extension of your economic development department, as evidenced by our team's inclusive approach.

For this effort we have reprised our team that successfully helped Tucker create their first EDSP creatio. As mentioned above, we are joined by **Urban Pulse**, led by Christopher Pike. While Christopher served as



the first Director of Economic Development for the City of South Fulton, Georgia, KB worked with him to create the city's first TADs. At South Fulton, Christopher oversaw the establishment of the economic development department, Destination South Fulton. Christopher and Urban Pulse will lead our team's public engagement efforts and provide insights into the plan from their unique perspective that was formed while working in Atlanta area municipal government functions.

As mentioned, Christopher and Urban Pulse recently worked with the **KB team** on completing the City of Tucker's first EDSP. The firms also worked together developing portions of the Atlanta Regional Commission's (ARC) Comprehensive Economic Development Strategy (CEDS). So, not only have we been working closely together in 2022-23, but we also have deep knowledge of the region's strategic economic development plan, which can help ensure that Stockbridge's EDSP is aligned accordingly.

Combined with our firm's 22-year history of producing strategies for Georgia cities, Urban Pulse helps us to create a compelling and dynamic team that is ready to get to work for Stockbridge. We see this as an opportunity to work with an established client to help chart a new path forward. It is an opportunity that we very much would like to fulfill.

The **KB Advisory Group** has carefully developed this proposed approach to meet Stockbridge's needs. Our approach includes an economic overview with supporting demographics data, real estate market and economic trends analysis; key industries analysis; a Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis; identification of the city's economic development visions, goals, and measurable objectives; and performance evaluation defining the criteria for evaluating and measuring the implementation of strategic action plan steps and progress made in achieving goals and objectives.

The structure of the tactical economic development strategic plan will provide the specific implementation steps needed to guide Stockbridge's economic development policies, programs, and investments over the next several years.

Our firm is officially registered as a Georgia S-Corp under our original name: Bleakly Advisory Group, Inc. In 2021 we were officially recognized by Fulton County as "doing business as" KB Advisory Group and remain headquartered at the Peachtree Street address provided below (telephone number also provided). This is KB's only office, 25 miles from Stockbridge, and the office from which the project will be managed. As an officer of the firm, I am authorized to execute contracts or other similar documents on the firm's behalf. Upon your review of our submittal, please let us know if we can answer any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Geoff Koski'.

Geoff Koski, President

KB ADVISORY GROUP

1447 Peachtree Street, NE, Suite 610
Atlanta, GA 30309
404.845.3350
geoff@kbgroup.com



SECTION 3: Project Personnel Experience

Since its founding in 2001, **KB Advisory Group (KB)** has focused on helping private and public sector clients understand how economic forces impact their real estate development aspirations.

The firm provides real estate and economic development consulting services to cities, counties, developers, community districts, nonprofits, and design firms across the Atlanta region, Georgia, and the Southeast in all commercial real estate sectors, economic development, market analysis for urban planning, and public-private partnership creation.

KB's experience analyzing real estate development for a vast spectrum of clients gives it a unique perspective on the trends and a well-earned acumen in determining how to act successfully in the context of those trends.

Economic development is a complex task that requires considerable coordination and the leadership, staff, and partners to make positive differences in a community. Economic development strategies are often bold and broad.

KB understands the powerful connection between planning, real estate, and economic development and leverages unique community assets while building consensus around community goals for growth and progress. Sometimes there is a gulf between a strategy and the prudent steps necessary to achieve its goals. **KB** development plans are based on decades of experience among staff members, combined with the client and public expertise, to ensure "buy-in" from all the necessary partners responsible for the action.

KB has performed economic development services for cities, counties, and community improvement districts, creating detailed plans for these local entities with comprehensive strategies and actionable tasks.

In the past 12 months, the firm completed Economic Development Strategic Planning Services for an Atlanta metro-area city, the Atlanta Regional Commission (ARC), and two Community Improvement Districts (CIDs). **KB's** approach to economic development is financially practical, real estate-oriented, and focused on achieving financial stability and job growth.

KB's goal is to help clients maximize the benefits of their economic development and real estate activities within five core capability areas:

Real Estate Markets

Development Economics

Public Financing and Tax Increment Financing

Economic Impacts

Local Housing Analysis and Policy

KB Advisory Group has a track record of collaboration and accomplishment with Stockbridge city staff and elected officials and can carry this record forward in executing the City's Economic Development Strategic Plan. **KB** is partnering with **Urban Pulse Universal, LCC** to meet the goals of the City of Stockbridge Economic Development Strategic Plan RFP.

Personnel resumes included below.



Geoff Koski - KB Advisory Group, President and Owner
Role on Project: Principal-in-Charge



Geoff Koski leads the ten-person real estate and economic development consulting firm **KB Advisory Group**. Geoff has 20 years of experience researching, analyzing, and reporting real estate and community development trends across the U.S. His expertise facilitates clients' wide-ranging real estate and economic development advisory needs.

Geoff and his team typically focus on work in Georgia, assesses the economic and fiscal impacts of new real estate projects, and developing strategies for their implementation. Projects include numerous types of residential, commercial, and mixed-use. Geoff often assists public and private sector clients in maximizing the value of their real estate and development opportunities and helping Georgia cities create and use tax allocation districts (TADs).

Geoff's work identifies real estate development opportunities in large area master plans. He has managed hundreds of interdisciplinary teams that led to the success of the projects and directed assignments that led to crucial development implementation strategies and tactics for cities, counties, and community improvement districts (CIDs) throughout the state. Geoff is frequently cited in the press and at professional events as a local real estate development expert and participated as the market analyst on prestigious Urban Land Institute (ULI) Advisory Service Panels in Montgomery County, MD, Georgetown, SC, Denver, CO, and Indianapolis, IN.

Relevant Similar Experience

City of Tucker Economic Development Strategic Plan (2023)

Atlanta Regional Commission Agencywide Policy Framework and Comprehensive Economic
Development Strategy (CEDS) Update (2022)

TAD Advisory Services for the City of South Fulton, GA (2020-2021)

Real Estate Market and Implementation Analysis for the Downtown Tucker Master Plan (2019)

Prior Professional Experience

Vice President, Real Estate and Economics - RKG Associates

Founder - Market Transects/Decatur News Online

Director of Consulting Education - Robert Charles Lesser & Co. (RCLCO)

Education

Master of Arts in American History, Western Carolina University

Bachelor of Arts in History and Political Science, Webster University, St. Louis, MO



Tate Davis, AICP - KB Advisory Group, Director
Role on Project: Project Manager



Tate Davis recently joined **KB Advisory Group** as Director of Real Estate/Urban Planning Consultant. The new management position allows Tate to apply her urban planning experience and interest in developing healthier cities as a senior contributor to the firm. In addition to her real estate development work at Noell Consulting Group, Tate's experience includes promoting balanced and responsible growth through policy analysis, public engagement, and membership input at the Council for Quality Growth, where she engaged with regulatory issues related to land use, planning, development, and growth throughout metro Atlanta. Her prior sustainability work addressed the relationship between green infrastructure, air quality, health, and well-being utilizing data, GIS spatial modeling, regression analysis, and air quality modeling. Also, low-cost air quality monitoring at Atlanta area schools.

Relevant Similar Experience

Advisory Service Panels in Montgomery County, MD, Georgetown, SC, Denver, CO, and Indianapolis, IN.

Relevant Similar Experience

City of Tucker Economic Development Strategic Plan (2023)

Gateway85 Economic Development Strategic Implementation Project (2022), Project Manager

Henry County Tax Allocation District Redevelopment Plan (2022), Project Manager

Alpharetta South Main LCI Market Study (2022), Project Manager

Prior Professional Experience

Senior Policy Analyst - Council for Quality Growth, Atlanta, GA

Commercial Real Estate Development Consultant - Noell Consulting Group, Atlanta, GA

Commercial Real Estate Analyst - Bellfounder, Atlanta, GA

Consultant, Mayor's Office of Resilience - City of Atlanta, GA

Education

Master of City and Regional Planning, Georgia Institute of Technology

Bachelor of Science in Biology, Oglethorpe University



Gabby Oliverio - KB Advisory Group, Consultant
Role on Project: Analyst



Gabby Oliverio recently joined **KB Advisory Group** as Consultant after completing her Master of Science in City & Regional Planning at Georgia Tech. She builds on her earlier time with **KB** as an Analyst Intern. In her new role, Gabby's previous demographic and research experience in constructing analysis models, and synthesizing data, is augmented by creating visualizations for data-driven storytelling, presentations, and reports.

Relevant Similar Experience

Advisory Service Panels in Montgomery County, MD, Georgetown, SC, Denver, CO, and Indianapolis, IN.

Relevant Similar Experience

City of Tucker Economic Development Strategic Plan (2023)

Atlanta Regional Commission Agencywide Policy Framework and Comprehensive Economic Development Strategy (CEDS) Update (2022 ongoing)

- Conducted and analyzed demographic, economic, and housing data for the 11-County ARC region and Atlanta Metropolitan Statistical Area (MSA)
- Performed analyses related to business clustering, affordability, and peer region comparisons
- Created visualizations, maps, and project presentations

Cumberland Community Improvement District (CID): Economic Impact Analysis

- Conducted and analyzed baseline demographic, economic, and real estate data for the CID area
- Performed retail gap analysis and commercial real estate assessment
- Took part in stakeholder interviews
- Created visualizations, maps, and project presentations

Prior Professional Experience

Realty Specialist, General Services Administration - Washington, DC

Trade Assistant, Southern United States Trade Association - Atlanta, GA

Urban Agriculture Intern, Mayor's Office of Resilience - City of Atlanta, GA

International Trade Intern, Georgia Department of Economic Development - Atlanta, GA

Education

Master of City and Regional Planning, Georgia Institute of Technology

Bachelor of Science in Economics and International Affairs, Georgia Institute of Technology



Urban Pulse is a multifaceted economic development, government services, real estate, and development consulting firm. We specialize in partnerships with developers, investors, local governments, and other organizations to create inclusive, sustainable, and implementable solutions that positively impact residents' and community stakeholders' quality of life. Urban Pulse is a community-focused firm specializing in advancing and promoting the quality of life for residents in the communities we serve. We are committed to the highest quality of excellence, establishing the standard for everything we do.

Downtown Development: We work with communities to foster healthy and thriving downtowns; specialize in developing and implementing goals for Cities, Downtown Development Authorities (DDAs), and Main Streets Programs; play an active role in a community's revitalization efforts through expanded cultural programming, promotion of regional assets, recruitment of new businesses, assistance with project restorations, education and outreach for local businesses.

Economic Development: We believe Economic Development should aid in creating wealth and community benefits and is an investment in growing your economy and enhancing the community's prosperity. We specialize in helping communities develop robust and implementable strategies to improve the quality of life for all residents.

Government Services: We focus on assessing the needs of residents, community stakeholders, and businesses of an area and then design an appropriate strategy to meet those needs. Additionally, we offer a comprehensive review of current organizational operating procedures and make recommendations for improvement with implementation strategies.

Leadership and Organizational Development: Leadership and organizational development build organizational capacity, which helps to improve efficiencies, increase customer satisfaction and reduce costs. Additionally, well-led organizations attract and retain the best talent and boost employee engagement. We specialize in employee engagement and development. We can create specialized leadership development programs for your organization.

Real Estate and Developer Services: We help developers, individuals, firms, real estate professionals, and local governments work through the due diligence process for informed decision-making and avoiding problems. We provide value-added services such as marketing material, site selection assistance, lease management, real estate sales, asset management, and market analysis.

Tourism Organizations and Destination Marketing Services: We combine extensive marketing, tourism management, and economic expertise to develop a customized approach to effective policymaking, tourism product development, and strategic investment attraction. Now more than ever, tourism organizations need highly effective strategies to address challenges in the industry. We help organizations meet these challenges head-on.

Highlights of **Relevant Similar Project Experience** by **Urban Pulse** include the following:

Atlanta Regional Commission Agencywide Policy Framework and Comprehensive Economic Development Strategy (CEDS) Update Currently Underway:

Federal regulations require the Atlanta Regional Commission, as an Economic Development District (EDD), to develop a Comprehensive Economic Development Strategy (CEDS) every five years.

The CEDS brings together the public, private, non-profit, and education sectors to create an economic road map to diversify and strengthen regional economies. A CEDS must result from a continuing economic development planning process and broad-based and diverse public and private sector participation. It must set forth the goals and objectives necessary to solve the economic development problems of the region and clearly define the success metrics.

City of South Fulton Economic Development Strategic Plan:

This comprehensive study provides a strategic, actionable plan for the economic development of the City of South Fulton. The report has three main sections. The first examines the existing demographic, economic, real estate market conditions, and projections for future growth. Second, it analyzes community input, resident and business surveys, business interviews, and 'SWOT' analysis sessions with community members. Finally, the report's last section utilizes findings from the previous focus areas and is the basis of the action plan moving forward.

Involvement: City Staff (Director of Economic Development)

Responsibility: Project Manager (City of South Fulton Staff)



REFERENCE

Jamila Criss, Assistant City Administrator, City of South Fulton (*Now with the City of Fairburn) P: 770.964.2244 ext. 123 E: jcriss@fairburn.com

City of South Fulton Tax Allocation District Redevelopment Plan:

The South Fulton Tax Allocation Redevelopment Plan, created in collaboration with KB Advisory Group, presents the rationale, boundaries, fiscal data, and proposed projects that could result from the formation of the City of South Fulton, Tax Allocation District #1: East Side, and Tax Allocation District #2: West Side. These two Tax Allocation Districts (TADs) are located within the larger redevelopment area and are complementary components of a comprehensive revitalization effort for the City of South Fulton. The intent of proposing two TADs within a larger redevelopment area is to coordinate a comprehensive revitalization strategy that will enable the City to support complementary redevelopment projects that collectively would have a considerable positive economic impact.

Involvement: City Staff (Director of Economic Development)

Responsibility: Project Manager (City of South Fulton Staff)

REFERENCE

Shayla Reed, Community Development Director, City of South Fulton (* Now with the City of Douglasville)
P: 678.449.3028
E: reeds@douglasvillega.gov



Christopher G. Pike - President

Role on Project: Public Engagement Director



Christopher Pike is an experienced and successful leader in economic development, government administration, leadership development, and business management, with 20+ years of driving superior operations and overall organizational performance. He served as the first Director of Economic Development for the City of South Fulton, established in 2017, one of the fastest-growing cities in the State of Georgia, the third-largest municipality in metro Atlanta, and the eighth largest in Georgia.

At South Fulton, Christopher developed, established, and managed Destination South Fulton, the economic development department, was the Project Manager for the City's first Economic Development Strategic Plan and led the establishment of two Tax Allocation Districts (TADs). Christopher was the Economic Development Director and Executive Director of the South Fulton Convention and Visitors Bureau, which he incorporated, and the South Fulton Downtown Development Authority.

Previously, Christopher served as the Director of Economic Development for the City of Villa Rica and Executive Director of the Villa Rica Convention and Visitors Bureau and the Villa Rica Downtown Development Authority. Before that, he served in several capacities for the City of Albany; he was elected to the Albany City Commission and served one term as Mayor Pro Tem. Christopher has also worked in several other capacities, including; the Albany-Dougherty Economic Development Commission, Tax Allocation District Board, Long Term Financial Planning Board, Georgia Municipal Association Legislative Policy Council, Southwest Georgia Regional Commission, and the AlbanyDougherty Inner City Authority.

A few of Christopher's many other accomplishments include:

- Writing the activating resolution that created the South Fulton Development Authority and Downtown Development Authority.
- Authoring the legislation and overseeing the educational outreach efforts leading to Redevelopment Powers' passage in the City of South Fulton.
- Creating CollabSouth, the City of South Fulton's Small Business Resource Center
- Villa Rica was selected as a "Four for the Future" community by the University of Georgia and Georgia Trend Magazine in 2018.

Education

Master of Science, in Management, Leadership & Organizational Effectiveness, Troy State University
Bachelor of Science in Criminal Justice, Albany State University

Certifications and Licenses

Economic Development Finance Professional (EDFP), National
Gamechangers,
Development Council
Certified Public Manager (CPM), National Certified Public

Recognition

Georgia Young

Georgia Forward

Melanie D. Winfield, JD - Legal and Policy Expert

Melanie Winfield is an attorney, executive, and regulatory compliance authority with comprehensive business operations leadership, extensive knowledge, and experience in the intricacies and nuances of local government. Her focus on providing exceptional customer service makes Melanie a change agent with a proven record of implementing and improving service delivery with operational processes driving growth, efficiency, and ensuring compliance.



Melanie's 20-plus years of achievement in three of the nation's largest metro areas encompass procurements, negotiations, grants, HR, employment law, contract administration/management, workforce and economic development, community development, public safety, and works, strategic planning, fiscal operations, and more. She earned applause as a regulatory compliance specialist, identified and implemented process efficiencies, authored policies and legal documents (many remain legal instruments guiding high-level agencies), and pushed city services past performance goals.

Melanie's work creates a positive and lasting impact on an untold number of processes and in the lives of countless people. She directly impacted the residents and employers in South Fulton. Melanie was the first Assistant City Manager, directing a \$100 M+ operations budget. She led a broad range of municipal services; zoning, land use, public safety and works, communications, code enforcement, parks and rec, community and economic development, focused on increasing transparency and improving service delivery. Melanie's other accomplishments include:

- Managing \$60M in local, federal, and specific-purpose funds administered by the District of Columbia and the federal government as Deputy Director of Workforce Development for the DC Department of Employment Services (DOES). Also, managed DC Infrastructure Academy launch and spearheaded the District's first-ever clean federal audit, removing the long-standing US DOL "high risk" designation.
- Administered \$15M federally-funded annual budget; enhanced business operations past expected performance; improved customer service experience; developed policies and operating procedures to standardize and streamline processes in compliance with federal, state, and local laws, rules, and regulations, as Memphis, TN, Deputy Director of Operations.

Prior Professional Experience

Assistant City Manager - City of South Fulton, GA

Deputy Director of Workforce Development - Washington, DC

Deputy Director of Operations - City of Memphis, TN

Assistant City Attorney and Purchasing & Contracts Attorney - City of Memphis, TN

Prosecutor and Contracts Manager - City of Memphis, TN

Education

Doctor of Jurisprudence, University of Mississippi School of Law

Bachelor of Arts English with Teacher Certification, Tennessee State University



Ashly N. Minter, MPA - Marketing, Communications, Public Relations Lead
Role on Project: Public Engagement Manager



Ashly Minter is a strategic communication and public relations professional with digital, verbal, and written communications, social media strategy, project management, media relations, and content design skills. She is passionate about high-value communications strategies and deliverables that drive internal and external storytelling. Ashly's experience in local government and nonprofit organizations enables her to work with various clients, professionals, partners, stakeholders, and agencies.

She is the owner and CEO of Ashley Nicole Communications, LLC, a boutique public relations firm specializing in social media management, brand development, project management, and special events. She helps clients meet their target audience "where they are" with communications and public relations strategies. She is also Vintage Green, LLC's brand manager, creating and managing social media, producing digital and print marketing assets, and media relations.

Ashley manages communications for Phalen Leadership Academies (PLA). She fosters community involvement and media partnerships and shares the impact PLA and its partner schools have on the lives of our youth. Her storytelling appears in monthly newsletters, press releases, social media posts, and communications campaigns about PLA's work educating and empowering scholars from underserved communities. Ashly's other accomplishments include:

- Helped develop and implement a comprehensive communications strategy to elevate National Black Arts (NBAF) brand identity, including messaging, branding material development, and media relations as Communications & Programs Administrator. Since execution, social media engagements have increased by 90%, including likes, views, shares, and comments.
- Responsible for executing marketing and communications plans and projects designed to enhance transparency, connection, and awareness of City projects and initiatives as the Public Relations Specialist for the City of South Fulton.
- Also managed and maintained the City's website and social media for all internal departments, creating content and updating information, and served as the City's PIO, communicating with onair and print media liaisons regarding City news and updates.

Prior Professional Experience

Communications & Program Administrator - National Black Arts (NBAF)

Public Relations Specialist - City of South Fulton

Communications & Operations Coordinator - City of Union City

Certification

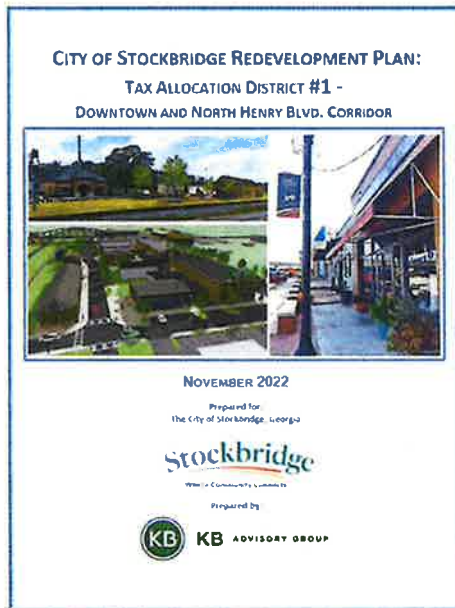
Digital Communications Expert Certification, Public Relations Society of America

Education

Master of Public Administration, Planning & Economic Development, Georgia State University

SECTION 4: Project Experience

TAD Advisory Services for the City of Stockbridge, GA



KB Advisory Group is currently assisting the City of Stockbridge in establishing a Tax Allocation District (TAD) for an approximate 500-acre area surrounding Downtown.

The first task of the work was to collaborate with the City to define the type and level of development proposed in the new TAD area, a key input in the redevelopment plan.

With this information, KB did the following:

1. Analyzed the potential incremental property taxes that could be generated from the preferred development plan for the site.
2. Recommended potential boundaries for the TAD.
3. Determined the base year assessments for the proposed TAD district.
4. Determine the overall financial feasibility of the TAD.

The central document for creating and operating a TAD is the Redevelopment Plan. KB prepared the TAD plan for the City of Stockbridge, consistent with Georgia's Redevelopment Powers Law requirements. The Redevelopment Plan drew on city development plans for the general area and follows the format of over three dozen successful redevelopment plans prepared by KB for cities and counties throughout Georgia.

If fully implemented, projects identified in this TAD would have an aggregate market value of more than \$350 million. In total, KB estimated that the build out of the five project areas could achieve a taxable full value for the entire TAD of \$414.2 million, resulting in a gross TAD digest of nearly \$165.7 million. This level of investment would increase the current estimated TAD digest by \$129.8 million or 362% over existing conditions.

KB Senior Vice President, Gary Mongeon, directs this project.

REFERENCE

City of Stockbridge
Frederick Gardiner, City Manager
4640 North Henry Blvd.
Stockbridge, GA 30281
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fgardiner@cityofstockbridge-ga.gov



City of Tucker Economic Development Strategic Plan

In March 2023, **KB Advisory Group** completed the City of Tucker, Georgia's Economic Development Strategic Plan (EDSP), which represents the first plan of its kind for the City. The EDSP is a foundational document for Tucker's Economic Development Department, as it identifies Tucker's existing assets, considers a five-year economic outlook, establishes the economic vision, and provides strategies and implementation steps to achieve the outlined goals.

The creation of this plan was inclusive of input from Tucker's citizens, businesses, local and regional partners, City staff and leadership, and mayor and council. The plan determined that the City of Tucker benefits from its geographic position within the growing Atlanta metro - the location enables Tucker to bolster its economic base, in keeping with the goals identified in the *Tucker Tomorrow Comprehensive Plan*.

Demographic trends revealed Tucker's many strengths, including a well-educated workforce, high-earning households, and racial and ethnic diversity. Additionally, Tucker citizens identified Tucker's strengths in access to greenspace, a relatively low cost of living, a strong sense of community, and authentic old-town charm within Tucker's Downtown core. Existing industries within Tucker are diverse and serve as critical assets to a resilient local economy grounded by the existing employment cores.

At the culmination of the demographic and economic analysis, review of the City of Tucker plans and guiding documents, and extensive community input, target industries were identified and represent areas of opportunity for attention and action, in order to sustainably propel Tucker's local economy through the next five years.

This successful EDSP was an outgrowth of the assistance **KB** provided Tucker in moving toward achieving the City's economic development goals by supporting detailed discussions with the Northlake Mall redevelopment. **KB** helped define a clear request for monetary project support from public entities by facilitating conversations among City staff, the Northlake owner, and the Tucker Downtown Development Authority.

KB President, Geoff Koski, directed the project, Tate Davis managed the day-to-day operations, assisted by Gabby Oliverio, KB Consultant. In addition, Urban Pulse served as a subcontractor to KB.

REFERENCE

City of Tucker
Jackie Moffo , Economic Development Manager
1975 Lakeside Parkway, Suite 350
Tucker, GA 30084
470-568-2084
E: jmoffo@tuckerga.gov

Atlanta Regional Commission Agencywide Policy Framework and Comprehensive Economic Development Strategy (CEDS) Update



Completed in late 2022, **KB Advisory Group** headed the development of an in-depth analysis of Atlanta's regional strengths, weaknesses, opportunities, and threats (SWOT) for the **Atlanta Regional Commission (ARC)**. It incorporated economic resilience (i.e., the ability to avoid, withstand, and recover from economic shifts, natural disasters, climate change impacts, etc.). The SWOT analysis is part of the more extensive update to the Agency-

wide Policy Framework and Comprehensive Economic Development Strategy (CEDS).

KB worked with **Urban Pulse** to complete the SWOT.

As part of a larger consulting team working with ARC, **KB** and **Urban Pulse** also developed action items based on the SWOT analysis and an evaluation with easy-to-use metrics to evaluate success and the impact on the regional economy each year and over the term of this plan update. Information based on the SWOT, including an associated overview and graphics components, was included in an Evaluation Framework. The work includes identifying and developing quick, interim implementable projects, activities, investments, or policies to show plan implementation within catalytic sites and catalyze future growth. The framework reflects the long-range vision established by stakeholders.

Engagement was a part of the project and includes participation in project staff, consultant team, Steering Committee meetings, and other smaller groups. **KB** is part of the interaction with the general public, provides support to ARC staff, develops surveys, and assists the ARC with developing a stakeholder Interview list. **KB** also facilitated in-house discussions about the Framework Structure - Mission, Vision, Guiding Principles, Objectives, Policies, and Goals with a Focus on Equity/Resiliency/ Economic Mobility.

REFERENCE

Keri Stevens, Program Manager, Community Development Group Center for Livable Communities
Atlanta Regional Commission (ARC)
229 Peachtree St #100
Atlanta, GA 30303
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E: kstevens@atlantaregional.org

Gateway85 Community Improvement District (CID) Economic and Strategic Services

GATEWAY85 CID
ECONOMIC DEVELOPMENT STRATEGY
EXECUTIVE SUMMARY



Presented by:
 **KB** ADVISORY GROUP
Report Date: October 2021

In October 2012, **KB Advisory Group** provided the CID with a clearer understanding of the real estate, demographic, and economic issues that define the area and a toolkit of ideas and strategies to help implement the projects, goals, and emerging vision from the study. The research, analysis, and subsequent recommendations informed a wide range of policy decisions regarding Gateway85 CID work for the coming years.

Tasks included:

1. **Executive Baseline Analysis:** A broad-based assessment of the current baseline demographic, market, economic, and land conditions within the Gateway85 boundaries and the surrounding "influence area."
2. **Revenues, Economic and Fiscal Impact:** Estimates of the impact of economic activity in the Gateway85 CID to Gwinnett County and the State of Georgia. They also considered the range of public revenues generated to Gwinnett Co., Gwinnett Schools, municipalities, Georgia, and other public entities and funds (TSPLOST, TAD, etc.), and estimated service costs to provide public services from Gwinnett Co. and municipalities to CID businesses, residents, and visitors.
3. **Review of CID Status and Performance:** TAD status and forecasts, assessments of property value change, tax value over time, review of private investment and employment growth over time, a review of the performance of Opportunity Zones, and other economic incentives programs.
4. **CID Strategic Plan:** Identified initiatives to support CID goals, capital expenditure, and funding priorities, identified economic development priorities, summarized the investment by Gateway85 CID, SWOT analysis, and defined Gateway85's development assets and areas of opportunities.
5. **Overview of Economic and Real Estate Trends in the Age of COVID-19:** Presented a qualitative review, based on original research and study of research and literature from leading thinkers, on how COVID-19 is likely to change how we live and do business.

KB Vice President, Jonathan Gelber, directed the project, Tate Davis managed the day-to-day operations, assisted by Gabby Oliverio, KB Consultant.

REFERENCE

Emory Morsberger
Executive Director
6305 Crescent Drive
Norcross, GA 30071
770-409-8100
emory@gateway85.com



SECTION 5: Project Approach

The **KB Advisory Group project team**, which includes **Urban Pulse**, a local firm focused on economic development at the municipal level, has carefully developed this proposed approach to meeting Stockbridge's needs.

These needs include an economic overview with supporting demographics data, market and economic trends analysis, and key industries analysis; a Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis that includes an evaluation of the area's economic resiliency; identification of the city's economic development visions, goals, and measurable objectives; performance evaluation defining the criteria for evaluating and measuring the implementation of strategic action plan steps and progress made in achieving goals and objectives.

The structure of the tactical economic development strategic plan will provide the specific implementation steps needed to guide Stockbridge's economic development policies, programs, and investments over the next several years.

The **KB Advisory Group project team** is excited about this opportunity to partner with City Staff, City Council, local Authorities, and the larger community to achieve Stockbridge's goal to enhance both economic growth and quality of life in the city. This Economic Development Strategic Plan will enable the City of Stockbridge to define its economic development identity and capture quality redevelopment investment within the region.

The following section outlines the approach and tasks for our proposed work, intended to help keep Stockbridge successfully moving forward.

Communication Plan

KB Advisory Group will serve as the project director and lead, with the firm's president, Geoff Koski, as the Principal-in-Charge of the overall engagement. Tate Davis, a **KB** Director, will manage all day-to-day project tasks, including client communications, meetings, and presentations. She will keep the project on track with a bi-weekly status update call that will include an agenda detailing progress against goals and any red flags due to missing data or challenges in connecting with key targeted stakeholders.

Planning and preparations for presentations will also be managed through the same process, allowing for extra time for internal review and comments from the Client Team. It will be **KB Advisory Group's** responsibility to initiate communication with the City of Stockbridge Project Manager and to be a single point of contact for Stockbridge stakeholders throughout the life of the engagement.

Community Engagement

The **KB/Urban Pulse team** is skilled in genuine community engagement with all types of internal and external stakeholders to build consensus around priorities and catalytic strategies as a critical component in supporting decision-making and developing a unified plan of action.



Together, we are dedicated to the communities we serve, and through extensive consensus-building, our proposed strategic plans and programs are accepted by staff and elected officials. Much of our success in developing impactful programs and studies is due to our proactive outreach in meeting with a wide variety of citizens, business and property owners, stakeholder groups, staff, and elected officials.

With the engagement portion of the project led by Urban Pulse, the **KB team** will take the time to engage and educate the community on the ground through a series of targeted public engagement tactics structured to meet the needs of the City of Stockbridge.

These tactics can include community events, charrettes, public workshops, stakeholder and group meetings, surveys, digital and social media outreach, targeted collateral, and direct mail. By establishing an internal working group or steering committee specific to economic development goals, the **KB team** ensures that we engage all the people whose voices must be heard for the plan to be legitimately inclusive.

The public engagement, focus groups, surveys, and other communication mechanisms will be organized to facilitate genuine and specific feedback for City Staff and elected officials. We do not jump to conclusions. We gather the facts and evidence to inform a community and market-driven approach to formulating economic development initiatives.

The **KB team** will produce a public engagement and communications plan, with input and guidance from City Staff. Additionally, we will conduct a minimum of three workshops or focus groups and one general input session with staff, economic development partners, and program participants.

The public process will include collecting data from businesses, economic partners, stakeholders, City Staff, city leaders, elected officials, and any other identified key group to ensure the success of all tasks. Focus groups, interviews, online surveys and polls, and other research methodologies may be used as appropriate.

We will conduct a minimum of three workshops or focus groups and one general input session with staff, economic development partners, and program participants.

The public process will include collecting data from businesses, economic partners, stakeholders, City Staff, city leaders, elected officials, and any other identified key group to ensure the success of all tasks. Focus groups, interviews, online surveys and polls, and other research methodologies may be used as appropriate.

The following section provides a detailed discussion of the **KB Advisory Group project team's** proposed plan and methodology to accomplish the Scope of Services.



TASK 1: Project Kick-off and Management

Key Deliverables:

- Kick-Off Meeting • Project Management Plan
 - Public Engagement and Communications Plan Outline • Bi-Weekly Status Update Calls with Director of Economic Development
-

To ensure effective decision-making coordination, the **KB team** will partner with the City of Stockbridge to provide facilitatory and technical support, understanding that Stockbridge will render all final decisions in preparing and adopting the Strategic Plan.

The **KB team** will undertake a project kick-off meeting and execute a project management plan to refine the scope and directs the research, analysis, stakeholder outreach and community engagement, and communications throughout the engagement.

Urban Pulse, the lead engagement firm on the **KB team**, will develop a public engagement and communications plan with input and guidance from City Staff. Focus groups, interviews, surveys, and other research methodologies may be used as appropriate. A minimum of three consensus-building workshops or focus groups and one general input session with staff, elected officials, economic development partners, and other stakeholders will be conducted.

KB Advisory Group's Tate Davis will provide weekly or bi-weekly project status updates with the Stockbridge Economic Development Director or designee as requested.

TASK 2: Data Collection Interviews and Initial Site Visits

Key Deliverables:

- Stakeholder Interview Tracker • Site Visit Findings Memo
-

Following the kick-off meeting, the **KB team** will undertake initial data collection interviews with key stakeholders to be identified by the City of Stockbridge.

The **KB team** will review the Stockbridge prior planning, economic data, and other relevant studies, plans, or policies to prepare for these initial interviews. Based on background review and discussions with the initial stakeholders, we will develop an approach for outreach to other external stakeholders for data collection purposes. The **KB team** will also conduct site visits throughout the City of Stockbridge to identify opportunities and challenges related to City brand identification and real estate investment and development.



TASK 3: Demographic and Economic Profile Report

Deliverables and Meetings:

- Demographic and Economic Profile Report
 - Target Industries Analysis
 - Internal Draft Review Session
-

This analysis aims to identify opportunities for economic diversification and growth. **KB** will research and analyze key demographic and socioeconomic data, labor force characteristics, industry characteristics, and other relevant economic data.

The **KB team** will prepare a baseline demographic and economic profile utilizing available data from ESRI Business Analyst, Claritas, and other relevant sources. It will analyze trends (2012-2022) and projections (2022-2027) in the City of Stockbridge as a share of economic activity in the State of Georgia, Metro Atlanta, and Henry County.

These trends and projections will inform an order-of-magnitude estimate of future demand for residential, retail, office, and hotel space in the Real Estate Market Analysis based on the following variables:

Community Asset Map

- Population, households
- Average and median household income • Age segmentation
- Income segmentation
- Educational attainment
- Housing starts
- Average home values
- Migration patterns
- Regional economic, entrepreneurial and intellectual property activity
- Labor Inflow and Outflow
- Map
- Workforce Trends
- Industry Cluster Assessment

Another key task in the analysis will be defining a set of target industries for Stockbridge to pursue over the next five years. The target industry analysis will be based on a consideration of the following factors:

- Consolidation and evaluation of the industry targets defined by state and region economic development agencies in Georgia.
- Forecast of employment and economic growth by industry to provide critical current data on the emerging industries and employment sectors in Georgia's economy that impact Stockbridge.



- An assessment of the Stockbridge economy’s current “core competencies,” leading businesses, and their growth prospects.

An effective target industry strategy for Stockbridge will integrate three types of economic opportunities into the local economy:

- Basic Industries that export products outside the city and import dollars into the local economy.
- Regional-Serving Businesses and Institutions which draw customers and clients from outside Stockbridge into the city, thereby importing dollars into the economy.
- Service Industries such as retail, business services, professional services, etc., that retain and recirculate dollars within Stockbridge’s economy.

The **KB team** will present the preliminary findings of the baseline Demographic and Economic Profile Report to the City and Steering Committee at an interim work review session to validate conclusions and solicit feedback on how the findings connect to the City’s key economic development objectives.

TASK 4: Public Input

Key Deliverables:

-
- | | |
|------------------------------------|--------------------------------|
| • Communications and Outreach Plan | • Survey Tracking Tool |
| • EDSP FAQ and Flyer | • Memorandum of Survey Results |
| • Draft Survey Tools | |
-

Working with Economic Development Staff and the Steering Committee, the **KB team** will formulate and execute a modern and inclusive public and private stakeholder engagement strategy, including creating digital marketing assets. The process will utilize a variety of outreach methods to reach +/- 100 stakeholders, including:

- Communications plan and schedule with the type of engagement and timeline (drafted with guidance from the Client Team)
- Face-to-face interviews (individual/focus groups/open house)
- Print, digital, and social media outreach collateral (i.e., Economic Development Strategic Plan FAQ and Flyer)
- Custom-built electronic survey with three to five key questions (drafted with guidance from the Client Team), structured to collect metrics that will serve to assess community and business values and needs
- Survey tracking tool to identify targets, manage contact information, and routinely prioritize interviews at bi-weekly status update calls throughout the engagement.

The target interview list will include a broad representation of the local community, business, and government leaders who may be strategic partners, developers, researchers, developmental agencies, civic leaders, and others to be identified at the kick-off meeting and throughout the remainder of the engagement.



TASK 5: Real Estate Market Analysis

Key Deliverables:

-
- Draft Market Analysis Report
 - Industry Cluster Constraints and Opportunities
 - Draft Future Retail Development Targets and Implementation Strategies
 - Draft Findings Review Work Session Recommended
 - Supporting Data Files
-

The **KB team** will collect primary data from local and regional developers and brokers (further supported by real estate data subscriptions such as CoStar, ESRI Business Analyst, Placer.ai, etc.) to identify and assess redevelopment opportunities. The real estate market overview will profile the supply and demand for mixed-use residential and retail/dining/entertainment uses, including the following variables (subject to readily available data):

- Rent per square foot
- Land value per acre
- Vacancy rates
- Sales price per square foot
- Construction costs per square foot (if available)
- Absorption rates per month
- Retail sales productivity rate per square foot
- Space linkages to industry cluster opportunities

Commercial Site Identification: The market analysis will further explore the City of Stockbridge's commercial space development opportunities. It will assess existing centers, sites, and districts in the context of gaps and opportunities while informing municipal land-use policy and reinvestment priorities. The primary data collection approach relies on the personal developer and broker contacts.

Real Estate Stakeholder Outreach: The **KB team** will conduct outreach to existing and targeted developers and brokers to profile how the retail development and leasing communities think, what motivates them, and how they might be more constructively engaged in investing in the City of Stockbridge.

Investment and Development Attraction Strategies: These findings will inform a draft list of commercial development target sites and program concepts derived from optimizing land use recommendations in the Comprehensive Plan and identified market opportunities.

Implementation Plan Recommendations: Together with our informed understanding of the developer/owner/tenant's perspective of what drives market feasibility, the market analysis will serve as a foundational element of the economic development strategic plan's near to mid-term action steps.

At the Task 6 Consensus Building Workshop with the City and Steering Committee, the **KB team** will present preliminary recommendations. Also, associated implementation strategies regarding specific development sites and product types (i.e., target industries, product types, brands, and companies).



TASK 6: Economic Development SWOT and Consensus Building Workshop

Key Deliverables:

-
- SWOT
 - Draft Economic Development Strategic Plan
 - Workshop Outreach Plan and Draft Agenda Objectives and Initiatives
 - Consensus Building Workshop Briefing Book
-

Using the information gathered from the preceding research tasks, we will develop a competitive assessment of Stockbridge's economic strengths, weaknesses, opportunities, and threats (SWOT) emerging in the local, state, and national economy over the coming decade. Identifying the strengths and weaknesses internal to the Stockbridge and the DeKalb County economy is essential to define where the greatest need for growth exists and the impediments to achieving that growth. The opportunities and threats are external factors that will influence the level of economic opportunity that is available to Stockbridge in the future. We will look at the City of Stockbridge's competitive position from several viewpoints, including:

- Existing business and industry clusters that have strong growth potential
- Access to higher education and workforce training for the labor force
- Presence of key development sites and locations to handle future expansion
- The status and stability of major employers in DeKalb County
- The performance of regional-serving retail, hospitality, medical, and institutional uses
- Additional enhancements to the quality of life—public amenities, atmosphere, retailing, educational resources, recreation—to boost its economic potential.

This assessment will provide a synthesis of the baseline information for identifying the key growth opportunities in developing the economic strategy for Stockbridge.

Upon completing the draft SWOT outlined above, the **KB team** will plan and facilitate an economic development consensus-building work session (or series of sessions over two days) with the City and the EDSP Steering Committee. The **KB team** will share the results of prior research, market analysis, stakeholder interviews and surveys, and site evaluations. We will prepare a Workshop Briefing Book to guide the group in brainstorming through the following key economic development initiatives:

Vision, Mission, and Values Statement: The Workshop(s) will kick off with an introductory session focused on building consensus around the community's economic development vision, mission, and values.

Advanced planning for this session could include circulating draft concepts to allow for internal discussion before the group setting.

City Brand Identity and Redevelopment Opportunities: Constraints and opportunities matrix of commercial corridor redevelopment sites and recommended programming to define the top five to ten ranked special redevelopment projects that would serve to enhance Stockbridge's sense of place and community pride.



The Work Session discussion will focus on the feasibility and relative economic impacts of specific anchor or gateway sites and development types (building density and character, target industries, and retail types and brands). We will also explore potential P3 implementation strategies and industry requirements for site development.

Recommended Policies and Implementation Strategies: based on identified Market Analysis opportunities, KB will present a draft list of the top ten economic development policies and programs and the associated resources required to implement the plan.

Talent Attraction and Workforce Development Strategies: An initial list ranking strategies to develop the specific quality of life amenities, residential assets, educational initiatives, training opportunities, and other methods of attracting and retaining the targeted workforce.

Business Retention and Expansion Program Improvements: Presentation evaluating the current Business Retention and Expansion program activities and recommendations to further retain and expand existing businesses.

Small Business Development and Entrepreneurship Programs: Presentation of the results of an electronic survey related to the needs of the business community to achieve inclusive growth, including gaps in the current startup business environment and recommendations to overcome identified gaps. After the consensus-building workshop concludes, the **KB team** will prepare a summary memorandum of findings for review and comment by the Director of Economic Development and Steering Committee.

TASK 7: Final Economic Development Strategic Plan and Public Presentations

Key Deliverables:

-
- Draft Economic Development Strategic Plan • Review and Comment Work Session Objectives and Initiatives • PowerPoint Presentation • Final Economic Development Strategic Plan
-

Following the City's review and comment on the results of the consensus-building workshop, the **KB team** will issue a revised draft of a prioritized list of up to ten Economic Development Strategic Plan strategies and tactics organized by an annual implementation plan. These strategies will be specific, measurable, attainable, relevant, and time-bound.

The EDSP will provide recommendations for existing and new economic development programs and policies over the next five years for the following key initiatives:

- **Economic Development Policy Framework and Organizational Plan**
- **Vision, Mission, and Value Statements:** Definition of the desired future state of the City; mission and value statements; associated economic development goals and objectives that tie to the recommended strategies and initiatives of the plan.
- **Organizational and Institutional Framework:** Summary of staff resources required to implement each plan element, reporting mechanisms, and other required resource commitments to be determined by the Director of Economic Development and approved by the City Manager and Council.



- **Community Partnership and Capacity Building Action Plan:** List of identified strategic partners and specific resources (including contact information) leveraged from other regional planning efforts, including the use of additional available federal funds, private sector resources, and state support which can advance the City's EDSP goals and objectives.
- **Community Marketing and Brand Awareness Strategies:** Specific tactics to integrate the EDSP's new policies and programs into the City's ongoing marketing and branding initiatives to inform messaging and identify communications tools targeted for economic development.
- **City Identity and Placemaking Recommendations:** Tactical recommendations to achieve brand recognition by activating public gathering spaces and linking critical public assets and events to specific EDSP strategies.
- **Integration with Existing City Initiatives:** Identified connections to relevant recommendations set forth in the various existing plans.
- **Real Estate Redevelopment Strategies:**
 - o A tactical plan that addresses targeted special districts or commercial corridors that are prime for redevelopment or future development and would boost economic development.
 - o List of future (new) development targets by type based on an aggregated EDSP analysis and its integration with the Stockbridge Comprehensive Plan.
 - o Identification of conditions, changes, or initiatives that could facilitate redevelopment consistent with the identified targeted industries and potential locations.
 - o Hypothetical redevelopment programs (up to three) to market the real estate investment opportunities.
- **Land Use and Infrastructure Recommendations:** The plan will profile high-level changes in land use and zoning (i.e., architectural design guidelines) that could facilitate the achievement of the desired economic development objectives concerning the identified targeted industries and potential locations, especially to:
 - o Supportive land use regulations for development and redevelopment activity
 - o Strategies to catalyze redevelopment activity.
- **Funding Plan:** Recommendations for public investment improvements to attract private investment.
 - o What are the target fundings sources (City, County, State, Federal, or other external strategic partners?), and what will it take to secure the funding? How are the funding sources tied to specific uses of funding (capital, operating, staffing, other) each year over the next five years?

Final Economic Development Strategic Plan and Project Closeout

The **KB Advisory Group project team** will compile the study results and a description of the individual tasks and activities in a final consolidated report provided in a bound original and electronic format. Following input from the Client Team, we will prepare a final PowerPoint presentation that will summarize the goals and objectives of the study, methodology and approach, key findings, and the key elements of the Economic Development Strategic Plan.

We will deliver the final presentation to the City Manager and City Staff, and City Council to solicit feedback and make any final revisions to the report document. At the request of the City, the **KB team** will deliver a final public presentation summarizing the EDSP Implementation Plan requirements and the next critical steps for how the staff and stakeholders should proceed to advance the plan's adoption.

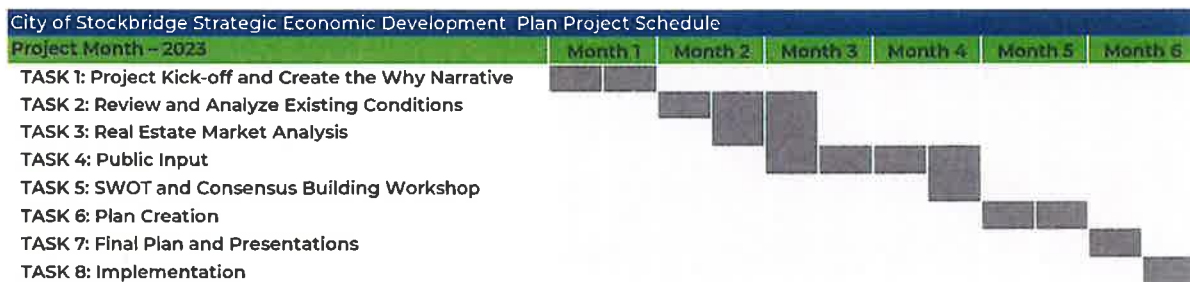


Copies of all pertinent work products (i.e., survey results, interview transcripts, market data, etc.) shall be provided with the final report.

The final work product will be developed in close coordination with City staff and will include opportunities for feedback from staff as the work proceeds. In similar projects, we typically conduct check-in meetings with staff on an every-other-week cadence. We will work with city staff to determine the appropriate internal meeting schedule. We have found that these regular “touchbase” meetings go a long way to ensure successful coordination and completion of the project. KB will meet with staff at the outset of the project to finalize and coordinate the project schedule.

WORK PLAN

Based on this approach, the timeline below provides details regarding the timing of each phase described above.



Based on our recent experiences with similar plans, we see the process lasting six months, with the most intense consultant work happening in months 2-4. We anticipate delivery of the first plan draft within approximately five months, with four to six weeks of collecting feedback and making final modifications before expected acceptance by the City Council.

Our internal team will meet weekly, we will convene bi-weekly meetings with City Staff, and we will home up to six public input sessions which will include evening public meetings, daytime focus groups with local business owners and operators, and one-on-one interviews with elected officials and other key stakeholders.

Typically, the KB and Urban Pulse team collectively participate in all public meetings and interview sessions. Senior leaders Geoff Koski, Christopher Pike, or Tate Davis will lead the sessions. Because of his former position as an Economic Development Director in a south Atlanta metro city, Mr. Pike will also serve in the “owners rep” role on the consultant team. In this role he will anticipate issues and be charged with determination of issue resolution throughout the project.



SECTION 6: Cost Proposal

RFP states: *The cost proposal must be submitted in a separate, sealed envelope with the responder's name and "Cost Proposal for "Request For Proposals (RFP) No. 2023-0007 City-Wide Economic Development Strategic Plan on the outside of the envelope. do not include fees or costs in any area outside of this cost proposal.*

Provided under separate cover.



SECTION 7: Location

RFP states: *Identify the office location responsible for this project. Supply legal firm name, headquarters address, local office addresses, satellite offices and warehouse addresses, if applicable. State of incorporation, and key firm contact names with their phone numbers and e-mail addresses.*

Bleakly Advisory Group, Inc., doing-business-as KB Advisory Group, is a S-Corp registered in Georgia. The firm has only one office and no warehouses, 25 miles from Stockbridge, at 1447 Peachtree Street #610, Atlanta, GA 30309.

Geoff Koski, President

KB ADVISORY GROUP

1447 Peachtree Street, NE, Suite 610
Atlanta, GA 30309
404.845.3350
geoff@kbagroup.com



SECTION 8: Workload

RFP states: *List all current clients, during the past five (5) years, both completed and active with approximate percent complete.*

KB's active client list:

Current Projects	% Complete
Underground Atlanta Consulting (Lalani Ventures)	14%
Gwinnett Place CID Economic Impact Update 2023	15%
City of Tucker Housing Study	16%
Gainesville Eastside TAD Analysis and Redevelopment Plan	19%
"The Grove," Henry County, GA TAD (Henry County Land Company LLC) PO# 6844	20%
City of Pawhuska Comprehensive Plan (TSW)	20%
Boulevard Improvement District, Fulton County, Georgia Impact Assessment	22%
The Okamont Property (Highlands Cashiers HeathFoundation)	24%
City of Sugar Hill - Citywide Housing Study Update	37%
ULI Livable Communities Council "Affordable Atlanta" Data and Strategies	40%
City of Rome, GA TAD #1 (33 Holdings)	44%
Believe Greater Dalton Housing Strategy	49%
Tesla Gwinnett County, Georgia TAD #5 (Dentons)	50%
City of Duluth TAD - Add On	50%
Mercedes Benz Stadium, Atlanta, GA (MBS District Development, LLC)	56%
Big Bethel AME Church (CAP)	60%
City of Riverdale LCI (TSW)	74%
City of Powder Springs Add-On (PO#23-00016)	74%
Lawrenceville Comp plan/ CTP (Pond)	83%
City of Flowery Branch TAD Advisory Services Proposal	88%
Thomasville, Ga: Community Revitalization Plan for GA Dept of Com. Affairs (Tapestry)	90%
City of Powder Springs on-call economic and fiscal impact analysis (PO#23-00015)	91%
Gwinnett Place CID - OZ 2021	93%
City of Savannah TAD Revenue Assessment for Canal District	95%
Collinsville, Oklahoma Comprehensive Plan (TSW)	95%
City of St. Marys, GA, TAD #2 Redevelopment Plan for 1,600 acre area of St. Marys, Georgia	96%
The Atlanta Beltline -Neighborhood Retail and Service Gap Analysis	96%
Hall County Comprehensive Plan (TSW)	99%

Bleakly Advisory Group dba KB Advisory Group
Client Contact List
April 2018 - April 2023

Client	Billing Address	Client	Billing Address
220 Main Apartments, LLC	1005 St. Andrews BLVD. Unit C Charleston SC 29407	Hammond Creek Residential Market Study	PO Box 128 Dalton Ga 30722
33 Holdings	1145 Hightower Trl. Atlanta GA 30350	Hard Rock Hotel Memphis	200 West Michigan Street Suite 201 Kalamazoo MI 49007
Acworth Opportunity Zone Update	4415 Senator Russell Ave Acworth GA 30101 United States	Harris Co, GA - economic and fiscal impact analysis	8219 North Crossing Street Fortson Ga 31808
Albany Financial Analysis	901 South Westover Boulevard Albany Ga 31721	Heelstone Development, LLC	1414 Raleigh Road, Suite 210 Chapel Hill NC 27517
All Board Retreat Placemaking Presentation	2342 Oak Rd Snellville GA 30078 United States	Hico Hills Development, Jackson, MS	2384 Hwy 80 West Jackson MS 39204
Athens Development Group, LLC	2300 Pete Dickens Road Bogart GA 30622	Highlands Cashiers Health Foundation, Inc	PO Box 742 348 South 5th Street Suite 219 Highlands NC 28741
Atlanta BeltLine Inc	100 Peachtree Street NW Suite 1200 Atlanta GA 30303	HISTORICAL CONCEPTS ARCHITECTURE & PLANNING	490 Brasfield Square Atlanta GA 30316
Atlanta Downtown Improvement District	84 Walton Street Suite 500 Atlanta GA 30303	HNP Landscape Architecture - Talladega	1914 28th Avenue South Birmingham AL 35209
Atlanta Housing Authority	230 John Wesley Dobbs Avenue Atlanta GA 30303	Hotel Economic Impact Analysis; Atlanta, GA	303 Peachtree Center Ave, Suite 575 Atlanta GA 30303 United States
Atlanta Regional Commission	3000 Corporate Center Dr Morrow GA 30260 United States	Jacoby Development Inc.	8200 Roberts Drive, Suite 200 Atlanta GA 30350
Atlantic Station Development Economic Impact Analysis	Five Ravinia Drive Atlanta GA 30346	Jekyll Island Authority: The Moorings Lease Analysis	JAI Administrative Offices 100 James Rd Jekyll Island GA 31527 United States
Atlantic Station Hotel Development Economic Impact Analysis	271 17th Street NW, Suite 2000 Atlanta GA 30363	John Teeple's Construction	1019 14th Street Street Columbus GA 31901
Atlas Technical Consultants, LLC	2450 Commerce Ave., Ste. 100 Duluth GA 30096-8910	Key Advisors, Inc.	4469 E. Brookhaven Dr. Atlanta GA 30319
AVA Shallowford Station- Gainesville, GA	One Buckhead Plaza 3060 Peachtree Road NW Suite 960 Atlanta GA 30305	Kimley-Horn and Associates, Inc.	817 West Peachtree Street NW Suite 601 Atlanta GA 30308
Barton Village, Lebanon, TN	2701 East Camelback Rd #180 Biltmore Park Phoenix AZ 85016	Kingsland, GA Mixed Use Development; Economic Impact Study	3301 Windy Ridge Parkway Suite 320 Atlanta Ga 30339
Bartow County TAD #2	3445 Peachtree Road Suite 1225 Atlanta GA 303026	Knotting Developments	1868 Independence Square, Suite D Atlanta GA 30338
Bellfounder: Atlanta Beltline	619 Edgewood Ave. STE 200 Atlanta GA 30312	KPS Group, Inc	60 14th St. S Suite #100 Birmingham AL 35233
Beverly J. Searles Foundation, Inc.	5030 Nesbit Ferry Lane Sandy Springs, GA 30350 Sandy Springs Ga 30350	LandQuire	15495 Eagles Nest Lane Miami Lakes FL 33014

Bob Thompson		Little Creek, Canton, GA	1170 Peachtree Street NE Suite 1150 Atlanta GA 30309
Bolster Real Estate Partners	2020 Howell Mill Road NW, Suite D-242 Atlanta Ga 30318	Lord Aeck Sargent	1175 Peachtree Street, NE, Suite 2400 Atlanta GA 30361
Bonavic Development	6045 Southern Industrial Drive, Suite 200 Birmingham AL 35235	Lotus Grove/Doraville	7130 Buford Highway, Northeast Suite A-200 Doraville Ga 30340
Bouckaert Farm Impact TAD	9445 Browns Lake Road Fairburn GA 30213	Macauley Investments:Fort McPherson TAD Advisor and Development Services	2970 Peachtree Road NW, Suite 150 Atlanta GA 30305
Boulevard Improvement District	5686 Fulton Industrial Boulevard, P.O. Box 43851 Atlanta GA 30336	MARR Market Study and Feasibility Analysis	441 Twin Oaks Road Hiawassee GA 30546
Brookfield Properties	350 N Orleans St., Suite 300 Chicago IL 60654	MARTA:Forest Park	2424 Piedmont Road, NE Atlanta Ga 30324-3311
Buckhead CID:Atlanta's Peachtree Corridor-Economic Impact Analysis	3340 Peachtree Road Tower Place, Suite 1640 Atlanta GA 30326	Martinez Georgia TAD	1000 Business Boulevard Evans GA 30809
Camden County JDA - TAD # 2 Redevelopment Plan for GA 40/Camden Wood Parkway	531 N. Lee Street Kingsland GA 31548	MBS District Development	1 AMB Drive NW Atlanta GA 30313
Capacity, Inc.	84 Walton Street, Suite 500 Atlanta, GA 30303	McNeal Development	2739 Old Mill Trail Marietta GA 30062
Cartersville TAD 175 Main	106 East 8th Ave. Rome GA 30161	Medical Office and Residential Market Analysis; 489 Peachtree Street, Atlanta, GA	1221 Ave of The AM Fir 17 New York NY 10020 USA
Chambless King Architects	12 W Jefferson St. Ste 300 Montgomery AL 36104	Melissa Uppelschoten	
Cherokee County Planning & Zoning	1130 Bluffs Parkway Canton Ga 30114	Metro Analytics	1155 Lavista Road, Unit 1125 Atlanta Ga 30324
Choice Gateway LLC	56 Perimeter Center E, Suite 450 Atlanta GA 30346	Midtown Connector Transportation Improvement Project Impact Study	864 Spring St NW Atlanta GA
City of Alpharetta	2 Park Plz Alpharetta GA 30009 United States	Milledgeville Housing Study	P.O. Box 1900 Milledgeville GA 31059-1900 United States
City of Atlanta, Department of City Planning	55 Trinity Avenue SW, Suite 1450 Atlanta GA 30303	Mixed-Use Peachtree City Feasibility Study	270 North Jeff Davis Road Fayetteville GA 30214
City of Avondale Estates	21 North Avondale Piazza Avondale Estates GA 30002	Newnan, GA Housing Development	2905 Northwest Blvd, Suite 150 Plymouth MN 55441
City of Brunswick:TAD #1	601 Gloucester Street Brunswick GA 31520	North DeKalb Mall TAD	One West Court Square Suite 460 Decatur GA 30030
City of Canton TAD	110 Academy Street Canton GA 30114	Northpoint Development	210 E. Waldburg Street Savannah GA 31401
City of Carrollton	PO Box 1949 Carrollton Ga 30112	Novare Group; Gainesville, GA	1545 Peachtree Street, Suite 260 Atlanta GA 30309
City of Dahlonega, GA	465 Riley Road Dahlonega GA 30533	Old Dixie Hwy. (Clayton Co.) Valuation	c/o Ed Wall 1442 Dresden Drive Unit No. 257A Atlanta GA 30319
City of Dalton TAD	P.O. BOX 1205 Dalton Ga 30722	One Street Residential	2000 RiverEdge Parkway, Suite 450 Atlanta GA 30328
City of Decatur	509 North McDonough Street Decatur GA 30030	Orchid Grove	7130 Buford hwy., N.E. Suite A-200 Atlanta Ga 30340

City of Douglasville	6695 Church Street Douglasville Ga 30134	Patterson Farm TAD	600 Greenwood Drive Dalton Ga 30720
City of Flowery Branch	5517 Main Street P.O. Box 757 Flowery Branch GA 30542	Peachtree City Schools	7474 Creedmoor Rd Raleigh NC 27613
City of Gainesville	300 Henry Ward Way, Suite 303 Gainesville GA 30501	Pond & Company	3500 Parkway Lane, Suite 500 Peachtree Corners GA 30092
City of Griffin-Spalding County Land Bank Assessment	100 South Hill Street Griffin GA 30223	Pope & Land	3330 Cumberland Blvd. SE, Suite 300 Atlanta GA 30339
City of Johns Creek, Georgia	11360 Lakefield Drive Johns Creek Georgia 30097	Porterdale Residential Development Market Opportunity Analysis	371 Rocky Point Road Covington Ga 30014
City of Kingsland	P.O. 250 Kingsland Ga 31548	Prestwick Development Group	3715 Northside Parkway, NW Bldg 200, Ste 175 Atlanta GA 30327
City of Newnan	25 Lagrange Street Newnan GA 30263	Pulte Group	2475 Northwinds Pkwy Suite 600 Alpharetta GA 30009
City of Peachtree Corners	310 Technology Parkway Peachtree Corners GA 30092	R&R Investments and NeighborWorks Columbus	345 Sixth Street Columbus Ga 31901
City of Porterdale	2800 Main St Porterdale GA 30014 United States	Rabun County Lodging Economic and Fiscal Impact Analysis	1870 Buford Highway Duluth Ga 30097
City of Richmond Hill	PO Box 250 Richmond Hill GA 31324 United States	Rainbow City, AL Master Plan	12 W Jefferson St. Ste 300 Montgomery AL 36104
City of Rome:TAD - Mt. Berry Corridor	601 Broad Street, PO Box 1433 Rome Ga 30162	Raydient LLC	10393 Ford Avenue, Building C Richmond Hill GA 30324
City of Social Circle City-wide Housing Market Study	PO Box 310 166 N Cherokee Road Social Circle GA 30025	Real Estate and Development Advisory Services	129 East Memorial Drive Dallas Ga 30132
City Of South Fulton TAD	5440 Fulton Industrial Blvd, S.W. , Suite A Atlanta Ga 30336	Redevelopment Assessment and Consulting Services	400 Main Street Edgefield SC 29824
City of St. Marys	418 Osborne Street St. Marys GA 31558	Reynoldstown Market Study	27 Doyle Street 2nd Floor Atlanta GA 30317
City of Stockbridge	4640 North Henry Blvd. Stockbridge GA 30281	Rockdale County	958 Milstead Ave Conyers GA 30012 United States
City of Sugar Hill	5039 W Broad St Sugar Hill GA 30518 United States	Rome, GA TAD	27 Mountain Crest Drive SW Rome GA 30165
City of Tucker Strategic Plan	1975 Lakeside Parkway Suite 350 Tucker GA 30084	Root Design Studio	3469 Lawrenceville Highway, Suite 204 Tucker GA 30084
City of Villa Rica	571 W. Bankhead Hwy Villa Rica GA 30180	Roswell Downtown Development Authority	P.O. Box 1452 Roswell GA 30077
City of Woodstock	12453 Highway 92 Woodstock Ga 30188	Sandy Springs	1 Galambos Way Sandy Sorings GA 30328
City of Statesboro	50 East Main Street Statesboro Ga 30458	Santa Fe Mall Redevelopment	3340 Peachtree Road, NE Suite 2775 Atlanta GA 30326
Clayton County Public Schools	1058 Fifth Avenue Jonesboro GA 30236	Savannah Board of Realtors	7015 Hodgson Memorial Drive Savannah GA 31406
Columbus Housing	PO Box 630 Columbus Ga 31902-630	Schmit + Associates	PO Box 1208 Roswell GA 30077
Continental Properties	W134 N8675 Executive Parkway Menomonee Falls WI 53051-3310	School Impact Study for 29+/- Acre Mixed-Use Development	2967 Ross Clark Circle Dothan AL 36301
Conyers-Rockdale Economic Development Council	936 Green Street SW Conyers GA 30012	Second Ponce de Leon Baptist Church	2715 Peachtree Road NE Atlanta GA 30305

Cumberland CID	PO Box 671868 Marietta GA 30006 7094 Peachtree Industrial Blvd. Suite 275 Peachtree Corners GA 30071 United States	Six Flags SSD Market Analysis	100 Cherokee Street Marietta GA 30090
Dawson Village Master Planned Community Market Analysis	1355 Peachtree Street NE, Suite 100 Atlanta GA 30309	Sizemore Group	342 Marietta Street, NW, Unit 3 Atlanta GA 30313
DeKalb County Transit Master Plan	303 Peachtree Street, NE Suite 5300 Atlanta GA 30308	Suwanee and Chattahoochee Hills Analysis	780 Johnsons Ferry Road Suite 700 Atlanta GA 30327
Dentons US LLP Client	3405 Piedmont Road, NE Suite 450 Atlanta GA 30305	TAD Consulting Services for LaGrange Marketplace; LaGrange, GA	270 N. Jeff Davis Drive Fayetteville Ga 30214 1230 Broadway, Suite 201 PO Box 1601 Columbus Ga 31901
Development Project in West Midtown		TAD Grant for Highside Market	P.O. Box 1027 2 East Bay Street Savannah GA 31401
Douglas County Economic Development Authority	8512 Bowden Street Douglasville GA 30134	TAD Revenue Assessment for Canal District	708 Church Street Decatur GA 30030 United States
Downtown Atlanta - Economic Impact Analysis	89 Market Street, 8th floor Newark NJ 07102 1369 4th Avenue PO Box 1059 Auburn GA 30011	Tapestry Development Group, Inc.	5227 Palmero Ct Suite A Buford Ga 30518 Suite 730 999 Peachtree Street Atlanta GA 30309
Downtown Auburn, GA Real Estate Market Overview & Opportunity Analysis	17 W. McDonough St. Savannah GA 31401	The Gateway - Barrow County, Ga	600 West Peachtree St., Ste. 1840 Atlanta Ga 30308
Drayton-Parker Companies, LLC	P.O. Box 11268 Atlanta GA 30310-0268 558 E Stonewall Street Suite 120 Charlotte NC 28202	The Midtown Alliance	1776 Peachtree Street NW Suite 100 Atlanta GA 30309
DW & Associates	2469 Forest Trail East Point Ga 30344 5401 Victoria Ave Ste 1 Davenport IA 528072991 USA	The Trust for Public Land	2859 Paces Ferry Rd SE, Ste 1100 Atlanta GA 30339
East Decatur Station Redevelopment Analysis	333 S. Wabash Suite 2700 Chicago IL 60604	TPA Residential	100 Ridley Ave Ste 2200 Lagrange GA 30240 United States
East Point Corridors TAD	Two Miranova Place, Suite 910 Columbus OH 43215	Trammel Crow Residential	1447 Peachtree St NE Suite 850 Atlanta GA 30309
East Point Mixed Use Development Site	3350 Riverwood Parkway, Suite 700 Atlanta Ga 30339	Troup County Market & Strategy Analysis	1389 Peachtree St. NE Atlanta GA 30309
East Point, GA Mixed-Use TAD Economic and Fiscal Impact Analysis for an Industrial Project Catoosa County, Georgia	3340 Peachtree Road Tower Place Bld 100, Suite 560 Atlanta GA 30326	Tunnell Spangler Walsh & Associates (TSW)	34 Peachtree Street NW - 28th Floor Atlanta GA 30303
Economic and Fiscal Impact Analysis; Coweta County, Georgia	1100 Abernathy Road NE 500 Northpark, Lobby Suite 15 Atlanta GA 30328	ULI Atlanta	214 E. Oglethorpe Blvd. Albany Ga 31705
Economic Impact Analysis of the Buckhead Coalition Area	50 Hurt Plaza Suite 649 Atlanta GA 30303	Underground Atlanta Consulting	160 Euhralee St. SW Atlanta Ga 30314
Economic Impact, Fiscal Impact, Workforce & Residential Demographic Assessment		Union Missionary Baptist Church	888 Third Street Atlanta GA 30318
Enterprise Community Partners, Inc.	84 Walton Street, Suite 500 Atlanta GA 30303 1794 Walker Ave SW Atlanta GA 30310 United States	University Community Development Corporation	15 Piedmont Center 3575 Piedmont Rd., NE, Suite 800 Atlanta GA 30305
First Church		Upper Westside Improvement District	
Fort Mac LRA		Villa Rica	
		Villages at West Point	

Fox Hall Value Analysis	3350 Riverwood Parkway, Suite 1590 Atlanta GA 30339	Vineyard Park TAD, Bartow County	1946 Monroe Drive, NE Atlanta Ga 30324
Gateway Marietta CID		Vision Cashiers Inc.	P.O. Box 2302 Cashiers NC 28717
Gateway Winder Impact Updates		W.C. Bradley Co. Real Estate, LLC	1017 Front Avenue Columbus GA 31901
Gateway85 CID:Gateway 85 On-Call	1485 Chinook Court Lilburn GA 30047	Watkins Real Estate Group	1958 Monroe Drive, NE Atlanta GA 30324
Geosam Capital US (Georgia) LLC	2170 Satellite Blvd. #425 Duluth Ga 30097	Westside Redevelopment	5555 Glendridge Connector, Suite 200 Atlanta Ga 30342
Gold Creek Foods, Gainesville, GA	PO Box 908060 Gainesville GA 30501 United States	Whitfield County, GA Residential Feasibility Study	925 B Peachtree Street NE, Suite 358 Atlanta GA 30309
Grantville	3350 Riverwood Parkway, Suite 700 Atlanta Ga 30339	William Gross	1209 East King Avenue P.O. Box 365 Kingsland GA 31548
Grubb Properties:PCE School Impact Analysis Update	47 Perimeter Center East Suite 530 Atlanta GA 30346	Woodfield Flowery School (Hall County)	7474 Creedmoor Road Box 306 Raleigh NC 27613
Gulshan, Inc.	4415 Highway 6 South Sugar Land TX 77478		
Gwinnett County	75 Langley Drive Lawrenceville Ga 30046		
Gwinnett Place CID	3700 Crestwood Drive Suite 680 Duluth GA 30096		
Gwinnett TAD	15 Piedmont Center 3575 Piedmont Rd., NE, Suite 800 Atlanta GA 30305		



SECTION 9: Proposer Financial Information



SECTION 10: Litigation

Bleakly Advisory Group, Inc., doing business as KB Advisory Group since 2021, has not had any "material" cases filed, pending, or resolved against the firm during the last three (3) years prior to the solicitation response due date.



SECTION 11: Licenses and Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/01/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Kevin Smith	
SANDY SPRINGS INSURANCE AGENCY, LLC		PHONE (A/C, No, Ext): (404) 255-1700	FAX (A/C, No): (404) 255-1774
P.O. Box 674103		E-MAIL ADDRESS: kws@sandyspringsinsurance.com	
Marietta GA 30006		INSURER(S) AFFORDING COVERAGE	
		INSURER A: HARTFORD FIRE IN CO	NAIC # 19682
		INSURER B: GEMINI INS CO	10833
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY						
	☐ CLAIMS-MADE ☒ OCCUR						
	General Liability						
	☒ POLICY ☐ PROJECT ☒ LOC						
	GEN'L AGGREGATE LIMIT APPLIES PER:						
	☒ OTHER:						
A	AUTOMOBILE LIABILITY						
	☐ ANY AUTO						
	☐ OWNED AUTOS ONLY						
	☒ HIRED AUTOS ONLY						
A	UMBRELLA LIAB						
	☒ EXCESS LIAB						
	☐ RETENTIONS \$ 10,000						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						
	If yes, describe under DESCRIPTION OF OPERATIONS below						
B	Professional Liability						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Real Estate Consulting Services. City of Stockbridge Government is an additional insured on the general liability, auto liability, and umbrella policies. The insurance is primary and non-contributory. The policies are non-cancelable except on thirty (30) days written notice to the City. The waiver of subrogation is provided to City of Stockbridge Government. Contract NO. 2023-0007 CITY OF STOCKBRIDGE CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN.

CERTIFICATE HOLDER**CANCELLATION**

City of Stockbridge Government
Procurement Division
4640 N. Henry Boulevard
Stockbridge

GA 30281

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.



BLANKET ADDITIONAL INSURED BY CONTRACT

This endorsement modifies insurance provided under the following:

BUSINESS LIABILITY COVERAGE FORM

Except as otherwise stated in this endorsement, the terms and conditions of the Policy apply.

A. The following is added to Section C. WHO IS AN INSURED:

Additional Insureds When Required By Written Contract, Written Agreement Or Permit

The person(s) or organization(s) identified in Paragraphs a. through f. below are additional insureds when you have agreed, in a written contract or written agreement, or when required by a written permit issued by a state or governmental agency or subdivision or political subdivision that such person or organization be added as an additional insured on your Coverage Part, provided the injury or damage occurs subsequent to the execution of the contract or agreement, or the issuance of the permit.

A person or organization is an additional insured under this provision only for that period of time required by the contract, agreement or permit.

However, no such person or organization is an additional insured under this provision if such person or organization is included as an additional insured by any other endorsement issued by us and made a part of this Coverage Part.

The insurance afforded to such additional insured will not be broader than that which you are required by the contract, agreement, or permit to provide for such additional insured.

The insurance afforded to such additional insured only applies to the extent permitted by law.

The limits of insurance that apply to additional insureds are described in Section D. **LIABILITY AND MEDICAL EXPENSES LIMITS OF INSURANCE**. How this insurance applies when other insurance is available to an additional insured is described in the Other Insurance Condition in Section E. **LIABILITY AND MEDICAL EXPENSES GENERAL CONDITIONS**.

a. Vendors

Any person(s) or organization(s) (referred to below as vendor), but only with respect to "bodily injury" or "property damage" arising out of "your products" which are distributed or sold in the regular course of the vendor's business and only if this Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".

(1) The insurance afforded to the vendor is subject to the following additional exclusions:

This insurance does not apply to:

- (a) "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;
- (b) Any express warranty unauthorized by you;
- (c) Any physical or chemical change in the product made intentionally by the vendor;
- (d) Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;
- (e) Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;
- (f) Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product;

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.



- (g) Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor; or
- (h) "Bodily injury" or "property damage" arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:
 - (i) The exceptions contained in Paragraphs (d) or (f); or
 - (ii) Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.
- (2) This insurance does not apply to any insured person or organization from whom you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.
- b. Lessors Of Equipment**
 - (1) Any person or organization from whom you lease equipment; but only with respect to their liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person or organization.
 - (2) With respect to the insurance afforded to these additional insureds, this insurance does not apply to any "occurrence" which takes place after you cease to lease that equipment.
- c. Lessors Of Land Or Premises**
 - (1) Any person or organization from whom you lease land or premises, but only with respect to liability arising out of the ownership, maintenance or use of that part of the land or premises leased to you.
 - (2) With respect to the insurance afforded to these additional insureds, this insurance does not apply to:
 - (a) Any "occurrence" which takes place after you cease to lease that land or be a tenant in that premises; or
 - (b) Structural alterations, new construction or demolition operations performed by or on behalf of such person or organization.
- d. Architects, Engineers Or Surveyors**
 - (1) Any architect, engineer, or surveyor, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:
 - (a) In connection with your premises;
 - (b) In the performance of your ongoing operations performed by you or on your behalf; or
 - (c) In connection with "your work" and included within the "products-completed operations hazard", but only if:
 - (i) The written contract, written agreement or permit requires you to provide such coverage to such additional insured; and
 - (ii) This Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".
 - (2) With respect to the insurance afforded to these additional insureds, the following additional exclusion applies:

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of or the failure to render any professional services, including:

 - (i) The preparing, approving, or failure to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders, designs or drawings and specifications; or
 - (ii) Supervisory, surveying, inspection, architectural or engineering activities.

This exclusion applies even if the claims allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by an insured, if the "bodily injury", "property

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.



damage", or "personal and advertising injury" arises out of the rendering of or the failure to render any professional service.

e. State Or Governmental Agency Or Subdivision Or Political Subdivision Issuing Permit

- (1) Any state or governmental agency or subdivision or political subdivision, but only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit.
- (2) With respect to the insurance afforded to these additional insureds, this insurance does not apply to:
 - (a) "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or
 - (b) "Bodily injury" or "property damage" included within the "products-completed operations hazard".

f. Any Other Party

- (1) Any other person or organization who is not in one of the categories or classes listed above in Paragraphs a. through e. above, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:
 - (a) In the performance of your ongoing operations performed by you or on your behalf;
 - (b) In connection with your premises owned by or rented to you; or
 - (c) In connection with "your work" and included within the "products-completed operations hazard", but only if:
 - (i) The written contract, written agreement or permit requires you to provide such coverage to such additional insured; and
 - (ii) This Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".
- (2) With respect to the insurance afforded to these additional insureds, the following additional exclusion applies:

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

 - (a) The preparing, approving, or failure to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders, designs or drawings and specifications; or
 - (b) Supervisory, surveying, inspection, architectural or engineering activities.

This exclusion applies even if the claims allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by an insured, if the "bodily injury", "property damage", or "personal and advertising injury" arises out of the rendering of or the failure to render any professional service described in Paragraphs f.(2)(a) or f.(2)(b) above.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.



WAIVER OF SUBROGATION

This endorsement modifies insurance provided under the following:

BUSINESS LIABILITY COVERAGE FORM

Except as otherwise stated in this endorsement, the terms and conditions of the Policy apply.

The following is added to Section E. **LIABILITY AND MEDICAL EXPENSES GENERAL CONDITIONS**:

We waive any right of recovery we may have against:

- a. Any person or organization shown in the Declarations, or
- b. Any person or organization with whom you have a contract that requires such waiver.



SECTION 12: References



Where Community Connects

City of Stockbridge Procurement Division

City of Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, Ga 30281

**EXHIBIT II
REFERENCE VERIFICATION FORM**

SOLICITATION NUMBER: REQUEST FOR PROPOSALS (RFP) NO. 2023-0007

SOLICITATION TITLE: CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN

PROPOSING FIRM (List name exactly as provided in proposal):

Gateway 85 CID

Date of Verification:

5/3/2023

Reference Organization:

Project Verified (Include the Project Name / Title and a brief description of the Project):

Economic & Strategic services

Person Contacted:

Emory Morsberger

Title of Contact:

Executive Director

Telephone Number including extension:

770-409-8100

Email Address:

emory@gateway85.com

Questions Yes No

1. Were you satisfied with the Company/Organization's overall performance? yes
2. Did the firm adhere to the scope of work and bid requirement? yes
3. did the firm provide deliverables as agreed upon? yes
4. Would you engage this firm again? yes

Additional comments provided by Proposer's contact:

Signature Date

EXHIBIT II
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: REQUEST FOR PROPOSALS (RFP) NO. 2023-0007

SOLICITATION TITLE: CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN

PROPOSING FIRM (List name exactly as provided in proposal):

Gwinnett Place CID

Date of Verification:

5/3/2023

Reference Organization:

Project Verified (Include the Project Name / Title and a brief description of the Project):

Economic Impact Study + Opportunity Zone

Person Contacted:

Joe Allen

Title of Contact:

Executive Director

Telephone Number including extension:

678-924-8171

Email Address:

jallen@gwinnettplacecid.com

Questions Yes No

1. Were you satisfied with the Company/Organization's overall performance? **yes**
2. Did the firm adhere to the scope of work and bid requirement? **yes**
3. did the firm provide deliverables as agreed upon? **yes**
4. Would you engage this firm again? **yes**

Additional comments provided by Proposer's contact:

Signature Date



Where Community Connects

City of Stockbridge Procurement Division

City of Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, Ga 30281

**EXHIBIT II
REFERENCE VERIFICATION FORM**

SOLICITATION NUMBER: REQUEST FOR PROPOSALS (RFP) NO. 2023-0007

SOLICITATION TITLE: CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN

PROPOSING FIRM (List name exactly as provided in proposal):

City of Tucker

Date of Verification:

5/3/2023

Reference Organization:

Project Verified (Include the Project Name / Title and a brief description of the Project):

Economic Development + Strategic Plan

Person Contacted:

Jackie Moffo

Title of Contact:

Economic Development Manager

Telephone Number including extension:

678-597-9040

Email Address:

j.moffo@tuckerga.gov

Questions Yes No

1. Were you satisfied with the Company/Organization's overall performance? yes
2. Did the firm adhere to the scope of work and bid requirement? yes
3. did the firm provide deliverables as agreed upon? yes
4. Would you engage this firm again? yes

Additional comments provided by Proposer's contact:

Signature Date

**EXHIBIT II
REFERENCE VERIFICATION FORM**

SOLICITATION NUMBER: REQUEST FOR PROPOSALS (RFP) NO. 2023-0007

SOLICITATION TITLE: CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN

PROPOSING FIRM (List name exactly as provided in proposal):

City of Gainesville

Date of Verification:

5/3/2023

Reference Organization:

Project Verified (Include the Project Name / Title and a brief description of the Project):

TAD Analysis & Redevelopment Plan

Person Contacted:

Angela Sheppard

Title of Contact:

Assistant City Manager

Telephone Number including extension:

770-535-6865

Email Address:

asheppard@gainesvillega.gov

Questions Yes No

1. Were you satisfied with the Company/Organization's overall performance? yes
2. Did the firm adhere to the scope of work and bid requirement? yes
3. did the firm provide deliverables as agreed upon? yes
4. Would you engage this firm again? yes

Additional comments provided by Proposer's contact:

Signature Date

**EXHIBIT II
REFERENCE VERIFICATION FORM**

SOLICITATION NUMBER: REQUEST FOR PROPOSALS (RFP) NO. 2023-0007

SOLICITATION TITLE: CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN

PROPOSING FIRM (List name exactly as provided in proposal):

City of Carrollton

Date of Verification:

5/3/2023

Reference Organization:

Project Verified (Include the Project Name / Title and a brief description of the Project):

TAD Consulting + Redevelopment Plan Creation

Person Contacted:

Erica Studdard

Title of Contact:

Community Development Director

Telephone Number including extension:

770-830-2000

Email Address:

estuddarde@carrollton-ga.gov

Questions Yes No

1. Were you satisfied with the Company/Organization's overall performance? yes
2. Did the firm adhere to the scope of work and bid requirement? yes
3. did the firm provide deliverables as agreed upon? yes
4. Would you engage this firm again? yes

Additional comments provided by Proposer's contact:

Signature Date



SECTION 13: Documents and Forms



City of Stockbridge Procurement Division

City of Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, Ga 30281

BID FORM SIGNATURE(S)

The Corporate Seal of

Bleakly Advisory Group dba KB Advisory Group (Bidder - print the full name of your firm)
was hereunto affixed in the presence of:

Raymond H. Kosi
(Authorized signing officer, Title)

(Seal)

Raymond H. Kosi
(Authorized signing officer, Title)

IF THE BID IS A JOINT VENTURE OR PARTNERSHIP, ADD ADDITIONAL FORMS OF EXECUTION FOR EACH MEMBER OF THE JOINT VENTURE IN THE APPROPRIATE FORM OR FORMS AS ABOVE.

INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

To the fullest extent of the Law, Contractor hereby agrees to release, indemnify, defend and hold harmless Stockbridge City, its Commissioners, officers, employees, Sub-Contractors, successors, assigns and agents, from and against any and all losses (including death), claims, damages, liabilities, costs and expenses (including but not limited to all actions, proceedings, or investigations in respect thereof and any costs of judgments, settlements, court costs, attorney's fees or expenses, regardless of the outcome of any such action, proceeding, or investigation), caused by, relating to, based upon or arising out of any act or omission by Contractor, its directors, officers, employees, Sub-Contractors, successors, assigns or agents, or otherwise in connection (directly or indirectly) with its acceptance, or the performance, or nonperformance, of its obligations under these agreements. Such obligations shall not be construed to negate, abridge or otherwise reduce any other rights or obligations of indemnity which would otherwise exist as to any party or person as set forth in this paragraph.

Contractor further agrees to protect, defend, indemnify and hold harmless Stockbridge City, its Commissioners, officers, employees, Sub-Contractors, successors, assigns and agents from and against any and all claims or liability for compensation under the Worker's Compensation Act, Disability Benefits Act, or any other employee benefits act arising out of injuries sustained by any employees of Contractor. These indemnities shall not be limited by reason of the listing of any insurance coverage.

CONTRACTOR ACKNOWLEDGES HAVING READ, UNDERSTANDING, AND AGREEING TO COMPLY WITH THIS INDEMNIFICATION AND HOLD HARMLESS AGREEMENT, AND THE REPRESENTATIVE OF THE CONTRACTOR IDENTIFIED BELOW IS AUTHORIZED TO SIGN CONTRACTS ON BEHALF OF THE RESPONDING CONTRACTOR.

COMPANY: Bleakly Advisory Group SIGNATURE: Reagan H Koski
dba KB Advisory Group

NAME: Reagan H. Koski TITLE: COO DATE: 5/3/2023

INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

To the fullest extent of the Law, Contractor hereby agrees to release, indemnify, defend and hold harmless Stockbridge City, its Commissioners, officers, employees, Sub-Contractors, successors, assigns and agents, from and against any and all losses (including death), claims, damages, liabilities, costs and expenses (including but not limited to all actions, proceedings, or investigations in respect thereof and any costs of judgments, settlements, court costs, attorney's fees or expenses, regardless of the outcome of any such action, proceeding, or investigation), caused by, relating to, based upon or arising out of any act or omission by Contractor, its directors, officers, employees, Sub-Contractors, successors, assigns or agents, or otherwise in connection (directly or indirectly) with its acceptance, or the performance, or nonperformance, of its obligations under these agreements. Such obligations shall not be construed to negate, abridge or otherwise reduce any other rights or obligations of indemnity which would otherwise exist as to any party or person as set forth in this paragraph.

Contractor further agrees to protect, defend, indemnify and hold harmless Stockbridge City, its Commissioners, officers, employees, Sub-Contractors, successors, assigns and agents from and against any and all claims or liability for compensation under the Worker's Compensation Act, Disability Benefits Act, or any other employee benefits act arising out of injuries sustained by any employees of Contractor. These indemnities shall not be limited by reason of the listing of any insurance coverage.

CONTRACTOR ACKNOWLEDGES HAVING READ, UNDERSTANDING, AND AGREEING TO COMPLY WITH THIS INDEMNIFICATION AND HOLD HARMLESS AGREEMENT, AND THE REPRESENTATIVE OF THE CONTRACTOR IDENTIFIED BELOW IS AUTHORIZED TO SIGN CONTRACTS ON BEHALF OF THE RESPONDING CONTRACTOR.

COMPANY: Urban Pulse Universal, LLC

SIGNATURE: 

NAME: Christopher G. Pike

TITLE: President/CEO

DATE: 5/1/2023



Where Community Connects

City of Stockbridge Purchasing Division

City of Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, Ga 30281

CERTIFICATE AS TO CORPORATE PRINCIPAL

NOT APPLICABLE

I, _____, certify that I am the Secretary of the Corporation named as principal in the within bond; that _____, who Signed the said bond of said corporation: that I know this signature, and his/her signature thereto is genuine; and that said bond was duly signed, sealed and attested for on behalf of said Corporation by authority of its governing body.

SECRETARY

(CORPORATE SEAL)

SURETY

(SEAL)

BY _____

FORM 1

NON-COLLUSION BIDDING CERTIFICATE

This Form Must Be Signed and Return with Bid or Bid may be deemed Non-responsive.

By submission of this certificate, each Proposer and each person signing on behalf of any Proposer certifies under penalty of perjury, that to the best of its knowledge and belief:

1. The cost or prices to be negotiated shall have been arrived at independently without collusion, consultation, communication or agreement, for any purpose of restricting competition as to any matter relating to such costs or prices with any other Proposer or with any competitor.
2. Unless otherwise required by law, the cost or prices to be negotiated have not been knowingly disclosed by the firm prior to the opening of price negotiations, directly or indirectly to any other Proposer or to any competitor; and,
3. No attempt has been made or will be made by the Proposer to induce any person, partnership or corporation to submit or not submit a Statement of Qualifications for the purpose of restricting competition.

Reagan H. Koski
Signature of Authorized Agent

Reagan H. Koski / COO
Name/Title of Authorized Agent

5/3/2023
Date

FORM 1

NON-COLLUSION BIDDING CERTIFICATE

This Form Must Be Signed and Return with Bid or Bid may be deemed Non-responsive.

By submission of this certificate, each Proposer and each person signing on behalf of any Proposer certifies under penalty of perjury, that to the best of its knowledge and belief:

1. The cost or prices to be negotiated shall have been arrived at independently without collusion, consultation, communication or agreement, for any purpose of restricting competition as to any matter relating to such costs or prices with any other Proposer or with any competitor.
2. Unless otherwise required by law, the cost or prices to be negotiated have not been knowingly disclosed by the firm prior to the opening of price negotiations, directly or indirectly to any other Proposer or to any competitor; and,
3. No attempt has been made or will be made by the Proposer to induce any person, partnership or corporation to submit or not submit a Statement of Qualifications for the purpose of restricting competition.



Signature of Authorized Agent

Christopher G. Pike | President/CEO

Name/Title of Authorized Agent

5/1/2023

Date

FORM 2

NON-COLLUSION AFFIDAVIT OF SUB-CONTRACTOR

State of Georgia City of College Park, being first
duly sworn, deposes and says that:

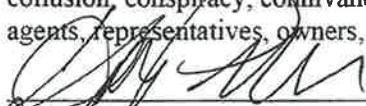
(1) He/She is Christopher Glenn Pike (owner, partner officer, representative, or
agent) of Urban Pulse Universal, LLC, the sub-contractor that has submitted the attached
solicitation.

(2) He is fully informed respecting the preparation and contents of the attached solicitation and of all
pertinent circumstances respecting such solicitation.

(3) Such solicitation is genuine and is not a collusive or sham solicitation.

(4) Neither the said sub-contractor nor any of its officers, partners, owners, agents, representatives,
employees or parties in interest, including this affidavit, has in any way colluded, conspired, connived
or agreed, directly or indirectly with any other Vendor, firm or person to submit a collusive or sham
solicitation in connection with the Contract for which the attached solicitation has been submitted or
refrain from proposing in connection with such Contract, or has in any manner, directly or indirectly,
sought by agreement or collusion or communication or conference with any other Vendor, firm or
person to fix the price or prices in the attached solicitation or of any other Vendor, or to fix any
overhead, profit or cost element of the proposing price or the proposing price of any other Vendor, or
to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against
City of Stockbridge or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached solicitation are fair and proper and are not tainted by any
collusion, conspiracy, connivance or unlawful agreement on the part of the sub-contractor or any of its
agents, representatives, owners, employees, or parties in interest, including this affidavit.


(Signed)

President/CEO
(Title)

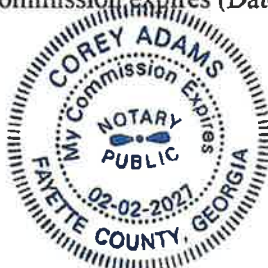
Subscribed and Sworn to before me this 1 day of May, 2023

Name Corey Adams

Title Notary

My commission expires (Date)

5/1/23





Where Community Connects

City of Stockbridge Purchasing Division

City of Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, Ga 30281

FORM 3

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND OTHER
RESPONSIBILITY MATTERS; PRIMARY COVERED TRANSACTIONS**

This Form Must Be Signed and Return with Bid or Bid may be deemed Non-responsive.

The Proposer, Reagan H. Koski, certifies to the best of its knowledge and that it and its principals: belief,

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal, State, or local department or agency.
2. Have not within a three-year period preceding this Bid been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or Contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
3. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with the commission of any of the offenses enumerated in paragraph (2) of this certification; and
4. Have not within a three-year period preceding this application/Bid had one or more public transactions (Federal, State, or local) terminated for cause or default.

Where the Contractor is unable to certify to any of the statements in this certification, such participant shall attach an explanation to this Bid.

The Contractor, Reagan H. Koski, certifies or affirms the truthfulness and accuracy of the contents of the statements submitted on or with this Certification and understands that the provisions of 31 U.S.C. Sections 3801 Et Seq., are applicable thereto.

Reagan H. Koski
Signature of Authorized Agent

Reagan H. Koski / COO
Name/Title of Authorized Agent

5/3/2023
Date

Witness

[Signature]

FORM 3

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND OTHER
RESPONSIBILITY MATTERS; PRIMARY COVERED TRANSACTIONS**

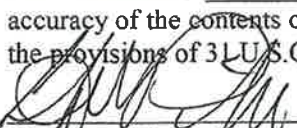
This Form Must Be Signed and Return with Bid or Bid may be deemed Non-responsive.

The Proposer, Christopher G. Pike, certifies to the best of its knowledge and that it and its principals:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal, State, or local department or agency.
2. Have not within a three-year period preceding this Bid been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or Contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
3. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with the commission of any of the offenses enumerated in paragraph (2) of this certification; and
4. Have not within a three-year period preceding this application/Bid had one or more public transactions (Federal, State, or local) terminated for cause or default.

Where the Contractor is unable to certify to any of the statements in this certification, such participant shall attach an explanation to this Bid.

The Contractor, Christopher G. Pike, certifies or affirms the truthfulness and accuracy of the contents of the statements submitted on or with this Certification and understands that the provisions of 31 U.S.C. Sections 3801 Et Seq., are applicable thereto.



Signature of Authorized Agent

Christopher G. Pike | President/CEO

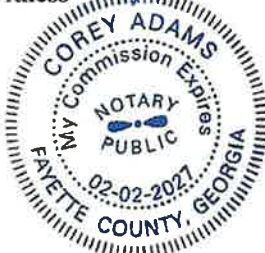
Name/Title of Authorized Agent

5/1/2023

Date



Witness



FORM 4

INELIGIBILITY CERTIFICATE

This Form Must Be Signed and Return with Bid or Bid may be deemed Non-responsive.

I hereby certify that I am a principal and duly authorized agent of

Bleakly Advisory Group ^{dba KB Advisory Group} and it is also whose address is

1447 Peachtree St. NE #610, A.H. GA, 30309, certifies that the

Contractor, nor any of its Sub-Contractors to be used in performing this Contract, are listed on the list of Ineligible Contractors maintained by the Comptroller General of the United States.

Reagan H. Koski
Signature of Authorized Agent

Reagan H. Koski / S.O.O
Name/Title of Authorized Agent

5/3/2023
Date



Where Community Connects

City of Stockbridge Purchasing Division

City of Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, Ga 30281

FORM 4

INELIGIBILITY CERTIFICATE

This Form Must Be Signed and Return with Bid or Bid may be deemed Non-responsive.

I hereby certify that I am a principal and duly authorized agent of

Urban Pulse Universal, LLC, and it is also whose address is

2597 Lakeshore Drive, College Park, GA 30337, certifies that the

Contractor, nor any of its Sub-Contractors to be used in performing this Contract, are listed on the list of Ineligible Contractors maintained by the Comptroller General of the United States.

Signature of Authorized Agent

Christopher G. Pike | President/CEO

Name/Title of Authorized Agent

5/1/2023

Date

FORM 5

CERTIFICATION OF DRUG-FREE WORKPLACE

This Form Must Be Signed and Return with Bid or Bid may be deemed Non-responsive.

I hereby certify that I am a principal and duly authorized agent of Bleakly Advisory Group dba KB Advisory Group and is also whose address is 1447 Peachtree St. NE #610, A.H. GA 30309, certifies that:

1. The provisions of Section 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the "Drug-Free Workplace Act" have been complied in full; and
2. A drug-free workplace will be provided for the consultant's employees during the performance of the Contract; and
3. Each Sub-Contractor hired by the consultant shall be required to ensure that the Sub-Contractor's employees are provided a drug-free workplace. The Consultant shall secure from that Sub-Contractor the following written certification: "As part of the Sub-Contracting agreement with the Consultant, certifies to the Consultant that a drug-free workplace will be provided for the Sub-Contractor's employees during the performance of this Contract pursuant to paragraph (7) of subsection (b) of the Official Code of Georgia Annotated Section 50-24-3"; and
4. It is certified that the undersigned will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Contract.

Reagan H. Kosci
Signature of Authorized Agent

Reagan H. Kosci
Name/Title of Authorized Agent

5/3/2023
Date

FORM 5

CERTIFICATION OF DRUG-FREE WORKPLACE

This Form Must Be Signed and Return with Bid or Bid may be deemed Non-responsive.

I hereby certify that I am a principal and duly authorized agent of
Urban Pulse Universal, LLC, and it is also whose address is
2597 Lakeshore Drive, College Park, GA 30337, certifies that:

1. The provisions of Section 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the "Drug-Free Workplace Act" have been complied in full; and
2. A drug-free workplace will be provided for the consultant's employees during the performance of the Contract; and
3. Each Sub-Contractor hired by the consultant shall be required to ensure that the Sub-Contractor's employees are provided a drug-free workplace. The Consultant shall secure from that Sub-Contractor the following written certification: "As part of the Sub-Contracting agreement with the Consultant, certifies to the Consultant that a drug-free workplace will be provided for the Sub-Contractor's employees during the performance of this Contract pursuant to paragraph (7) of subsection (b) of the Official Code of Georgia Annotated Section 50-24-3"; and
4. It is certified that the undersigned will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Contract.



Signature of Authorized Agent

Christopher G. Pike | President/CEO

Name/Title of Authorized Agent

5/1/2023

Date

FORM 6

**CITY OF STOCKBRIDGE CONFLICT OF INTEREST AND PROHIBITION AGAINST
CONTINGENT FEES CERTIFICATION**

This Form Must Be Signed and Return with Bid or Bid may be Deemed Non-responsive.

I hereby certify that I am a principal and duly authorized agent of Beakly Advisory Group dba KB Advisory Group, and it is
also, whose address is 1447 Peachtree St. NE #610, Atlanta, GA 30309, certifies that to the best
of its knowledge there are no circumstances which shall cause a Conflict of Interest in performing
services for City of Stockbridge.

Reagan H. Koski
Signature of Authorized Agent

Reagan H. Koski
Name/Title of Authorized Agent

5/3/2023
Date



City of Stockbridge Purchasing Division

City of Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, Ga 30281

FORM 6

**CITY OF STOCKBRIDGE CONFLICT OF INTEREST AND PROHIBITION AGAINST
CONTINGENT FEES CERTIFICATION**

This Form Must Be Signed and Return with Bid or Bid may be Deemed Non-responsive.

I hereby certify that I am a principal and duly authorized agent of Urban Pulse Universal, LLC, and it is also, whose address is 2597 Lakeshore Drive, College Park, GA 30337, certifies that to the best of its knowledge there are no circumstances which shall cause a Conflict of Interest in performing services for City of Stockbridge.

Signature of Authorized Agent

Christopher G. Pike | President/CEO

Name/Title of Authorized Agent

5/1/2023

Date

FORM 7

AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT APPLICATION

By executing this affidavit under oath, as an applicant for the City of Stockbridge, Georgia Business License or Occupational Tax Certificate, Alcohol License, execution of contract or other public benefit as referenced in O.C.G.A. Section 50-36-1, I am stating the following with respect to my application for a City of Stockbridge license/permit and/or contract for:

Reagan H. Koski
Name of Applicant

1) X I am a United States citizen

OR

2) _____ I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States. *

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. Code Section 16-10-20.

Signature of Applicant: Reagan H. Koski

Date: 5/3/2023

Printed Name: Reagan H. Koski

*Alien Registration number for non-citizens:

****PLEASE INCLUDE A COPY OF YOUR PERMANENT RESIDENT CARD, EMPLOYMENT AUTHORIZATION, GREEN CARD, OR PASSPORT WITH A COPY OF YOUR DRIVER'S LICENSE IF YOU ARE A LEGAL PERMANENT RESIDENT.**

Subscribed and Sworn Before Me on this the 3 Day of May, 2018. 2023

Notary Public: [Signature]

My Commission Expires: July 28 2023



*Note: O.C.G.A. Section 50-36-1 (e)(2) requires that aliens under the Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:



Where Community Connects

City of Stockbridge Purchasing Division

City of Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, Ga 30281

FORM 7

AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT APPLICATION

By executing this affidavit under oath, as an applicant for the City of Stockbridge, Georgia Business License or Occupational Tax Certificate, Alcohol License, execution of contract or other public benefit as referenced in O.C.G.A. Section 50-36-1, I am stating the following with respect to my application for a City of Stockbridge license/permit and/or contract for:

Christopher G. Pike
Name of Applicant

1) [checked] I am a United States citizen

OR

2) I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States. *

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. Code Section 16-10-20.

Signature of Applicant:

Date: 5/1/2023

Printed Name: Christopher G. Pike

*Alien Registration number for non-citizens:

**PLEASE INCLUDE A COPY OF YOUR PERMANENT RESIDENT CARD, EMPLOYMENT AUTHORIZATION, GREEN CARD, OR PASSPORT WITH A COPY OF YOUR DRIVER'S LICENSE IF YOU ARE A LEGAL PERMANENT RESIDENT.

Subscribed and Sworn Before Me on this the 1 Day of May, 2023

Notary Public:

My Commission Expires: February 2, 2027



*Note: O.C.G.A. Section 50-36-1 (e)(2) requires that aliens under the Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their registration number. Qualified aliens that do not have an alien registration number may supply another identifying number.

FORM 8

CERTIFICATION REGARDING LOBBYING

This Form Must Be Signed and Return with Bid or Bid may be Deemed Non-responsive.

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of a Local, State or Federal agency, in connection with the awarding of any contract, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any contract, grant, loan, or cooperative agreement.
2. The undersigned shall require that the language of this certification be included in the award documentations for sub-awards at all tiers (including Sub-Contracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000, and not more than \$100,000 for each such failure. [Note: Pursuant to 31 U.S.C. 1352(c)(1)-(2)(A), any person who makes a prohibited expenditure or fails to file or amend a required certification or disclosure form shall be subject to a civil penalty of not less than \$10,000, and not more than \$100,000 for each such expenditure or failure.]

The Contractor, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. 3801, *et seq.*, apply to this certification and disclosure, if any.

Signature of Contractor's Authorized Agent: Reagan H. Koski

Name and Title of Contractor Authorized Agent: Reagan H. Koski / COO

Date: 5/3/2023 Telephone No: 404-242-3522

Firm or Company Name: Bleakly Advisory Group dba KB Advisory Group

Address: 1447 Peachtree St. NE #610, ATL GA 30309

FORM 9

BID SUBMITTAL LETTER

This Form Must Be Signed and Return with Bid or Bid may be Deemed Non-responsive.

The undersigned, Reagan H. Koski, hereby submits its Bid to furnish all labor, materials, equipment, delivered by the undersigned, to the City of Stockbridge, Georgia.

The undersigned acknowledges and agrees that the Bid submitted by the undersigned shall be binding upon the undersigned and that if City of Stockbridge, Georgia, awards the Contract to the undersigned, the Bid made by the undersigned and delivered to City of Stockbridge, Georgia herewith, together with such award, will constitute a legal, valid and binding Contract between the undersigned and City of Stockbridge, Georgia. The Contract created pursuant to the previous sentence shall incorporate the terms and conditions of the bid including, but not limited to, the bid Scope of Work, Solicitation instructions and Conditions, the Contract Provisions and the Contractor's Cost Bid, all as described in the bid.

IN WITNESS WHEREOF, the undersigned has duly executed and delivered this Bid Submittal Letter this 3 day of May, 2018 ~~2018~~ 2023

Reagan H. Koski
By

COO
Title

Sworn to and subscribed before me the 3 day of May, 2018 ~~2018~~ 2023
Notary Public

My Commission Expires:
July 28 2023
Date



FORM 9

BID SUBMITTAL LETTER

This Form Must Be Signed and Return with Bid or Bid may be Deemed Non-responsive.

The undersigned, Christopher G. Pike, hereby submits its Bid to furnish all labor, materials, equipment, delivered by the undersigned, to the City of Stockbridge, Georgia.

The undersigned acknowledges and agrees that the Bid submitted by the undersigned shall be binding upon the undersigned and that if City of Stockbridge, Georgia, awards the Contract to the undersigned, the Bid made by the undersigned and delivered to City of Stockbridge, Georgia herewith, together with such award, will constitute a legal, valid and binding Contract between the undersigned and City of Stockbridge, Georgia. The Contract created pursuant to the previous sentence shall incorporate the terms and conditions of the bid including, but not limited to, the bid Scope of Work, Solicitation instructions and Conditions, the Contract Provisions and the Contractor's Cost Bid, all as described in the bid.

IN WITNESS WHEREOF, the undersigned has duly executed and delivered this Bid Submittal Letter this 1 day of May, 2018. ~~23~~

Christopher G. Pike

By

President/CEO

Title

Sworn to and subscribed before me the 1 day of May, 2018. ~~23~~

Notary Public

February 2, 2027
My Commission Expires:

Date

5/1/23



STATE OF GEORGIA

CITY OF STOCKBRIDGE

FORM 10: GEORGIA SECURITY AND IMMIGRATION CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services¹ under a contract with [insert name of prime contractor] Bleakly Advisory Group dba KB Advisory Group on behalf of The City of Stockbridge Government has registered with and is participating in a federal work authorization program² in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

The undersigned further agrees that, should it employ or contract with any Sub-Contractor(s) in connection with the physical performance of services to this contract with The City of Stockbridge Government, contractor will secure from such Sub-Contractor(s) similar verification of compliance with O.C.G.A. 13-10-91 on the Sub-Contractor Affidavit provided in Rule 300-10-01-.08 or a substantially similar form. Contractor further agrees to maintain records of such compliance and provide a copy of each such verification to The City of Stockbridge Government at the time the Sub-Contractor(s) is retained to perform such service.

162123
EEV/Basic Pilot Program* User Identification Number

Reagan H. Kogicki
BY: Authorized Officer of Agent
(Insert Contractor Name)

COO
Title of Authorized Officer or Agent of Contractor
Reagan H. Kogicki
Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me this 31 day of May, 2023

Notary Public: [Signature]

City: ATLANTA GA

Commission Expires: July 28, 2023



O.C.G.A. § 13-10-90(4), as amended by Senate Bill 160, provides that "physical performance of services" means any performance of labor or services for a public employer (e.g., Stockbridge City) using a bidding process (e.g., ITB, RFP, RFP, etc.) or contract wherein the labor or services exceed \$2,499.99, except for those individuals licensed pursuant to title 26 or Title 43 or by the State Bar of Georgia and is in good standing when such contract is for service to be rendered by such individual. *[Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603].

**STATE OF GEORGIA
CITY OF STOCKBRIDGE**

FORM 11

GEORGIA SECURITY AND IMMIGRATION SUB-CONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned Sub-Contractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services³ under a contract with [insert name of prime contractor] Bleakly Advisory Group dba KB Advisory Group on behalf of The City of Stockbridge Government has registered with and is participating in a federal work authorization program⁴, in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

162123
EEV/Basic Pilot Program* User Identification Number

Reagan H. Koski
BY: Authorized Officer of Agent
(Insert Sub-Contractor Name)

COO
Title of Authorized Officer or Agent of Sub-Contractor

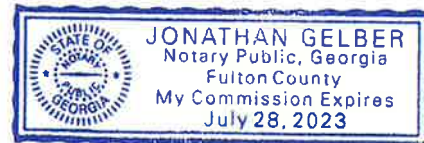
Reagan H. Koski
Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me this 3 day of May, 2023

Notary Public: [Signature]

City: Atlanta GA

Commission Expires: July 28 2023



3 O.C.G.A. § 13-10-90(4), as amended by Senate Bill 160, provides that "physical performance of services" means any performance of labor or services for a public employer (e.g., Stockbridge City) using a bidding process (e.g., ITB, RFP, RFP, etc.) or contract wherein the labor or services exceed \$2,499.99, except for those individuals licensed pursuant to title 26 or Title 43 or by the State Bar of Georgia and is in good standing when such contract is for service to be rendered by such individual. 4*[Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603].

STATE OF GEORGIA
CITY OF STOCKBRIDGE

FORM 11

GEORGIA SECURITY AND IMMIGRATION SUB-CONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned Sub-Contractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services³ under a contract with [insert name of prime contractor] Christopher G. Pike behalf of The City of Stockbridge Government has registered with and is participating in a federal work authorization program*,⁴ in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

849756

EEV/Basic Pilot Program* User Identification Number

Christopher G. Pike

BY: Authorized Officer of Agent
(Insert Sub-Contractor Name)

President/CEO

Title of Authorized Officer or Agent of Sub-Contractor

Christopher G. Pike

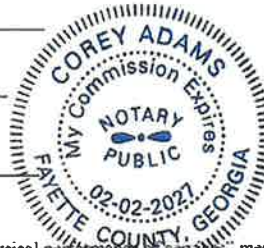
Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me this 1 day of May, 2023

Notary Public:

City: Fayetteville, GA

Commission Expires: Feb 2, 2027



30.C.G.A. § 13-10-90(4), as amended by Senate Bill 160, provides that "physical performance of services" means any performance of labor or services for a public employer (e.g., Stockbridge City) using a bidding process (e.g., ITB, RFP, RFP, etc.) or contract wherein the labor or services exceed \$2,499.99, except for those individuals licensed pursuant to title 26 or Title 43 or by the State Bar of Georgia and is in good standing when such contract is for service to be rendered by such individual. 4*[Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603].

FORM 12

CERTIFICATE OF ACCEPTANCE OF A SOLICITATION REQUIREMENTS

This is to certify that on this day, offeror acknowledges that he/she has read this solicitation document, pages # 1 to # 71 inclusive, including any addenda # 1 to # 71 exhibit(s) # 1 to # 71 , attachment(s) # 1 to # 71 , and/or appendices # 1 to # 71 , in its entirety, and agrees that no pages or parts of the document have been omitted, that he/she understands, accepts and agrees to fully comply with the requirements therein, and that the undersigned is authorized by the offeror to submit the proposal herein and to legally obligate the offeror thereto. This is also to certify that the offeror has reviewed the form Stockbridge City contract included in the solicitation documents and agrees to be bound by its terms, or that the offeror certifies that it is submitting any proposed modification to the contract terms with its proposal. The offeror further certifies that the failure to submit proposed modifications with the proposal waives the offeror's right to submit proposed modifications later. The offeror also acknowledges that the indemnification and insurance provisions of Stockbridge City's contract included in the solicitation documents are non-negotiable and that proposed modifications to said terms may be reason to declare the offeror's proposal as non-responsive.

Company: Bleakly Advisory Group dba KB Advisory Group

Signature: Reagan H. Koski

Name: Reagan H. Koski

Title: Date: 5/3/2023

(Affix Corporate Seal)

ATTACHMENT 1

ADDENDUM ACKNOWLEDGMENT FORM

NOTE: IF ADDENDUMS HAVE BEEN ISSUED, RESPONDENTS SHALL COMPLETE AND RETURN THIS ATTACHMENT WITH THEIR PROPOSAL. FAILURE TO DO SO MAY RESULT IN DISQUALIFICATION OF THE PROPOSAL.

ADDENDA ACKNOWLEDGMENT: The undersigned acknowledges the receipt of the following Addenda:

Addendum #: 1 Dated: not dated

Addendum #: _____ Dated: _____

Addendum #: _____ Dated: _____

Addendum #: _____ Dated: _____

Addendum #: _____ Dated: _____

Respondent (Company): Bleakly Advisory Group dba KB Advisory Group

Signature (in ink): Reagan H. Koski

Name (Typed/printed): Reagan H. Koski

Title: COO Date: 5/3/2023

**ATTACHMENT 2
REQUEST FOR PROPOSALS (RFP) NO. 2023-0007
CITY OF STOCKBRIDGE PROCUREMENT DIVISION
CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN
GEORGIA PROFESSIONAL LICENSE CERTIFICATION**

NOTE: Please complete this form for the work your firm will perform on this project.

Contractor's Name: Christophr Glenn Pike

Performing work as: Prime Contractor ☐ Sub-Contractor ☒

Professional License Type: Economic Development Finance Professional (EDFP)
Certified Public Manager (CPM) | Licensed Real Estate Professional

Professional License Number: EDFP: 1017-031 CPM: N/A GA Real Estate: 422160

Expiration Date of License: EDFP: October 2023 CPM: N/A GA Real Estate: 6/30/2026

I certify that the above information is true and correct, and that the classification noted is applicable to the Bid for this Project.

Signed: 

Date: 5/1/2023

(ATTACH COPY OF LICENSE)

University of Georgia

CARL VINSON INSTITUTE OF GOVERNMENT

in partnership with the

National Certified Public Manager® Consortium

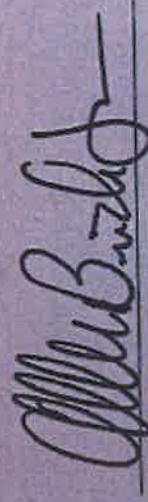
officially recognizes

Christopher Glenn Pike

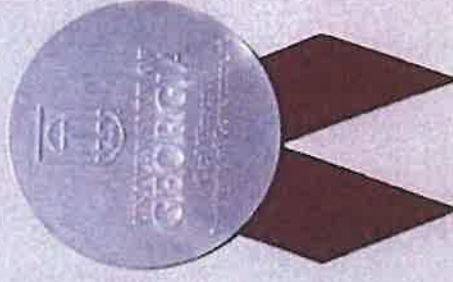
as a

Certified Public Manager®

August 26, 2020



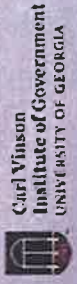
Walt McBride
State CPM® Director





Mara O. Shate
Interim Associate
Director

Carl Vinson Institute of Government



ECONOMIC DEVELOPMENT FINANCE PROFESSIONAL CERTIFICATION

The National Development Council
certifies that

Christopher Pike

has completed the Economic Development Finance Training Program
and is hereby awarded certification as an Economic Development Finance Professional.™

Certified this 18th day of October 2017



President



Training Director

1017-031

Certification Number



STATE OF GEORGIA REAL ESTATE COMMISSION

CHRISTOPHER GLENN PIKE

422160

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A LICENSED
SALESPERSON

THE PRIVILEGE AND RESPONSIBILITIES OF THIS LICENSURE SHALL CONTINUE IN EFFECT AS LONG AS THE LICENSEE
PAYS REQUIRED LICENSE FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF
GEORGIA ANNOTATED, CHAPTER 43-40. THE LICENSEE IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A
TIMELY BASIS.

JERRY WARSHAW
Chairperson

STEVE GRAVES
Vice Chairperson

EDWARD L. DOLLAR
DEANN GOLDEN
CEDRIC MATHENY
BRENDA THOMPSON

2074730243055112

PIKE, CHRISTOPHER GLENN
2597 LAKESHORE DRIVE
COLLEGE PARK, GA 30337

CHRISTOPHER GLENN PIKE

422160

SALESPERSON

ATLANTA CLASSIC REALTY ASSOCIATES
LLC

FIRM NO. H-46665

THIS LICENSE EXPIRES IF YOU FAIL TO
PAY RENEWAL FEES OR IF YOU FAIL TO
COMPLETE ANY REQUIRED EDUCATION
IN A TIMELY MANNER.

State of Georgia
Real Estate Commission
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605

ORIGINALLY LICENSED

04/04/2022

END OF RENEWAL
06/30/2026

Assigned to Firm
04/04/2022



LYNN DEMPSEY
Real Estate Commissioner

2074730243055112

CHRISTOPHER GLENN PIKE

422160

SALESPERSON

ATLANTA CLASSIC REALTY ASSOCIATES
LLC

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ORIGINALLY LICENSED

04/04/2022

END OF RENEWAL
06/30/2026

Assigned to Firm
04/04/2022



LYNN DEMPSEY
Real Estate Commissioner

2074730243055112



REQUEST FOR PROPOSALS (RFP) NO. 2023-0007
CITY OF STOCKBRIDGE
CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN



City of Stockbridge Procurement Division
4640 North Henry Boulevard Stockbridge, GA 30281
April 1, 2023

INSERT

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FORM 8 CERTIFICATION REGARDING LOBBYING	
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REQUEST FOR PROPOSALS (RFP) NO. 2023-0007 CITY OF STOCKBRIDGE CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN

INTRODUCTION

PURPOSE

The City of Stockbridge, Georgia, is looking for a reputable consultant to create a citywide Economic Development Strategic Plan that includes overarching goals and implementable strategies to foster economic growth and enhance the overall quality of life in the city.

The Economic Development Strategic Plan, once finalized, is anticipated to include the following components:

- Economic overview with supporting demographics data, market and economic trends analysis, and key industries analysis;
- SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis, including an evaluation of the area economic resiliency;
- Strategic Plan identifying the city's economic development vision, goals, and measurable objectives;
- Performance evaluation defining the criteria for evaluating and measuring the implementation of strategic action steps and progress made in achieving goals and objectives.

1.2 COMMUNITY BACKGROUND

The City of Stockbridge is in the northern part of Henry County, Georgia which was founded May 15, 1821. Henry county has an area of approximately 331 square miles located in the Piedmont Section of northern Georgia and is surrounded by the counties of Butts, Clayton, DeKalb, Newton, Rockdale and Spalding Counties. Stockbridge, Georgia is just minutes south of Atlanta a straight drive down Interstate 75-South. The City is populated with approximately 36,000 residents.

The City is currently in construction of its City of Stockbridge Amphitheater, it has a relaxed atmosphere, with all the amenities of a major metropolitan area with an attractive lifestyle, and business opportunities. Stockbridge is a highly attractive place to live, work and play.

Stockbridge City Council (City) is the governing authority of the City of Stockbridge. The affairs of the City are conducted by a Mayor and five (5) member City Council. This elected body is responsible for the active coordination of community resources, to meet community needs.

The City Manager, who is appointed by the Mayor and City Council, oversees the day-to-day operations of the City and insures the efficient delivery of City Services. All activities and functions of the City are administered by the City Manager under the jurisdiction of the Mayor and City Council as set forth in State and Local Laws.

DEMOGRAPHICS

SCOPE OF SERVICES

1. Conduct real estate and market assessment of the City of Stockbridge. Real Estate and Economic market Analysis should be broken into Commercial Corridors and shall include:
 - Demographics Data
 - Community Retail Needs
 - Identify Retail Leakage
 - Identify Optimal Retail Mix
 - Evaluate Retail Preferences and Consumer Spending
 - Catalog available properties
 - Provide Real Estate Supply and Demand Analysis (5-year projections)
2. Identify weaknesses, strengths, opportunities, and threats to the study area and its surroundings;
3. Analyze industry sectors within the study area and provide recommendations on what key industries the city should focus its efforts on for future growth;
4. Conduct peer identification and analysis of comparable commercial corridors in Metro Atlanta with a summary of best practices;
5. Identify possible development (retail, residential, office, and hospitality) opportunities within the study area;
6. Leverage existing studies (2018 RSVP Plan and Downtown Master Plan) on the downtown area to recommend additional action steps for downtown revitalization;
7. Recommend strategies to support marketing, business recruitment, workforce development, real estate acquisition, entrepreneurship development, and investment tourism within the study area;
8. Develop an action plan with a tentative implementation timeline;
9. Identify staffing needs and recommend a structure necessary for a successful implementation of the Economic Development Strategic Plan.

SECTION 2.0

2.1 OBTAINING THE RFP

All potential Bidders can obtain a copy of the Bid and Specifications located on the City's website at <https://www.cityofstockbridge.com/default.aspx> and Georgia Procurement Registry website https://ssl.doas.state.ga.us/PRSapp/PR_index.jsp. The solicitation notice is also advertised on Georgia Municipal Association <https://www.glga.org/SubmitListing>. Bid is administered by the City of Stockbridge, Procurement Division.

2.2 PRE-PROPOSAL CONFERENCE

Due to Covid-19, the Pre-Proposal Conference, or any other information session (if indicated in the schedule of events) will be held via teleconference on Web-EX. Information regarding the meeting will be listed in the "Schedule of Events" of this RFP. Unless indicated otherwise, attendance is not mandatory, although suppliers are strongly encouraged to attend. However, in the event the conference has been identified as mandatory; then a representative of the supplier must attend the conference in its entirety to be eligible for contract award.

2.3 PROPOSAL DUE DATE

All proposals are due in the Division of Purchasing of City of Stockbridge located in the **City of Stockbridge City Hall, 4640 North Henry Boulevard Stockbridge, GA 30281** on or before **Thursday, May 4, 2023, at 3:00 PM, EDT** via Cisco WebEx, legal prevailing time. All submitted proposals shall be time and date stamped according to the clock at the front desk of the City of Stockbridge Procurement Division. Any proposals received after this appointed schedule will be considered late and will be returned unopened to the Proposer. The proposal due date can be changed only by addendum.

Each envelope or package on the outside shall be clearly marked as follows:

REQUEST FOR PROPOSALS (RFP) NO. 2023-0007
CITY OF STOCKBRIDGE PROCUREMENT DIVISION
CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN
City of Stockbridge City Hall
4640 North Henry Boulevard Stockbridge, GA 30281
RFP Due Date: May 4, 2023 (3:00 P.M.) EDT

2.4 SUBMITTAL INSTRUCTIONS

It shall be the sole responsibility of the Proposer to have his/her proposal/bid submittal delivered to the City of Stockbridge Procurement Division for receipt on or before the above stipulated due date and time. If a proposal is sent by U.S. Mail, FedEx, the proposer shall be responsible for its timely delivery to the Purchasing Division.

2.4.1 BID OPENING

Beginning May 1, 2020, the City of Stockbridge Procurement Division, began conducting bid openings 100% online! For your convenience, bids will be opened and live streamed Wednesday at 12:01 p.m. via Cisco WebEx. Joining the WebEx meeting will allow you to view the vendors responding to each bid and the bid amount submitted from each vendor. This will replace in-person bid openings.

To view the bid opening, please visit the City of Stockbridge Procurement website at <https://cityofstockbridge.com/procurementdivision> and click Join Meeting.

2.5 CONTACT PERSON AND INQUIRIES

Any questions or suggestions regarding this RFP shall be submitted in writing to the Procurement Division contact person, Lindell Y. Miller, Purchasing Manager at ProcurementDivision@CityofStockbridge-ga.gov, 4640 North Henry Boulevard Stockbridge, GA 30281. Any response made by the City shall be provided in writing to all Proposers by addendum. No verbal responses shall be authoritative.

2.6 REQUEST FOR PROPOSAL “SCHEDULE OF EVENTS”

Below is the current Schedule of Events, local time (EDT), that will take place in the procurement process. The City reserves the right to make changes to the schedule as the City determines is in its best interest. Unless otherwise notified in writing by the City, the dates indicated below for submission of items or for other actions on the part of a Provider shall constitute absolute deadlines for those activities and failure to fully comply by the time stated shall cause a Provider to be disqualified.

EVENT	DATE
Request For Proposals Issued to Public	Saturday, April 1, 2023
Non-Mandatory Pre-Proposer Conference Cisco WebEx. https://www.cityofstockbridge.com/pview.aspx?id=4640&catid=0	Thursday, April 13, 2023, 10:00AM EDT
Last Day for Questions to be Submitted	Friday April 21, 2023, 12:00 Noon EDT
RFP Submittal Due Date	Thursday, May 4, 2023, 3:00PM EDT

2.7 NO CONTACT DURING THE PROCUREMENT PROCESS

It is a request of the City that the evaluation and award process for City contracts shall be free from both actual and perceived impropriety, and that contacts between potential vendors and City officials, elected officials and staff regarding pending awards of City contracts shall be prohibited.

- A. No person, firm, or business entity, however situated or composed, obtaining a copy of or responding to this solicitation, shall initiate or continue any verbal or written communication regarding this solicitation with any City officer, elected official, employee, or designated City representative, between the date of the issuance of this solicitation and the date of the City Manager's recommendation to the Council for award of the subject contract, except as may otherwise be specifically authorized and permitted by the terms and conditions of this solicitation.
- B. All verbal and written communications initiated by such person, firm, or entity regarding this solicitation, if same are authorized and permitted by the terms and conditions of this solicitation, shall be directed to the Purchasing Agent.
- C. Any violation of this prohibition of the initiation or continuation of verbal or written communications with City officers, elected officials, employees, or designated City representatives shall result in a written finding by the Purchasing Agent that the submitted bid or proposal of the person, firm, or entity in violation is "non-responsive", and same shall not be considered for award.

2.8 CLARIFICATION & ADDENDA

Proposers may submit requests for clarifications or interpretations regarding this RFP and the Contract. Proposers must prepare such requests in writing for the City's consideration as set forth in this section of this RFP. While the City has not placed an initial limitation on the number of requests which can be submitted, Proposers are cautioned that if Proposers do not request meaningful clarifications or interpretations in an organized manner (e.g., limited frequency of requests), the City will set restrictions on the frequency and number of requests permitted. The City will not respond to requests, oral or written, received after **Friday, April 21, 2023 (12 Noon) EDT.**, local prevailing time. City reserves the right to post an addendum at any time prior to the bid opening date and it is the responsibility of the proposer to view the City's website for any all-addendum post for specified solicitation. Proposers are advised that this section places no obligation on the part of the City to respond to any or all requests for clarification nor interpretation, and that the City's failure to respond to any such request will not relieve the Proposer of any obligations or conditions required by this RFP.

Requests for clarification or interpretation regarding this RFP shall only be Submitted in writing via letter or email to the designated Purchasing Representative:

Purchasing Manager: Lindell Y. Miller
Email: ProcurementDivision@CityofStockbridge-ga.gov

Telephone inquiries will not be accepted.

All responses to written requests for clarification, interpretation, or additional information will be distributed as addenda to this RFP and posted on the City website <http://www.cityofstockbridge.com/bids.aspx?id=4375&catid=26>.

No oral interpretation, instruction, or information concerning this RFP given by any employee or agent of the City shall be binding on the City. Proposers who submit a Proposal in reliance on any such oral information risk having their response to this RFP deemed non-responsive by the City. Only written responses issued by addendum to this RFP should be considered by the Proposers.

During the period provided for the preparation of Proposals, the City may issue addenda to this RFP. These addenda will be numbered consecutively and will be posted on the City website, <http://www.cityofstockbridge.com/bids.aspx?id=4375&catid=26>. These addenda will be issued by, or on behalf of, the City and will constitute a part of this RFP.

Each Proposer is required to acknowledge receipt of each addendum by submitting an executed acknowledgment form. This acknowledgment shall include all addenda distributed prior to the Proposal Submission Date. All responses to this RFP shall be prepared with full consideration of the addenda issued prior to the Proposal Submission Date.

2.9 PREPARTION OF PROPOSALS

- a. Negligence on the part of the proposer in preparing the proposal confers no right for withdrawal or modification in any way after the deadline for the proposal opening.
- b. Unit price must be shown on the Proposal Cost Submittal Form in this document. All proposals should be tabulated, totaled and checked for accuracy. The unit price will prevail in case of errors.
- c. All product, equipment, article or material must be new and unused or current production. No reconditioned or used item(s) will be accepted except as specifically requested herein. Units that are classified as prototype or discontinued models are not acceptable.
- d. Samples of items, when required, must be submitted within the time specified and unless otherwise specified by the City, at no expense to the City. Unless otherwise specified, samples will be returned at the proposer's request and expense if items are not destroyed by testing.
- e. Full identification of each item proposal upon, including brand name, model, catalog number, etc., must be furnished to identify exactly what the proposer is offering. Whenever an article or material is defined by describing a proprietary product or by using the name of a manufacturer, the term "or equal" if not inserted shall be implied.
- f. The specified article or material shall be understood as indicating the type, function, minimum standard of design, efficiency and quality desired and shall not be construed as to exclude other manufactured products of comparable quality, design and efficiency. In the event that any equivalent version is proposed, prospective proposers are herewith advised that precise, adequate, and documented evidence of equivalency in performance, stability, and operational efficiency should be submitted with the proposal for further consideration.
- g. Final determination of equivalency will be determined by the City of Stockbridge.
- h. Proposers are required to examine the scope carefully and to make sure they have full understanding of outlined scope.
- i. The City of Stockbridge will not be responsible for proposer's errors or misjudgment, nor for any information or lack of information, on location conditions, and/or general laws and regulations.
- j. Failure of a proposer to be aware of any applicable federal, state, or local regulations shall not excuse compliance, regardless of whether specifically cited in the Contract Documents and Specifications or any related document.

2.10 REJECTION AND WITHDRAWAL OF PROPOSALS

- a. Withdrawal of Proposal due to errors, the supplier has up to forty-eight (48) hours to notify the Purchasing Department of an obvious clerical error made in calculation of proposal in order to withdraw a proposal after proposal opening. Withdrawal of proposal for this reason must be done in writing within the forty-eight-hour period.
- b. The City will make a recommendation of the proposal to the City Council within 60 days from date of the opening.
- c. The City may reject all or part of the proposal within 60 days of proposal opening.

2.11 PROPOSAL AND CONTRACT DOCUMENTS

- a. A proposal executed by an attorney or agent on behalf of the Bidder shall be accompanied by an authenticated copy of the Power of Attorney or other evidence of authority to act on behalf of the Bidder Corporation:

If the Bidder is a corporation, the bid must be submitted in the name of the corporation, not simply the corporation's trade name. In addition, the bid shall be signed by an officer of the corporation.

Partnership: If the Bidder is a partnership, all partners must sign the bid. If all the partners do not sign the bid, then the names of all those except limited partners must be furnished on the bid and evidence of the authority of the signer(s) to execute the bid on behalf of the partnership.

Limited Liability Company (LLC): If the Bidder is a limited liability company, the authorized agent having authority to bind the limited liability company must sign the bid documents.

Sole Proprietorship or Individual: If the Bidder is a sole proprietor or individual, a signature is required on all bid documents by that individual.

- b. The contract documents consist of this Agreement, Specifications and Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement. These form the Contract and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representation or agreements, either written or oral.
- c. Contract Term - The time period of the agreement, if any is formed from this bid, will be determined after the review and evaluation of the proposals/bid submitted by the successful Proposer.

2.12 EXCEPTIONS AND OMISSIONS

Any exceptions to the specifications and/or terms and conditions must be addressed during the question/clarification and addendum phases.

2.13 ALTERATIONS OF SOLICITATION AND ASSOCIATED DOCUMENTS

Alterations of City documents are strictly prohibited and will result in automatic disqualification of the proposer's solicitation response. If there are "exceptions" or comments to any of the solicitation requirements or other language, then the proposer may make notes to those areas, but may not materially alter any document language.

2.14 COST INCURRED BY VENDORS

All expenses involved with the preparation and submission of the RFP to the City of Stockbridge, or any work performed in connection therewith is the responsibility of the vendor(s).

2.15 CODES, PERMITS, FEES, LICENSES AND LAW

- a. All permits, fees, arrangements for inspections, licenses, and costs incurred for the same shall be the sole responsibility of the successful Proposer. All materials, labor and construction must comply with all applicable rules and regulations of local, state and/or national codes, laws and ordinances of all authorities having jurisdiction over the project, shall apply to the contract throughout and will be deemed to be included in the contract the same as though herein written out in full.
- b. State Law regarding Worker Verification requires that all who enter a contract for the physical performance of services with the City must satisfy O.C.G.A. §13-10-91 and Rule 300-10-1-.02, in all manner, and such are conditions of the contract. By submitting a proposal to the City Proposer agrees that in the event the Proposer employs or contracts with any subconsultant(s) in connection with the covered contract, the Proposer will secure from the subconsultant(s) such subconsultant(s) indication of the employee-number category applicable to the subconsultant, as well as attestation(s) from such subconsultant(s) that they are complying. Such attestation(s) shall be maintained and may be inspected by the City at any time. An affidavit of such compliance included with the proposal must be signed by the Proposer and will become part of the contract.

2.16 SAFETY

All vendors and subconsultant performing services are required and shall comply with all Occupational Safety and Health Administration (OSHA), State and CITY Safety and Occupational Health Standards and any other applicable rules and regulations. Also, all Proposers and subconsultant shall be held responsible for the safety of their employees and any unsafe acts or conditions that may cause injury or damage to any persons or property within and around the work site area under this contract.

2.17 DESIGN, STANDARDS AND PRACTICES

Design, strength, quality of materials and workmanship must conform to the industry Acceptable standards of engineering practices and/or professional services.

2.18 STATEMENT OF WARRANTY

A Statement of Warranty should include all applicable manufacturers' warranty and the Proposer's warranty regarding equipment, materials and workmanship. This statement shall include the terms, conditions and the period of warranty coverage. Any exclusion(s) must be clearly stated.

2.19 NON-COLLUSION

By submitting a proposal in response to this solicitation, the proposer represents that in the preparation and submission of this proposal, said Proposer did not either directly or indirectly, enter into any combination or arrangement with any person, Proposer, Corporation or enter into any agreement, participate in any collusion, or otherwise take any action in the restraint of free, competitive bidding in violation of the Sherman Act (15 U.S.C. Section I or Section 59.1-9.1 through 59.1-9.17 or Sections 59.1 -68.6 through 59.68.8). Collusion and fraud in proposal preparation shall be reported to the State of Georgia Attorney General and the United States Justice Department.

2.20 NONDISCRIMINATION

Notwithstanding any other provision of this Agreement, during the performance of this Agreement, Proposer, for itself, its heirs, personal representatives, successors in interest and assigns, as part of the consideration of this Agreement does hereby covenant and agree, as a covenant running with the land, that:

- a. No person on the grounds of race, color, religion, sex or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination.
- b. In the production of the vehicle(s), and the furnishing of services therein or thereon, no person on the grounds of race, color, religion, sex or national origin shall be excluded from participation in, or denied the benefits of, such activities, or otherwise be subjected to discrimination.

2.21 DRUG FREE WORKPLACE CERTIFICATION

By signing the Supply Service Contract form, the Proposer certifies that the provisions of Code Sections 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to The "Drugfree Workplace Act" have been complied with in full. The undersigned further certifies that:

- a. A drug-free workplace will be provided for the Proposer's employees during performance of the contract; and
- b. Each Proposer who hires a subconsultant to work in a drug-free workplace shall secure from that subconsultant the following written certification: "As part of the subcontracting agreement with (Proposer's name), (Subconsultant's name) certifies to the Proposer that a drug-free workplace will be provided for the subconsultant's employees during the performance of this Contract pursuant to Paragraph (7) of Sub-section (b) of Code Section 50-24-3".
- c. The Proposer further certifies that he will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Contract.
- d. Proposer may be suspended, terminated, or debarred if it is determined that:
 - (1) The Proposer has made false certification hereinabove; or
 - (2) The Proposer has violated such certification by failure to carry out the requirements of the Official Code of Georgia Section 50-24-3.

2.22 GEORGIA SECURITY AND IMMIGRATION ACT

Pursuant to the Georgia Security and Immigration Compliance Act of 2006, the successful Proposer understands and agrees that compliance with the requirements of O.C.G.A.13-10-91 and Georgia Department of Labor Rule 300-10-02 are conditions of this proposal and contract document. The Proposer further agrees that such compliance shall be attested by the Proposer and any of his Subconsultants by execution of the appropriate Affidavit and Agreement which will be included and become a part of the Agreement between the City of Stockbridge and the successful Proposer.

2.23 SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE) PROGRAM

Since a contract has been deemed a "public benefit," the Proposer or other party to the contract must be run through the federal Systematic Alien Verification for Entitlements (SAVE) Program. This program requires that local government verify the legal status of non-U.S. citizens who apply for certain benefits. The Proposer must execute a SAVE affidavit attesting that either he or she is a U.S. citizen or legally qualified to receive the benefit. If the Proposer

is not a U.S. citizen, then the local government must run that Proposer through the SAVE system. Only non-U.S. citizens can be processed through the SAVE program.

2.24 DELIVERY AND F.O.B. DESTINATION

- a. All prices shall include shipping and delivery cost to our destination, F.O.B., Stockbridge, Georgia, unless otherwise requested. The proposer shall handle all material procurement, storage and delivery to project site. Unless otherwise specified in this specification, proposer shall supply all materials required. The City will grant no allowance for boxing, crating or delivery unless specifically provided for in this proposal. The proposer shall retain title for the risk of transportation, including the filing for loss or damages.
- b. The City desires delivery of the product(s) or service(s) as specified at the earliest possible time after the date of award. Unreasonable delivery may be cause for disqualifying a proposal. Each firm shall state a definite delivery time and avoid using general terms such as "ASAP" or approximately so many days.

2.25 LOCAL VENDOR PREFERENCE (NOT APPLICABLE)

In the event that a responsive, responsible non-local business submits the lowest price bid, and the bid submitted by one (1) or more responsive, responsible local businesses is within five percent (5%) of the price submitted by the non-local business (and the other terms and conditions of the two bids are substantially the same), then that local business shall have the opportunity to submit, within five (5) working days of the notice of intent to award, a final bid equal to or lower than the amount of the low bid previously submitted by the non-local business. The contract shall then be awarded to the responsive, responsible business submitting the lowest best and final bid. (See Section 3.30.100 - Competitive sealed bids)

2.26 AUTHORITY TO SIGN

- a. If a proposal is made by an individual, the name and mailing address must be shown. If made by a firm or partnership, the name and mailing address of each member of the firm or partnership must be shown. If made by a corporation, the Corporate Certificate must be executed.
- b. The proposer should ensure that the legal and proper name of his/her proprietorship, firm, partnership, or corporation is printed or typed in the space provided.

2.27 PROPOSAL SECURITY AND PERFORMANCE BONDS (NOT APPLICABLE)

Each bid shall be accompanied by a Bid Bond in an amount of not less than five percent (5%) of the total bid amount. The Bid Bond may be in the form of a bond issued by a surety acceptable to the City or a cashier's check made payable to the City of Stockbridge, Georgia. The entire Bid Bond shall be forfeited to the City of Stockbridge, Georgia as liquidated damages if the bidder fails to execute all sets of the Contract Documents and provide Performance and Payment Bonds within fifteen (15) days after receipt of the documents.

The successful bidder will be required to furnish a contract Performance Bond and a Payment Bond, each in the sum of one hundred percent (100%) of the total amount bid and provide insurance coverage as required in the Contract Documents.

2.28 RFP SUBMITTALS

See all specifications, **Evaluation Criteria and Exhibit I, II, and III** for the RFP, Submittal Checklist and requirements. The checklist will assist you to ensure that all submittals are included in your proposal. Ensuring that submittals are complete is solely the responsibility of the proposer/bidder. Failure to submit all submittals may deem your proposal non-responsive.

2.29 EVALUATION PROCESS

The Evaluation Committee (EC) will be responsible for ranking and recommending the most qualified firms(s) to City Council for award. The process for this procurement may proceed in the following manner: The Procurement Division delivers the RFP submittals to agency staff for summarization for the Evaluation Committee members. The appropriate department will review the litigation history and the Finance Department will review the financial portion of the submittals. Staff will also identify any incomplete responses. The Procurement Manager Procurement will review the information and will make a recommendation to the Evaluation Committee as to each firm's responsiveness to the requirements of the RFP.

The final determination of responsiveness rests solely on the decision of the Evaluation Committee. All firms that are found to be both responsive and responsible to the requirements of the RFP may have an opportunity to make an oral presentation to the EC and discuss their proposal to illustrate to the Evaluation Committee their approach to the scope of work. If interviews are requested by the City, staff may provide a list of subject matter for the discussion and each firm will be given equal time to present but the question and answer may vary.

The final determination of responsiveness rests solely on the decision of the Evaluation Committee.

All proposals will be evaluated using the Evaluation Criteria and the detailed scope of services in **Exhibit I**, and requirements throughout this RFP.

2.30 PRESENTATIONS / DEMONSTRATIONS / INTERVIEWS (WHEN APPLICABLE)

The City reserves the right to negotiate the fee and/or Scope of Services with the highest ranked Proposer. If negotiations cannot be completed successfully, then the City reserves the right to negotiate with the second highest ranked Proposer. Recommendations for an award will be the Proposer with whom potential contract negotiations were successful.

The EC may provide a list of subject matter for the discussion. The individuals / firms will have equal time to present but the question-and-answer time may vary. Proposers / Providers may be requested to demonstrate the nature of their offered solution to the SC. After receipt of submittals, all firms will receive a description of, and arrangements for, the desired demonstration. A copy of the demonstration (hard copy, DVD, CD or a combination of both) should be given to the Purchasing Agent at the meeting to retain in the Purchasing files.

2.31 CITY'S TAX EXEMPTION

The City of Stockbridge is exempt from Federal Excise Tax or Georgia Sales Tax regarding goods and services purchased directly by the City of Stockbridge. Exemption certificates furnished upon request.

2.32 AWARD OF CONTRACT

- a. The City of Stockbridge desires to complete the award process in a timely manner. The City of Stockbridge reserves the right to reject or accept any or all proposals, whole or any parts hereof, by item or group of items, by section or geographic area, or make multiple awards and be the final approval of proposal(s) selection which would be the most advantageous to the City with price and other factors considered. The City of Stockbridge may elect to waive any technicalities. The proposal will be awarded to the lowest responsive, responsible or highest scored proposer(s), based upon the qualification requirements herein. The proposal specifications and results will be available on the City's web site: <https://www.cityofstockbridge.com/bids.aspx?id=4375&catid=26> and the Georgia Procurement Registry https://ssl.doas.state.ga.us/PRSapp/PR_index.jsp
- b. City of Stockbridge reserves the right to reject any proposal if the evidence submitted by or investigation of, the proposer fails to satisfy the City that the proposer is properly qualified to carry out the obligations of the Contract. If the successful proposer defaults on them proposal, an award may be made to the next low responsive and responsible proposer or highest scored proposer(s).
- c. Multiple Awards: The City reserves, at its sole discretion, the option to award to multiple Proponents.

Responsibility - The determination of the proposer's responsibility will be made by the City based on whether the proposer meets the following minimum standard requirements:

- Relevant knowledge, experience and qualifications of firm and team members.

- Proposed methodology and work plan to be used in the process.
- Understanding of the project and overall completeness of submission.
- Experience on similar projects/References
- The ability, capacity and skill of the Bidder to perform and/or provide the Work required.
- The City reserves the right to reject any bid if the evidence submitted by, or investigation of, the bidder fails to satisfy the City that he/she is properly qualified to carry out the obligations of any Contract that is made from this award.
- Has adequate financial means to meet obligations incidental to the work; and
- Such other factors as the City deem to be pertinent to either the bid or the contract.

Responsiveness - The determination of the proposer's responsiveness will be made by the City based on a consideration of whether the proposer has submitted complete proposal documents meeting proposal requirements without irregularities, excisions, special conditions, or alternatives proposals for any item unless specifically requested in the proposal solicitation.

- d. The City is subject to making records available for disclosure after the City of Stockbridge approval of the recommendation. The award shall be made by the City Council of Stockbridge unless the lowest, qualified bid is less than the City Councils' approval limit. No claim shall be made by the selected Proposer for loss of profit if the contract is not awarded or awarded for less work than is indicated and for less than the amount of the proposal. The total of the awarded contract shall not exceed the available funds allocated for the proposal project.

2.33 NEGOTIATION AND AWARD

It is the City's intent to conduct the first negotiation meeting no later than thirty (30) days after the final ranking by the Committee. At least one (1) of the representatives for the firm participating in negotiations with the City must be authorized to bind the firm. In the event that the negotiations are not successful within a reasonable timeframe (notification will be provided to the firm) an impasse will be declared and negotiations with the first-ranked firm will cease. Negotiations will begin with the next ranked firm. This process shall continue until the City successfully negotiates a Contract.

2.34 DISQUALIFICATION OF PROPOSERS

The submission of more than one (1) proposal to the City as the primary Proposer or member of a joint venture for the same work by and individual firm, partnership or corporation under the same or different names may be grounds for disqualification of a Proposer and the rejection of the proposal.

2.35 RESERVED RIGHTS

The City reserves the right to accept or reject any and/or all proposals, to waive irregularities and technicalities, and to request resubmission. Any sole response that is received may or may not be rejected by the City depending on available competition and timely needs of the City. There is no obligation on the part of the City to award the contract to the lowest proposer and the City reserves the right to award the contract to the responsible proposers submitting responsive proposals with resulting agreements most advantageous and in the best interest of

the City. The City shall be the sole judge of the proposals and the resulting agreements that are in its best interest and its decision shall be final. Also, the City reserves the right to make such investigation as it deems necessary to determine the ability of any proposer to perform the work or service requested. Information the City deems necessary to make this determination shall be provided by the proposer. Such information may include, but shall not be limited to, current financial statements by an independent CPA; verification of availability of personnel; and past performance records.

Proposers failing to include all documents in the submittal package as required by the proposal requirements may cause the proposal to be declared as non-responsive and be rejected. The failure to follow instructions in completing any part of the proposal package may also cause the proposal to be declared non-responsive and be rejected.

2.36 APPLICABLE LAWS

All applicable laws and regulations of the State of Georgia and ordinances and regulations of City shall apply. This solicitation is being conducted in accordance with all applicable provisions of the City of Stockbridge Code of Ordinances. By submitting a proposal/Bid in reference to this solicitation, a Proposer acknowledges that it is familiar with all laws applicable to this solicitation, including, but not limited to, the City's Code of Ordinances, which laws are incorporated into this solicitation by reference.

2.37 CONTROLLING LAW, VENUE

Any dispute arising as a result of this proposal and/or an Agreement which was created from the terms, conditions and specifications of this document or their interpretation, litigation shall only be entered into and shall be performed in Stockbridge, Georgia. This Agreement shall be governed by the applicable laws of the City of Stockbridge and the State of Georgia. Any dispute arising out of the agreement, this proposal solicitation, its interpretations, or its performance shall be litigated only in the City of Henry Judicial Courts.

2.38 PROPOSER AS INDEPENDENT PROPOSER

In conducting its business hereunder, Proposer acts as an independent Consultant and not as an employee or agent of City. The selection, retention, assignment, direction and payment of Proposer's employees shall be the sole responsibility of Consultant.

2.39 ASSIGNMENT

The Agreement, in whole or any part hereof, created by the award to the successful Proposer shall not be sold, not be assigned or transferred by Proposer by process or operation of law or in any other manner whatsoever, including intra-corporate transfers or reorganizations between or among a subsidiary of Proposer, or with a business entity which is merged or consolidated with Proposer or which purchases a majority or controlling interest in the ownership or assets of Proposer without the prior written consent of the City of Stockbridge.

2.40 PERFORMANCE OF CONTRACT

- a. City reserves the right to enforce the Consultant's performance of this Agreement in any manner prescribed by law or deemed to be in the best interest of the City in the event of breach or default or resulting contract award. It will be understood that time is of the essence in the proposer's performance.
- b. The successful Proposer shall execute the entire work described in the Contract Documents, except to the extent specifically indicated in the Contract documents to be the responsibility of others.
- c. The Proposer accepts the relationship of trust and confidence established by the award of this proposal solicitation. The Proposer covenants with the City to utilize the Proposer's best skill, efforts and judgment in furthering the interest of the City; to furnish efficient business administration and supervision; to make best efforts to furnish at all times an adequate supply of workers and materials; and to perform the work in the best way and most expeditious and economical manner consistent with the interest of the City,
- d. All purchases for goods or services are subject to the availability of funds for this particular purpose.

2.41 DEFAULT AND TERMINATION

a. Termination by Consultant

The agreement resulting from this proposal shall be subject to termination by Consultant in the event of any one or more of the following events:

The default by City in the performance of any of the terms, covenants or conditions of this Agreement, and the failure of City to remedy, or undertake to remedy such default, for a period of thirty (30) days after receipt of notice from Proposer to remedy the same.

b. Termination by City

The agreement resulting from this proposal shall be subject to termination by the City at any time in the opinion of the City; the Proposer fails to carry out the contract provisions of any one or more of the following events:

- (1) The default by Consultant in the performance of any of the terms, covenants or conditions of the Agreement, and the failure of Proposer to remedy, or undertake to remedy with sufficient forces and to the City's reasonable satisfaction, the City shall provide the vendor with notice of any conditions which violate or endanger the performance of the Agreement. If after such notice the Proposer fails to remedy such conditions within thirty (30) days to the satisfaction of the City, the City may exercise their option in writing to terminate the Agreement without further notice to the Proposer and order the Proposer to stop work immediately and vacate the premises, to cancel ordered products and/or services with no expense to the City.
- (2) Consultant files a voluntary petition in bankruptcy, including a reorganization plan, makes a general or other assignment for the benefit of creditors, is adjudicated as bankrupt or if a receiver is appointed for the benefit of creditors, is adjudicated as bankrupt or if a receiver is appointed for the property or affairs of Proposer and such receivership is not vacated within thirty (30) days after the appointment of such receiver.
- (3) Consultants' failure to conduct services according to the approved proposal specifications.
- (4) Consultants' failure to keep, perform, or observe any other term or condition of this Agreement.
- (5) Consultant's performance of the contract is unmeasurably delayed.
- (6) Should the successful Proposer fail to provide the commodities or services when ordered, and in accordance with the General Terms and Conditions,

specifications and any other requirements contained herein are not met, the City reserves the right to purchase commodities or services covered by this contract elsewhere if available from an alternate source.

- (7) The Proposer agrees by its proposal submission that the City's decision is final and valid.

c. Force Majeure

Neither party shall be held to be in breach of the Agreement resulting from this proposal, because of any failure to perform any of its obligations hereunder if said failure is due to any act of God, fire, flood, accident, strike, riot, insurrection, war, or any other cause over which that party has no control. Such party shall give notice and full particulars of such Force Majeure in writing to the other party within a reasonable time after occurrence of the event and the obligation of the party giving such notice shall endeavor to remove or overcome such ability with all reasonable dispatch.

d. Waiver

The waiver of any breach, violation or default in or with respect to the performance or observance of the covenants and conditions contained herein shall not be taken to constitute a waiver any subsequent breach, violation or default in or with respect to the same or any other covenant or condition hereof.

2.42 INVOICES

Invoices and/or statements should not be faxed but originals must be mailed directly to:

**City of Stockbridge, City Hall
Finance Department Accounts Payable
4640 N. Henry Boulevard
Stockbridge, GA 30281**

2.43 PAYMENT

Payment shall be tendered to the successful Proposer upon acceptance and approval by the City for satisfactory compliance with the general terms, conditions and specifications of the proposal; by completed services; verification of delivery of products; assurance that the product/service performs as specified and warranted, and receipt of a valid invoice.

2.44 INSURANCE RISK MANAGEMENT PROVISIONS

Insurance and Risk Management provisions and Indemnification and Hold Harmless provisions are outlined in Form G of this RFP. Upon award, the successful Proposer must obtain at their expense, a Certificate of Insurance (“COI”) with policy limits equal to or greater than the limits outlined in **EXHIBIT I – DETAILED SCOPE OF SERVICES**.

Proof of insurance must be provided to the City prior to the start of any activities/services as described in the bid document(s). Any and all insurance coverage(s) and/or bonds required under the terms and conditions of the contract shall be maintained during the entire term of the contract, including any extensions or renewals thereto, and until all work has been completed to the satisfaction of the City.

2.45 ACCURACY OF RFP AND RELATED DOCUMENTS

The City assumes no responsibility that the specified technical and background information presented in this RFP, or otherwise distributed or made available during this procurement process, is complete or accurate. Without limiting the generality of the foregoing, the City will not be bound by or be responsible for any explanation or interpretation of the Proposal documents other than those given in writing as an addendum to this RFP.

Should a recipient of this RFP find discrepancies in or omissions from this RFP and related documents, the recipient of this RFP shall immediately notify the Purchasing Contact Person identified in Section 2.5 in writing at the following address: City of Stockbridge Purchasing Division City Hall, 4640 North Henry Boulevard, Stockbridge, Georgia, 30281. A written addendum, if necessary, then will be made available to each recipient of this RFP.

2.46 RESPONSIBILITY OF PROPOSER

Each Proposer is encouraged to conduct all necessary investigations and review all available and relevant data and information, which are necessary in its judgment in order to assume this responsibility prior to the submittal of its Proposal. Proposers are reminded that they should only contact the person designated by the RFP.

Each proposer shall fully acquaint him/herself with conditions relating to the scope and restrictions attending the execution of the work under the contract. It is also expected that the Proposer will obtain information concerning the conditions at locations that may affect its work.

Except with respect to events or conditions, which are not discoverable, the Proposer shall make his/her own determination as to conditions and shall assume all risk and responsibility and shall complete the work in and under conditions encountered or created, without extra cost to the City.

Each proposer is responsible for any inspections of sites if applicable and for reading and being thoroughly familiar with the contract documents and requirements. The failure or

omission of any proposer to so familiarize him/herself shall in no way relieve the proposer from any obligation in respect to his/her proposal.

2.47 PUBLIC RECORDS DISCLOSURE:

All solicitations submitted to the City are subject to public disclosure pursuant to Georgia's Open Records Act.

2.48 CONFIDENTIAL INFORMATION

If any Proposal contains technical, financial, or other confidential information that the Proposer believes is exempt from disclosure, the Proposer must clearly label the specific portions sought to be kept confidential and specify on what the exemption is based. The City, at its sole discretion and subject to applicable law, will determine whether such exemption applies. The City has sole discretion to make such determination regarding the disclosure of information, and by responding to this RFP, Proposers waive any challenge to the City's decisions in this regard. Marking all or substantially all a Proposal as confidential may result in the Proposer being deemed non-responsive to this RFP.

Notwithstanding the foregoing, Proposers recognize and agree that the City, its staff, and its Proposers will not be responsible or liable in any way for any losses that the Proposer may suffer from the disclosure of information or materials to third parties.

2.49 CITY RIGHTS AND OPTIONS

- a. This RFP constitutes an invitation to submit Proposals to the City. Without limitation or penalty, the City reserves and holds at its sole discretion, the following rights and options:
- b. This RFP does not obligate the City to select, procure or contract for any services whatsoever.
- c. The City reserves the right to award a contract based on this RFP and the proposal(s) received (in whole or in part) to one or several vendors.
- d. The City reserves the right to change or alter the schedule for any events associated with this procurement and, if required, notify the Proposers. A Proposer, by submitting a Proposal, agrees to be bound by any modifications made by the City.
- e. All costs incurred by a Proposer in connection with responding to this RFP, the evaluation and selection process undertaken in connection with this procurement, and any negotiations with the City will be borne by the Proposer.
- f. The City reserves the right to reject all Proposals and components thereof to eliminate all Proposers responding to this RFP from further consideration for this procurement, and to notify such Proposers of the City's determination.

- g. The City may cancel this RFP without the substitution of another RFP and terminate this procurement at any time without any liability whatsoever.
- h. The City reserves the right to waive any technicalities or irregularities in the Proposals.
- i. The City reserves the right to eliminate any Proposer who submits incomplete or inadequate responses or is not responsive to the requirements of this RFP.
- j. The City may request Proposers to send representatives to the City for interviews and presentations.
- k. To the extent deemed appropriate by the City, the City may select and enter discussion and negotiations with the Proposer(s) submitting Proposal(s), which are found to be reasonably susceptible for award.
- l. The City reserves the right to discontinue negotiations with any selected Proposer.
- m. The City reserves the right, without prior notice, to supplement, amend, or otherwise modify this RFP.
- n. All Proposals (other than portions thereof subject to patent or copyright protection) become the property of the City and will not be returned, and the City reserves the right to utilize all such information contained in the Proposals without further cost to the City.
- o. The City may add to or delete from the Project Scope of Service specifications set forth in this RFP.
- p. Any and all Proposals not received by the Proposal Submission Date shall be rejected and returned unopened.
- q. Neither the City, its staff, its representatives, nor any of its consultants or attorneys will be liable for any claims or damages resulting from the solicitation, collection, review, or evaluation of responses to this RFP.
- r. The City, including its representatives and consultants, reserves the right to visit and examine any of the facilities referenced in any Proposal and to observe and investigate the operations of such facilities.
- s. By responding to this RFP, Proposers acknowledge and consent to the rights and conditions set forth in this RFP.

2.50 COST OF PROPOSAL PREPARATION AND SELECTION PROCESS

Each Proposal, including preparation of all information required to be included in a Proposal pursuant to this RFP, shall be prepared at the sole cost and expense (including, but not limited to, engineering and legal costs) of the Proposer.

In addition, the Proposer shall be solely responsible for all costs (including engineering and legal costs) incurred by such Proposer in connection with this selection process, including any costs incurred by the Proposer in any subsequent negotiations entered in connection with developing the Proposal. There shall be no claims whatsoever against the City, its staff, or its consultants for reimbursement for the costs or expenses (including, but not limited to, engineering and legal costs) incurred during the preparation of the Proposal or other information required by this RFP or procurement process or in connection with the selection process or any negotiations.

2.51 TERMINATION OF NEGOTIATIONS

The City at its sole discretion may, at any time, to the extent permitted by Applicable Law, exclude a Proposer from further participation in any negotiation process if the City determines that such Proposer is failing to progress in the negotiations or if the terms of its Proposal are less advantageous than those of other Proposers and such Proposer is deemed to be no longer susceptible of selection. The City will give written notice of its decision to the Proposer, which shall be sent in writing, signed by the City.

2.52 ADDITIONAL OR SUPPLEMENTAL INFORMATION

After receipt of the submittals, the City will evaluate the responses, including the references, financial statements, experience and other data relating to the Respondent's qualifications. If requested by the City of Stockbridge Purchasing Division, Respondent's maybe required to submit additional or supplemental information to determine whether the Respondent meets all the qualification requirements. If not with its response, such evidence must be submitted to the City no later than five (5) business days from request of the Purchasing Manager.

2.53 REPORTING RESPONSIBILITIES

The successful Proposer will report directly to the Finance Director or designated representative.

2.54 GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT

This Request For Proposals is subject to the Georgia Security & Immigration Compliance Act. Effective July 1, 2013, bidders and proposers are notified that all bids/proposals for services that are to be physically performed within the State of Georgia must be accompanied by proof of their registration with and continuing and future participation in the E-Verify program established by the United States Department of Homeland Security. Physical performance of services means any performance of labor or services for a public employer using a bidding process or by contract wherein the labor or services exceed \$2,499.99 (except for services

performed by an individual who is licensed pursuant to Title 26, Title 43, or the State Bar of Georgia).

A completed affidavit must be submitted on the top of the bid/proposal at the time of submission, prior to the time for opening bids/proposals. Under state law, the City cannot consider any bid/proposal which does not include a completed affidavit. It is not the intent of this notice to provide detailed information or legal advice concerning the Georgia Security & Immigration Compliance Act.

All bidders/proposers intending to do business with the City are responsible for independently apprising themselves and complying with the requirements of that law and its effect on City procurements and their participation in those procurements.

For additional information on the E-Verify program or to enroll in the program, go to: [HTTPS://e-verify.uscis.gov/enroll](https://e-verify.uscis.gov/enroll).

2.55 AUTHORIZATION TO TRANSACT BUSINESS

If the Proposer is a Georgia corporation, the corporation, prior to contract execution, shall submit documentary evidence from the Secretary of State that the Corporation is in good standing and that the corporation is authorized to transact business in the State of Georgia.

If the Proposer is a foreign (non-Georgia) corporation, the corporation, prior to contract execution shall submit a Certificate of Authority and documentary evidence from the Georgia Secretary of State of good standing which reflects that the corporation is authorized to do business in the State of Georgia.

2.56 PAYMENT

Invoices for payment will be submitted as services are completed, but no more than once a month, for the duration of the Contract. Invoices will be subject to verifications and approval by the Requesting Department. Payment will be based on receipt of individually completed check lists and upon inspection by the City's Authorized Representative of the work / services performed.

2.57 CERTIFICATE OF ACCEPTANCE

By responding to this RFP, Offeror acknowledges that he/she has read this solicitation document, including any addenda, exhibits, attachments, and/or appendices in its entirety, and agrees that no pages or parts of the document have been omitted, that he/she understands, accepts, and agrees to fully comply with the requirements therein.

2.58 CERTIFICATION REGARDING DEBARMENT

By responding to this RFP, Offeror certifies that neither it nor its subconsultant are presently debarred, suspended, proposed for debarment, declared ineligible, or otherwise excluded from doing business with any government agency. Any such exclusion may cause prohibition of your firm from participating in any procurement by the City.

2.59 GENERAL REQUIREMENTS

- a. Proposals may be withdrawn upon receipt of a written request prior to the Stated due date and time. If a firm seeks to withdraw a proposal after the due date and time, the firm must present a notarized statement indicating that an error was made, with an explanation of how it occurred. The withdrawal request must be accompanied by documentation supporting the claim.
- b. City of Stockbridge shall be the sole judge of the quality and the applicability of all proposals. Design, features, overall quality, local facilities, terms and other pertinent considerations will be considered in determining acceptability.
- c. The successful Offeror must assume full responsibility for delivery of all goods and services proposed.
- d. The successful Offeror must assume full responsibility for replacement of all defective or damaged goods and/or performance of contracted services within thirty (30) days' notice by the City of such defect, damage or deficiency.
- e. The successful Offeror must assume full responsibility for providing warranty service on all goods, materials, or equipment provided to the City with warranty coverage. Should a vendor be other than the manufacturer, the vendor and not the City is responsible for contacting the manufacturer. The Offeror is solely responsible for arranging for the service to be performed.
- f. The successful Offeror shall be responsible for the proper training and certification of personnel used in the performance of the services proposed.
- g. The successful Offeror shall not assign, transfer, convey, sublet, or otherwise dispose of any contract resulting from the RFP or of any of its rights, title or interest therein without prior written consent of the Council.
- h. In case of default by the successful Offeror, City of Stockbridge may procure the articles or services from another source and hold the successful Vendor responsible for any resultant excess cost.
- i. All proposals and bids submitted to the City of Stockbridge subject to the Georgia "Open Records Act", Official Code of Georgia, Annotated (O.C.G.A.) § 50-18- 70 et seq.

2.60 MULTI-YEAR CONTRACT TERM (NOT APPLICABLE)

The period of this Agreement shall consist of a series of Terms as defined below. The City is obligated only to pay such compensation under this Agreement as may lawfully be made from funds budgeted and appropriated for that purpose during the City's then current fiscal year.

a. Commencement Term

The "Commencement Term" of this Agreement shall begin on the date of execution of the Agreement and shall end absolutely and without further obligation on the part of the City on the 31st day of December 2023. The Commencement Term shall be subject to events of termination and the City's termination rights that are described elsewhere in this Agreement. Notwithstanding anything contained in this Agreement, the City's obligation to make payments provided under this Agreement shall be subject to the City's annual appropriations of funds for the goods, services, materials, property and/or supplies procured under this Agreement by the City's governing body and such obligation shall not constitute a pledge of the City's full faith and credit within the meaning of any constitutional debt limitation.

b. Renewal Terms

Unless the terms of this Agreement are fulfilled with no further obligation of the part of either party on or before the final date of the Commencement Term as stated above, or unless an event of termination as defined within this Agreement occurs during the Commencement Term, this Agreement may be renewed at the written option of the City upon the approval of the City Council for four (4) one-year ("Renewal Terms"). However, no Renewal Term of this Agreement shall be authorized, nor shall any Renewal Term of this Agreement commence unless and until each Renewal Term has first been approved in writing by the City Manager or City Council for the calendar year of such Renewal Term. If approved by the City Council, the First Renewal Term shall begin on the 1st day of January 2024 and shall end no later than the 31st day of December 2024. If approved by the City Manager or City Council, the Second Renewal Term shall begin on the 1st day of January 2025 and shall end no later than the 31st day of December 2025. If the City chooses not to exercise any Renewal Term as provided in this Section, then the Term of this Agreement then in effect shall also be deemed the "Ending Term" with no further obligation on the party of either party.

2.61 TERMS

The services to be performed under this Contract shall commence upon the date stated in the notice to proceed letter. The contract period for this contract is for the duration of the project. Upon the completion of the full scope of work the contract shall terminate absolutely and without further obligation as required by O.C.G.A. §36-60-13, as amended, unless terminated earlier in accordance with the provisions of this Contract.

SECTION 3.0

3.1 SUBMISSION REQUIREMENTS

All Proposals, including all attachments, must be received by the City in a sealed package no later than **Thursday, May 4, 2023, at 3:00 PM, EDT** via Cisco WebEx and must be addressed to:

**REQUEST FOR PROPOSALS (RFP) NO. 2023-0007
CITY OF STOCKBRIDGE PROCUREMENT DIVISION
CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN
City of Stockbridge, City Hall
Procurement Division
4640 N. Henry Blvd., Stockbridge GA 30281**

The Proposal shall consist of all documents listed on the Required Submittal Checklist (Exhibit III), Evaluation Criteria and the Scope of Services listed in Exhibit I. The Proposal shall include proposer information, technical information, business related information, and any Technical Proposal forms requested, sealed, marked and packaged.

The Proposal must be signed and acknowledged by the Proposer, including certain information to be provided under oath as required under applicable law, in accordance with the instructions herein and the various proposal forms.

Each envelope or package shall be clearly marked as follows:

**REQUEST FOR PROPOSALS (RFP) NO. 2023-0007
CITY OF STOCKBRIDGE PROCUREMENT DIVISION
CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN
City of Stockbridge, City Hall
Proposer's Name and Address**

The Request For Proposals (RFP) requirements, responses shall **consist of one (1) signed, original that is marked "ORIGINAL" and five (5) bound photocopies that are identical to the original and marked "COPY" and one (1) flash drive containing a pdf format of the RFP submittal.** Minimum font size of eleven (11) shall be used. All pages shall be single sided.

Failure to submit the RFP response in the manner specified herein or failure to closed identical permanently bound copies of the original materials in each response copy submitted may result in the disqualification of the entire submittal.

3.2 OVERVIEW OF PROPOSAL REQUIREMENTS

Proposers shall submit Proposals in accordance with the content and format requirements set forth in this RFP. Proposals should be clearly organized and structured in a manner that allows materials included in the document to be located easily.

Each of the instructions set forth in this section must be followed for a Proposal to be deemed responsive to this RFP. In all cases, the City reserves the right to determine, at its sole discretion, whether any aspect of the Proposal meets the requirements set forth in this section.

Response packages do not have to be professionally produced nor professionally packaged. Regarding the Evaluation Criteria: each firm has a continuing obligation to provide the City with any material changes to the information requested. The City reserves the right to obtain additional information from interested individuals /firms. To assure consistency, proposals must conform to the format contained herein. Paper size: 8½” x 11”. Larger charts and graphs may be provided if folded neatly to 8½” x 11” and the following items, in the order presented below, with tabs between the sections must be included:

Evaluation Criteria	Tab Number
The Proposal shall include the appropriate and requested information in enough detail to demonstrate the Proposer’s knowledge, skills and abilities to provide requested services and will be reviewed and evaluated based on each Proposer’s responses to the criteria described below. Provide answers below. If you are submitting a response as a joint venture, you must respond to each question for each entity forming the joint venture. When an entire response cannot be entered, a summary, followed with a page number reference where a complete response can be found is acceptable	
Section 1 – Letter of Transmittal Each proposal must have a Cover/Transmittal Letter briefly summarizing the qualifications and experience relevant to the scope. Please include in the letter the following: i. Company’s information including name of company (include any dba names). headquarters and parent company locations; and brief history of the company. ii. Company’s mailing address, contact person, telephone number for primary contact person, and email address. iii. A principal or officer of the company authorized to execute contracts or other similar documents on the firm’s behalf must sign the letter. Request For Proposals (RFP) No. 2023-0007 City-Wide Economic Development Strategic Plan	Tab 1

Section 2 – Executive Summary Executive Summary: An executive summary letter should include the key elements of the respondent’s RFP and an overview of the consultant team. Indicate the address and telephone number of the respondent’s office located nearest to City of Stockbridge, Georgia, and the office from which the project will be managed.	Tab 2
Section 3 – Project Personnel Experience Project Organization and Staffing: Identify individuals by name, title, skill, and qualification that will be employed in the work. Include resumes of key project personnel, including prior projects of similar size and scope for which the personnel played the same or a similar role as proposed for this project.	Tab 3
Section 4 – Project Experience Related Experience: Describe the firm’s experience in working with similar projects, which are similar in scope to this project, in the past five (5) years and which demonstrate pertinent corporate and key personnel experience. • Project name • Location e. Date of completion (month, year) • Company role and responsibility for the project. • List Proposer’s key personnel involved on the project. • Provide references including contact name, title, organization, address, phone and email address for all cited projects completed and active. Provide names, email addresses and phone numbers of three government customers with comparable volumes and origination types, who have been contracting the services requested in this RFP.	Tab 4
Section 5 – Project Approach Proposer shall describe their approach in the City of Stockbridge City-Wide Economic Development Strategic Plan for the City as identified in the Scope of Work (Exhibit I) and must identify all major tasks; and approach to the maintenance associated with each major task, at a minimum, and any other information that will assist in planning for the Fence Repair and Installation Services. Technical Approach/Services: a. Project Approach Work Plan: Responders are required to describe the approach and methodology to adequately staff specifically trained, experienced, and licensed individuals in the areas of commercial office renovations.	Tab 5

b. Include a listing of the City’s responsibilities and the Responder’s responsibilities required to complete the project; and c. Coordination with and feedback from City staff The proposed approach should include steps that ensure that the final product will be developed in close coordination with City staff and will include opportunities for feedback from staff as the work proceeds. The consultant should be available for a sufficient number of meetings with City staff to ensure successful coordination and completion of the project. The consultant and City staff will meet at the outset of the project to finalize and coordinate the project schedule. The City will provide copies of all existing plans, data and documents necessary for the development of the Plan and Related Documents d. Work Plan Provide a breakdown of project by phases or tasks. For each task listed, identify: • Specific staff to be involved, roles, and responsibilities. • Meeting strategy and schedule memo detailing recommended dates and times over project period. • Estimate in detail the number of hours the staff members will work on the project. e. Description of Services. Please provide an outline of how your firm will provide the services outlined above. Indicate your strategies for quality control, issue anticipation and resolution throughout the project, your methodology for coordination and issue tracking, as well as any other information you feel is pertinent. This section shall be signed by an authorized representative of the prospective Proposer	
Section 6 - Cost Proposal Provide estimate of cost and billing rationale. The cost proposal must be submitted in a separate, sealed envelope with the responder’s name and “Cost Proposal for “Request For Proposals (RFP) No. 2023-0007 City-Wide Economic Development Strategic Plan on the outside of the envelope. do not include fees or costs in any area outside of this cost proposal. responders are required to submit their costs on cost proposal forms responder shall not alter the cost proposal form.	Tab 6

Section 7 - Location Identify the office location responsible for this project. Supply legal firm name, headquarters address, local office addresses, satellite offices and warehouse addresses, if applicable. State of incorporation, and key firm contact names with their phone numbers and e-mail addresses.	Tab 7
Section 8 - Recent, Current, and Projected Workloads of the Firms – List all current clients, during the past five (5) years, both completed and active with approximate percent complete.	Tab 8
Section 9 - Proposer Financial Information - It is the practice of the City to conduct a review of a firm's financial responsibility in order to determine the firm's capability to successfully perform the work. - If submitting as a Joint Venture, Partnership, Limited Liability Corporation or Limited Liability Partnership, the financials must be submitted for each entity that comprises the prime Proposer. The following documentation is required in order for the City to evaluate financial responsibility: - Provide your firm's most recent balance sheets. - Provide your firm's most recent Dun & Bradstreet, Value Line Reports or other credit ratings/report. - Identify any evidence of access to a line or letter of credit. The evidence must be provided by a financial institution. - Provide a sworn statement that your firm has not filed petition(s) for Federal Bankruptcy or state insolvency. The statement must be notarized.	Tab 9
Section 10 – Litigation The City will consider a vendor's litigation history information in its review and determination of responsibility. All vendors are required to disclose to the City all "material" cases filed, pending, or resolved during the last three (3) years prior to the solicitation response due date, whether such cases were brought by or against the vendor, any parent or subsidiary of the vendor, or any predecessor organization.	Tab 10

If the vendor is a Joint Venture, the information provided should encompass the Joint Venture (if it is not newly formed for purposes of responding to the solicitation) and each of the entities forming the Joint Venture. Although the review of a vendor's litigation history is an issue of responsibility, the failure to provide litigation history as required in the Evaluation Criteria may result in a recommendation of non-responsiveness by the Purchasing Manager.	
Section 11 - Business Licenses, Licenses, and Insurance Evidence that your proposer and/or persons performing the work are licensed to do business in the State of Georgia. Proof of insurance as listed. Evidence of possession of required licenses or business permits. Wrecker service will have a current business license and be in compliance with the local jurisdictions zoning. Attach copies of all such licenses issued to the business entity. List any regulatory or license agency sanctions. If there are none, state none	Tab 11
Section 12 – References Proposer is required to submit completed Reference Verification Forms for previous projects referenced in its submittal. Proposer should use the appropriate reference form to distribute to its reference organization/firm to complete and return to the proposer's attention. Proposer should submit the completed Reference Verification Form with its response. The City will verify references provided as part of the review process. Provide a minimum of five (5) references that are comparable in scope, size, and clients within the last five (5) years. Governmental/Public entities are preferred. EXHIBIT II, REFERENCE VERIFICATION FORM	Tab 12
Section 13 – Documents and forms required by the City Please provide all other documents and forms not included in the above sections.	Tab 13

PROPOSAL EVALUATION – SELECTION CRITERIA

City's selection of a firm shall be based upon the demonstrated competence and qualifications of the firms to provide the type of service required. Each proposal will be evaluated and scored through a process by the City's staff. The Proposer's submittal must fully address the requirements listed in this solicitation and the Firm's degree of experience, knowledge, and ability to provide experienced and qualified support staff. The proposal is not to have any exclusions, conditions or provisions applied to the aforementioned request. It is the City's intention to select a firm which is the most qualified to meet the City's needs. The award shall be based on but not limited to the following factors:

RFP Evaluation Criteria	Scoring Value Maximum Points
Approach	0 - 30
Project Personnel Experience	0 - 25
Project Experience	0 - 25
Cost Proposal Provide estimate of cost and billing rationale. The cost proposal must be submitted in a separate, sealed envelope with the responder's name and "Cost Proposal for "Request For Proposals (RFP) No. 2023-0007 City-Wide Economic Development Strategic Plan on the outside of the envelope. Do not include fees or costs in any area outside of this cost proposal. Responders are required to submit their costs on cost proposal forms. Responder shall not alter the cost proposal form.	0 - 20
MAXIMUM SCORING POINTS TOTAL	100

Total points awarded for price will be determined by applying the following formula:
(Lowest Overall Cost /Proposer's Price) x 50 = Price Score

Please note that prices may be negotiated in the best interest of the City after the scoring is completed

**EXHIBIT I
DETAILED SCOPE OF WORK
REQUEST FOR PROPOSALS (RFP) NO. 2023-0007
CITY OF STOCKBRIDGE PROCUREMENT DIVISION
CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN**

SCOPE OF SERVICES

1. Conduct real estate and market assessment of the City of Stockbridge. Real Estate and Economic market Analysis should be broken into Commercial Corridors and shall include:
 - Demographics Data
 - Community Retail Needs
 - Identify Retail Leakage
 - Identify Optimal Retail Mix
 - Evaluate Retail Preferences and Consumer Spending
 - Catalog available properties
 - Provide Real Estate Supply and Demand Analysis (5-year projections)
2. Identify weaknesses, strengths, opportunities, and threats to the study area and its surroundings;
3. Analyze industry sectors within the study area and provide recommendations on what key industries the city should focus its efforts on for future growth;
4. Conduct peer identification and analysis of comparable commercial corridors in Metro Atlanta with a summary of best practices;
5. Identify possible development (retail, residential, office, and hospitality) opportunities within the study area;
6. Leverage existing studies (2018 RSVP Plan and Downtown Master Plan) on the downtown area to recommend additional action steps for downtown revitalization;
7. Recommend strategies to support marketing, business recruitment, workforce development, real estate acquisition, entrepreneurship development, and investment tourism within the study area;
8. Develop an action plan with a tentative implementation timeline;
9. Identify staffing needs and recommend a structure necessary for a successful implementation of the Economic Development Strategic Plan.

REGULATIONS

- The Service Provides shall comply with all applicable federal, state and local laws, ordinances, rules and regulations pertaining to the performance of the work specified herein.
- The Service Provider shall obtain all permits, licenses and certificates, or any such approvals of plans or specifications as may be required by Federal, State and local laws, ordinance, rules and regulations, for the proper execution of the work specified herein.
- During the performance of this Contract, the Service Provider shall keep current and, if requested by the City, provide copies of any and all licenses, registrations or permits required by applicable governing agencies, The Service Provider shall keep a copy of any and all licenses, registrations and permits on the job site while performing the Contract work.
- The Service Provider will comply with the City of Stockbridge's Financial Management and Purchasing Policies.
- Service Provider will complete all work in accordance with all applicable legal requirements, including but not limited to O.C.G.A. § 50-5-63, as applicable.

PERFORMANCE

Service Provider agrees to furnish all skill and labor of every description necessary to carry out perform the services in accordance with the Contract Documents (the "Work").

PRICE:

The City agrees to pay the Service Provider following receipt by the City of a detailed invoice reflecting the actual work performed by the Service Provider, provided, however, Service Provider guarantees that the maximum price for materials, labor and expenses, shall be the amount reflected in Attachment A.

CITY'S RIGHTS RESERVED

The City reserves the right to select the proposal which in its sole judgment best meets the needs of the City. The lowest proposed cost will not be the sole criterion for recommending the contract award. The City reserves the right to reject any or all proposals and to waive technicalities and informalities when such waiver is determined by the City to be in the City's best interest. The City reserves the right to retain all accepted proposals, including proprietary documentation, regardless of which proposal is selected. No proposals will be returned to vendors.

The City reserves the right to request any supplementary information it deems necessary to evaluate proposer's experience or qualifications. This may include supplemental financial information, additional interview(s), and/or additional presentation by the proposer. The City reserves the right to reconsider any proposal submitted at any stage of the procurement. It also reserves the right to meet with select Proposers at any time to gather additional information. Furthermore, the City reserves the right to delete or add functionality (i.e., modules and components) until the final contract signing. The City reserves the right to cancel, in part or in its entirety, this RFP, including, but not limited to selection schedule, submittal date, and submittal requirements. If the City cancels or revises this RFP, all Proposers will be notified in writing by the City.

The City reserves the right to revise the RFP prior to the date that proposals are due. The City will communicate changes through addendum to this RFP. All registered Proposers will be notified of revisions to the RFP.

The City reserves the right to extend the date by which the proposals are due.

**ATTACHMENT A
COST PROPOSAL FORM
REQUEST FOR PROPOSALS (RFP) NO. 2023-0007
CITY OF STOCKBRIDGE PROCUREMENT DIVISION
CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN**

The undersigned, as Bidder, hereby declares that the only person or persons interested in the Bid as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this Bid or in the Contract to be entered into; that this Bid is made without connection with any other person, company or parties making a Bid; and that it is in all respects fair and in good faith without collusion or fraud.

The Bidder further declares that he has examined the scope of work and informed himself fully in regard to all conditions pertaining to the place where the work is to be done; that he has examined the Specifications for the work and contractual documents relative thereto and has read all instructions to specifications furnished prior to the openings of bids; that he has satisfied himself relative to the work to be performed.

The Bidder proposes and agrees, if this Bid is accepted, to contract with the City of Stockbridge Council, Stockbridge, Georgia, in the form of contract specified, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary, and to complete the specified scope of work.

The base bid may not be withdrawn or modified for a period. The City reserves the right to make multiple awards and be the final approval of proposal(s) selection which would be the most advantageous to the City with price and other factors considered.

CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN

	(\$ _____)
Dollar Amount in Words	Dollar Amount in- Numbers

Total points awarded for overall estimated total price will be determined by applying the following formula:

$$(\text{Lowest Overall Total / Proposer's Price}) \times 50 = \text{Price Score}$$

Please note that prices may be negotiated in the best interest of the City after the scoring is completed

Responder: Please complete the attached Cost Proposal Form and return them with this cover page. The cost proposal must be submitted in a separate, sealed envelope with the Responder's name and "Request for Proposals No. 2023-0007 and City of Stockbridge **CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN**" clearly identified on the outside of the envelope.

By signing this page, Responder acknowledges that he has carefully examined and fully understands the Contract, Scope of Work, and other attached documents, and hereby agrees that if his proposal is accepted, he will contract with the City of Stockbridge according to the Request for Proposal documents.

Please provide the following information:

Name of Firm: _____

Address:

Contact Person Submitting Proposal:

Title of Contact Person:

Telephone Number: _____

Fax Number: _____

E-mail Address: _____

Signature of Contact Person

Title of Contact Person

End of ATTACHMENT A.

3.3 REJECTION AND WITHDRAWAL OF PROPOSALS

- a. Withdrawal of Proposal due to errors, the supplier has up to forty-eight (48) hours to notify the Purchasing Department of an obvious clerical error made in calculation of proposal in order to withdraw a proposal after proposal opening. Withdrawal of proposal for this reason must be done in writing within the forty-eight-hour period.
- b. The City will make a recommendation of the proposal to the City Council within 60 days from date of the opening.
- c. The City may reject all or part of the proposal within 60 days of proposal opening.

3.4 PROPOSAL AND CONTRACT DOCUMENTS

- a. A proposal executed by an attorney or agent on behalf of the Bidder shall be accompanied by an authenticated copy of the Power of Attorney or other evidence of authority to act on behalf of the Bidder Corporation:

If the Bidder is a corporation, the bid must be submitted in the name of the corporation, not simply the corporation's trade name. In addition, the bid shall be signed by an officer of the corporation.

Partnership: If the Bidder is a partnership, all partners must sign the bid. If all the partners do not sign the bid, then the names of all those except limited partners must be furnished on the bid and evidence of the authority of the signer(s) to execute the bid on behalf of the partnership.

Limited Liability Company (LLC): If the Bidder is a limited liability company, the authorized agent having authority to bind the limited liability company must sign the bid documents.

Sole Proprietorship or Individual: If the Bidder is a sole proprietor or individual, a signature is required on all bid documents by that individual.

- b. The contract documents consist of this Agreement, Specifications and Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement. These form the Contract and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representation or agreements, either written or oral.
- c. Contract Term - The time period of the agreement, if any is formed from this bid, will be

determined after the review and evaluation of the proposals/bid submitted by the successful Contractor.

3.5 ALTERATIONS OF SOLICITATION AND ASSOCIATED DOCUMENTS

Alterations of City documents are strictly prohibited and will result in automatic disqualification of the proposer's solicitation response. If there are "exceptions" or comments to any of the solicitation requirements or other language, then the proposer may make notes to those areas, but may not materially alter any document language.

3.6 COST INCURRED BY VENDORS

All expenses involved with the preparation and submission of the RFP to the City of Stockbridge, or any work performed in connection therewith is the responsibility of the vendor(s).

3.7 CODES, PERMITS, FEED, LICENSES AND LAW

- a. All permits, fees, arrangements for inspections, licenses, and costs incurred for the same shall be the sole responsibility of the successful Proposer. All materials, labor and construction must comply with all applicable rules and regulations of local, state and/or national codes, laws and ordinances of all authorities having jurisdiction over the project, shall apply to the contract throughout and will be deemed to be included in the contract the same as though herein written out in full.
- a. State Law regarding Worker Verification requires that all who enter into a contract for the physical performance of services with the City must satisfy O.C.G.A. §13-10-91 and Rule 300-10-1-.02, in all manner, and such are conditions of the contract. By submitting a proposal to the City contractor agrees that in the event the contractor employs or contracts with any subcontractor(s) in connection with the covered contract, the contractor will secure from the subcontractor(s) such subcontractor(s) indication of the employee-number category applicable to the subcontractor, as well as attestation(s) from such subcontractor(s) that they are complying. Such attestation(s) shall be maintained and may be inspected by the City at any time. An affidavit of such compliance included with the proposal must be signed by the contractor and will become part of the contract.

3.8 SAFETY

All vendors and subcontractors performing services are required and shall comply with all Occupational Safety and Health Administration (OSHA), State and CITY Safety and Occupational Health Standards and any other applicable rules and regulations. Also, all contractors and subcontractors shall be held responsible for the safety of their employees and any

unsafe acts or conditions that may cause injury or damage to any persons or property within and around the work site area under this contract.

3.9 DESIGN, STANDARDS AND PRACTICES

Design, strength, quality of materials and workmanship must conform to the industry Acceptable standards of engineering practices and/or professional services.

3.10 STATEMENT OF WARRANTY

A Statement of Warranty should include all applicable manufacturers' warranty and the Contractor's warranty regarding equipment, materials and workmanship. This statement shall include the terms, conditions and the period of warranty coverage. Any exclusion(s) must be clearly stated.

3.11 NONDISCRIMINATION

Notwithstanding any other provision of this Agreement, during the performance of this Agreement, Contractor, for itself, its heirs, personal representatives, successors in interest and assigns, as part of the consideration of this Agreement does hereby covenant and agree, as a covenant running with the land, that:

- a. No person on the grounds of race, color, religion, sex or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination.
- b. In the production of the vehicle(s), and the furnishing of services therein or thereon, no person on the grounds of race, color, religion, sex or national origin shall be excluded from participation in, or denied the benefits of, such activities, or otherwise be subjected to discrimination.

3.12 DRUG FREE WORKPLACE CERTIFICATION

By signing the Supply Service Contract form, the Contractor certifies that the provisions of Code Sections 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to The "Drugfree Workplace Act" have been complied with in full. The undersigned further certifies that:

- a. A drug-free workplace will be provided for the Contractor's employees during performance
a. of the contract; and
- b. Each Contractor who hires a subcontractor to work in a drug-free workplace shall secure from that subcontractor the following written certification:

"As part of the subcontracting agreement with (Contractor's name), (Subcontractor's name) certifies to the Contractor that a drug-free workplace will be provided for the

subcontractor's employees during the performance of this Contract pursuant to Paragraph (7) of Sub-section (b) of Code Section 50-24-3".

- c. The Contractor further certifies that he will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Contract.
- d. Contractor may be suspended, terminated, or debarred if it is determined that:
 - (1) The Contractor has made false certification hereinabove; or
 - (2) The Contractor has violated such certification by failure to carry out the requirements of the Official Code of Georgia Section 5 0-24-3.

3.13 GEORGIA SECURITY AND IMMIGRATION ACT

Pursuant to the Georgia Security and Immigration Compliance Act of 2006, the successful Contractor understands and agrees that compliance with the requirements of O.C.G.A.13-10-91 and Georgia Department of Labor Rule 300-10-02 are conditions of this proposal and contract document. The Contractor further agrees that such compliance shall be attested by the Contractor and any of his Subcontractors by execution of the appropriate Affidavit and Agreement which will be included and become a part of the Agreement between the City of Stockbridge and the successful Contractor.

3.14 SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE) PROGRAM

Since a contract has been deemed a "public benefit," the contractor or other party to the contract must be run through the federal Systematic Alien Verification for Entitlements (SA VE) Program. This program requires that local government verify the legal status of non-U.S. citizens who apply for certain benefits. The contractor must execute a SA VE affidavit attesting that either he or she is a U.S. citizen or legally qualified to receive the benefit. If the contractor is not a U.S. citizen, then the local government must run that contractor through the SAVE system. Only non-U.S. citizens can be processed through the SA VE program.

3.15 DELIVERY AND F.O.B. DESTINATION

- a. All prices shall include shipping and delivery cost to our destination, F.O.B., Stockbridge, Georgia, unless otherwise requested. The proposer shall handle all material procurement, storage and delivery to project site. Unless otherwise specified in this specification, proposer shall supply all materials required. The City will grant no allowance for boxing, crating or delivery unless specifically provided for in this proposal. The proposer shall retain title for the risk of transportation, including the filing for loss or damages.
- b. The City desires delivery of the product(s) or service(s) as specified at the earliest possible time after the date of award. Unreasonable delivery may be cause for disqualifying a proposal. Each firm shall state a definite delivery time and avoid using general terms such

as "ASAP" or approximately so many days.

3.16 LOCAL VENDOR PREFERENCE (NOT APPLICABLE)

In the event that a responsive, responsible non-local business submits the lowest price bid, and the bid submitted by one (1) or more responsive, responsible local businesses is within five percent (5%) of the price submitted by the non-local business (and the other terms and conditions of the two bids are substantially the same), then that local business shall have the opportunity to submit, within five (5) working days of the notice of intent to award, a final bid equal to or lower than the amount of the low bid previously submitted by the non-local business. The contract shall then be awarded to the responsive, responsible business submitting the lowest best and final bid. (See Section 3.30.100 - Competitive sealed bids)

3.17 CITY DIRECTION OF PROJECT SITE AND MONITORING OF WORK

- a. The Contractor may have a Project Coordinator, but the project site shall remain under the control of the City of Stockbridge. The Contractor shall provide and make available an appointee to the City for project coordination and supervision of Proposer installation personnel. Coordination consists of meeting with the City of Stockbridge representatives to review the project; on site walk throughout of installation area(s) before the installation begins; review installation procedures; review installation progress and to handle any problems during installation until project completion.
- b. The successful Proposer will promptly correct all work rejected by the City as faulty, defective, or failing to conform to the Minimum Specifications and/or to consensus standards adopted by both government and industry governing the repairs, whether observed before or after substantial completion of the work, and whether fabricated, installed, or completed. The successful Proposer will bear all costs of correcting such rejected work.
- c. The Contractor shall insure all trash generated by work performed shall be removed from the site and properly disposed as each work operation are completed in a given area. Additionally, the Contractor shall ensure all disturbances to the area where the Contractor performed work are restored to the same condition prior to start of the project. If an inspection reveals that the Contractor fails to clean up after work has been performed. The City will notify the Contractor of the discrepancy and the Contractor will have twenty-four (24) hours to make the correction. Should the Contractor still fail to clean the area, the City reserves the right to make other arrangements to have the area cleaned and the City shall deduct the cost from the Contractor's invoice.
- d. No one except authorized employees of the Contractor is allowed on the premises of the City facilities. Contractor employees are not to be accompanied in their work area by

acquaintances, family members, assistants, or any other person unless said person is an authorized employee of the Contractor.

- e. All information disclosed by the City to the successful Contractor for the purpose of the work to be done or information that comes to the attention of the successful Contractor while performing such work is to be kept strictly confidential.

3.18 CITY'S TAX EXEMPTION

The City of Stockbridge is exempt from Federal Excise Tax or Georgia Sales Tax regarding goods and services purchased directly by the City of Stockbridge. Exemption certificates furnished upon request.

3.19 CONTRACTOR AS INDEPENDENT CONTRACTOR

In conducting its business hereunder, Contractor acts as an independent contractor and not as an employee or agent of City. The selection, retention, assignment, direction and payment of Contractor's employees shall be the sole responsibility of Contractor.

3.20 BID BOND AND INSURANCE RISK MANAGEMENT PROVISIONS

Insurance and Risk Management provisions and Indemnification and Hold Harmless provisions are outlined in Form G of this RFP. Upon award, the successful Proposer must obtain at their expense, a Certificate of Insurance ("COI") with policy limits equal to or greater than the limits outlined in **EXHIBIT I – DETAILED SCOPE OF SERVICES**.

Proof of insurance must be provided to the City prior to the start of any activities/services as described in the bid document(s). Any and all insurance coverage(s) and/or bonds required under the terms and conditions of the contract shall be maintained during the entire term of the contract, including any extensions or renewals thereto, and until all work has been completed to the satisfaction of the City.

3.38 PRICE VALIDITY

Prices provided in this Request For Proposal (RFP) are valid for 120 days from the time of the RFP opening. The City shall award contract within this period or shall request to the recommended awarded vendor an extension to hold pricing, until products/services have been awarded. Successful proposer awarded shall ensure that proper and sufficient staff, equipment, organization, etc. will be provided for this contract to meet the specifications denoted herein at a paramount level.

BID FORM SIGNATURE(S)

The Corporate Seal of

_____ (Bidder - print the full name of your firm)
was hereunto affixed in the presence of:

(Authorized signing officer, Title)

(Seal)

(Authorized signing officer, Title)

IF THE BID IS A JOINT VENTURE OR PARTNERSHIP, ADD ADDITIONAL FORMS OF EXECUTION FOR EACH MEMBER OF THE JOINT VENTURE IN THE APPROPRIATE FORM OR FORMS AS ABOVE.

**INSURANCE AND RISK MANAGEMENT PROVISIONS
REQUEST FOR PROPOSALS (RFP) NO. 2023-0007
CITY OF STOCKBRIDGE PROCUREMENT DIVISION
CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN**

- copy of the Contractor's current evidence of insurance via a certificate of insurance **MUST** be provided with the response to this RFP. A formal certificate shall be provided upon announcement that the selected Architect/Engineering firm has been awarded the work

It is The City of Stockbridge Government's practice to obtain Certificates of Insurance from our Contractors and Vendors. Insurance must be written by a licensed agent in a company licensed to write insurance in the State of Georgia, with an A.M. Best rating of at least A- VI, subject to final approval by The City of Stockbridge Government. Respondents shall submit with the Bid evidence of insurability satisfactory to The City of Stockbridge Government as to form and content. Either of the following forms of evidence is acceptable:

- A letter from an insurance carrier stating that upon your firm/company being the successful Respondent that a Certificate of Insurance shall be issued in compliance with the Insurance and Risk Management Provisions outlined below.
- A Certificate of Insurance complying with the Insurance and Risk Management Provisions outlined below (Request for Bid number and Scope of Services must appear on the Certificate of Insurance).
- A combination of specific policies written with an umbrella policy covering liabilities in excess of the required limits is acceptable to achieve the applicable insurance coverage levels.

Upon award, the Contractor must maintain at their expense, insurance with policy limits equal to or greater than the limits described below. Proof of insurance must be provided to The City of Stockbridge Government prior to the start of any activities/services as described in the bid document(s). Any and all Insurance Coverage(s) and Bonds required under the terms and conditions of the contract shall be maintained during the entire length of the contract, including any extensions or renewals thereto, and until all work has been completed to the satisfaction of The City of Stockbridge Government.

Accordingly, the Respondent shall provide a certificate evidencing the following:

1. WORKERS COMPENSATION/EMPLOYER'S LIABILITY INSURANCE –
STATUTORY (In compliance with the Georgia Workers Compensation Acts and any other State or Federal Acts or Provisions in which jurisdiction may be granted)

Employer's Liability Insurance	By Accident	Each Accident	\$1,000,000
Employer's Liability Insurance	By Disease	Policy Limit	\$1,000,000

Employer's Liability Insurance	By Disease	Each Employee	\$1,000,000
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2. COMMERCIAL GENERAL LIABILITY INSURANCE

Bodily Injury and Property Damage Liability	Each Occurrence	\$1,000,000
(Other than Products/Completed Operations)	Aggregate	\$3,000,000

Products\Completed Operation	Aggregate	\$1,000,000
Personal and Advertising Injury	Limits	\$1,000,000
Damages to Premises Rented to You	Limits	\$ 300,000
Medical Payments for Participants	Limits	\$25,000

*CGL - No Exclusion for Abuse, Molestation, Harassment, Sexual Abuse/Conduct Allegations**

BUSINESS AUTOMOBILE LIABILITY INSURANCE

Combined Single Limits	Each Occurrence	\$1,000,000
(Including operation of non-owned, owned, and hired automobiles).		

3. UMBRELLA LIABILITY

(In excess of the above noted coverages)	Each Occurrence	\$1,000,000
--	-----------------	-------------

Certificates of Insurance

Certificates shall state that the policy or policies shall not expire, be cancelled or altered without at least thirty (30) days prior written notice to The City of Stockbridge Government. Policies and Certificates of Insurance are to list The City of Stockbridge Government as an Additional Insured (except for Workers' Compensation and Professional Liability) and shall conform to all terms and conditions (including coverage of the indemnification and hold harmless agreement) contained in the Insurance and Risk Management Provisions. The General Liability Additional Insured language should apply to on-going and completed operations, using ISO form CG 2010 (11/85 version) or equivalent.

The Contractor agrees to name the Owner and all other parties required of the Contractor/Vendor shall be included as additional insureds on the CGL, using ISO Additional Insured Endorsement forms CG 2010 11/85 or its equivalent coverage to the additional insureds. This insurance for the additional insureds shall be as broad as the coverage provided for the named insured Contractor. It shall apply as Primary Insurance before any other insurance or self-insurance, including any deductible, non-contributory, and Waiver of Subrogation provided to the Additional Insureds.

Additional Insured under the General Liability, Auto Liability, Umbrella Policies (with exception of Workers Compensation and Professional Liability), with no Cross Suits exclusion.

If the City of Stockbridge Government shall so request, the Respondent, Contractor must furnish the City for its inspection and approval such policies of insurance with all endorsements or confirmed specimens thereof certified by the insurance company to be true and correct copies.

Such certificates and notices **must** identify the “Certificate Holder” as follows:

City of Stockbridge Government
Procurement Division
4640 N. Henry Boulevard
Stockbridge, Georgia 30281

Certificates **must** list Project Name (where applicable). **Important:**

It is understood that **Insurance in no way Limits the Liability of the Contractor/Vendor.**

USE OF PREMISES

Contractor shall confine its apparatus, the storage of materials and the operations of its workers to limits/requirements indicated by law, ordinance, permits and any restrictions of The City of Stockbridge Government and shall not unreasonably encumber the premises with its materials.

PROTECTION OF PROPERTY

Contractor will adequately protect its own work from damage, will protect The City of Stockbridge Government’s property from damage or loss and will take all necessary precautions during the progress of the work to protect all persons and the property of others from damage or loss.

Contractor shall take all necessary precautions for the safety of employees of the work and shall comply with all applicable provisions of the Federal, State and local safety laws and building codes to prevent accidents or injury to persons on, about, or adjacent to the premises where work is being performed.

Contractor shall always erect and properly maintain as required by the conditions and progress of the work, all necessary safeguards for the protection of its employees, The City of Stockbridge Government employees and the public and shall post all applicable signage and other warning devices to protect against potential hazards for the work being performed.

INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

To the fullest extent of the Law, Contractor hereby agrees to release, indemnify, defend and hold harmless Stockbridge City, its Commissioners, officers, employees, Sub-Contractors, successors, assigns and agents, from and against any and all losses (including death), claims, damages, liabilities, costs and expenses (including but not limited to all actions, proceedings, or investigations in respect thereof and any costs of judgments, settlements, court costs, attorney's fees or expenses, regardless of the outcome of any such action, proceeding, or investigation), caused by, relating to, based upon or arising out of any act or omission by Contractor, its directors, officers, employees, Sub-Contractors, successors, assigns or agents, or otherwise in connection (directly or indirectly) with its acceptance, or the performance, or nonperformance, of its obligations under these agreements. Such obligations shall not be construed to negate, abridge or otherwise reduce any other rights or obligations of indemnity which would otherwise exist as to any party or person as set forth in this paragraph.

Contractor further agrees to protect, defend, indemnify and hold harmless Stockbridge City, its Commissioners, officers, employees, Sub-Contractors, successors, assigns and agents from and against any and all claims or liability for compensation under the Worker's Compensation Act, Disability Benefits Act, or any other employee benefits act arising out of injuries sustained by any employees of Contractor. These indemnities shall not be limited by reason of the listing of any insurance coverage.

CONTRACTOR ACKNOWLEDGES HAVING READ, UNDERSTANDING, AND AGREEING TO COMPLY WITH THIS INDEMNIFICATION AND HOLD HARMLESS AGREEMENT, AND THE REPRESENTATIVE OF THE CONTRACTOR IDENTIFIED BELOW IS AUTHORIZED TO SIGN CONTRACTS ON BEHALF OF THE RESPONDING CONTRACTOR.

COMPANY: _____ SIGNATURE: _____

NAME: _____ TITLE: _____ DATE: _____

EXHIBIT II
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: REQUEST FOR PROPOSALS (RFP) NO. 2023-0007

SOLICITATION TITLE: CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN

PROPOSING FIRM (List name exactly as provided in proposal):

Date of Verification:

Reference Organization:

Project Verified (Include the Project Name / Title and a brief description of the Project):

Person Contacted:

Title of Contact:

Telephone Number including extension:

Email Address:

Questions Yes No

1. Were you satisfied with the Company/Organization's overall performance?
2. Did the firm adhere to the scope of work and bid requirement?
3. did the firm provide deliverables as agreed upon?
4. Would you engage this firm again?

Additional comments provided by Proposer's contact:

Signature Date

EXHIBIT III
REQUIRED CERTIFICATIONS/ATTACHMENTS
REQUEST FOR PROPOSALS 2023-0007
Checklist

To be deemed responsive to this solicitation, Proposers must provide the information requested and, where applicable, complete in detail all Bid Forms. The appropriate individual(s) authorized to commit the Proposer to the Project must sign the Bid Forms. As appropriate, Proposers shall reproduce each Bid Form and complete the appropriate portions of the forms provided in this section.

Proposer Requirements

1. One (1) hard copy of Proposal marked ‘Original’, and five (5) copies on CD/Thumb Drive
2. Technical Proposal
3. Acknowledgement of each Addendum
4. Financial and Litigation Requirements
5. Reference Verification Form
6. Required Certifications and Attachments

Form 1: Non-Collusion Bidding Certificate

Form 2: Non-Collusion Affidavit of Sub-Contractor.

Form 3: Certificate Regarding Debarment, Suspension, and Other
Responsibility Matters; Primary Covered Transactions.

Form 4: Ineligibility Certificate.

Form 5: Certification of a Drug-Free Workplace.

Form 6: Conflict of Interest & Prohibition Against Contingent Fees
Certification.

Form 7: Affidavit Verifying Status for City Public Benefit Application

Form 8: Certification Regarding Lobbying.

Form 9: Bid Submittal Letter.

Form 10: Georgia Security and Immigration Contractor
Affidavit/Agreement.

Form 11: Georgia Security and Immigration Sub-Contractor Affidavit.

Form 12: Certificate of Acceptance of a Solicitation Requirements

Attachment 1: Addendum Acknowledgement Form

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, _____, certify that I am the Secretary of the Corporation named as principal in the within bond; that _____, who Signed the said bond of said corporation: that I know this signature, and his/her signature thereto is genuine; and that said bond was duly signed, sealed and attested for on behalf of said Corporation by authority of its governing body.

SECRETARY

(CORPORATE SEAL)

SURETY

(SEAL)

BY _____

FORM 1

NON-COLLUSION BIDDING CERTIFICATE

This Form Must Be Signed and Return with Bid or Bid may be deemed Non-responsive.

By submission of this certificate, each Proposer and each person signing on behalf of any Proposer certifies under penalty of perjury, that to the best of its knowledge and belief:

1. The cost or prices to be negotiated shall have been arrived at independently without collusion, consultation, communication or agreement, for any purpose of restricting competition as to any matter relating to such costs or prices with any other Proposer or with any competitor.
2. Unless otherwise required by law, the cost or prices to be negotiated have not been knowingly disclosed by the firm prior to the opening of price negotiations, directly or indirectly to any other Proposer or to any competitor; and,
3. No attempt has been made or will be made by the Proposer to induce any person, partnership or corporation to submit or not submit a Statement of Qualifications for the purpose of restricting competition.

Signature of Authorized Agent

Name/Title of Authorized Agent

Date

FORM 2

NON-COLLUSION AFFIDAVIT OF SUB-CONTRACTOR

State of _____ City of _____, being first
duly sworn, deposes and says that:

(1) He/She is _____ (owner, partner officer, representative, or
agent) of _____, the sub-contractor that has submitted the attached
solicitation.

(2) He is fully informed respecting the preparation and contents of the attached solicitation and of all
pertinent circumstances respecting such solicitation.

(3) Such solicitation is genuine and is not a collusive or sham solicitation.

(4) Neither the said sub-contractor nor any of its officers, partners, owners, agents, representatives,
employees or parties in interest, including this affidavit, has in any way colluded, conspired, connived
or agreed, directly or indirectly with any other Vendor, firm or person to submit a collusive or sham
solicitation in connection with the Contract for which the attached solicitation has been submitted or
refrain from proposing in connection with such Contract, or has in any manner, directly or indirectly,
sought by agreement or collusion or communication or conference with any other Vendor, firm or
person to fix the price or prices in the attached solicitation or of any other Vendor, or to fix any
overhead, profit or cost element of the proposing price or the proposing price of any other Vendor, or
to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against
City of Stockbridge or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached solicitation are fair and proper and are not tainted by any
collusion, conspiracy, connivance or unlawful agreement on the part of the sub-contractor or any of its
agents, representatives, owners, employees, or parties in interest, including this affidavit.

(Signed)

(Title)

Subscribed and Sworn to before me this _____ day of _____, 20 ____.

Name _____

Title _____

My commission expires (Date) _____

FORM 3

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND OTHER
RESPONSIBILITY MATTERS; PRIMARY COVERED TRANSACTIONS**

This Form Must Be Signed and Return with Bid or Bid may be deemed Non-responsive.

The Proposer, _____, certifies to the best of its knowledge and that it and its principals: _____ belief,

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal, State, or local department or agency.
2. Have not within a three-year period preceding this Bid been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or Contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
3. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with the commission of any of the offenses enumerated in paragraph (2) of this certification; and
4. Have not within a three-year period preceding this application/Bid had one or more public transactions (Federal, State, or local) terminated for cause or default.

Where the Contractor is unable to certify to any of the statements in this certification, such participant shall attach an explanation to this Bid.

The Contractor, _____, certifies or affirms the truthfulness and accuracy of the contents of the statements submitted on or with this Certification and understands that the provisions of 31 U.S.C. Sections 3801 Et Seq., are applicable thereto.

Signature of Authorized Agent

Name/Title of Authorized Agent

Date

Witness

FORM 4

INELIGIBILITY CERTIFICATE

This Form Must Be Signed and Return with Bid or Bid may be deemed Non-responsive.

I hereby certify that I am a principal and duly authorized agent of

_____, and it is also whose address is

_____, certifies that the

Contractor, nor any of its Sub-Contractors to be used in performing this Contract, are listed on the list of Ineligible Contractors maintained by the Comptroller General of the United States.

Signature of Authorized Agent

Name/Title of Authorized Agent

Date

FORM 5

CERTIFICATION OF DRUG-FREE WORKPLACE

This Form Must Be Signed and Return with Bid or Bid may be deemed Non-responsive.

I hereby certify that I am a principal and duly authorized agent of _____, and it is also whose address is _____, certifies that:

1. The provisions of Section 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the “Drug-Free Workplace Act” have been complied in full; and
2. A drug-free workplace will be provided for the consultant’s employees during the performance of the Contract; and
3. Each Sub-Contractor hired by the consultant shall be required to ensure that the Sub-Contractor’s employees are provided a drug-free workplace. The Consultant shall secure from that Sub-Contractor the following written certification: “As part of the Sub-Contracting agreement with the Consultant, certifies to the Consultant that a drug-free workplace will be provided for the Sub-Contractor’s employees during the performance of this Contract pursuant to paragraph (7) of subsection (b) of the Official Code of Georgia Annotated Section 50-24-3”; and
4. It is certified that the undersigned will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Contract.

Signature of Authorized Agent

Name/Title of Authorized Agent

Date

FORM 6

**CITY OF STOCKBRIDGE CONFLICT OF INTEREST AND PROHIBITION AGAINST
CONTINGENT FEES CERTIFICATION**

This Form Must Be Signed and Return with Bid or Bid may be Deemed Non-responsive.

I hereby certify that I am a principal and duly authorized agent of _____, and it is
also, whose address is _____, certifies that to the best
of its knowledge there are no circumstances which shall cause a Conflict of Interest in performing
services for City of Stockbridge.

Signature of Authorized Agent

Name/Title of Authorized Agent

Date

FORM 7

AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT APPLICATION

By executing this affidavit under oath, as an applicant for the City of Stockbridge, Georgia Business License or Occupational Tax Certificate, Alcohol License, execution of contract or other public benefit as referenced in O.C.G.A. Section 50-36-1, I am stating the following with respect to my application for a City of Stockbridge license/permit and/or contract for:

Name of Applicant

1) _____ I am a United States citizen

OR

2) _____ I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States. *

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. Code Section 16-10-20.

Signature of Applicant: _____

Date: _____

Printed Name: _____

*Alien Registration number for non-citizens:

****PLEASE INCLUDE A COPY OF YOUR PERMANENT RESIDENT CARD, EMPLOYMENT AUTHORIZATION, GREEN CARD, OR PASSPORT WITH A COPY OF YOUR DRIVER'S LICENSE IF YOU ARE A LEGAL PERMANENT RESIDENT.**

Subscribed and Sworn Before Me on this the ____ Day of _____, 2018.

Notary Public: _____

My Commission Expires: _____

*Note: O.C.G.A. Section 50-36-1 (e)(2) requires that aliens under the Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:

FORM 8

CERTIFICATION REGARDING LOBBYING

This Form Must Be Signed and Return with Bid or Bid may be Deemed Non-responsive.

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of a Local, State or Federal agency, in connection with the awarding of any contract, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any contract, grant, loan, or cooperative agreement.
2. The undersigned shall require that the language of this certification be included in the award documentations for sub-awards at all tiers (including Sub-Contracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000, and not more than \$100,000 for each such failure. [Note: Pursuant to 31 U.S.C. 1352(c)(1)-(2)(A), any person who makes a prohibited expenditure or fails to file or amend a required certification or disclosure form shall be subject to a civil penalty of not less than \$10,000, and not more than \$100,000 for each such expenditure or failure.]

The Contractor, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. 3801, *et seq.*, apply to this certification and disclosure, if any.

Signature of Contractor's Authorized Agent: _____

Name and Title of Contractor Authorized Agent: _____

Date: _____ Telephone No: _____

Firm or Company Name: _____

Address: _____

FORM 9

BID SUBMITTAL LETTER

This Form Must Be Signed and Return with Bid or Bid may be Deemed Non-responsive.

The undersigned, _____, hereby submits its Bid to furnish all labor, materials, equipment, delivered by the undersigned, to the City of Stockbridge, Georgia.

The undersigned acknowledges and agrees that the Bid submitted by the undersigned shall be binding upon the undersigned and that if City of Stockbridge, Georgia, awards the Contract to the undersigned, the Bid made by the undersigned and delivered to City of Stockbridge, Georgia herewith, together with such award, will constitute a legal, valid and binding Contract between the undersigned and City of Stockbridge, Georgia. The Contract created pursuant to the previous sentence shall incorporated the terms and conditions of the bid including, but not limited to, the bid Scope of Work, Solicitation instructions and Conditions, the Contract Provisions and the Contractor's Cost Bid, all as described in the bid.

IN WITNESS WHEREOF, the undersigned has duly executed and delivered this Bid Submittal Letter this _____ day of _____, 2018

By

Title

Sworn to and subscribed before me the _____ day of _____, 2018.
Notary Public

My Commission Expires:

Date

STATE OF GEORGIA

CITY OF STOCKBRIDGE

FORM 10: GEORGIA SECURITY AND IMMIGRATION CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services¹ under a contract with **[insert name of prime contractor]** on behalf of **The City of Stockbridge Government** has registered with and is participating in a federal work authorization program*,² in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

The undersigned further agrees that, should it employ or contract with any Sub-Contractor(s) in connection with the physical performance of services to this contract with **The City of Stockbridge Government**, contractor will secure from such Sub-Contractor(s) similar verification of compliance with O.C.G.A. 13-10-91 on the Sub-Contractor Affidavit provided in Rule 300-10-01-.08 or a substantially similar form. Contractor further agrees to maintain records of such compliance and provide a copy of each such verification to **The City of Stockbridge Government** at the time the Sub-Contractor(s) is retained to perform such service.

EEV/Basic Pilot Program* User Identification Number

BY: Authorized Officer of Agent
(Insert Contractor Name)

Title of Authorized Officer or Agent of Contractor

Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me this _____ day of _____, 20__.

Notary Public: _____

City: _____

Commission Expires: _____

¹O.C.G.A. § 13-10-90(4), as amended by Senate Bill 160, provides that "physical performance of services" means any performance of labor or services for a public employer (e.g., Stockbridge City) using a bidding process (e.g., ITB, RFP, RFP, etc.) or contract wherein the labor or services exceed \$2,499.99, except for those individuals licensed pursuant to title 26 or Title 43 or by the State Bar of Georgia and is in good standing when such contract is for service to be rendered by such individual. *[Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603].

**STATE OF GEORGIA
CITY OF STOCKBRIDGE**

FORM 11

GEORGIA SECURITY AND IMMIGRATION SUB-CONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned Sub-Contractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services³ under a contract with **[insert name of prime contractor]** behalf of **The City of Stockbridge Government** has registered with and is participating in a federal work authorization program*,⁴ in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

EEV/Basic Pilot Program* User Identification Number

BY: Authorized Officer of Agent
(Insert Sub-Contractor Name)

Title of Authorized Officer or Agent of Sub-Contractor

Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me this _____ day of _____, 20__.

Notary Public: _____

City: _____

Commission Expires: _____

3O.C.G.A. § 13-10-90(4), as amended by Senate Bill 160, provides that “physical performance of services” means any performance of labor or services for a public employer (e.g., Stockbridge City) using a bidding process (e.g., ITB, RFP, RFP, etc.) or contract wherein the labor or services exceed \$2,499.99, except for those individuals licensed pursuant to title 26 or Title 43 or by the State Bar of Georgia and is in good standing when such contract is for service to be rendered by such individual. 4*[Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603].

FORM 12

CERTIFICATE OF ACCEPTANCE OF A SOLICITATION REQUIREMENTS

This is to certify that on this day, offeror acknowledges that he/she has read this solicitation document, pages #_____ to # _____ inclusive, including any addenda # _____ to # _____ exhibit(s) #_____ to #_____ , attachment(s) #_____ to #_____ , and/or appendices #_____ to #_____, in its entirety, and agrees that no pages or parts of the document have been omitted, that he/she understands, accepts and agrees to fully comply with the requirements therein, and that the undersigned is authorized by the offeror to submit the proposal herein and to legally obligate the offeror thereto. This is also to certify that the offeror has reviewed the form Stockbridge City contract included in the solicitation documents and agrees to be bound by its terms, or that the offeror certifies that it is submitting any proposed modification to the contract terms with its proposal. The offeror further certifies that the failure to submit proposed modifications with the proposal waives the offeror's right to submit proposed modifications later. The offeror also acknowledges that the indemnification and insurance provisions of Stockbridge City's contract included in the solicitation documents are non-negotiable and that proposed modifications to said terms may be reason to declare the offeror's proposal as non-responsive.

Company: _____

Signature: _____

Name: _____

Title: Date: _____

(Affix Corporate Seal)

ATTACHMENT 1

ADDENDUM ACKNOWLEDGMENT FORM

NOTE: IF ADDENDUMS HAVE BEEN ISSUED, RESPONDENTS SHALL COMPLETE AND RETURN THIS ATTACHMENT WITH THEIR PROPOSAL. FAILURE TO DO SO MAY RESULT IN DISQUALIFICATION OF THE PROPOSAL.

ADDENDA ACKNOWLEDGMENT: The undersigned acknowledges the receipt of the following Addenda:

Addendum #: _____ **Dated:** _____

Addendum #: _____ **Dated:** _____

Addendum #: _____ **Dated:** _____

Addendum #: _____ **Dated:** _____

Addendum #: _____ **Dated:** _____

Respondent (Company): _____

Signature (in ink): _____

Name (Typed/printed): _____

Title: _____ **Date:** _____

**ATTACHMENT 2
REQUEST FOR PROPOSALS (RFP) NO. 2023-0007
CITY OF STOCKBRIDGE PROCUREMENT DIVISION
CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN
GEORGIA PROFESSIONAL LICENSE CERTIFICATION**

NOTE: Please complete this form for the work your firm will perform on this project.

Contractor's Name: _____

Performing work as: Prime Contractor ____ Sub-Contractor ____

Professional License Type: _____

Professional License Number: _____

Expiration Date of License: _____

I certify that the above information is true and correct, and that the classification noted is applicable to the Bid for this Project.

Signed: _____

Date: _____

(ATTACH COPY OF LICENSE)

SEALED RFP LABEL
PLEASE ATTACH LABEL TO OUTSIDE OF RFP PACKAGE

SEALED RFP ENCLOSED

DELIVER TO:

City of Stockbridge Purchasing Division
Attn: Purchasing Manager
4640 North Henry Boulevard
Stockbridge, Georgia 30281

REQUEST FOR PROPOSALS (RFP) No. 2023-0007

DATE: May 4, 2023

DESCRIPTION:
CITY OF STOCKBRIDGE PROCUREMENT DIVISION
CITY-WIDE ECONOMIC DEVELOPMENT STRATEGIC PLAN

INTERGOVERNMENTAL AGREEMENT

Between

DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF STOCKBRIDGE

and

CITY OF STOCKBRIDGE, GEORGIA

Dated as of _____, 2023

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INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT (this “**Agreement**”), dated as of _____, 2023 (the “**Effective Date**”), made and entered into by and between the **DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF STOCKBRIDGE** (the “**DDA**”), a public body corporate and politic, and the **CITY OF STOCKBRIDGE, GEORGIA** (the “**City**”), a municipal corporation of the State of Georgia (the “**State**”).

WITNESSETH:

WHEREAS, the DDA is a public body corporate and politic and was created pursuant to the provisions of Article IX, Section VI, Paragraph III of the Constitution of the State of Georgia, the Downtown Development Authorities Law of the State of Georgia, Official Code of Georgia Annotated, Title 36, Chapter 42, as amended (the “**Act**”), which defines its powers and purposes, and was activated pursuant to the Act by a resolution of the Mayor and Council of the City, as the City’s governing body; and

WHEREAS, the DDA has been created and activated pursuant to the Act, for the purpose of promoting trade, commerce, industry, and employment opportunities for the public good and general welfare and for the purpose of promoting the general welfare of the State and specifically to revitalize and redevelop the central business district of the City; and

WHEREAS, under the Act, the DDA has the power, among other things, to borrow money in furtherance of its public purposes and to use the proceeds thereof to undertake projects, including, without limitation, the acquisition, construction, installation, modification, renovation, or rehabilitation of land, interests in land, buildings, structures, facilities, or other improvements located or to be located within the central business district for any industrial, commercial, business, office, parking, public, or other use, provided that a majority of the members of the DDA determine by a duly adopted resolution that the project and the use thereof would further the public purposes described in the Act; and

WHEREAS, the City desires to provide administrative assistance to the DDA, including finance, planning, management and communications assistance, and certain other services as more specifically described herein (collectively, the “**Assistance**”) and the City also owns and operates certain facilities that are or may be used by the DDA to accomplish its purpose of revitalizing and redeveloping the central business district of the City; and

WHEREAS, Article IX, Section III, Paragraph I(a) of the Constitution of the State of Georgia authorizes, among other things, any county, municipality or other political subdivision of the State to contract, for a period not exceeding fifty (50) years, with another county, municipality or political subdivision or with any other public agency, public corporation or public authority for joint services, for the provision of services, or for the provision or separate use of facilities or equipment, provided that such contract deals with activities, services or facilities which the contracting parties are authorized by law to undertake or to provide; each undertaking regarding such activities, services or facilities hereinafter authorized by the City and the DDA to be performed by the DDA pursuant to this Agreement as provided herein is sometimes referred to herein individually as a “**Project**”; and

WHEREAS, a majority of the board members of the DDA (the “**DDA Board**”) have found and determined, and do hereby find and determine, that each of the Projects will develop and promote for the public good and general welfare, trade, commerce, industry, and employment opportunities and will promote the general welfare of the State, and will promote the revitalization and redevelopment of the central business district of the City; and

WHEREAS, the City desires to support the Projects and has identified currently available funds, and determined the availability of such funds in the future (the “**Funds**”), that may be provided to the DDA to further the important governmental purpose of revitalization and redevelopment of the City’s central business district, consistent with its Constitutional and statutory authority; and

WHEREAS, the City and the DDA have respectively found and determined, and do hereby find and determine, that, (a) as to each of them respectively, this Agreement deals with activities, services or facilities which such contracting party is authorized by law to undertake or provide, and that hence, this Agreement is authorized by the above-mentioned Constitutional provision, (b) that any Project undertaken pursuant hereto is Constitutionally authorized and will promote and develop the public purposes of trade, commerce, industry, and employment opportunities and revitalization and redevelopment of the City’s central business district, and (c) neither the City’s provisions of any funds or real property pursuant hereto constitute any gift or gratuity that is prohibited by the Georgia Constitution; and

WHEREAS, after careful study and investigation of the nature of the Projects within the scope of this Agreement, the DOA hereby finds and determines that: (a) each of the Projects as defined herein constitutes a “project” as defined in the Act, or will promote the objectives of the Act; and (b) each Project is sound, feasible and reasonable; and

WHEREAS, following study and investigation, the City and the DDA have determined that the Funds and the Assistance to be received by the DDA from the City pursuant to this Agreement will serve to confer the Public Benefit (as defined herein) upon each party, and it is in each of their best interests, respectively, to enter into this Agreement in furtherance of the purposes for which the DDA was created, and for the benefit of the City and its citizens.

NOW, THEREFORE, in consideration of the foregoing and the respective representations, covenants and agreements hereinafter set forth, the DDA and the City hereby agree as follows:

ARTICLE I

DEFINITIONS AND RULES OF CONSTRUCTION

Section 1.01 Rules of Construction. The definitions referred to in this Agreement shall be equally applicable to both the singular and the plural forms of the terms therein defined and shall cover all genders.

“Herein,” “hereby,” “hereunder,” “hereof,” “hereinbefore,” “hereinafter,” and other equivalent words refer to this Agreement and not solely to the particular portion thereof in which any such word is used.

All references herein to particular Articles or Sections are references to Articles or Sections of this Agreement unless otherwise specified.

Section 1.02 Recitals Incorporated Herein. The recitals set forth above are part of this Agreement and are hereby incorporated in this Agreement by this reference.

ARTICLE II

REPRESENTATIONS, WARRANTIES AND AGREEMENTS

Section 2.01 Representations, Warranties, and Agreements of the DDA. The DDA represents, warrants, and agrees that:

(a) Under the provisions of the Act, the DDA is authorized to enter into and carry out the transactions contemplated by this Agreement; and

(b) There is no litigation or proceeding pending, or to the knowledge of the DDA threatened, against the DDA which would have a material adverse effect on the right of the DDA to execute this Agreement or the ability of the DDA to comply with any of its obligations under this Agreement or any other documents contemplated to be executed by the DDA in connection with the Projects; and

(c) This Agreement, upon execution of the same, will constitute the legal, valid, and binding obligation of the DDA in accordance with its terms, and performance by the DDA of its obligations hereunder will not violate, or result in a breach of any of the provisions of, or constitute a default under, any agreement or instrument to which the DDA is a party or by which the DDA is bound.

Section 2.02 Representations, Warranties, and Agreements of the City. The City represents, warrants, and agrees as follows:

(a) The City is a municipal corporation of the State, having the power to enter into and execute, deliver and perform this Agreement, and, by proper action of its governing body, has authorized the execution and delivery of this Agreement and the taking of any and all such actions as may be required on its part to carry out, give effect to, and consummate the transactions contemplated by this Agreement, and no approval or other action by any governmental authority, agency or other person is required in connection with the delivery and performance of this Agreement; and

(b) There is no litigation or proceeding pending, or to the knowledge of the City threatened, against or affecting the City, nor to the best of the knowledge of the City is there any basis therefor, wherein an unfavorable decision, ruling or finding would materially adversely affect the transactions contemplated by this Agreement or which, in any way, would adversely affect the validity or enforceability of this Agreement or any other documents

contemplated to be executed in connection with the delivery of any funds contemplated by this Agreement to the DDA; and

(c) This Agreement, upon execution of the same, will constitute the legal, valid, and binding obligation of the City enforceable in accordance with its terms, and performance by the City of its obligations hereunder will not violate, or result in a breach of any of the provisions of, or constitute a default under, any agreement or instrument to which the City is a party or by which the City is bound.

ARTICLE III **FUNDS AND ASSISTANCE**

Section 3.01 City's Provisions to the DDA.

(a) Operating Budget. To support and further the purposes for which the DDA was created, and for the benefit of the City and its citizens, the City shall provide the Funds to the DDA for its operating budget in the amount of \$20,000 annually.

(b) Facade Grant. The City shall provide Funds in a total amount of \$25,000 to the DDA through its Facade Improvement Program, subject to the terms and conditions thereof, for any Project that is a facade grant and that meets the eligibility criteria for the DDA's Facade Improvement Program and is undertaken by the DDA pursuant to this Agreement.

(c) Assistance. Upon the Effective Date of this Agreement and for so long as it remains in effect, the City shall provide the Assistance to the DDA for the furtherance of the public purposes for which the DDA was created. The Assistance consists of, but is not limited to, the following:

- (i) administrative services, including, but not limited to office tools and programs, such as email, calendaring, and electronic storage;
- (ii) use of City facilities, including, but not limited to, conference rooms, audio visual equipment, file storage, and offices;
- (iii) marketing services, including, but not limited to, use of the City's website and Occupational Tax office business contact information;
- (iv) legal services as specifically requested or related to future projects collaboratively pursued by the DDA and City, including, but not limited to, shared use of the City Attorney, conditioned upon the DDA's usage of outside counsel for any matter that presents a conflict of interest between the DDA and the City;
- (v) clerical services, including, but not limited to, use of a portion of the time and effort of certain City staff and employees to perform tasks to support the DDA (the "**City Staff Services**"), as more specifically set forth in Schedule 3.01, attached hereto and incorporated herein by reference.

The DDA's use of the Assistance shall not unreasonably interfere with the City's operations.

Section 3.02 DDA's Services to the City. In consideration of the Assistance, the DDA will provide the following services (the "**Services**") to the City during the term of this Agreement:

(a) **Annual Financial Audit**. The DDA shall provide its financial records to the City as part of an annual audit.

(b) **Quarterly Report**. Within fifteen (15) days after the end of each fiscal quarterly period of each fiscal year of the DDA, commencing with the first fiscal quarter after the date of this Agreement, the DDA Chair shall prepare and submit to the Mayor and City Council a quarterly report, providing a status update on the DDA's operations, current and prospective Projects, other general business of the DDA, and any other reasonable information the City may request, insofar as such information reasonably relates to the City, within fifteen (15) days prior to the end of the applicable fiscal quarterly period.

(c) **Revitalization and Redevelopment**. The DDA will use commercially reasonable efforts to carry out the revitalization and redevelopment of the City's central business district, provided, that the means and manner of providing such Service shall be determined by the DDA.

ARTICLE IV **THE PROJECTS**

Section 4.01 Initiation of Projects. Each Project to be undertaken under this Agreement shall be authorized by resolution of the City and by resolution of the DDA.

Section 4.02 No Obligation to Initiate Projects. There shall be no obligation on the part of the City or the DDA to authorize any Project. Any Project must be acceptable to the DDA.

Section 4.03 Public Purpose. The public purposes to be served by this Agreement include: (i) placing any Project in service as a revitalization and redevelopment capital project in the City's central business district; (ii) the addition of value to the property and to adjacent and nearby property on the tax digest that would not otherwise be available; (iii) other public revenues such as sales and use taxes and business license fees that will be generated by such Projects that otherwise would not be received by the City; and (iv) the addition of economic stimulus in the City's central business district, all of which (as found and determined by the City and the DDA) will promote the development of trade, commerce and employment opportunities and the redevelopment and revitalization of the central business district of the City. The benefit to be received by the City, the DDA and the citizens of the City therefrom is sometimes referred to as the "Public Benefit."

ARTICLE V

EXCULPATION

Section 5.01 Immunity of Members of DDA. No recourse shall be had for the enforcement of any obligation, covenant, or agreement of the DDA contained in this Agreement for any claim based hereon or thereon against any member, director, officer, or employee of the DDA or of any successor thereto, in his individual capacity, either directly or through the DDA whether by virtue of any constitutional provision, statute or rule of law. This Agreement is a solely corporate obligation, and no personal liability shall attach to or be incurred by, any member, director, officer or employee of the DDA or of any successor thereto, either directly or by reason of the obligations, covenants or agreements entered into by and between the DDA and the City and all personal liability of any character against every such member, director, officer and employee is, by the execution of this Agreement, expressly waived and released. The immunity of members, directors, officers, and employees of the DDA under the provisions contained in this Section 5.01 shall survive the termination of this Agreement.

ARTICLE VI

TERM; MISCELLANEOUS

Section 6.01 Term of this Agreement. This Agreement shall remain in effect for a period beginning on the Effective Date, and expiring at 5:00 o'clock p.m., Stockbridge, Georgia time on _____, 2023 ("**IGA Term**"). A project may have a term that exceeds the IGA Term as provided therein, but in no event may this Agreement remain in effect longer than fifty (50) years from the Effective Date of this Agreement.

Section 6.02 Termination. If a dispute, disagreement, or dissatisfaction arises out of or relates to this Agreement, and if the matter is not settled through negotiation, then either party shall have the right to terminate this Agreement effective thirty (30) days upon giving written notice of termination to the other party.

Section 6.03 Notices. All communications provided for herein shall be in writing and shall be sufficiently given and served upon the DDA and the City, as applicable, if sent by electronic mail with the original to follow by United States registered mail, return receipt requested, postage prepaid (unless otherwise required by the specific provisions hereof in respect of any matter) and addressed as follows:

If to the DDA:

Downtown Development Authority of the City of Stockbridge
4640 North Henry Blvd
Stockbridge, Georgia 30281
Attention: Chairperson

and to:

Butler Snow LLP
577 Mulberry Street, Suite 1225
Macon, Georgia 31201
Attention: Blake C. Sharpton, Esq.
Email: blake.sharpton@butlersnow.com

If to the City: City of Stockbridge
4640 North Henry Blvd
Stockbridge, Georgia 30281
Attention: Randy Knighton, City Manager

and to the City Attorney: Bell & Washington LLP
270 Peachtree Street NW, Suite 1040
Atlanta, Georgia 30303
Attention: Quinton G. Washington, Esq.
Email: quinton@bellwashington.com

Any party, by notice given hereunder, may designate different addresses to which subsequent notices, certificates or other communications will be sent.

Section 6.04 Binding Effect; Third Party Beneficiaries. This Agreement shall inure to the benefit of and shall be binding upon the DDA and the City, and their respective successors and assigns. There shall be no third-party beneficiaries of this Agreement.

Section 6.05 Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 6.06 Amendments, Changes and Modifications. This Agreement may not be amended except in writing signed by both of the parties hereto.

Section 6.07 Execution Counterparts. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 6.08 Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit, or describe the scope or intent of any provisions of this Agreement.

Section 6.09 Law Governing Construction of Agreement. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Georgia.

Section 6.10 References to "Person". Whenever necessary to meet formal legal requirements, "person", as used herein in the title of any officer, may be officially stated as "man."

Section 6.11 Certification. Simultaneously with the City's execution of this Agreement, the Clerk of the City shall execute a certification in the form attached as Exhibit A hereto and incorporated herein by reference and provide it to the DDA, so that the DDA can file a copy of the same with the Secretary of State in compliance with the Downtown Development Authorities Law.

IN WITNESS WHEREOF, the DDA and the City have caused this Agreement to be executed in their respective names and their respective seals to be hereunto affixed and attested by their respective duly authorized officers, all as of the date first above written.

**DOWNTOWN DEVELOPMENT AUTHORITY OF
THE CITY OF STOCKBRIDGE**

By: _____
Frangela Merritt, Chairperson

Attest: _____
Bob Swygert, Secretary

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

CITY OF STOCKBRIDGE, GEORGIA

By: _____
Anthony S. Ford, Mayor

Attest: _____
Vanessa Holiday, City Clerk

EXHIBIT A

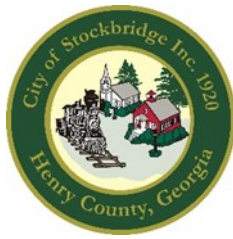
CITY CLERK'S CERTIFICATE

I, _____, City Clerk of the City of Stockbridge, Georgia (the "**City**"), **DO HEREBY CERTIFY** that the City adopted a resolution on September 9, 2020 (the "**Resolution**"), which, in connection with approving other things, designated the name of its downtown development authority ("**DDA**") as the "Downtown Development Authority of the City of Stockbridge". The Resolution repealed prior resolutions to the extent of any inconsistency, including the prior designation of the DDA's name in its resolution adopted on April 8, 2013, which, together with its resolution adopted on December 9, 2013, otherwise remain in full force and effect. The September 9, 2020 resolution, the December 9, 2013 resolution, and the April 8, 2013 resolution collectively comprise the DDA's "**Activating Resolution**."

WITNESS my hand and seal of the City, this ____ day of _____, 2023.

City Clerk
City of Stockbridge, Georgia

(SEAL)



City of Stockbridge

AGENDA ITEM

MEETING DATE

July 10, 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 or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Fredrick Gardiner, City Manger

DEPARTMENT:

City Manager Office

ITEM/PROJECT/EVENT:

Council Consideration and approval of an agreement with the Henry County Development Authority, along with the County and the cities of Locust Grove, McDonough and Stockbridge to hire Retail Strategies Recruitment to work toward the solicitation, development and expansion of retail facilities in Henry County that will expand commerce, create employment, enhance tax revenue and improve the quality of life in each city and the entire county.

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_____

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE
CITY OF STOCKBRIDGE, GEORGIA**

WHEREAS, Under the Georgia Home Rule Act, the governing authority of a municipality has the power to take actions for which no provision is otherwise provided by general law and is not otherwise prohibited by the state constitution (OCGA Sect. 36-35-3). These powers specifically include the power to contract with other governmental agencies and subdivisions (OCGA Sect. 36-34-2); and

WHEREAS, Article IX, Section VI, Paragraph III of the Georgia Constitution declares the development of trade, commerce, industry and employment Opportunities to be a public purpose vital to the welfare of the people; and

WHEREAS, the Henry County Development Authority, along with the County and the cities of Locust Grove, McDonough and Stockbridge, have determined that the solicitation, development and expansion of retail facilities in Henry County will expand commerce, create employment, enhance tax revenue and improve the quality of life in each city and the entire county: and

WHEREAS, the County and each of the cities have, after consultation, agreed that a unified county-wide Retail Strategy effort (the Project) conducted and coordinated by the HCDA would be beneficial to each of the cities, and be a cost effective way to proceed, and

WHEREAS, the HCDA has solicited a written proposal from “retail strategies”, a national entity specializing in retail recruitment services (Consultants) a copy of which is attached as Exhibit A to the Resolution (the Proposal); and

, the Mayor and Council have been asked, along with the County and each of the other cities, to contribute \$10,625 toward the \$80,000 fee for the first year of county wide retail recruitment services pursuant to the Proposal;

NOW THEREFORE, IT IS RESOLVED THAT:

1. The City shall contribute the \$10,000 toward the \$80,000 fee for the first year of county wide retail recruitment services pursuant to the Proposal, contingent upon a similar contribution from the county and the other 3 cities in the county, and the contribution of \$30,000 by the HCDA.
2. The HCDA shall serve as the exclusive coordinator of the Project and shall provide the Mayor and Council periodic progress reports of the activities of the Consultants on at least a quarterly basis.
3. The City staff is directed to assist on a timely basis with requests for information and cooperation from the HCDA and/or the Consultants.

4. The parties acknowledge that the Proposal contemplates a 3-year commitment for the Project. Not later than March 31st, 2024, all of the cities and the county shall consult with the HCDA regarding the Consultant's interim progress with the Project. Unless the parties are not satisfied with the progress made on the Project, the parties agree to contribute toward the second year's fees in the same proportion as set forth herein for the first year's fees.

No later than March 31st, 2025, the same procedure shall be utilized for the third year's fees."

SO ADOPTED THIS ____ DAY OF JUNE, 2023.

Mayor

City Clerk

Proposed Cost Sharing for Retail Strategies Proposal Year 1 for Market Analysis and Marketing
(\$80,000)

<u>Government Entity</u>	<u>Contribution</u>
HCDA	\$30,000
Henry County	\$10,000
Hampton	\$10,000
Locust Grove	\$10,000
McDonough	\$10,000
Stockbridge	\$10,000
<i>Total</i>	<i>\$80,000</i>

RETAIL RECRUITMENT SERVICES

Henry County, Georgia

March 1, 2023

Valid for 60 days.

Prepared for:

Josh Fenn, Executive Director

Henry County Development Authority



HenryCOUNTY
DEVELOPMENT AUTHORITY

Mill Graves – Director of Business Development, Portfolio Director

[404] 719-9773 | mgraves@retailstrategies.com

2110 Powers Ferry Rd. SE, Suite 303, Atlanta, Georgia 30339

retailstrategies.com



retail strategies



About Us

Retail Strategies is the national expert and must trusted partner in recruiting businesses on behalf of communities.

Retail Strategies' mission is to provide real estate expertise, tools, and human effort that position deserving communities as alluring locations for recruiting and retaining businesses. With confidence, we pursue this mission by delivering unparalleled service as a unified team with unmatched real estate expertise.

Our expertise includes over 150 collective years of retail real estate experience and 30 licensed Commercial Real Estate professionals. We have a track record of success to aggressively execute a tailored strategy to attract retailers, restaurants and hotels for our Clients across the United States. We encourage you to contact our references for their feedback on our services.

Retail Strategies has been honored with "Best Places to Work", "Who's Who of Commercial Real Estate", "CEO of the Year", "Top 40 Under 40" and "Top 100 Influencers in Real Estate."

Our activities pay a return in sales taxes, add and save jobs, increase property taxes and add businesses that enhance the unique qualities of your community. Retail Strategies' network of decision maker contacts within the retail and real estate industry will be put to work for you.

Industry Leaders

- 150 years of retail real estate experience
- 30 licensed commercial real estate professionals
- Direct connections to retailers & developers
- Proactive, hands-on approach

Industry Involvement



Retail Strategies' core values are to be **Committed, Team-Oriented, Respected** and **Innovative**. It is our constant focus on these values that allow us to form strong, long-term relationships with our Clients and within the retail and real estate industries.

If we say we will do it, we will do it. We are respected as industry leaders because we do the right thing and are relentless in our pursuit of unique solutions.

We tell you this because if we partner with a community, we make sure we have the team and resources to help your economic development team and community thrive. With a **5:1 client ratio**, our team can successfully build relationships and manage our Clients' personalized needs.

Retail Strategies maintains a Smart Growth Strategy in which we limit the number of Clients we partner with in each state to maintain our client ratio, meet project schedules and exceed client expectations.



APPROACH & METHODOLOGY:

Retail and Restaurant Recruitment

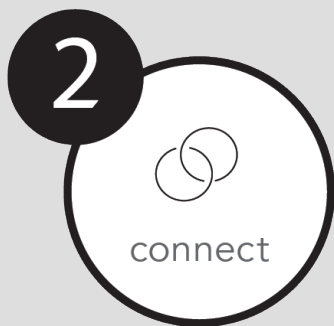
Our process is divided into three parts: **Discover. Connect. Advance.**



We are an investment for your community.

We believe that every community is unique, so we take time to engage our Client's to understand your story of opportunity to leverage your attributes towards expanding businesses.

Our activities pay a return in sales tax, added jobs, and businesses that enhance and add to the unique qualities of your community.



We make sure your community's story is heard.

As a conduit between communities and national retailers, we ensure that your stories of opportunity, culture, values and people are perfected to resonate with the right retail audiences.

Aggressively taking your communities story and information to expanding businesses, property owners, brokers, developers, and other industry players to create economic growth in your community.



We multiply and enhance your staff.

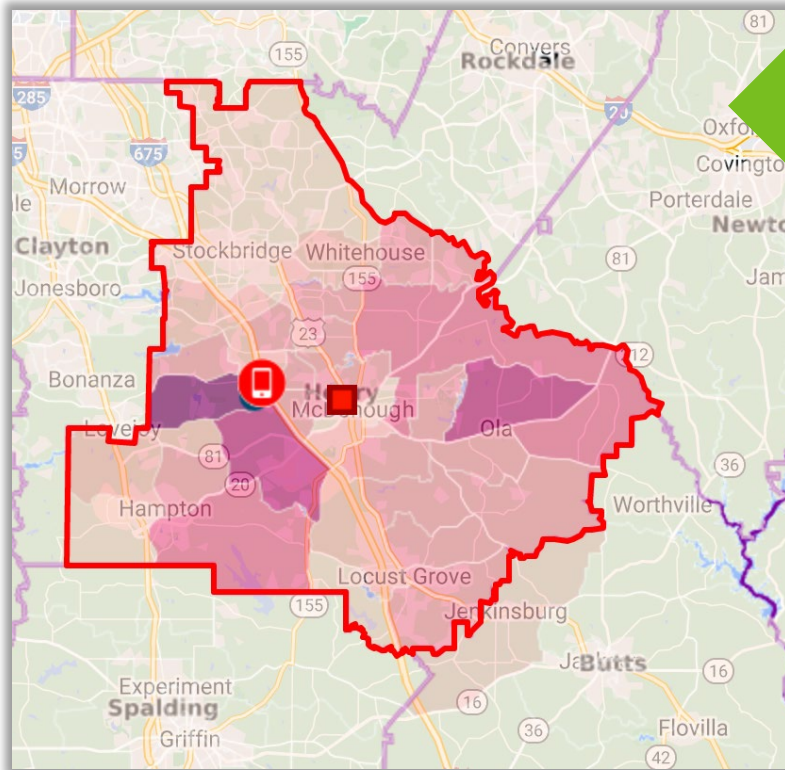
We work as an extension of your staff, adding specific expertise, and amplifying your efforts and visibility many times over.

Being your partner and consistently providing feedback, answering questions, and solving complex problems to position your market for growth.



Community Opportunity –

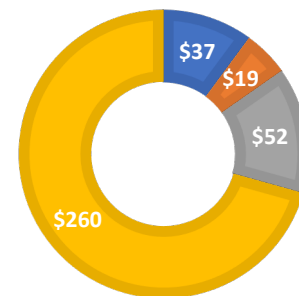
Henry County, Georgia



12.9 % growth next 5 years

RETAIL LEAKAGE (\$M+)

Restaurants Sporting Goods / Hobby
Clothing & Accessories Grocery



Henry County has an estimated population of **250K+** and is projected to grow **12.9%** in the next 5 years. Median HH Income is estimated at **\$72,338**. Using mobile data collection, RS will further evaluate the county and separate sub-markets (**Stockbridge, McDonough, Locust Grove, and Hampton**) to determine custom trade areas for each market and a targeted, customized approach for retail recruitment opportunities communitywide. In a recruitment partnership **Retail Strategies Georgia team will serve as Henry County's resource extension and commercial development advisor in 5 key areas:**

1. Leverage data and analytics to better define commercial corridors communitywide to existing and new retail businesses, restaurants, and hospitality groups
2. Build relationships with landowners, developers and brokers to analyze area's highest best use real estate opportunities for targeted prospecting.
3. Promote and advocate the community's vision, assets, and planning priorities for growth, revitalization, and redevelopment
4. Identify retailers and businesses that are not in the market that should be
5. Proactively connect with priority retailer prospects, developers and brokers on behalf of the community, and regularly report feedback, progress, and action items to our community stakeholders.



Approach & Methodology: Market Analysis



Discover: Research



The process begins with market analysis of primary and emerging commercial corridors community, and specific sub-markets (**Stockbridge, McDonough, Locust Grove, and Hampton**). We take the deep dive into data, advanced analytics, and proprietary tools we developed in-house to uncover and define the potential in your community.

Retail Strategies assembled data providers that are industry-trusted leaders and used by national pharmacy, grocery, and restaurant brands that are researching your community.

This data consistently delivers the highest level of accuracy and allows our team to analyze over 3,365 individual variables (per geography) to provide the deepest, most reliable, information possible to our Clients.

Real Estate Analysis

A real estate study that identifies opportunities for strategic focus properties, underutilized assets, development zones, and redevelopment zones.

Mobile Data Collection

An industry-leading report which utilizes cell phone data to identify the location of consumers that visit a defined shopping area within the community.

Trade Area Identification

By utilizing mobile data collection, analytics and real estate acumen, our team will identify consumer opportunity, demand, shopping patterns that will answer key questions for retailers.

Gap Analysis

Examining the market supply and market demand (leakage and surplus) within the trade area to uncover the categories of retail being desired by your community.

Retailer Void Analysis

Identifying businesses that have entered similar communities but have not yet entered your market. This provides an initial list of realistic prospects that should be considering your market.

Peer Community Analysis

Identification and comparison of similar communities to measure your retail base and identify opportunities from a categorical perspective.

Business Recruitment Categories

After reviewing key demographic information, we deliver a list of priority business categories for recruitment and/or expansion that will elevate your community.

Psychographic Analysis

Tapestry Lifestyles define the type of consumers by breaking down demographics, consumer preferences, expenditures, and cultural ideals through psychographic profiles.

Consumer Spending Patterns

Drilling down into each retail segment to identify and understand your consumers' spending patterns.



Approach & Methodology: Boots on the Ground



Discover: Real Estate Analysis

We bring our real estate professionals to your community for a Boots on the Ground analysis to view and inventory properties, sites and buildings. Our team uncovers your underutilized real estate assets and identifies sites and properties for development, redevelopment, highest and best use, or vacancies to be filled.



Discover: Real Estate Analysis

Your dedicated team will identify and conduct outreach to property owners, brokers, developers, retailers, restaurants, and all other industry players to connect the dots to your market.



Discover: Community Input

Each community is engaged in a meaningful dialogue to identify past efforts, interests and goals for retail.

Our process is built around creating a relationship with you and getting communication and information flowing. This is partnership. We know that no one knows your community better than you.

Your buy-in to our recruitment approach is vital to us being successful for you.





APPROACH & METHODOLOGY:

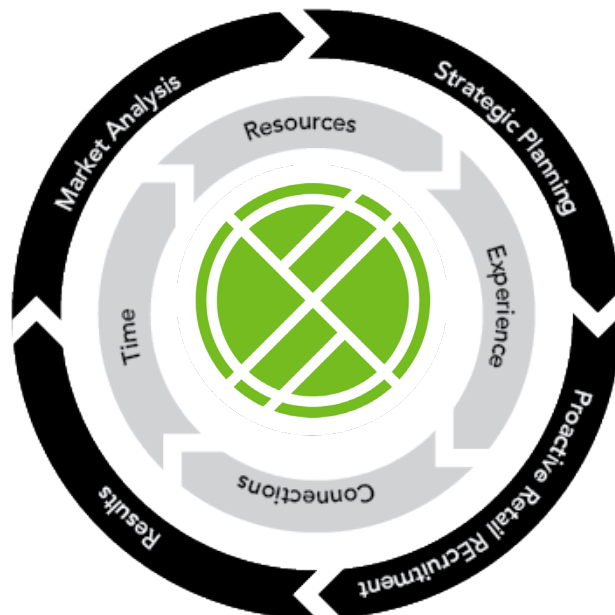
Retail Recruitment Plan Implementation



Connect: Retail Recruitment

Retail Recruitment is not an event, it is a process. While your team at Retail Strategies will provide a thorough analysis and Strategy within the first 100 days of our partnership, we will constantly be running new data sets, assessing the changing real estate environment within the community, researching new prospective businesses, assessing retailers changing expansion plans, and seeking regular feedback from our priority list of target retailers.

As your **community's extension**, Retail Strategies' Georgia team proactively and persistently works as your advocate and advisor in the retail expansion and site selection process. **We do not control real estate or retailer's decisions**, but we can collaboratively work with our partner communities and those involved in the process (landowners, brokers, etc.) to positively influence, plant seeds of opportunity, and facilitate site selection efforts to the benefit of our partner community.



Our Commitment to Success

Retail Strategies is constantly searching for new tools, hiring retail real estate professionals, and covering the Country with outreach to build the best network and service for our Clients. This relentless pursuit of success will position your community for growth today and in the future. This is not a study. This is implementation.



Approach & Methodology: Implementation



Connect: Retail Recruitment Strategy and Plan

At the end of our Discovery process - we combine your data, analytics, real estate, and your community vision and priorities to create a customized Retail Recruitment Plan and Strategy. This is an evolving strategic plan throughout our partnership as we receive feedback from targeted prospects and serve as your community representative and extension.

This 70+ page document highlights our research on the community, demographic information, retail analysis and our Boots on the Ground real estate analysis.

30 prospects are identified by our team of experts based on the community's input and our team's knowledge of currently expanding retailers. We perform targeted and persistent outreach to connect real estate and market opportunities to retailer decision makers.

Retail Strategies will present the Plan for approval before implementation. As your partner, your buy-in is vital to our efforts and our success. Once approved, we will send an electronic file and printed and bound copies of the Plan.



Connect: Community Marketing Guide

You will receive a customized Marketing Guide that showcases critical market intelligence, data, real estate information, and advanced analytics to illustrate the top facts to industry professionals that position you for economic growth. These flyers can be printed and/or uploaded to your website.





Approach & Methodology: Implementation



Advance: Retail Recruitment

Retail Strategies will be reaching out to property owners, brokers, developers, retailers, restaurants and industry players to connect the dots to your market. We continue to seek information throughout our partnership to define the opportunities in your community.

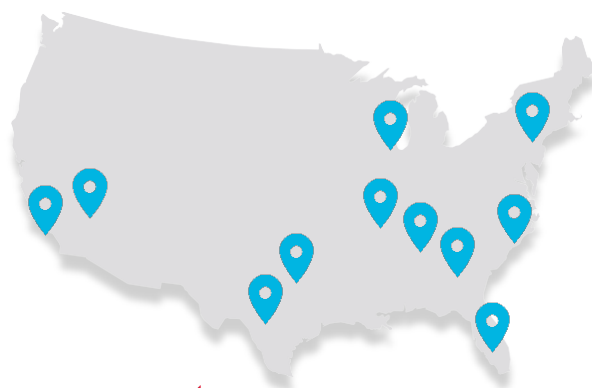


Marketing and Representation

Our team attends **more than a dozen** retail real estate conferences including ICSC, ICSC Recon and RetailLive! Retail Strategies attends these shows to meet with industry leaders and market your opportunities.

At conferences, we set up meetings with previously identified and targeted retailers, restaurants, brokers, and developers on your behalf.

Following the conference, you receive an update on who we met with, what was said, and what our next steps are for your community.





SCOPE OF SERVICES:

Retail/Restaurant Business Recruitment: Submarkets/Primary Commercial Corridors

A. Research

1. Identify market retail trade area using political boundaries, drive times and radii and custom boundary geographies
2. Perform market and retail GAP analysis for trade area (i.e. leakage and surplus)
3. Conduct retail peer market analysis
4. **Competition analysis of identified target zones trade area(s)**
5. Tapestry lifestyles – psychographic profile of trade area / market segmentation analysis
6. Customized retail market guide including aerial map with existing national retailer brands and traffic counts
7. Retail competitor mapping/analysis
8. Analysis of future retail space requirements in relation to the retail market analysis, the market's growth potential and trends in the retail industry
9. Identification of at minimum 30 retail prospects to be targeted for recruitment over three-year engagement
10. Updates provided on retail industry trends
11. Custom on-demand demographic research – historical, current, and projected demographics – to include market trade areas by radius/drive time, and custom trade area

B. Boots on the Ground Analysis

1. Identify/Evaluate/Catalog priority commercial properties for development, re-development and higher and best use opportunities
2. Identification of priority business categories for recruitment and/or local expansion
3. Perform competitive analysis of existing shopping centers and retail corridors
4. Active outreach to local brokers and landowners

C. Retail Recruitment

1. Pro-active retail recruitment for targeted zones
2. Will contact a minimum of 30 retailers, restaurants, brokers and/or developers
3. Updates on new and ongoing activity will be provided to Client's designated primary point of contact via Basecamp, telephone, or email on a monthly and/or as needed basis
4. One market visit per calendar year included in agreement, any travel outside of the agreement shall be approved and paid for by the contracting entity
5. ICSC and RetailLIVE! conference representation- updates provided according to the yearly conference schedule



Investment

We appreciate the opportunity to work with Henry County! By partnering with Retail Strategies, Henry County can intentionally and proactively pursue attainable and desirable retail and capitalize on growth momentum to advance generational retail investments.

Return on Investment

Our services will help reduce retail leakage, pay a return in increased taxes, add jobs, and add businesses that enhance the unique qualities of your community.

The addition of just one retail store/restaurant that brings in \$1 million in retail sales will bring in tens of thousands of tax collections to add back to your city's budget.

Services	Fees*
Year 1 Retail Recruitment	\$80,000
Year 2 Retail Recruitment	\$75,000
Year 3 Retail Recruitment	\$75,000

Pricing valid for 60 days

The total fee for completion of work is due upon execution of agreement. Project fees are due within 30 days of receipt of the invoice.

Should the Client request a special assignment, additional work, and/or additional travel needs not specifically referenced in the contract, we will prepare written authorization to be signed by the Client in advance of commencing any additional work. One trip to Client is included in pricing. Any additional travel will be approved by the Client (not to exceed \$1,000 per trip).

Retail Strategies' agreements are annual with defined prices for up to two additional years of service. The Client will have the option to extend or discontinue the agreement each year.



OUR SUCCESS- CASE STUDY

Johnson City, TN

Custom Trade Area: 430,529 (Tri-Cities)



Businesses Recruited



IN THE SOUTHEAST



Johnson City engaged with Retail Strategies in hopes to back fill a vacant Kmart building and ramp up their retail base. Since January of 2016 not only has the Kmart building been redeveloped, Retail Strategies has recruited 11 new businesses to the market and we haven't let off the gas since. In our initial evaluation we identified grocery and restaurants as two big opportunity gaps within the market.

Due to Retail Strategies outreach so far 7 restaurants have opened their doors in Johnson City. Publix opened in late 2019 and created 140 new jobs. The project produces **\$690,000** in annual sales tax. And lastly, the vacant Kmart building was redeveloped with 2 major tenants- At Home and Hobby Lobby. At ICSC in May '22, the KY/TN implementation team secured a purchase and sale agreement for another full-service restaurant and bar concept.



Sales: \$38,130,000
3% tax: \$1,143,900
Jobs: 78

Sales: \$4,120,500
3% tax: \$123,615
Jobs: 75

Sales: \$4,000,000
3% tax: \$120,000
Jobs: 12

Sales: \$1,070,000
3% tax: \$32,110
Jobs: 20

Sales: \$1,645,200
3% tax: \$49,356
Jobs: 30

EXAMPLE AVERAGE ANNUAL SALES VOLUMES PER BRAND